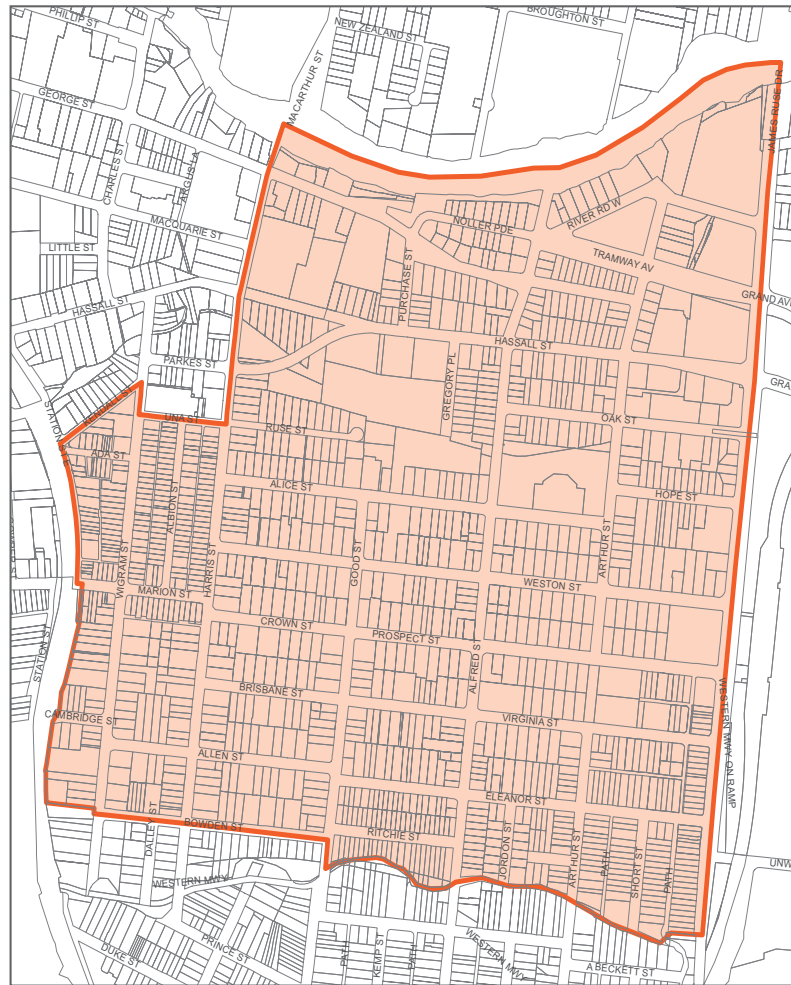


4.3.2 Harris Park



Desired Future Character

Harris Park is bounded by the Parramatta River to the north, James Ruse Drive to the east, A'Beckett's Creek, the M4 motorway to the south, and the railway line to the west. It lies immediately to the east of the commercial centre of Parramatta, with the northern and western parts of the suburb within easy walking distance of the CBD.

Harris Park contains some of the most important parts of Parramatta's heritage. It has an extensive collection of nineteenth and early twentieth century houses, shops, public buildings and landscapes. Of particular note are Australia's first land grant and oldest European building, Elizabeth Farm House, as well as two other important colonial houses, Experiment Farm and Hambledon Cottage.

The preservation and enhancement of Harris Park's historic fabric is essential. The area also has an important strategic role in providing residential development because of its location on the fringe of the Parramatta CBD. All new development will need to be at a scale that is consistent with the existing character of the streets, not impede view corridors to major landscapes and the escarpment north of the Parramatta River, and provide opportunities to connect with the foreshore. Future development along James Ruse Drive will need to have a strong, unified, and visually attractive presence to reflect its status as a "gateway" to the Parramatta CBD.

Objectives

- O.1 Conserve the heritage character of the locality and preserve those areas and sites that present as important cultural/tourist attractions.
- O.2 Retain the character and amenity of the area.
- O.3 Protect and enhance of the unique visual qualities of the Parramatta River with foreshore development that is of a scale and character in keeping with its location. Maximised public access to, and use of, foreshore land.
- O.4 New development in Harris Park should be compatible with the scale of existing development and represents high quality urban design.
- O.5 Protect and enhance the local and regional biodiversity, maximising the extent and integrity of aquatic and natural land areas, particularly the Parramatta River and Clay Cliff Creek corridors.
- O.6 Roof designs are to be compatible with existing roofs in the area in terms of their pitch, form and design detail.
- O.7 Development fronting James Ruse Drive is unified, has a strong presence to the street and facilitates pedestrian connectivity.
- O.8 New residential development has front and side setbacks similar to the majority of existing buildings with that street.
- O.9 Control the extent of building footprints where there is no floor space ratio.
- O.10 Protect and maintain the specific attributes and qualities of each of the Special Areas.

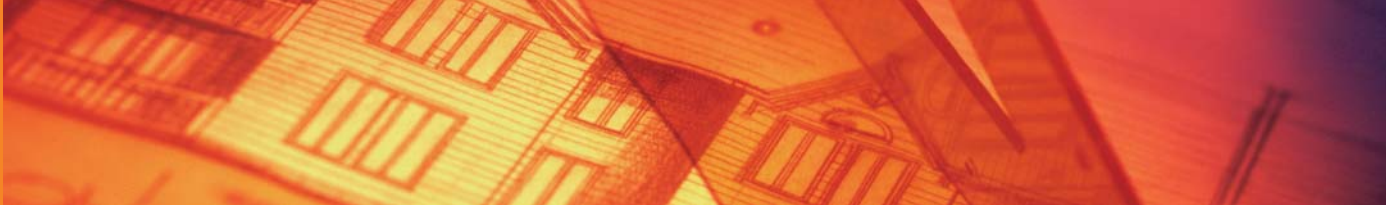
Design Principles

Height of Buildings

- P.1 Existing view corridors shown in Appendix 2 are to be protected, maintained or reinstated in the planning and design of the development.
- P.2 Align buildings to maximise and frame view corridors between buildings.
- P.3 The maximum height of buildings or structures on land south of Clay Cliff Creek between Parkes Street and Alfred Street, as shown on the Design Control Map, shall only be achieved where it can be demonstrated that the building or structure will not dominate the topographical features of the River landscape.
- P.4 Regardless of any other control, height of buildings must enable compliance with all controls about views and vistas.

Building Design

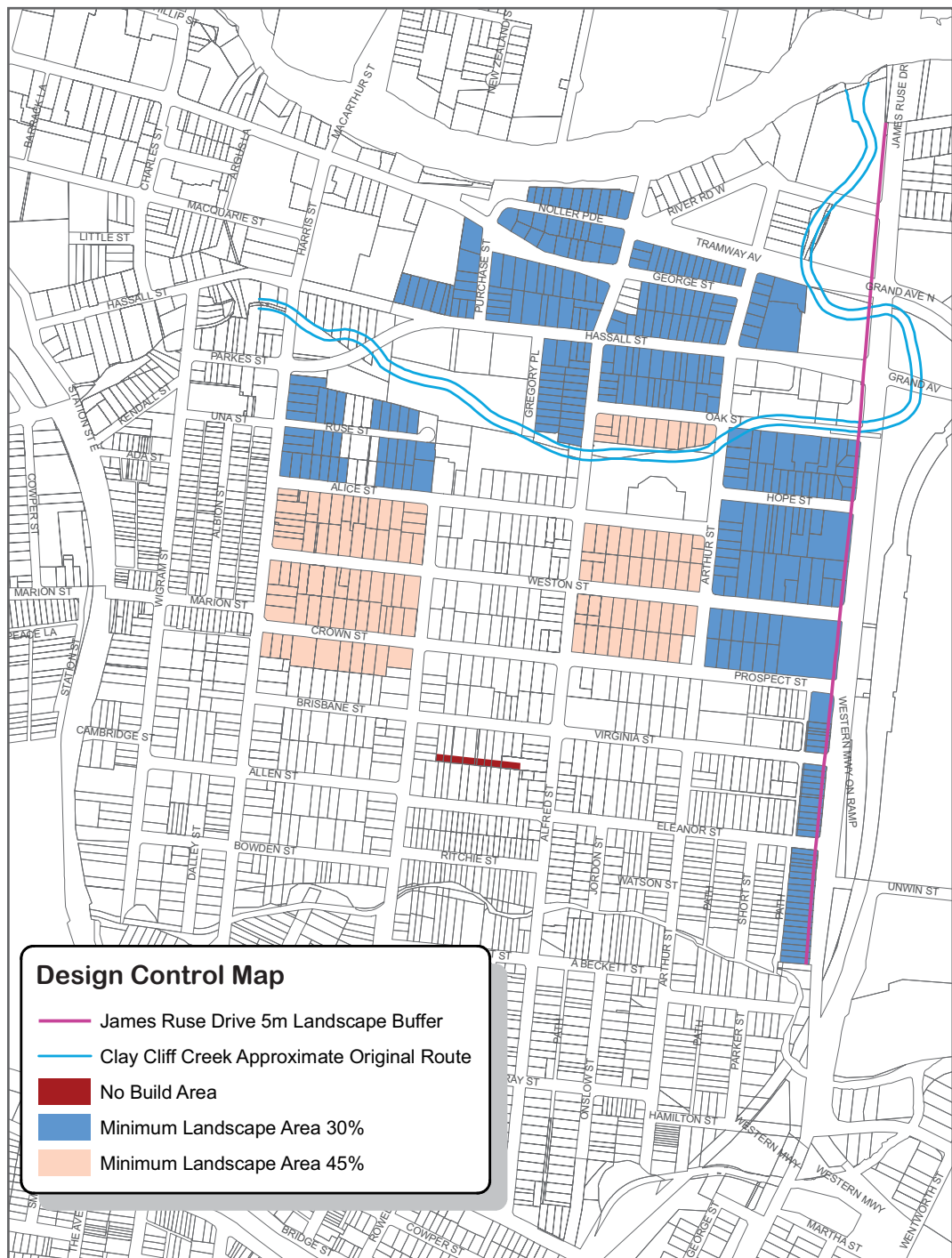
- P.5 The main entries of buildings are to address the street, and multi-unit residential buildings are to maximise the number of entrances to the street.
- P.6 Any facade of a building which is clearly visible from a major public place such as a street, a park or the river shall be designed to address that place.
- P.7 Buildings are to be designed with regard to the features of adjoining buildings and works with transitions of height, massing and scale where appropriate.
- P.8 New buildings shall sit parallel to the street.
- P.9 Building bulk created by large unbroken expanses of wall is to be reduced by articulation and modulation, particularly where facing a public place such as a street, a park, or the river.



- P.10 All new dwelling houses and new multi unit housing shall have roofs which are similar to those in the vicinity in terms of their pitch and form, with recognition being given to the predominance of roofs in many areas which are pitched between 25 and 45 degrees.
- P.11 For new buildings or extensions to existing buildings which include an attic, the roof in which the attic is contained must be pitched from the top of the external wall at a maximum of 45 degrees.
- P.12 Where windows and skylights are used to allow ventilation and natural light into an attic, these must be flat and sit parallel to the roof where they are located on the front and side elevations of the building. Consent may be granted for dormer windows and the like where located to the rear of the building only.
- P.13 Where attics are created within an existing roof shape, the shape of the roof must not be altered, except in accordance with the paragraph above.
- P.14 Door and window openings are to enhance the architectural character of the building.
- P.15 Some of the following articulation elements are to be provided in residential buildings: expressed entries, bay windows, glazed balcony enclosures, balconies, terraces, verandahs, pergola loggias, decks, porches.
- P.16 Existing lot structure is to influence building articulation: development on amalgamated sites is to respond to the existing or prevalent lot structure.
- P.17 Despite any other provision of this DCP, no part of any building may be constructed to intrude onto the area identified as the "no build area" on the Design Control Map.

Landscaping

- P.18 The consent authority must not consent to development on land shown on the Design Control Map which will result in a landscaped area of less than 45% of the site area, or 30% of the site area, whichever minimum is shown for the land.
- P.19 Where there is no minimum requirement shown on the Design Control Map, a minimum landscaped area of 30% will apply. This requirement may be negotiable in some cases. Nevertheless, the applicant is expected to take all reasonable steps in the circumstances to maximise the landscaped area.
- P.20 For all development directly facing James Ruse Drive, a 5 metre wide landscaped buffer is to be provided.
- P.21 At least 50% of the landscaped area shall be in one continuous area located at the rear of the property.
- P.22 At least 50% of the 'landscaped area' shall be capable of deep soil planting; that is, soil that is at least 2 metres deep and capable of sustaining large trees.
- P.23 Areas less than 1.5 metres wide in any direction shall not be counted towards 'landscaped area'.
- P.24 The most preferred species for use within the James Ruse Drive landscaped buffer zone are as follows:
 - Angophora costata (Sydney Red Gum)
 - Angophora floribunda (Rough Barked Apple)
 - Syncarpia glomulifera (Turpentine)
- P.25 Landscaping facing Parramatta River or Clay Cliff Creek shall be compatible with the riverine ecosystem.



Transport and Accessibility

- P.26 Except in low-density residential zones, underground car parking is preferred in most cases because it reduces site coverage and ensures that car parking access and garage requirements do not dominate the street.
- P.27 Generally, driveways should be designed to avoid a straight long gun-barrel appearance by using appropriate landscaping and variations in alignment, however, in some cases (notably the Experiment Farm and Elizabeth Farm conservation areas), long straight driveways are part of the historical pattern of development and are encouraged. In such cases, separate wheel tracks are preferred.

- P.28 Vehicular access is not permitted on land fronting James Ruse Drive unless there is no other alternative.
- P.29 Space allocated for vehicular entrances is to be minimised, with those entrances provided, if possible, from laneways.
- P.30 The width and surface area of driveways and other hard surfaces associated with the movement and parking of vehicles shall be minimised.
- P.31 Garages and other structures designed to accommodate vehicles in the R2 Low Density zone shall not be dominant in their scale and siting and shall be located behind the building line.
- P.32 The visual impact of car parking is to be minimised. Outside the R2 Low Density residential zones, this shall be achieved by the use of underground carparking, and by screening above-ground parking from the street by locating the parking behind other active uses on street, park or river frontages.
- P.33 The retention (and widening where possible) of existing laneways and public accessways is to be encouraged.

View Corridors

The Harris Park Precinct is located on the southern side of the Parramatta River valley. Although development has obscured some key views, the topographical setting is still apparent today from many vantage points. In particular, there are significant views from places such as Elizabeth Farm, north to the Parramatta River and the hills beyond. Conversely, there are views from the north side of the river looking south where significant sites such as Elizabeth Farm can still be identified. These views and vistas contribute significantly to the sense of place for the Harris Park Precinct and for Parramatta in general.

- P.34 Significant views must be protected from development. Consent must not be granted to development on land identified as being within a historic view corridor unless it has taken into account the impact that the development may have on any such historic corridor.
- P.35 The height and bulk of proposed development shall be modified as necessary in order to ensure that significant views are protected.

NOTE: Refer to Appendix 2 for the key views and vistas that must be protected in Harris Park. .

Multi Dwelling Housing and Residential Flat Buildings

General

- P.36 Minimum width of the allotment shall be 18 metres in any direction.
- P.37 Front setbacks should be compatible with neighbouring buildings or, where new development predominates or is likely to predominate, shall be between 5 and 9 metres for all forms except attached dwellings, in which case front setbacks shall be between 1.5 and 3.0 metres.
- P.38 Unless otherwise stated, side setbacks shall be at least 1.5m., greater where there is a need to increase solar access, although carports and garages may have a nil setback provided no adverse amenity impacts result.
- P.39 Driveway width shall be a minimum of 3.5 metres.

Two rows of dwellings

- P.40 A second row of dwellings is only permissible where the overall depth of the allotment is a minimum of 56 metres.
- P.41 The minimum separation between rows of buildings shall be 12 metres. The second row of buildings shall be set back a minimum of 3 metres from any 'car zone'; that is, any area used to accommodate cars or the movement of cars.

East-west orientation, mid-block

P.42 Side setbacks shall be a minimum of 6 metres, with vehicular access on the southern side.

Two street frontages (this includes allotments with a lane to the rear)

P.43 Buildings must address both frontages, whether they be a street or a lane.

P.44 Setback from rear lanes and/ or secondary streets shall be a minimum of 3 metres.

P.45 The wall height of any development facing rear lanes shall be no higher than 5.5 metres, measured above the kerb height of the lane.

Attached dwellings

P.46 Attached dwellings are only permitted where:

- occurring as 'infill' development adjacent to other existing terraces; or
- indicated as a preferred form of development in the 'key block' section of this Harris Park section.

P.47 Shall not be greater than 15 metres in depth without open 'internal' courtyard.

P.48 Windows to streets shall be vertically proportioned.

P.49 All parking must be accommodated to the rear of the site and/or underground unless specific provision is made in the street.

Commercial Development

P.50 Land uses on the ground floor are to be non-residential, with any residential development to be located on floors above ground level.

P.51 Where a residential component is included above ground level, an appropriate level of amenity and safety must be assured for the residents.

P.52 Buildings on the street frontage are to provide pedestrian amenity in the form of active street frontages, building entrances and awnings.

P.53 Shop entries are to be recessed from the public footpath by at least 1 metre.

P.54 Colours and materials should reinforce the existing character of nearby buildings and achieve a unity of building background above awning level.

P.55 Limited rooftop structures may be incorporated in the design of buildings providing they do not detract from the streetscape or the enjoyment of residents in nearby premises.

P.56 Signs for individual non-residential land-uses are restricted to 1 top-hamper sign, 1 underawning sign and 1 wall sign.

P.57 Space for signs should be incorporated in building design.

P.58 Awnings and verandahs are encouraged to define the edge of the footpath and reduce the apparent visual bulk of the building.

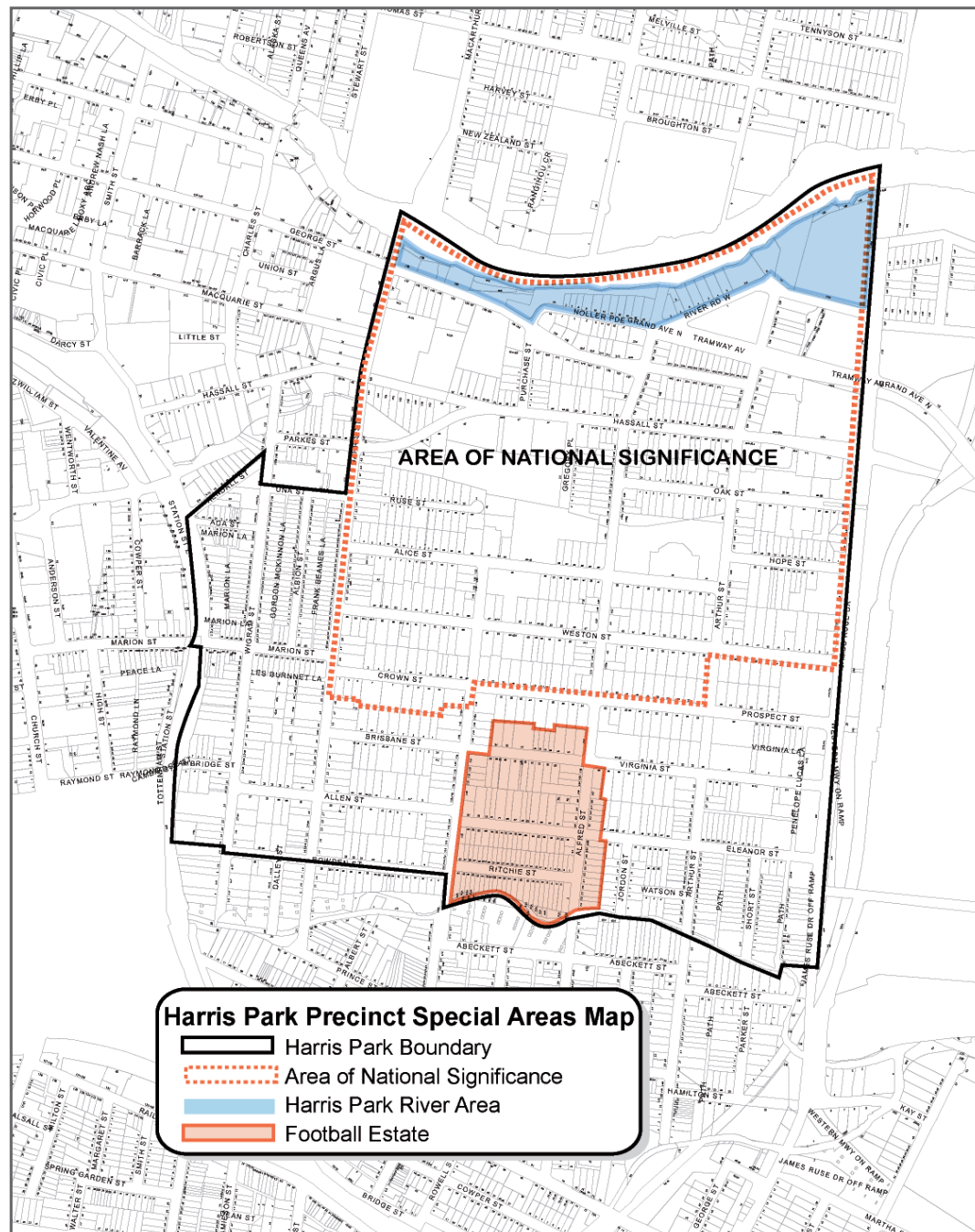
P.59 The background colour on awning fascias should be consistent providing a visual unification of the street.

P.60 Sun blinds should be designed to minimise interference to pedestrians and vehicles and complement the colour and signage scheme of the building.

P.61 Vehicle access and service areas should be located away from prime pedestrian areas, preferably with access from side and rear streets.

4.3.2.1 Special Areas

The Harris Park Precinct contains several Special Areas as shown on the Harris Park Precinct Special Areas Map. The primary purpose of this section of the DCP is preserve the overall integrity of the Special Areas, by ensuring all development protects, maintains and improves the particular character and significance of each area.



Area of National Significance

- C.1 Before granting consent for development within the Area of National Significance, the consent authority must be satisfied that:
- (i) the scale, form, siting, materials and use of new development will not adversely affect the heritage significance of the Area of National Significance,
 - (ii) the existing allotment and development pattern, and the natural landform of the Area of National Significance will be maintained,
 - (iii) the original course of Clay Cliff Creek (as shown on the Harris Park Precinct Design Control Map) will be re-established or, if that is not reasonably practicable, permanent evidence of its original course will be provided by way of signs or other interpretative aids, and
 - (iv) that development does not impact upon or adversely affect the existing views into and out of the sites of Elizabeth Farm House, Experiment Farm Cottage and Hambledon Cottage, the Female Orphan School (University of Western Sydney Rydalmere Campus), the Parramatta River corridor and the Pennant Hills open space ridge line.

Harris Park River Area

- C.2 Before granting consent for development within the Harris Park River Special Area, the consent authority must consider:
- (i) whether all reasonable opportunities to re-establish foreshore public land are taken up,
 - (ii) whether the development retains and enhances open space links along the Parramatta River foreshore,
 - (iii) whether the development retains and enhances open space links between Elizabeth Farm House, Experiment Farm Cottage, Hambledon Cottage and the Parramatta River foreshore, and facilitates or enhances the views and public access between the historic places in the Harris Park Precinct,
 - (iv) whether buildings adjacent to the River address the River with high quality facades and entrances,
 - (v) whether the scale of buildings along the River will not dominate the topographical features of the River landscape,
 - (vi) whether the proposal maintains and re-establishes building setbacks along the River, and
 - (vii) whether the development improves foreshore landscaping and makes apparent the settings of the important historic places and views along the river, such as the Queens Wharf.

Football Estate

Statement of Significance

This area demonstrates an early 20th century (1907-30s) residential re-subdivision of part of John and Elizabeth MacArthur's land grant, one of the most important agricultural enterprises in the colony, which at its greatest extent covered 1000 acres. It demonstrates subdivision and speculation of modest workers' housing to serve the growing industrial area of Granville. It retains a consistency of narrow lots and small scale, simple form timber cottages built close together. The use of timber was typical of many parts of Sydney, but is now rare.

- C.3 Before granting consent for development within the Football Estate Special Area, the consent authority must be satisfied that the existing character and heritage significance of the area is retained, including consideration of the following:
- (i) the scale, form, siting, materials and use of new development,
 - (ii) the existing allotment and development pattern, and the natural landform of the area, and
 - (iii) whether any new buildings in the R3 Medium Density Residential zone are stepped down with the slope of the site.

Key Development Blocks

Key Blocks are identified on the Key Block Location Plan. These are areas where redevelopment is likely to occur, but where some guidance is required in order to achieve the best outcome. The objective is to ensure an ordered, integrated and sustainable approach to development

Development on land within a Key Block is to be developed in accordance with the visions, strategies and detailed issue requirements specified in this clause.

Key Block One: Wyeth Site

This is a large and important site currently in a state of flux after having been used for many years for light industrial purposes. It is zoned IN1 General Industrial under the Parramatta LEP 2011 . It sits directly behind Hambledon Cottage and is within close proximity to Experiment Farm and Elizabeth Farm.

Vision:

This site has the potential to be a 'linchpin' site in terms of appreciating the colonial history of the area. In the event of any redevelopment of this site, opportunities should be taken up to improve links between the three key historic sites of Hambledon Cottage, Experiment Farm and Elizabeth Farm House, and provide improved interpretation of Clay Cliff Creek. Any redevelopment of the site for purposes other than light industrial (such as residential development) would require site rezoning. A decision about rezoning would be critically dependent on an appropriate design response to the identified flooding constraints and would also have to be preceded by a close examination of the general suitability of the land for the proposed purposes. Some important issues that would influence future development of the site are outlined below.

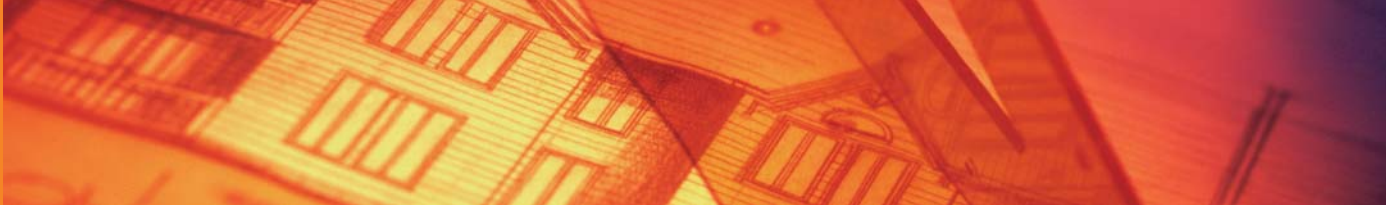
Issues:

- ▶ Flooding - Clay Cliff Creek (now in the form of an open concrete channel) runs through the site and Council's current information indicates that most of the site is within the 1 in 100 year flood zone.
- ▶ Vehicular Traffic - Access to this site can only be from Gregory Place, which in turn is only accessible from Hassall Street. Hassall Street is an RTA road, and it needs to be shown that traffic can come and go from the site without having an adverse impact on the efficient functioning of Hassall Street.
- ▶ Heritage - Hambledon Cottage sits immediately to the north of the site and there would be concerns about the scale of new development and its proximity to Hambledon.
- ▶ Views - There are identified views between Elizabeth Farm and Hambledon Cottage, and from Experiment Farm and nearby sites to the north.
- ▶ Harris Park Cultural Landscape Master Plan - An interpretive walk has recently been completed as part of the implementation of this plan. New development on the Wyeth site has the potential to have both a positive and negative impact on the experience of people taking this walk.
- ▶ Amenity - Development should not adversely impact on the amenity of the residential areas to the south.

Key Block Two: Block bounded by Arthur Street, Weston Street, Hope Street and James Ruse Drive

This block is addressed in the Rosehill Master Plan as adopted by Council. This is a deemed DCP which will guide future development of this block.





Key Block Three: Block bounded by Oak Street, Hope Street, James Ruse Drive and Arthur Street

The context of this block is different on all four sides. James Ruse Drive to the east is a major arterial road, whilst Arthur Street to the west is a relatively quiet suburban street. Elizabeth Farm Reserve sits directly across Arthur Street to the west. The north side of Oak Street has been developed for commercial purposes, while Hope Street to the south retains a residential character. Much of the existing housing stock in this block is nondescript and there are quite a few stables, particularly along Oak Street.

Vision:

This block has some potential as a gateway site to the Precinct. While the block presently includes a number of stables, these are no longer considered to be a feasible long-term use within the Harris Park Precinct. This would indicate that redevelopment should be encouraged. A possible long-term vision might be for:

- ▶ Oak Street to be developed with a mix of business and residential development, providing a gateway to the Precinct;
- ▶ high quality medium-density residential development along Hope Street, creating a consistent streetscape with development on the southern side of the street;
- ▶ the buffer zone to the west continuing to provide an appropriate setting for Elizabeth Farm House; and
- ▶ more intense development and a wider range of uses along James Ruse Drive.

Issues:

- ▶ Flooding - Within this block special consideration is to be given to the design and management of any redevelopment proposal to reduce the flood risk and potential damage to property and persons. Measures may involve the provision of a flood plan for individual sites to minimise the likelihood of flood damage, including providing for the movement of goods above the flood level within the likely flood warning time; the storage of certain goods above the design flood level; and the prevention of pollution of the floodplain during floods.
- ▶ Height - Height controls are in place under the Parramatta LEP 2011 which are designed to protect the view from near Elizabeth Farm House to the north-east. These apply over the northern half of the block.

Key Block Four: Rosehill Bowling Club

This is a large flat block currently used as a bowling club and is zoned RE2 Private Recreation under the Parramatta LEP 2011. It is a prominent site located at a major entry point to the centre of Parramatta. If redeveloped, it would be subject to some constraints, as it is flood-affected, subject to height controls, and has limited vehicle access.

Vision:

This site could continue to be used for the purposes for which it is currently zoned. If redevelopment for other purposes was considered, rezoning would be required. Any rezoning proposal would be critically dependent on an appropriate design response to the identified flooding constraints and would also have to be preceded by a close examination of the general suitability of the land for the proposed purposes. Height controls and identified views would need to be addressed. In any case, development on the site should attempt to create a strong entry statement to Hassall Street, preferably in a coordinated approach with the site on the other side of Hassall Street to the south.

Key Block Five: Parramatta Workers Club

This large flat site on the corner of George and Purchase Streets is currently used as a club. It has bowling greens to the north and a large 1960s era building set well back from the street frontages in the south-western portion of the site. It is within a short walk to the City Centre and has an attractive setting, with the Parramatta River foreshore sitting immediately to the north across George Street, and a large area of open space to the west. The current form of development is fairly benign, but any new development on this site has the potential to have a significant impact, in particular on the streetscapes of George and Purchase Streets and to a lesser degree on the public open space to the west. The site consists of several allotments.

Vision:

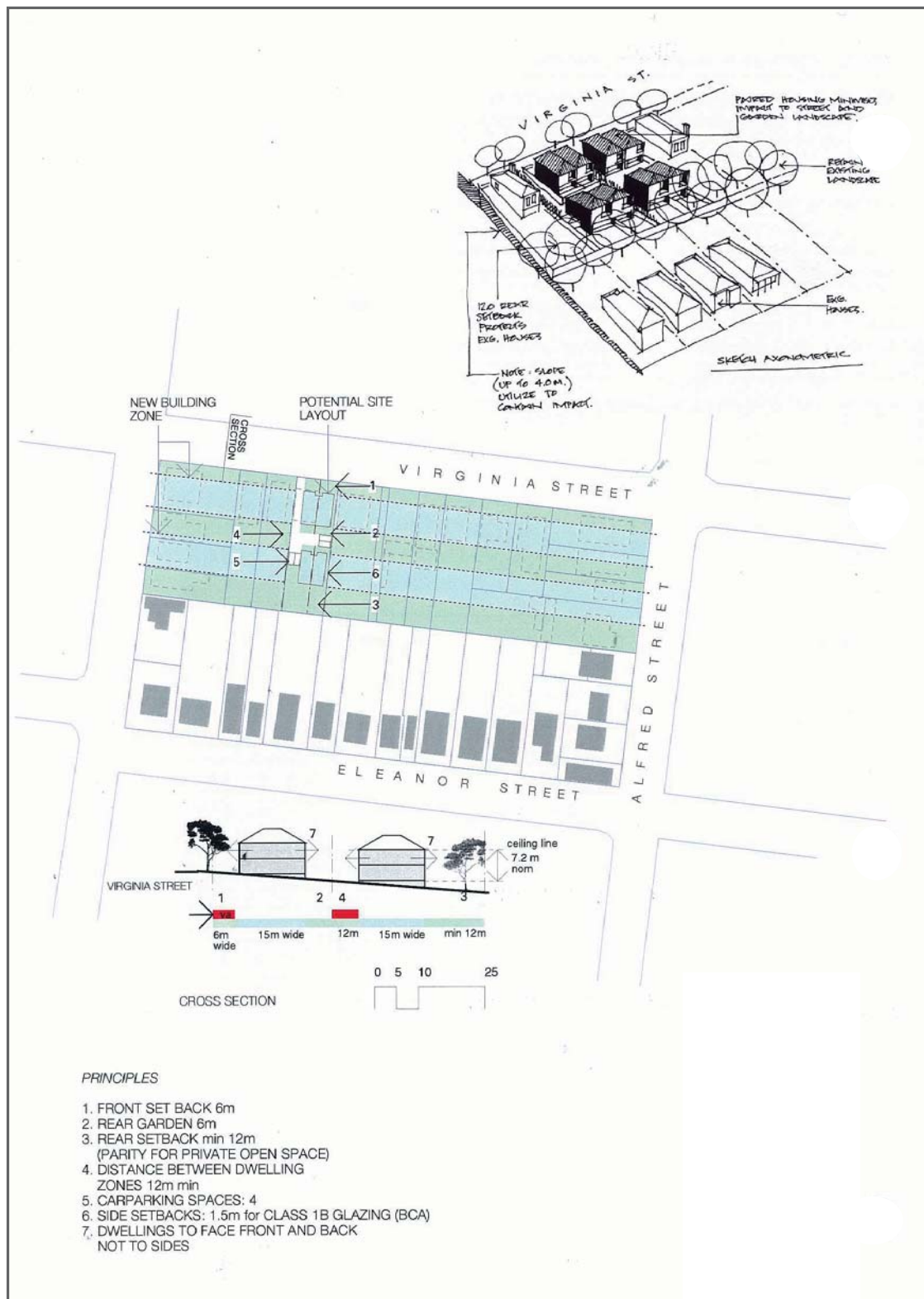
The most appropriate long-term use of this site is probably for medium-density residential, including the land immediately to the south of the site. Both these sites will require rezoning. Any rezoning proposal would be critically dependent on an appropriate design response to the identified flooding constraints and would also have to be preceded by an examination of the general suitability of the land for the proposed purpose. Any future development should address the two street frontages, and the frontage to the public open space to the west, but the scale, form, and setback of development should be such that it does not dominate these frontages.

Key Blocks Six to Eight

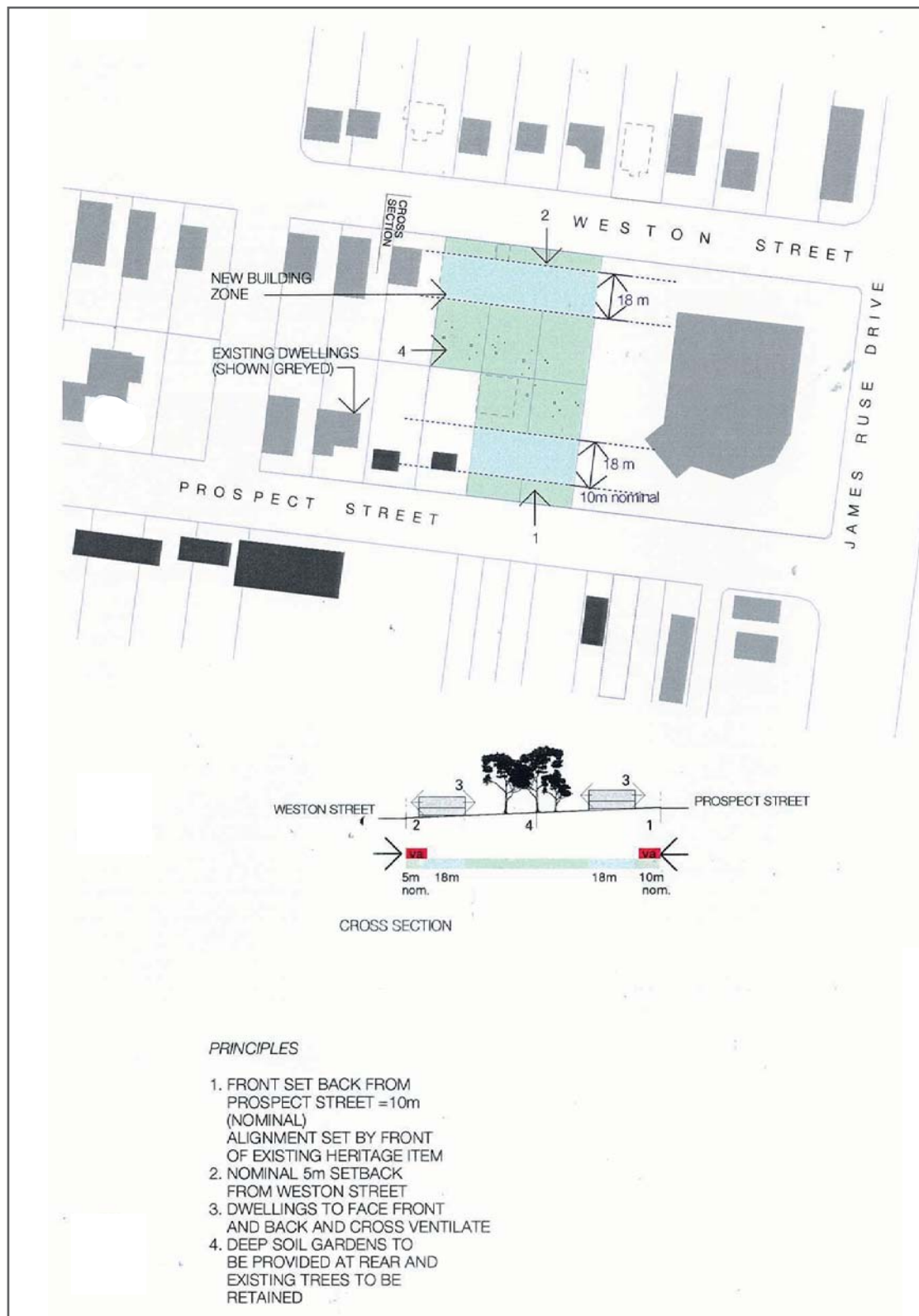
Key Blocks Six to Eight are identified in this DCP as areas where redevelopment is likely, and where some guidance is required in order to achieve the best outcome.

Design Controls

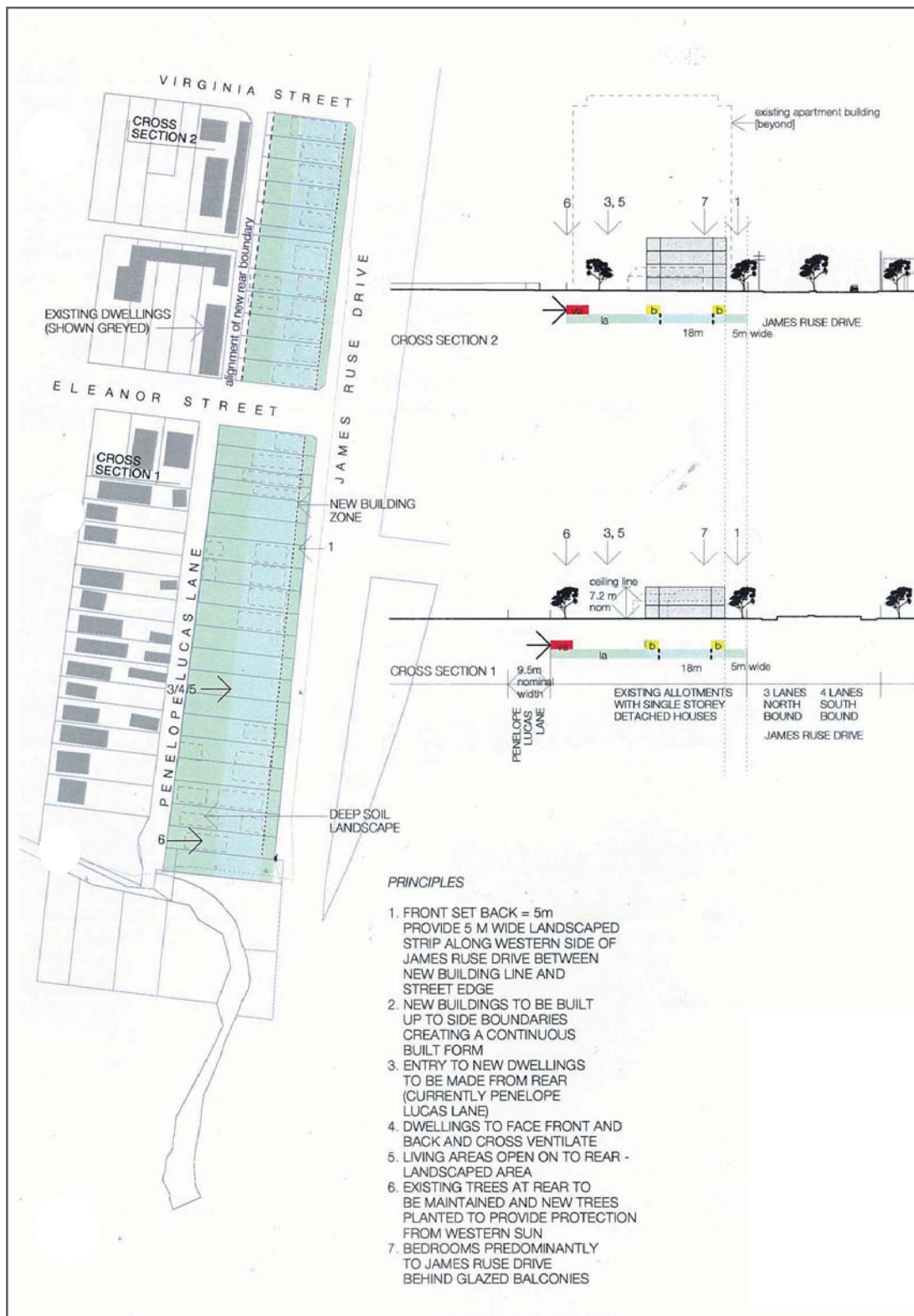
- C.1 All development on land within Key Blocks Six to Eight is expected to be in accordance with the preferred pattern of development and identified controls shown on the following diagrams.



Key Block 6

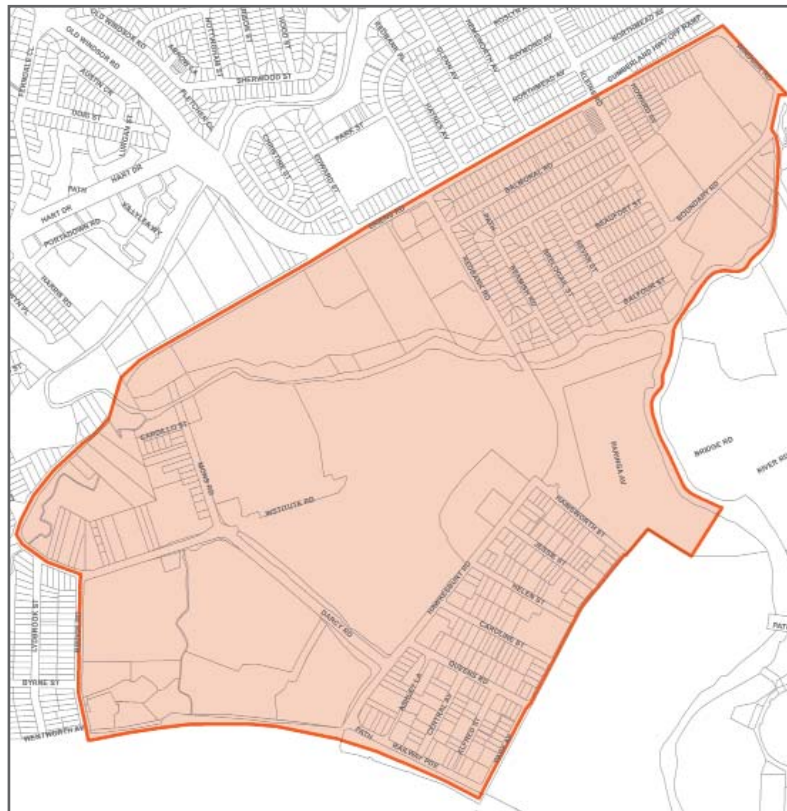


Key Block 7



Key Block 8

4.3.3 Westmead

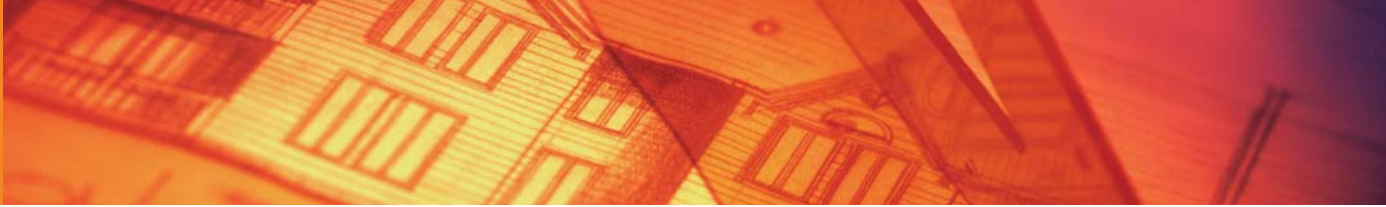


Desired Future Character

The Westmead Strategic Precinct has a primary function of a regionally significant health and education hub. Westmead will continue to have a strong residential component to support this primary function. Opportunities for residential, retail, business, hospital, education and community facility development will be integrated with public transport facilities to improve public transport accessibility and to provide a more permeable pedestrian and bicycle network.

Objectives

- O.1 To ensure new developments protect the amenity of existing residents.
- O.2 To facilitate physical and business research links to other precincts, especially the Parramatta City Centre, Camellia and Rydalmere Precincts.
- O.3 To improve direct and efficient access to and through the precinct.
- O.4 To provide opportunities for a range of housing types.
- O.5 To develop a mixed use centre of retail, residential, business and community services at the transport node serving the precinct.



- O.6 To preserve and improve significant open space areas within the precinct.
- O.7 To maximise pedestrian links and connectivity along the creek/river corridor, throughout significant open space areas and the precinct as a whole.
- O.8 Protect and enhance the local and regional biodiversity, and maximise the extent and integrity of aquatic and natural land areas, in particular, the Parramatta River and Toongabbie Creek corridors.

Design Principles

- P.1 New development is to address and activate public domain areas including open spaces, streets, pedestrian links, laneways and public spaces.
- P.2 All new buildings and additions to existing buildings should not significantly impact upon sun access and accessibility of open space areas.
- P.3 Land within proximity of the proposed Sydney West metro station is to be developed with consideration of the following:
 - The impact of the development on the delivery of the Sydney West Metro Link;
 - The impact of the proposed Sydney West Metro link on the development;
 - The integration and interface between the development and any proposed station;
 - The provisions of any relevant planning and development principles produced by Sydney Metro or its equivalent; and
 - The potential for land use to respond to the Sydney West Metro link in the future (e.g. maintain large development parcels without further subdivision in the short term).

4.4 Heritage Conservation Areas

What is a Heritage Conservation Area?

Heritage Conservation Areas are integral to the historical significance of Parramatta. The heritage value of a conservation area lies not just with the heritage significance of individual buildings, but with other factors, including the landform, subdivision pattern and the history of development. There are eleven Heritage Conservation Areas shown on the Heritage Map in the Parramatta LEP 2011. These Heritage Conservation areas are covered by this DCP which demonstrate the following phases of Parramatta's history:

The colonial government town and its early residential growth:

- ▶ North Parramatta Conservation Area: 1820s onwards
- ▶ Sorrell Street Conservation Area: 1823 onwards

The coming of the railway and the development of related private residential estates:

- ▶ South Parramatta Conservation Area: 1856 - 1960s
- ▶ Granville Civic Conservation Area: 1870s - 1930s
- ▶ Granville Residential Conservation Area: 1870s - 1930s
- ▶ Eastwood/Epping Conservation Area: 1910 - 1950s
- ▶ Wyralla Avenue, Epping: 1910 - 1930's

The work of the Housing Commission and the planning and building of estates:

- ▶ Blaxcell Estate Conservation Area: 1944

This DCP identifies existing significant buildings that collectively demonstrate the history of a conservation area and contribute to its significance. These are known as *Contributory items*. Contributory items may not be individually listed as heritage items but, by virtue of their age, scale, materials, details, design style or intactness, make a significant contribution to the character of the heritage conservation area and therefore reinforce its heritage significance. Contributory items are required to be retained.

Non-contributory items may be described as neutral or intrusive. A neutral building is one that does not adversely or beneficially impact upon the character and heritage significance of the area in which it is sited or for which it is proposed. An intrusive building is disruptive because its visual character, form, scale or use is in conflict with the values of the area or setting. This conflict may mean that it adversely impacts on the heritage significance of the area or setting. Non-contributory items are not identified as existing significant buildings in the specific heritage conservation areas and are not required to be retained.

In the event of any inconsistency between the general objectives and controls and the objectives and controls listed in specific heritage conservation areas, the specific controls will take precedence.

General Objectives

- O.1 Maintain all buildings and other structures which explain the history of the area and contribute to its significance.
- O.2 Ensure a consistency of scale and materials in extensions to existing buildings and in new buildings so that the new work does not detract from the historic buildings and their amenity or from the streetscape.

General Controls

Landform

- C.1 Avoid works that result in high retaining walls and changes of land produced by cut and fill which in turn produces buildings of disparate height.

Subdivision

- C.2 Maintain the historical pattern of subdivision.
- C.3 Subdivision must not alter the form, shape and size of the development or affect the existing pattern and scale of development.

Siting, Setbacks and Garden Area

- C.4 Maintain amenity and privacy of back gardens.
- C.5 Investigate archaeological potential of areas where new buildings are sited
- C.6 Driveways to garages/carports should be placed in backyards and separate from existing buildings.

Existing Buildings

- C.7 Accurate reinstatement of building features and other works shown in historical photographs should be considered.
- C.8 Avoid painting, rendering or re-skinning of original brick walls.

Extensions to Existing Buildings

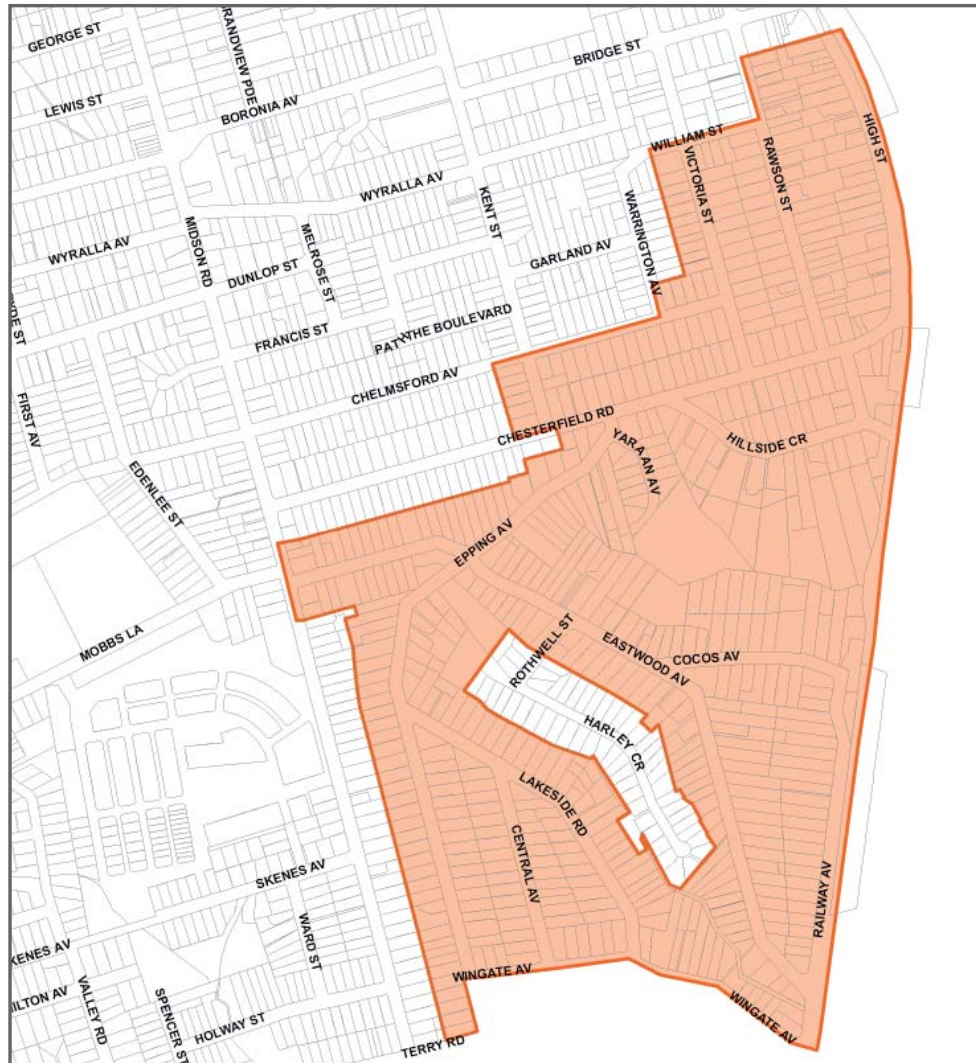
- C.9 Avoid additions to front or side of an existing dwelling.
- C.10 Use the same materials as the existing house, or light weight materials, such as painted timber or fibro.
- C.11 Maximum wall heights of any extension should be the same as the existing house.
- C.12 Make use of pavilions or skillion extensions.

Fences

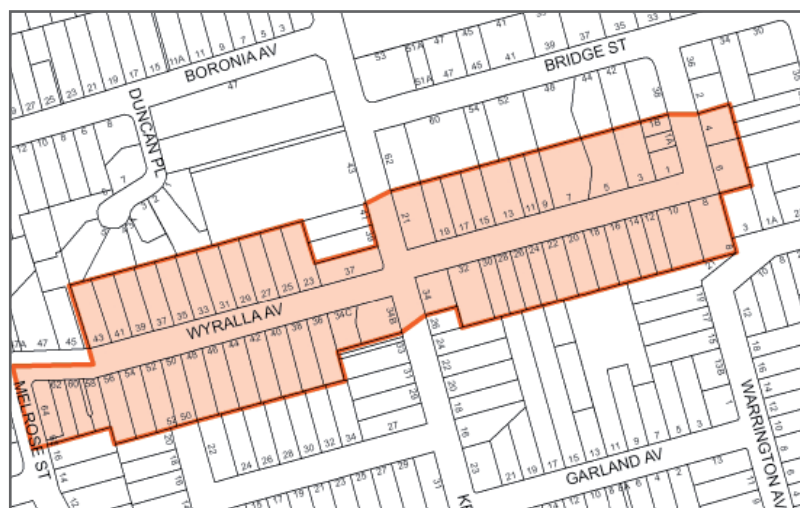
- C.13 Retain existing fences and use timber paling fences to side and back boundaries.
- C.14 Keep existing fences that are contemporary and contribute to the understanding of the history and development of the area.

4.4.1 Epping

4.4.1.1 Epping/Eastwood and Wyralla Avenue



Epping/Eastwood



Wyralla Avenue

History

Epping/Easwood

This area is a sample of the suburban residential subdivisions near the railway line between Epping and Eastwood. It contains some outstanding large houses built from the 1910s to the 1940s and a variety of smaller houses built in the same period. It comprises parts of two large estates - the Eastwood House Estate and the Chesterfield Estate (with the common boundary along Chesterfield Road) - and the corner of a third estate cut off by the railway. The area was subdivided in the second decade of the twentieth century in five auctions from 1910 to 1915. In the late 1910s and early 1920s, Hepburn Pollock was a very active builder in this area. The standard and character of development was set with Terry's Eastwood House Estate: the first portion, auctioned in 1907, was in Ryde Municipality; and the second portion, auctioned on 26 February 1910, is the centre of this area.

By October-November 1937, when this area was surveyed by the Water Board, most allotments were built upon, with some vacant lots in Hillside Crescent. The remaining vacant lots were built on in the 1940s and 1950s. There has been some recent two-storey development. A new street, Harley Crescent, has been introduced into the middle of this area and is not included in the listing.

The quality of the houses and the proximity to the railway has kept this area popular. Many houses now have extensions, with some people choosing to add rooms in the roof or a second storey. The skill in designing these extensions to suit the character/style of the existing house has increased substantially in the last decade. For some of the recent work, the changes can only be recognised by looking carefully at the house. The original form of the house and its roof are clearly visible.

In more recent years, Parramatta City Council has approved single storey townhouses on some of the larger lots. These new buildings, designed in Federation revival style, occupy a substantial area of their allotments with large areas of hard surfaces such as driveways that have resulted in increases in runoff. These developments have removed trees and provided few opportunities for new trees to grow.

Wyralla Avenue

The part of Wyralla Avenue which comprises the conservation area is a consistent streetscape of brick and timber cottages, which were mostly built in the 1910s and 1920s, and are similar in terms of their scale and design. There are few intrusive buildings and most houses have been altered very little.

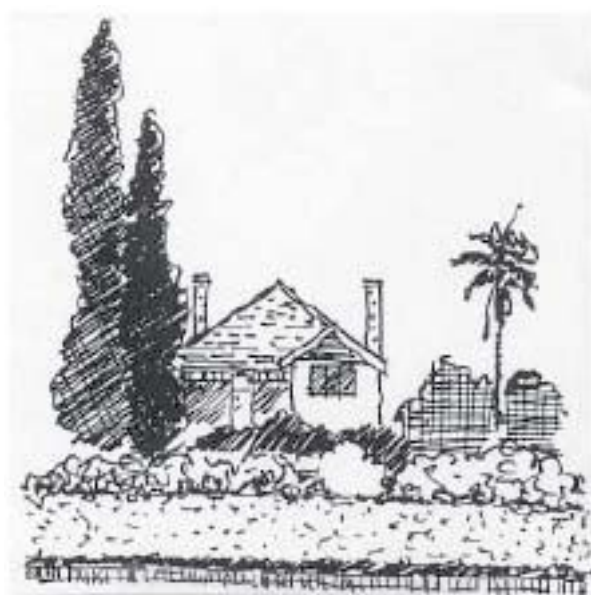
Prior to subdivision for residential development, this area and surrounding locality were used predominantly as orchards and small scale farms. Between 1911 and 1912, in the midst of a subdivision and building boom in Epping, the greater portion of land within the conservation area was subdivided by Charles Sonter into two estates, known as Sonter's Orchard Estate and Epping Station Estate. In addition, a small area at the eastern end of Wyralla Avenue was included in Vollmer's Railway Estate. The street was initially known as 'Railway Street'. Sands Directory first lists cottages in the street in 1914. There was a slow but steady accretion of cottages along this part of the street in the next decade. Many of the houses in the street appear to have been erected by owner-occupiers who remained in the cottages for many years.

Distinctive Characteristics

Epping/Easwood

- ▶ the edge of a sandstone plateau falling in a series of spurs and gullies
- ▶ landform partially obscured by the pattern of roads, the development and the tree cover
- ▶ close and middle distance views dominated by trees and longer distant views of surrounding suburbs and the city from high land, particularly near the railway
- ▶ a range of allotment sizes

- ▶ predominantly single storey brick bungalows built between 1910 and 1940, ranging from modest bungalows to substantial houses and grounds; houses have typical Sydney architectural details of their time, such as stone foundations, leadlight windows, and front porches; a small number of original timber houses
- ▶ some later post-war houses in similar scale, including some two-storey houses in and near Chesterfield Road
- ▶ some substantial houses, eg in Railway Avenue, Chesterfield Road and High Street, mostly in Federation style
- ▶ houses in Railway Parade and High Street are sited at the top of the rise to take advantage of the views and have large mature front gardens
- ▶ some two storey extensions, most of which are designed to match the style and scale of the existing houses
- ▶ predominance of brick as a building material, with tiles, slate and a few houses with asbestos slates, as roof cladding
- ▶ a considerable number of houses with original low brick fences and stone retaining walls as well as mature gardens with many plantings contemporary with the houses, and together they create a homogeneous area with attractive treed streetscapes
- ▶ grass verges and footpaths to each street with brick paving in some areas - such as the southern end of High Street
- ▶ most buildings well maintained
- ▶ lack of structures, garages, carports between the building line and the front fence
- ▶ new townhouse and villa developments now eroding the characteristics that have made it attractive to residents
- ▶ gardens with plantings characteristic of the 1910s - 1930s - including date palms, brush box, etc; mature trees including some remnant indigenous trees
- ▶ municipal street planting along some of the thoroughfares dates from the 1920s



Wyralla Avenue

- ▶ The conservation area is divided into two parts which differ in terms of the underlying topography and, to some extent, built form
- ▶ In the area west of Kent Street, the land is roughly level along the length of the street, but falls from the south to the north across the street. This provides a distinctive character, with houses on one side perched up above the street and houses on the other side at street level, with the land falling away behind them. There is a mixture of timber and brick houses
- ▶ In the area east of Kent Street, the street falls towards the east. Brick houses predominate
- ▶ Views from within the conservation area tend to be terminated, due to changes in topography and the alignment of the street. This gives a relatively intimate scale
- ▶ There is a range of allotment sizes, but the majority of allotments have a frontage of 50 feet (approximately 15 metres). This gives the streetscape a distinctive rhythm and a relatively intimate scale

- ▶ All older houses are single storey, with a mixture of timber and brick construction. Houses were mostly built in the 1910s and 1920s. There is a considerable variety in architectural styles, ranging from simple symmetrical Edwardian cottages, to federation and California bungalows
- ▶ Roof cladding generally either clay tiles or 'corrugated iron', with some slate there is variety in roof forms but gables facing the street predominate
- ▶ Brush box street trees and gardens with plantings characteristic of the 1910s - 1930s
- ▶ Either no fences or low fences of brick or timber
- ▶ Lack of structures, garages, carports between the building line and the front fence

Statement of Significance

Epping/Easwood

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

Wyralla Avenue

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

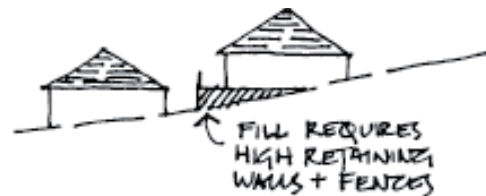
Objective

- O.1 To continue the high standard of design achieved in recent years so that the original form and character of houses remains obvious.

General Controls (applies to both heritage conservation areas)

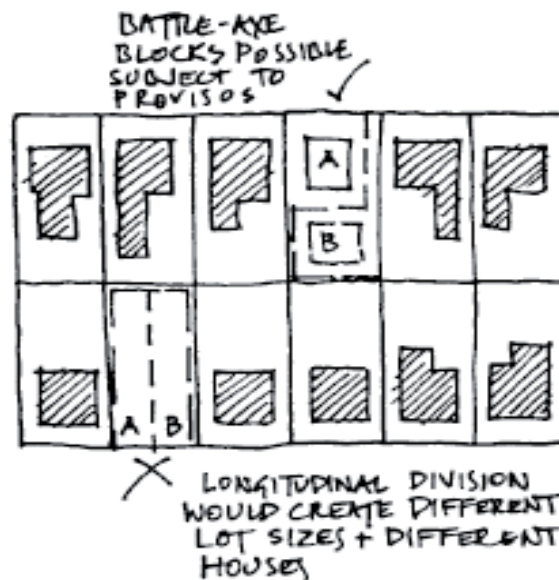
Landform / Natural Characteristics

- C.1 Maintain remnant indigenous trees.
- C.2 Keep the natural slope of the land alongside buildings and in the grounds.
- C.3 Avoid high retaining walls and changes of land produced by cut and fill.



Subdivision

- C.4 Maintain the width of allotments.
- C.5 Avoid development that involves the amalgamation of allotments and buildings that cross allotment boundaries.



Existing Significant Buildings

- C.6 Keep all original architectural details to facades.
- C.7 Avoid painting, rendering or re-skinning of original brick walls.

C.8 Avoid re-roofing of main body of house except to match original materials.

C.9 Avoid removing original details from facades.

Siting and Garden Area

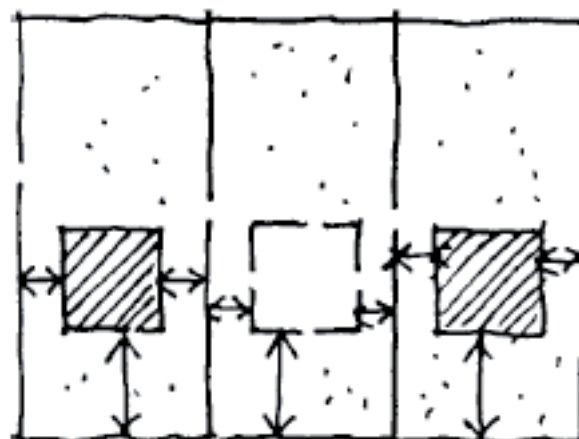
C.10 Maintain the historical pattern of development of individual buildings on separate allotments of land separated by garden space.

C.11 Keep views around and between buildings.

C.12 Maintain amenity and privacy of back garden space.

C.13 Ensure adequate rainwater absorption area per allotment.

C.14 Keep at least 60% of the site as garden space. Council will consider a minimum garden space of 50% where allotments are less than 700 m².



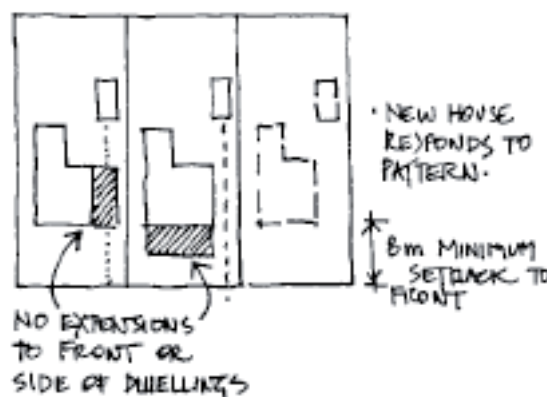
C.15 Avoid extensions to the front or side of an existing house.

Alterations and Additions

C.16 Throughout the area, dormer windows on the front façade of the roof and mansard roofs are not appropriate.

C.17 Council may consider extra rooms above the main body of a house or in a two-storey addition at the rear of a house provided:

- (i) the original design and features of the house are clearly apparent, and
- (ii) the scale of the building does not disrupt the continuity of the scale and character of houses when viewed from the street.



C.18 Any extra rooms above the existing main body of the house which require alteration of existing roof shape as seen from the street, particularly High Street and Railway Avenue should be avoided.



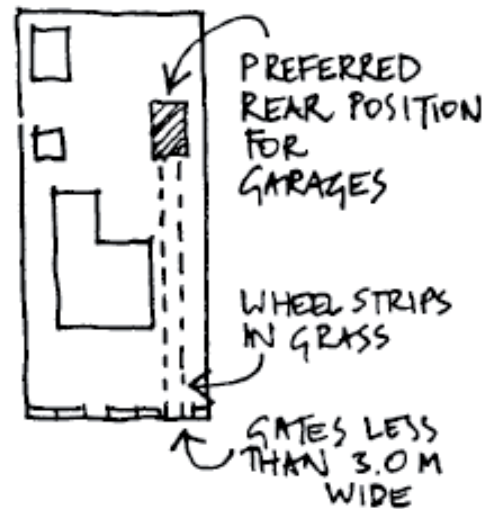
New Development

C.19 Keep & repeat the single storey scale with maximum wall height to relate to nearby buildings listed below as existing significant buildings, other than those from 1940s and 1950s.

C.20 Avoid hearted, speckled, multicoloured or textured bricks in light colours.

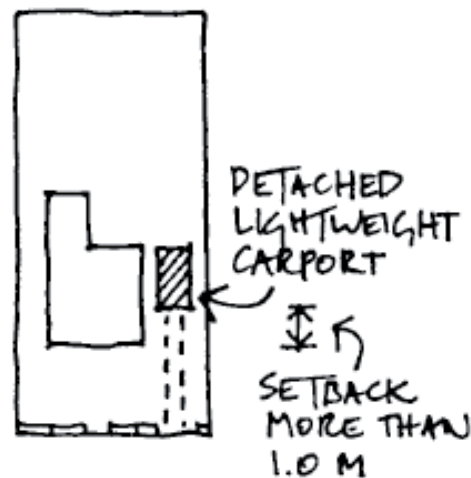
Garages, Carports & Utility

- C.21 Maintain the historical pattern of back garden placement of garages, sheds and other utility buildings
- C.22 Maintain garages and carports as utility buildings
- C.23 Maintain the established pattern of one opening per allotment for car access.
- C.24 Carports may be sited beside the house but only where they:
- are constructed of light weight frame of timber or metal, without architectural embellishments, such as period decorative features
 - stand at least 1 m back from the front wall of the building and would not be a feature in the streetscape
 - are not attached to the building and would not obstruct light and air into the building
- C.25 Driveways should be made of concrete, bitumen, gravel, dark bricks or other non-obtrusive material. Wheel tracks with central grass/planting are preferred to fully paved driveway space.



Fences

- C.26 Encourage retention and use of low brick fences.
- C.27 Keep later period front fences designed to match the materials of the house.
- C.28 Where necessary, replace side and rear fences with a timber paling fence of same height to the original, or a fence of unobtrusive lightweight materials such as timber or wire mesh with covering plants.
- C.29 Avoid high front privacy walls of brick, timber or brush.



Public Lands

- C.30 Conserve and enhance those elements of the public domain which contribute to the history and streetscape of the area.
- C.31 Retain the pattern of grass verges, footpaths and street tree planting.
- C.32 Maintain grass verges, footpaths and street trees.
- C.33 Avoid removal of healthy street trees



Specific Controls

Epping/Eastwood

- a) Re-subdivision across line of subdivision, as in a battleaxe allotment, may be considered where it does not involve the demolition of an existing house, the loss of major mature trees or the obstruction of views.
- b) Avoid re-subdivision along the length of the allotment.
- c) Maintain the historical pattern of dwellings in Railway Parade at or near the top of the rise, with deep front gardens.
- d) Reduce and avoid adverse impacts on the bushland in the Edna Hunt Sanctuary - avoid constructing new buildings at the rear of allotments within 7m of the Sanctuary / Edna Hunt Reserve.
- e) Establish similar side boundary setbacks to those existing.
- f) Avoid new buildings closer than 8 metres to the front alignment.
- g) Avoid using roofing materials in light colours.
- h) Avoid constructing side walls in excess of 7 metres in length.
- i) Avoid new timber picket fences which were not a historical feature of this area.
- j) Retain and regenerate the bushland in the Edna Hunt Sanctuary within the Epping / Eastwood Heritage Conservation Area.
- k) Maintain and restore sandstone kerbs and gutters.
- l) Plant trees where there are gaps in the street tree planting.
- m) Plant trees in the streets alongside the railway line where there are no street trees.
- n) Retain and repeat the use of a variety of street trees where they now occur, especially Prunus, Bush Box and Viburnum.
- o) Avoid designs that involve major changes to the street pavement, such as chicanes, wide paved speed bumps, or decorative paving.

Wyralla Avenue

- a) Avoid re-subdivision.
- b) Avoid re-cladding of timber houses except with timber weatherboards of a profile to match existing.
- c) When siting a building keep similar front and side boundary setbacks to the existing prevailing setbacks.
- d) For new development, avoid using roofing materials other than clay tiles or corrugated iron.

Existing Significant Buildings

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

Epping/Eastwood

Central Avenue: Nos 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 25, 29, 31, 33

Chelmsford Avenue: Nos 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 16, 18, 20, 22, 23, 24, 26

Chesterfield Road: Nos 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24c, 25, 27, 29, 31, 33, 35, 37, 39, 41

Cocus Avenue: Nos 1, 2, 3, 4, 6, 7, 8, 10, 11A, 12, 14, 15, 16, 21, 23, 25, 27, 29

Eastwood Avenue: Nos 2, 4, 5, 6, 7, 10, 11A, 12, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 40, 43, 44, 45, 46, 48, 49, 50, 51, 52, 57, 58, 59, 60, 61, 62, 65, 67, 68, 69, 72, 73, 74, 75, 76, 77, 78, 80, 83, 84, 85, 86, 90, 91, 102, 104A, 105, 109

Epping Avenue: Nos 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 11A, 12, 14, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 32, 33, 34, 35, 38, 41, 43, 44, 45, 48, 50, 53, 55, 57, 59, 61, 67, 69, 69A, 73, 73A, 77, 79, 81, 85, 89, 91

Garland Avenue: Nos 1, 3, 4, 5, 6, 8, 9, 10, 12, 13, 15

High Street: Nos 3, 5, 6, 8, 9, 10, 11, 12, 12A, 14, 16, 18, 19, 21, 22

Hillside Crescent : Nos 1, 1A, 2, 3, 4, 5, 6, 7, 9, 11

Kent Street: Nos 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 23, 24, 25, 27, 29, 31, 33

Melrose Street: Nos: 8, 10, 14

Railway Avenue: Nos Cnr Eastwood Avenue (number unclear) 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25

Rawson Street: Nos 1, 2, 3, 4, 6, 7, 8, 10, 11, 13, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, , 31 32A, 33, 34B, 35, 36, 37, 39, 40, 42, 44

Lakeside Road: Nos 9, 11, 13, 15, 17, 19, 21, 23, 24, 25, 26, 27, 29, 30, 31, 32, 34, 35, 36, 38, 39, 40, 42, 43, 44, 45, 46, 48, 59, 61, 65, 67

The Boulevarde: Nos 7, 9, 11A, 12, 14, 16, 17, 19, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34

Victoria Street: Nos 2, 3, 4, 6, 7, 8, 9, 10, 11A, 14, 15, 16, 17, 18, 22, 23, 24, 27, 28, 29, 30

Warrington Avenue: Nos 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17

William Street: Nos 1, 4, 6, 12

Wingate Avenue: Nos 5, 7, 9, 11, 11A, 15A, 17, 23, 25, 31, 33, 35, 37, 41

Intact houses of the 1940s and 1950s

Chelmsford Avenue: Nos 28, 30

Chesterfield Road: Nos 2B, 26, 26A, 26B, 43, 45

Cocus Avenue: Nos 17, 19

Eastwood Avenue: Nos 1, 54, 56, 79, 81, 82, 87, 88, 89, 92, 93, 94, 96, 98, 101, 103

Epping Avenue: Nos 18, 30, 40, 48, 54, 60, 62, 64, 65A, 66, 68, 69B, 70

High Street: No 1

Hillside Crescent: Nos 6, 6A, 10, 10A, 12, 14, 20, 22, 24, 26

Rawson Street: Nos 12, 14, 16, 34A

Lakeside Road: Nos 41, 47, 51, 53, 55, 57

Victoria Street: Nos 1, 5, 11, 19

Wingate Avenue: Nos 1, 27, 29

Wyralla Avenue

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

Kent Street: Nos. 35 & 37

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

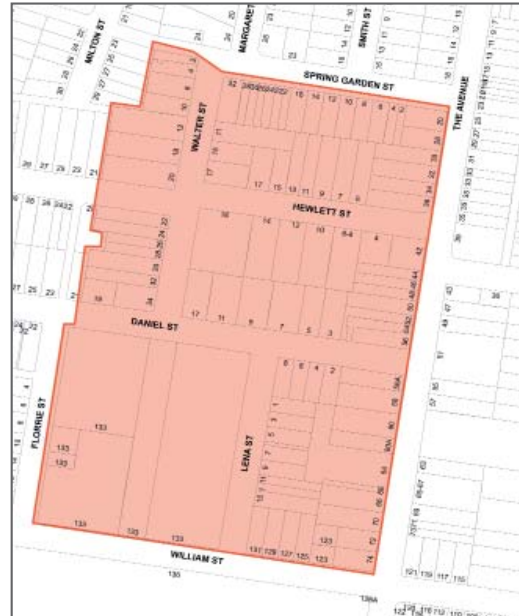
Wyralla Avenue: Nos. 1b, 28, 33, 34b, 36, 38

4.4.2 Granville

4.4.2.1 Civic and Residential Precincts



Civic Precinct



Residential Precinct

History

The character of the Civic and Residential Precinct conservation areas are largely determined by the development that occurred during the 1880s. This was stimulated by the relocation of a number of large manufacturing industries close to the railway. The 1880s saw the construction of new houses, including both workers' cottages and more substantial residences for the managers and factory owners, and a complete community quickly established itself. For 25 years from 1905, when Clyde Engineering was awarded large contracts to build locomotives, Granville saw another great period of development, with the appearance of: new small industries, new housing, new shops and businesses.

Distinctive Characteristics

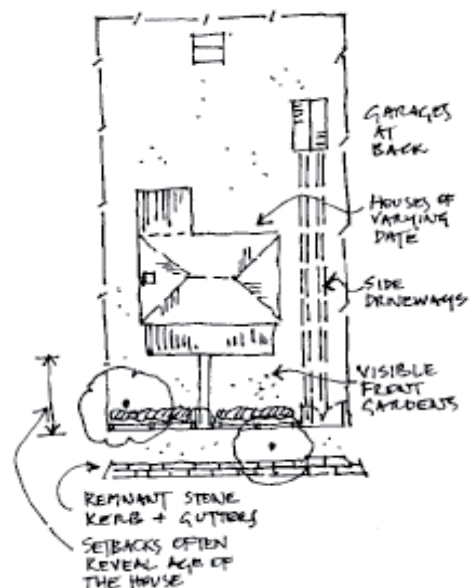
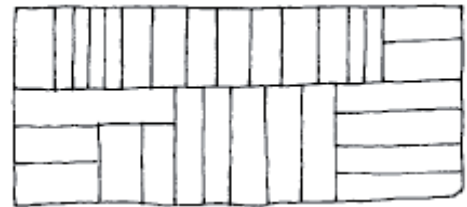
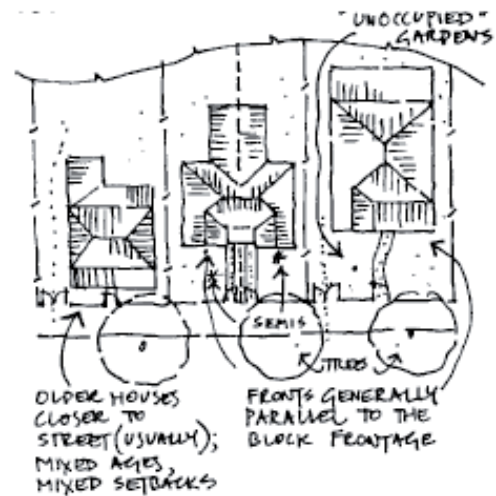
- ▶ varied subdivision patterns and allotment sizes with consequential varied building forms
- ▶ predominantly residential in character, with some larger scaled civic, religious, commercial and educational buildings
- ▶ in the Residential Precinct, low scale development and a sense of space



- ▶ variety of residential buildings - single and two storey freestanding suburban houses, pairs of attached dwellings and terraces, separated from the street by garden space
- ▶ early buildings stand close to front fence
- ▶ buildings stand parallel to the street, with the space between the building line and front fence generally free of structures such as garages or carports
- ▶ predominance of brick as a building material with tile, slate or iron roofs but with interest and variety provided by occasional use of other materials - stone, rendered and ashlar brick, timber
- ▶ front garden space visible from the street mostly over low front fences built of varied materials, many of which respond to the materials and importance of the building behind - brick, timber and wire on timber frame
- ▶ in the Civic Precinct Conservation Area, the total garden area is generally about 40% of the site
- ▶ remnants of street tree planting of brush box and silky oak which frame and unify the street space and cool pavements in summer
- ▶ remnants of sandstone kerbs and gutters in important civic and residential streets - in the Residential Precinct Conservation Area these have sometimes been removed to form garden edges around recent central street tree planting
- ▶ predominance of buildings from 1880s - 1930s which collectively show how the area has grown, and provide the historic significance and character of the area

Statement of Significance

The Civic Precinct Conservation Area is at the civic, religious and residential heart of Granville together with the Residential Precinct Conservation Area and collectively represent its great periods of growth and prosperity. The area is predominantly residential in character with some larger scaled civic, religious, commercial and educational buildings. Through their street planting and edging, their civic, commercial, educational and religious buildings, and their range of housing types, age and size, these areas reflect the substantial role played by Granville in the development of western Sydney, the way in which it developed and the nature of its social structure.



Objective

- O.1 Retain all the attributes that contribute to the heritage value and character of the Granville Civic and Residential Precincts.

Design Controls

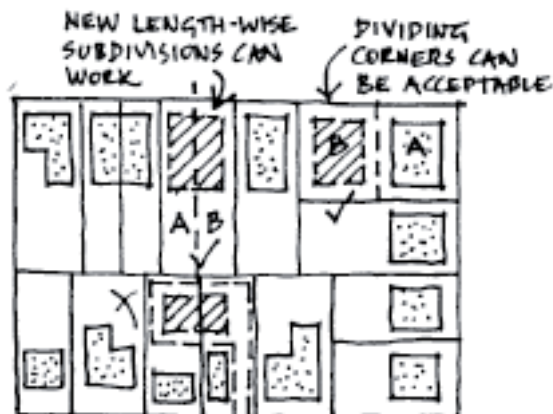
Landform / Natural Characteristics

- C.1 High retaining walls and buildings of disparate height are not permitted.
- C.2 Maintain the natural shape of landform.



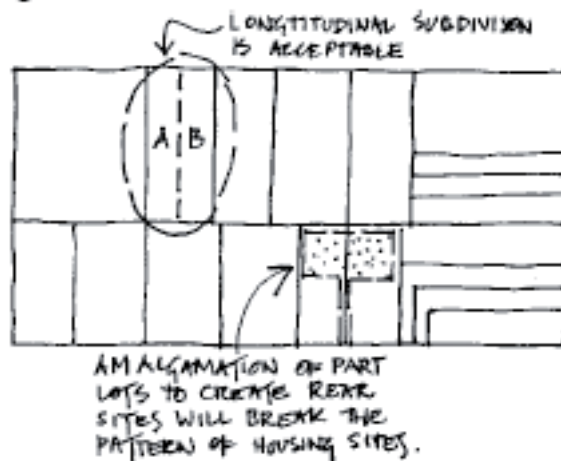
Subdivision

- C.3 Re-subdivision along the length of the allotment may be considered and, in line with past practice, re-subdivision across the line of corner allotments may be considered, but only where the resultant development would not have the potential to detrimentally affect the setting of a building listed below as an Existing Significant Building or disturb the existing streetscape.



Siting and Garden Area

- C.4 Maintain the historical pattern of development where individual dwellings are established on separate parcels of land.
- C.5 Maintain amenity and privacy of back garden space to residential buildings.
- C.6 Keep existing side driveway access for cars to rear garden garage/carports.
- C.7 Continue parallel alignment of new buildings to the street.
- C.8 Dual occupancy development is not permitted, except where it can be accommodated in a modest attached addition to the rear of an existing house.
- C.9 For commercial areas, 40% of the site be retained for garden area and 50% for residential areas.

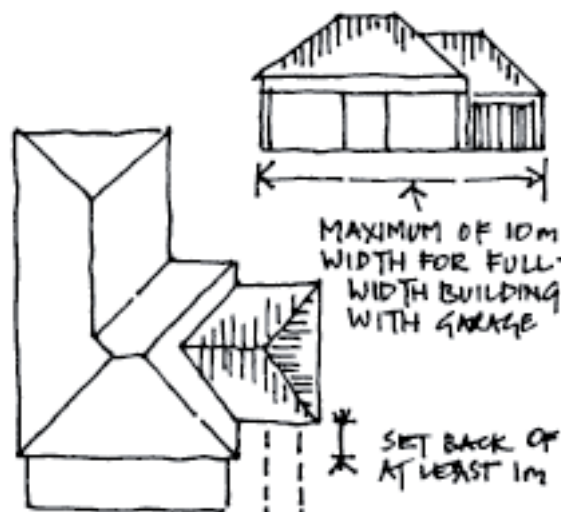


Alterations and Additions

- C.10 Development should complement heritage without imitation so that the new work does not compete with historic buildings in the area or detract from the area's visual consistency and amenity.
- C.11 Additions are permitted at the rear of the building or within the existing roof form only and are to be modest. Rooms in the roof will be considered but only where they are ventilated by flat in-plane skylights. Additions which change the shape of the original roof or the character of the building are not permitted.
- C.12 Additions to the side of an existing building are not permissible where they would prevent side driveway access to rear garages/carports.
- C.13 Avoid dormer windows and mansard roofs.
- C.14 In the Civic Precinct Conservation area, corrugated iron may be used as a cladding for extensions to an existing house.
- C.15 Brick walls are not to be repainted or reskinned.
- C.16 Avoid additions higher than the ridgeline of the house.

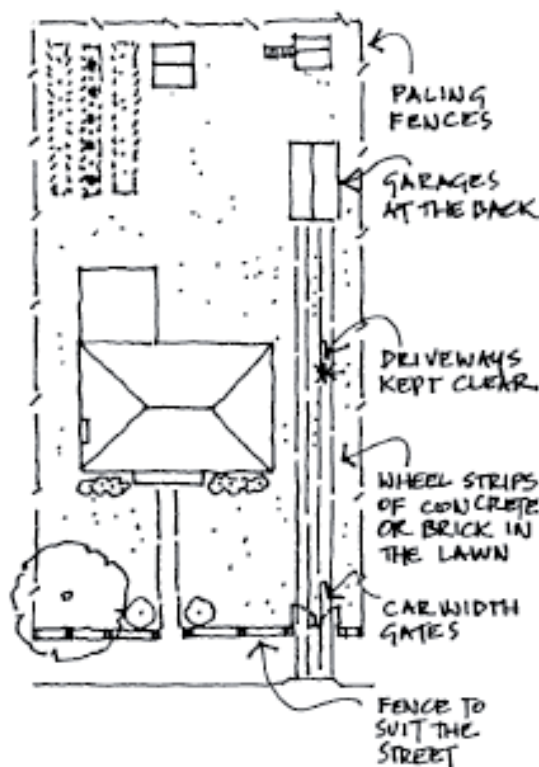
New Buildings

- C.17 New buildings should not compete in height or scale with existing significant buildings listed under 'Existing Significant Buildings' at the end of this Section.
- C.18 Avoid establishing new buildings closer to the front street alignment than nearby pre-1930 buildings.
- C.19 The maximum wall height of new buildings in the Civic Precinct Conservation Area is 7.2 metres, provided that there is no competition in presentation with existing significant buildings.
- C.20 Hipped or gabled pitched roofs must not exceed 32 degrees. Rooms in the roof may be considered but only where they are ventilated by flat, in-plane skylights on the rear face of the roof.
- C.21 Materials for new buildings should be face or common bricks, timber or rendered masonry, with slate, terracotta tile or corrugated iron roof cladding.
- C.22 Boundary-to-boundary development is not appropriate as it does not allow garages and other ancillary structures to be located at the rear of the development. In exceptional cases, where the lot is less than 10m wide, a front garage may be integrated with a new house, providing that it is set back from the front wall of the house by a minimum of 1m and its design and construction avoid negative impact on the streetscape.
- C.23 Do not use imitation slate or obtrusively coloured roofing materials.
- C.24 Imitation architectural details from earlier styles are not appropriate.



Garages, carports and other ancillary buildings

- C.25 Maintain the uncluttered space between the building line and the front fence as an important part of the street character - this space should be free of garages, carports and other structures.
- C.26 In residential locations of the conservation areas, garages and carports should not be integrated into the house except where the allotment is less than 10m wide.
- C.27 Keep garages and carports as secondary utilitarian buildings.



Front Fences

- C.28 Every effort should be made to keep and maintain the front fences at the following addresses, which are a most important part of the history and character of the area:

Civic Precinct Conservation Area

Carlton Street: No 12
 Jamieson Street: Nos 17* (timber), 30*, 39* (stone)
 Railway Parade: Nos 62*, 64*, 72

Residential Precinct Conservation Area

Daniel Street: No 17
 Hewlett Street: No 18*
 The Avenue: Nos 58*, 66*

* Heritage Item

- C.29 Avoid fences higher than 1.2 metres.
- C.30 Keep fences made of materials such as timber or wire frame on timber mesh with hedge, if desired. In some cases a new brick fence may be acceptable.
- C.31 Avoid high front privacy walls of brick, timber or brush.
- C.32 Avoid timber picket front fences unless to replace a known original picket fence.
- C.33 Avoid new brick front fences, except where there is evidence of an earlier brick fence, lost or changed since its construction.
- C.34 For side and back boundaries, continue the use of timber paling fences.

Existing Significant Buildings

The following significant buildings, which together demonstrate the history of the area and contribute to its significance, must be retained:

Civic Precinct Conservation Area

Buildings From The 1880s - 1890s

Carlton Street: No 10* (Town Hall)

Hutchinson Street: Nos 6, 10 - 12* (Police Station), 14* (Church)

Jamieson Street: Nos 6 - 14* (terrace), 29*, 39* (church, hall and rectory)

Mary Street: No 8*

Buildings From c1905 - c1930

Carlton Street: No 10* (Town Hall)

Hutchinson Street: Nos 6, 10 - 12* (Police Station), 14* (Church)

Jamieson Street: Nos 6 - 14* (terrace), 29*, 39* (church, hall and rectory)

Mary Street: No 8*

Residential Precinct Conservation Area

Buildings From The 1870s

The Avenue: Nos 36*, 52*, 54*

Buildings From The 1880s - 1890s

Hewlett Street: No 4*

Spring Garden Street: Nos 2, 4, 12, 14*, 20, 22, 24*, 26*, 28*, 30*

The Avenue: Nos 42*, 58*, 60*

William Street, Nos 123*, 133* (public school)

Walter Street: Nos 4*, 30*, 32*

Buildings From c1905 - c1930

Daniel Street: Nos 3, 4, 5, 6, 7, 9, 11*, 17

Hewlett Street: Nos 6*, 7, 8*, 9, 10, 11, 13, 18*, 20, 21, 23

The Avenue: Nos 28*, 30, 32, 34, 44, 46, 48, 50, 56, 61, 66*, 70, 72, 74*

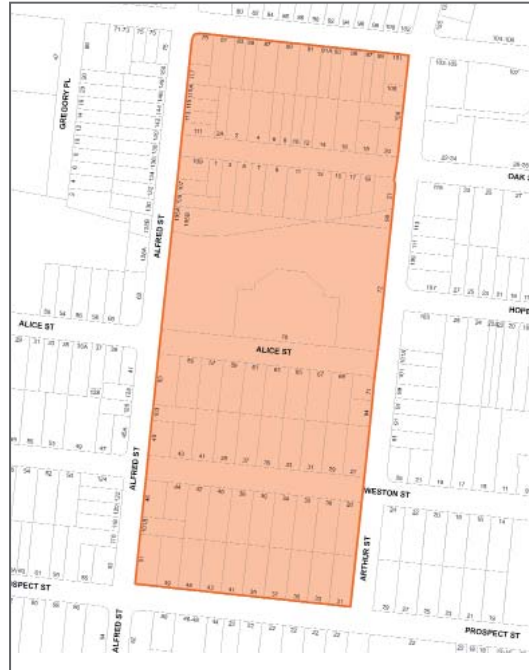
Spring Garden Street: Nos 10, 16, 18

Walter Street: Nos 8, 10, 11, 20, 22, 24, 26, 28

* Heritage Item

4.4.3 Harris Park

4.4.3.1 Elizabeth Farm



History

From 1793, John McArthur was granted and acquired a vast estate of over 1000 acres where he and his wife Elizabeth carried out some of the first Australian experiments in merino sheep breeding and agriculture. Their house remains today as the oldest surviving European building on the continent with evidence of its growth from a humble cottage of 1793 to a comfortable family home completed in the 1830s.

The estate remained in pasture until the 1880s when some parts near Granville station were subdivided for suburban development, with other subdivisions quickly following. One of the last subdivisions of the estate was of the land left around the house, called the Macarthur Estate and auctioned in 1906.

It is this historic subdivision which forms the major part of this Conservation Area, part of a coordinated subdivision plan across Harris Park based on the standards for subdivision set down in 1829. It straddled the municipal boundary (Clay Cliff Creek) between Parramatta (to the north of the creek) and Granville. By the 1930s most of the Granville allotments had been built on, and just over 50% of those houses remain, leaving a consistency of house age, style, size and materials still very apparent today.

The erratic flooding and course change of Clay Cliff Creek discouraged much suburban growth north of Elizabeth Farm House until after 1940 when the creek was channelled. This, combined with Australia's post-war migration program, saw a rapid increase in population and another great period of suburban development. Some modest cottages dating from the time of subdivision were built. These remain today, surrounded by the brick and fibro cottages of the 1940s and 1950s.

Statement of Significance

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

Distinctive Characteristics

- ▶ siting on the southern slopes of the Parramatta River valley with views into the precinct from roads, river and University, and views out to Parramatta River and valley slopes to the north
- ▶ the central focus of the conservation area is the remnant colonial planting and glimpses of roofs and buildings of Elizabeth Farm and surrounding public reserve and the remaining historical views and visual relationships between the Farm and the other early buildings in the district
- ▶ north/south orientation of most lots providing northerly aspect and private views for each house to houses, trees and parkland beyond
- ▶ the pattern of subdivision - most of the 1906 1 chain (20 metres) x 2.5 chains (50 metres) government standard allotments and 10 chains (200 metres) street blocks remain
- ▶ the pattern of development - single storey freestanding houses separated from street and neighbours by planted garden space
- ▶ sense of spaciousness provided by wide straight streets, generous lots, wide setbacks between houses and hipped roofs
- ▶ generous private back gardens
- ▶ front gardens uncluttered by garages
- ▶ front gardens visible from street over fences generally of brick, timber or wire on timber frame
- ▶ visual coherence and consistency of area provided by:
 - similarity of scale - single storey
 - hipped and gabled roofs, most pitched at less than 35 degrees
 - regular house setbacks of 6-8m
 - houses sited parallel to street
 - age of buildings - majority of the 1920s
 - unity of materials - red-brown bricks, timber or fibro
 - unifying and enclosing effect of street tree planting south of Alice Street

Objectives

- O.1 Protect all the attributes which contribute to the heritage value and character of the Elizabeth Farm Conservation Area, and to maintain and improve its residential amenity.
- O.2 Maintain the existing natural landform which helps explain the siting and setting of Elizabeth Farm.
- O.3 Maintain and enhance public views from streets and between houses to the north over the Parramatta River.

Controls

Subdivision

- C.1 Maintain existing site levels.
- C.2 Maintain the historical pattern of the 1906 Macarthur Estate subdivision around Elizabeth Farm.

Views

- C.3 Keep and where necessary, reinstate identified historic views including those identified in Appendix 2.
- C.4 Keep the sense of space and private views between buildings.
- C.5 Wall height for new buildings and extensions to existing buildings should not exceed 3.6 metres, or higher than the ridge line of the existing house.
- C.6 Hipped and / or gabled roofs should have a pitch not greater than 35 degrees.
- C.7 Additional rooms above the main body of the house are not permitted where alteration to the existing roof shape would be needed.
- C.8 Avoid use of dormer windows and mansard roofs. Rooms in the roof may be considered only where they are ventilated by flat in-plane skylights on the rear face of the roof.

New Development

- C.9 New development should be single storey with a maximum wall height of 3.6 metres.
- C.10 Additions to existing buildings should not be higher than the ridge line of the existing house.
- C.11 Hipped and/or gabled roofs are desirable, with a pitch not exceeding 45 degrees. Rooms in the roof may be considered but only where they are ventilated by flat in-plane skylights on rear face of building.
- C.12 A setback of at least 8 metres is required for any new house.
- C.13 Materials for new buildings should be face or common brick (no hearted, speckled, multi coloured or textured bricks in light colours should be used) or painted timber with terracotta tile, slate or corrugated steel roofs.
- C.14 Avoid boundary to boundary development that does not enable garages and carports to be located in the backyard. In exceptional cases, where the lot is less than 10m wide, a front garage may be integrated with a new house, providing that it is set back from the front wall of the house by a minimum of 1 metre and its design and construction does not have a negative impact on the streetscape.
- C.15 Avoid rendered and painted masonry external walls, imitation slate or obtrusively coloured roof covering.
- C.16 Avoid hearted, speckled, multi coloured or textured bricks in light colours.

Garages, Driveways and Fences

- C.17 Maintain the established pattern of back garden placement of garages, sheds and other utility buildings detached from the main house. Maintain the established pattern of one opening per allotment for single car access.
- C.18 Driveways to be made of concrete, bitumen, gravel, dark bricks or other non-intrusive materials, which do not continue over footpath space. Wheel tracks with central grass / planting are preferred to fully paved driveway space.
- C.19 Continue the common practice of building front fences no higher than 1.2m and of varied unobtrusive lightweight materials such as timber or wire mesh on timber frame with hedges.

- C.20 Where existing, timber framed fences sheeted with corrugated iron should be maintained, and where necessary replaced with fence of same height and materials.
- C.21 Avoid establishing new brick fences, except where there is evidence of an earlier brick fence, lost or changed since its constructions.
- C.22 Keep street amenity by continued use of front fences, which allows gardens to be viewed from the street.
- C.23 Retain and use timber paling fences on side and back boundaries.

Archaeological permit

- C.24 The following properties contain known sites of former outbuildings to Elizabeth Farm. Any excavation work to these requires an archaeological permit under the NSW Heritage Act 1977: Alice Street, Nos 61, 63, 65

Existing Significant Buildings

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

Alice Street, Nos 53, 55, 61, 65, 71

Alfred Street, Nos 105, 107, 109, 115

Oak Street, Nos 4*, 6*, 8*, 10*, 12*

Prospect Street, Nos 35, 41, 43, 49

Weston Street, Nos 24, 25, 27, 28, 29, 31, 33, 34*, 37*, 38, 39, 41, 42, 44

* Heritage Item

4.4.3.2 Experiment Farm



History

This Conservation Area largely consists of 30 acres of James Ruse's Experiment Farm. Governor Phillip established a hut for Ruse in a clearing on this land in 1789, to test an experienced farmer's ability to become self-supporting in this apparently alien land. By early 1791 the experiment had succeeded, and Ruse's 30 acre grant was confirmed. In 1793 Ruse sold the land to Surgeon John Harris, whose large land grant stretched west from present day Good Street. Harris built Experiment Farm Cottage on the rise above Clay Cliff Creek in approximately 1829.

The land remained in open pasture until the Harris family began to subdivide in the 1870s. The first subdivisions were close to the railway station and it was not until the 1880s that subdivision began on the land east of Harris Street. However, development was slow and it was not until the period 1910-1930 that much of the housing was built with the greatest growth during the 1920s, Sydney's great period of post-war suburban expansion.

In 1960 the National Trust purchased Harris cottage and in the 1970s a number of houses around Experiment Farm Cottage were demolished to provide it with a garden and appropriate setting.

Distinctive Characteristics

- ▶ a north facing hillside sloping from the top of the ridge in Crown Street down to Clay Cliff Creek (now channelled through parkland). The natural shape of the land remains visible as the houses have been built without cut and fill
- ▶ a sense of spaciousness provided by wide straight streets (some with views east to the city centre), generous lots, wide setbacks between houses and hipped roofs
- ▶ the pattern of suburban development - mostly single storey free standing dwellings separated from the street and neighbours by planted garden space
- ▶ two subtly different residential precincts:
 - South of Alice Street with a predominance of substantial houses of 1910-1930
 - North of Alice Street, a 1920s subdivision containing modest houses built over a short period of time and opening to views of parkland and the tree cover hills to the north
- ▶ the predominance of brick as a building material, with tiles and occasionally slate, as a roof cladding
- ▶ each building stands parallel to the street
- ▶ front gardens uncluttered by garages and visible from the street over fences. A considerable number of original brick fences remain
- ▶ the familiar suburban paling fence to side and back boundaries
- ▶ some very obvious intrusive buildings which disrupt the visual harmony of the area
- ▶ the focus of the Conservation Area, Experiment Farm Cottage, on the rise above Clay Cliff Creek and surrounded by open space
- ▶ unifying and enclosing effect of street trees which also helps screen intrusive buildings of more recent construction and cools pavements in summer

Statement of Significance

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

Objectives

- O.1 Protect all the attributes which contribute to the heritage value and character of the Experiment Farm Conservation Area, and to maintain and improve its residential amenity.
- O.2 Ensure that Experiment Farm will always have an appropriate setting so that it can continue to tell the history of Colonial Australia to citizens and international visitors.
- O.3 Protect the pattern of the Harris estate subdivision and its remaining original houses.
- O.4 Maintain the low scale suburban character of the area.

Controls

Subdivision

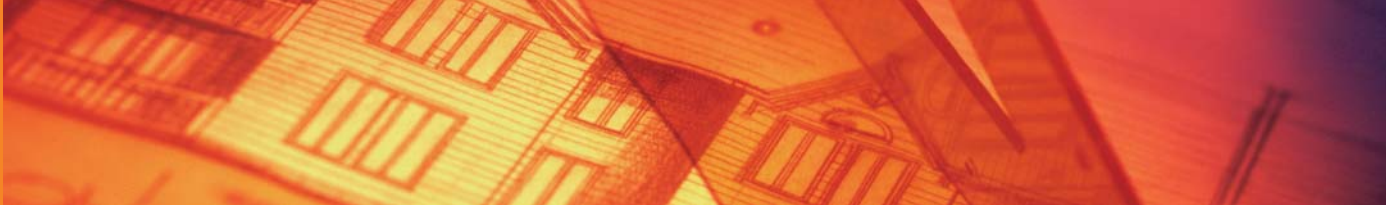
- C.1 Maintain the historic 1880s and 1920s subdivision patterns.
- C.2 Avoid subdividing properties into narrower lots because it will change the pattern of subdivision.

Views

- C.3 Keep and enhance public views from streets and between houses to the city centre and north over the Parramatta River.
- C.4 Keep and where necessary, reinstate identified historic views including those identified in Appendix 2.
- C.5 Keep the sense of space and private views between buildings.
- C.6 Wall height for new buildings and extensions to existing buildings should not exceed 3.6 metres, or higher than the ridge line of the existing house.
- C.7 Hipped and / or gabled roofs should have a pitch not greater than 35 degrees.
- C.8 Additional rooms above the main body of the house are not permitted where alteration to the existing roof shape would be needed.
- C.9 Avoid use of dormer windows and mansard roofs. Rooms in the roof may be considered only where they are ventilated by flat in-plane skylights on the rear face of the roof.

New development

- C.10 Keep and repeat use of face or common bricks (no hearted, speckled, multi coloured or textured bricks in light colours should be used) or painted timber, or painted timber, with terracotta tile, slate or corrugated iron roofing.
- C.11 Avoid rendered and painted masonry external walls, imitation slate or obtrusively coloured roof covering.
- C.12 Maintain the established pattern of back garden placement of garages, sheds and other utility buildings with one opening per allotment for single car access.



Driveways and Fences

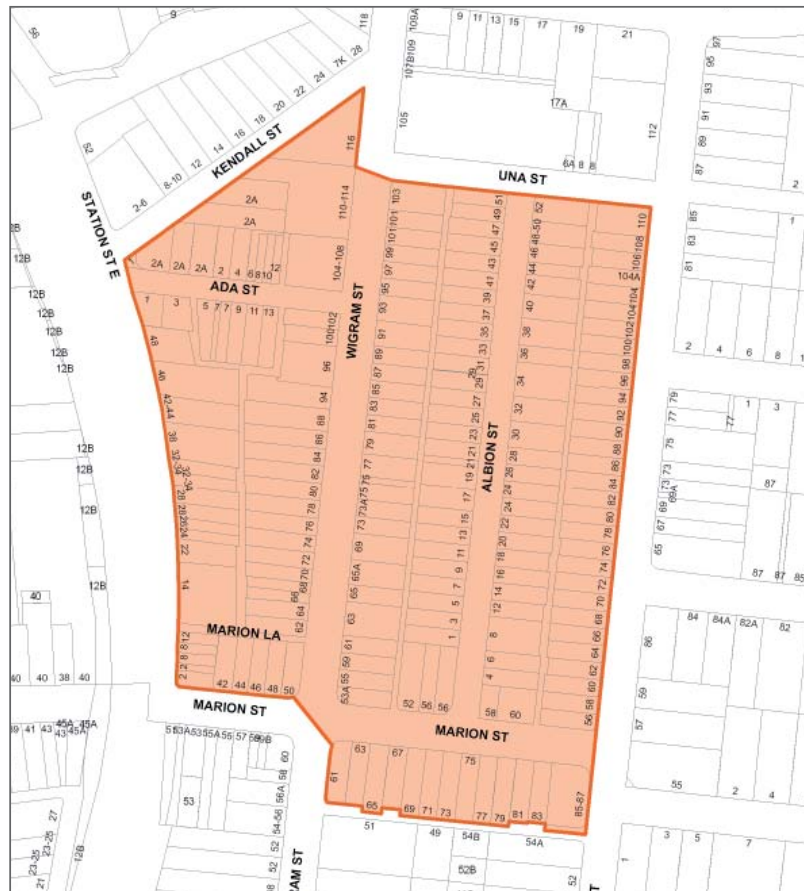
- C.13 Driveways to be made of concrete, bitumen, gravel, dark bricks or other non-intrusive materials, which do not continue over footpath space. Wheel tracks with central grass / planting are preferred to fully paved driveway space.
- C.14 Driveways should not continue over footpath space.
- C.15 For new front fences, brick fences are not to be greater than 1.2 metres in height, Picket fences will generally not be appropriate, except where established to replace a known original picket fence.
- C.16 Encourage retention and use of timber paling fences to side and back boundaries.
- C.17 The following historically significant front fences must be retained:
 - Alice Street, Nos 10*, 22*, 24*, 28*
 - Crown Street, Nos 2*, 3, 4*, 10*, 14, 16*
 - Ruse Street, Nos 3, 5, 6, 14, 15, 17, 19, 20, 2
 - Good Street, Nos 144*
 - Harris Street, Nos 59, 81, 83
 - Weston Street, Nos 68, 77*, 85*, 86
 - * Heritage Item

Existing Significant Buildings

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

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

4.4.3.3 Harris Park West



History

The building of the railway from Sydney to Blacktown (completed in 1860), including a station at Harris Park, stimulated subdivision and closer settlement of this area which had been used for many years for pastoral purposes. The area close to the railway station at Harris Park was privately subdivided in the 1870s and 1880s, with lots narrower and smaller than those in the government subdivided town area. The majority of houses in this area were built before 1895.

Distinctive Characteristics

- ▶ intimate scale of the area -allotments are mostly 30ft, compared to the wider allotments east of Harris Street
- ▶ predominance of small cottages (mostly single storey) with some terrace houses and other dwellings
- ▶ age of buildings - mostly developed in the late 19th century, with a few early 20th century dwellings and shops, and some flats from the 1960s

Statement of Significance

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

Objective

- O.1 Protect all the attributes which contribute to the heritage value and character of the Harris Park West Conservation Area, and to maintain and improve its residential amenity.

Controls

Subdivision

- C.1 Maintain the subdivision pattern characterised by narrow allotments of a generally regular width, and back lanes.

New Development

- C.2 Wall height for new buildings and extensions to existing buildings should not exceed 3.6 metres or higher than the ridge line of the existing house.
- C.3 Hipped and / or gabled roofs should have a pitch not greater than 45 degrees.
- C.4 Additional rooms above the main body of the house are not permitted where alteration to the existing roof shape would be needed.
- C.5 Avoid use of dormer windows and mansard roofs. Rooms in the roof may be considered only where they are ventilated by flat in-plane skylights on the rear face of the roof.
- C.6 For extensions, the same material as the existing house, or lighter weight materials, such as painted timber, fibro or corrugated iron should be used.

Garages and Fences

- C.7 Garages and carports are to be separated and detached from the main house, accessible from the rear lane.
- C.8 Avoid new crossovers from streets, any garages or carport structures in the front yard and garages integrated with the house.
- C.9 New front fences are to be no higher than 1.2m. Timber picket fences will generally be appropriate.
- C.10 For side and back boundaries, continue the use of timber paling fences and avoid modern metal clad fencing systems.

Existing Significant Buildings

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

Ada Street: all buildings

Albion Street: all buildings except nos. 1, 8, 22, 23, 24, 40

Harris Street: all buildings except 56, 58, 60, 62, 74, 80

Marion Street: 42*, 44*, 46*, 48*, 65*, 69*, 71*, 73*, 75*, 77*, 79*

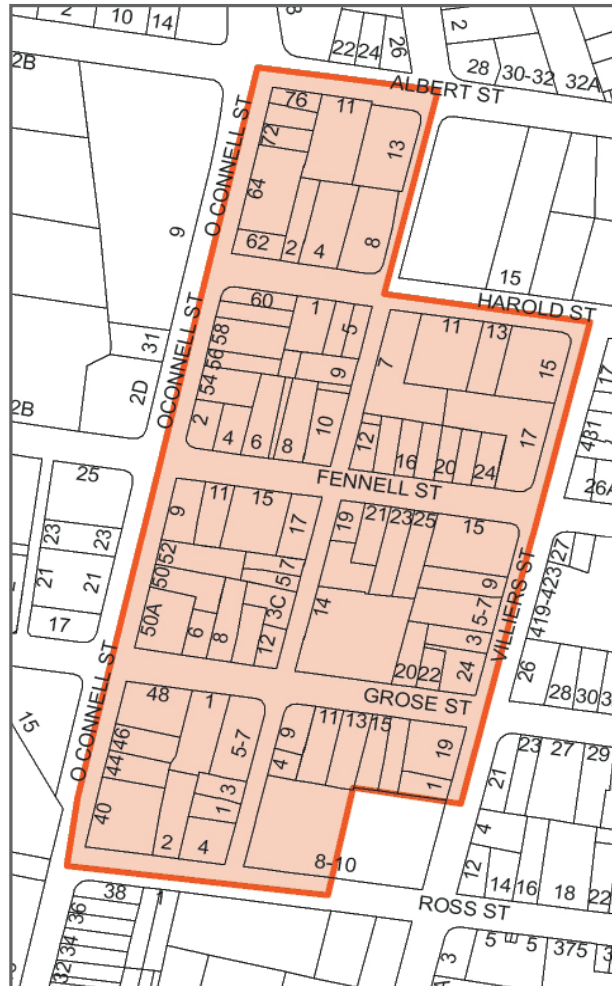
Station Street East: 22*, 24*, 34*, 36*, 38*, 42*

Wigram Street: all buildings except 53, 55, 65a, 69, 73A, 81, 82, 86, 91, 96, 100, 104-108, 110, 116

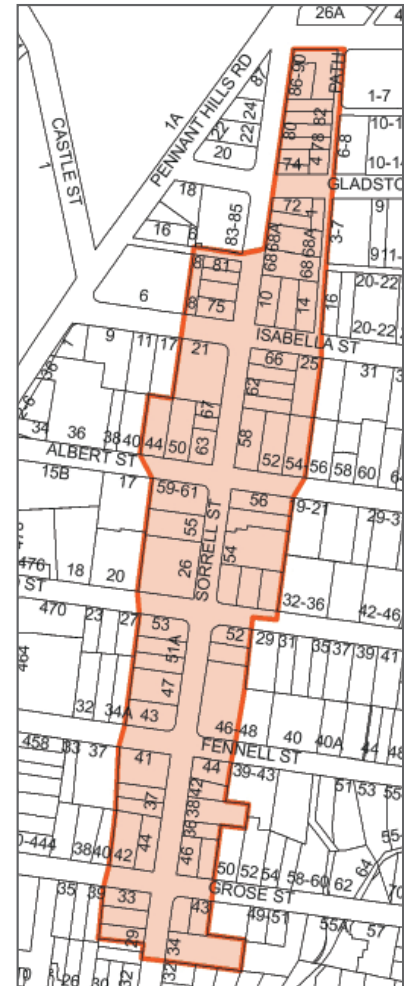
* Heritage Item

4.4.4 Parramatta

4.4.4.1 North Parramatta and Sorrell Street



North Parramatta



Sorrell Street

North Parramatta

By 1846, there was little development north of Fennell Street, apart from along Church Street. The only building from this period is Roseneath, built c 1837, but there are likely to be some belowground archaeological deposits. A decade later, when the streets were surveyed to enable them to be officially aligned, more cottages had been erected. Several dwellings remain from the 1860s and 1870s.

The 1880s was the most intensive period of development. The economic confidence of the time encouraged speculative builders and landowners to construct houses. By 1895, when the area was surveyed for the sewerage system, a relatively dense pattern of houses had developed, with only a few pieces of vacant land west of Church Street.

The area retained its character as an area for cottages, with some houses built each decade. From the 1960s onwards, the Parramatta Council approved two and three storey residential flat buildings in North Parramatta, most of which involved the demolition of two or more small old dwellings.

Archaeological investigations in Parramatta have shown that there is a high likelihood of valuable archaeological material below ground that is worthy of investigation and archaeological excavation if and when development occurs.

Sorrell Street

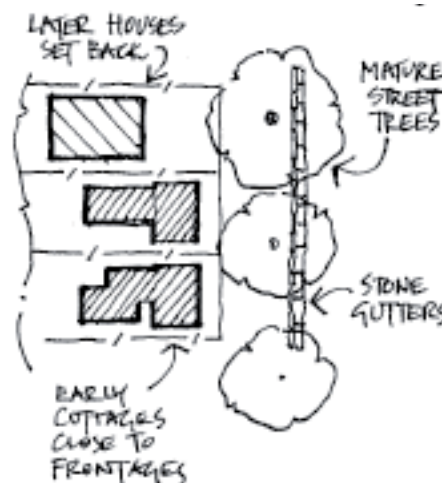
Sorrell Street was one of the early streets developed north of the Parramatta River. Its southern end between Palmer and Grose Streets was shown on a map of 1825, and the Brownrigg Map of 1844 shows the full extent of the street as it is today. At this time there were few buildings, mostly south of Grose Street, none of which remain today. There has been considerable re-subdivision including the creation of allotments to face Sorrell Street, whereas most originally faced north or south to Ross, Grose or Fennell Streets.

Most buildings were constructed before 1895. Development was underway here in the 1840s as land in the centre of Parramatta was occupied. Building continued steadily from the 1860s to the 1880s. By the late nineteenth century, the original houses had been replaced by larger houses, some of which replaced two smaller houses. New houses were occasionally built in the subdivided grounds of existing houses with several houses built every decade. From the 1960s, the Parramatta Council approved residential flat buildings on the western side of Sorrell Street that required the amalgamation of several properties and the demolition of small houses.

Today the area includes houses in a range of scales and materials, dating from the 1830s to the 1950s, and residential flat buildings dating from the late 1950s to the 1990s. Buildings and grounds vary in scale from Endrim (the oldest house in the street), a two-storey villa with a large garden that occupies most of the land on the eastern side between Albert and Harold Streets, to small cottages built close to the street.

Significant Characteristics (North Parramatta and Sorrell Street)

- ▶ gently sloping landform
- ▶ pattern of development from the nineteenth and early twentieth centuries of mostly small single-storey dwellings on their own allotments, in a variety of forms and styles with front verandahs, sited close to the street, together with a small number of larger houses with gardens
- ▶ twentieth century houses built on undeveloped land or replacing early small dwellings set further back than earlier houses with small front gardens
- ▶ gardens / yards at the rear of small dwellings that are likely to retain old wells from the era before the installation of a town water supply
- ▶ residential flat buildings dating from the 1960s onwards, two to four storeys in scale with driveways and ground level garages: these developments involved the amalgamation of two or more small allotments and the demolition of small dwellings
- ▶ absence of driveways across footpaths and hence the absence of garages at the front of lots and in the street scene
- ▶ stone kerbs and gutters and street trees
- ▶ street pattern from original government subdivision
- ▶ archaeological evidence of early dwellings constructed in Parramatta before the present buildings



Statement of Significance

North Parramatta

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

Sorrell Street

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

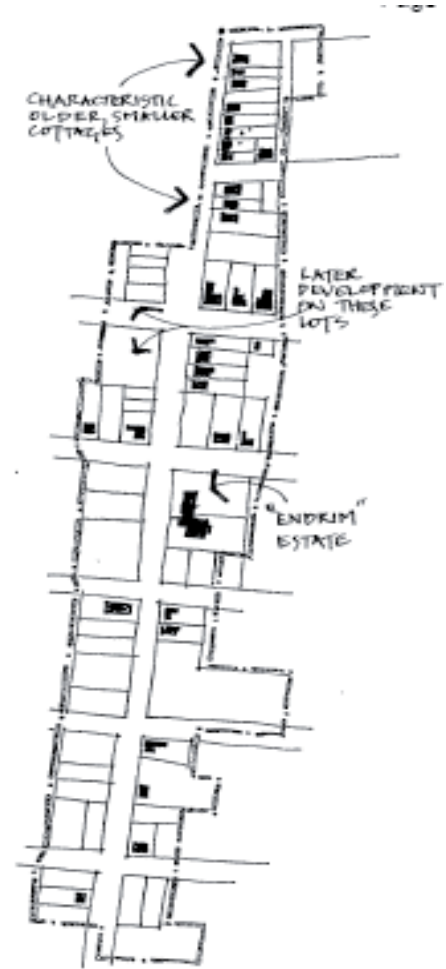
Objectives

- O.1 Re-instatement of residential use in buildings originally constructed as dwellings.
- O.2 Residential development compatible with the small scale of its significant buildings.
- O.3 Retention of all buildings that contribute to the history of the area as a residential area from the mid-nineteenth century up to 1945.
- O.4 Retention of the existing pattern of allotments.
- O.5 Continued use for residential purposes and the re-establishment of residential use within buildings originally constructed as dwellings.
- O.6 To avoid disturbance of significant archaeological deposits without investigation in accordance with the provisions of the NSW Heritage Act 1977.

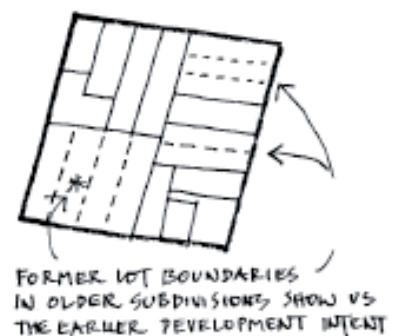
Design Controls

Subdivision

- C.1 Maintain the historical pattern of subdivision and re-subdivision to form allotments for small dwellings.
- C.2 Allow re-subdivision of lots that have been amalgamated in the past along the north-south line, or along previous boundaries as shown in 1895 plan.



SKETCH MAP SHOWING BUILDINGS EXISTANT IN 1895 STILL IN THE CONSERVATION AREA



RE-SUBDIVISIONS LIKE THESE WOULD DESTROY THE HISTORIC LOT PATTERN

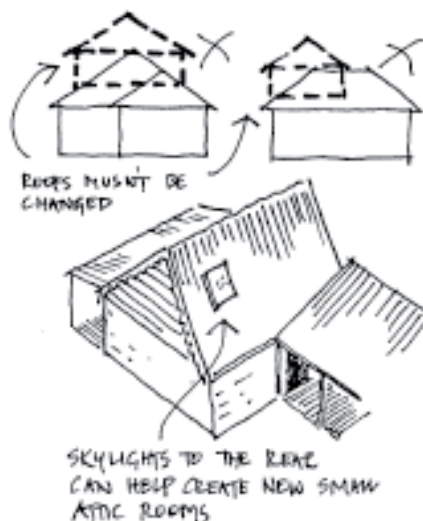


RE-SUBDIVISIONS LIKE THESE WOULD DESTROY THE HISTORIC LOT PATTERN

- C.3 Avoid re-subdivision across the line of subdivision or by amalgamation of rear garden space.
- C.4 Avoid development that involves the amalgamation of allotments and buildings that cross allotment boundaries.

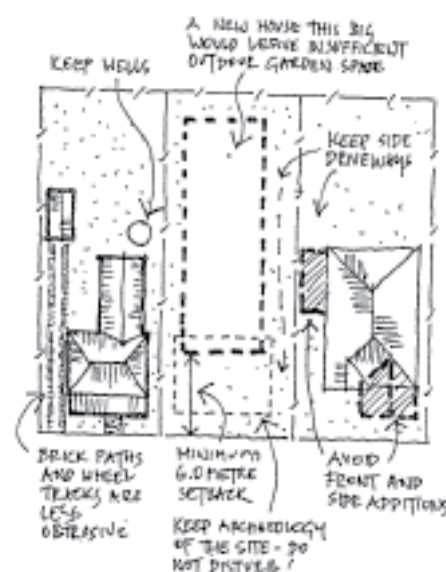
Existing Significant Buildings

- C.5 Consider removal of metal cladding followed by repair or re-instatement of weatherboards or other original cladding for buildings that have been clad in metal weatherboards.
- C.6 Consider re-instatement of residential use in buildings built as dwellings but now in commercial use.
- C.7 Avoid removal of stucco from buildings that were originally constructed with a stucco exterior.
- C.8 Avoid re-skinning of brick walls.
- C.9 Avoid removal of original details, except where they are decayed beyond repair and are to be replaced with an identical detail.
- C.10 Avoid adding new period details for which there is no evidence in the existing fabric or in historical photographs.
- C.11 Avoid covering original timber walls with another building material, such as imitation brickwork or metal cladding.
- C.12 Avoid altering the roof form above the main body of the building, other than to reinstate an original roof form.
- C.13 Avoid adding rooms above the main body of the house which require alterations to the existing roof height or shape. Rooms in the roof may be considered but only where ventilated by flat in-plane skylights at the rear of the roof.



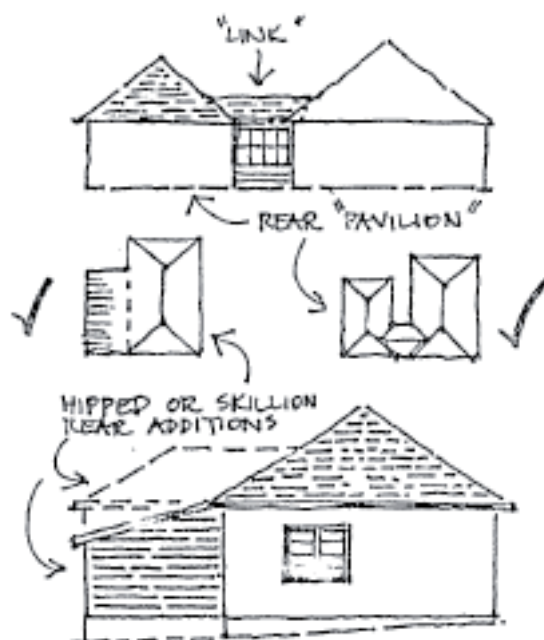
Siting and Garden Area

- C.14 Maintain the historical pattern of development of detached dwellings with garden space around, with the oldest dwellings close to the front boundary and later dwellings and other buildings with larger setbacks.
- C.15 At least 40% of the site must be garden area. Ensure a high level of amenity with garden spaces suitable for outdoor living, clothes drying, children's play, etc.
- C.16 Maintain features of heritage value in the garden area.
- C.17 Keep brick paving for paths and driveways.
- C.18 Keep all mature trees.



Alterations and Additions

- C.19 Additions, limited to one storey, may occur at the rear of heritage buildings to increase the facilities available, provided the original character of the building is retained, the works do not involve demolition of significant parts of the building, and are in scale with the existing buildings. For most cottages, the roof space is too small for rooms to be accommodated without changing the roof scale and form.
- C.20 Keep the existing form of the roof above the main body of the existing building.
- C.21 Avoid additions higher than the ridgeline of the existing building.
- C.22 Additions at the rear are encouraged in linked pavilions or skillions.



New Dwellings

A new small dwelling may be permissible in the rear garden of an historic building. Provided substantial land is retained around the existing building, car access can be obtained using an existing driveway, or from a rear lane or right of way from an adjoining property. Rooms in the roof may be permissible in the new dwelling provided the total height of the building does not exceed the height of the ridge of the existing building by more than one metre.

- C.23 New rear buildings should be single storey scale with a wall height not greater than 3.6 metres.
- C.24 Avoid hearted or speckled bricks in light colours.
- C.25 Avoid using brightly-coloured or shiny roof coverings, excepting corrugated iron.

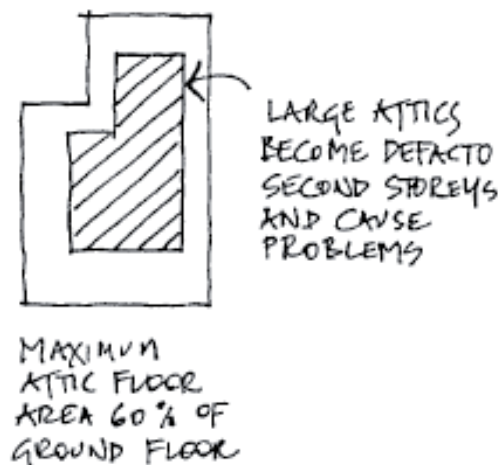
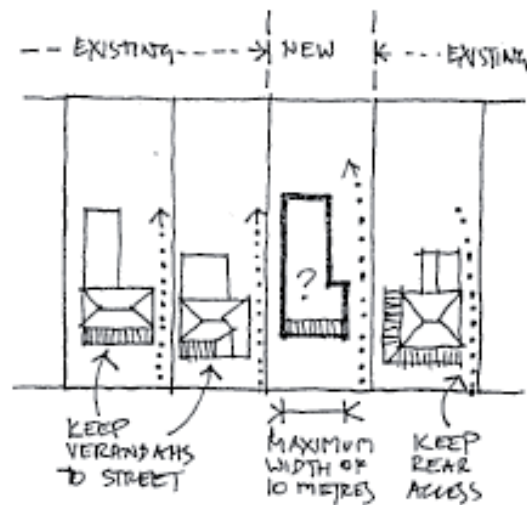


The following controls apply to development on properties listed under 'Existing Significant Buildings' at the end of this section.

- C.26 Avoid placing new buildings closer to the front boundary than the existing adjoining buildings and no closer than 6m.
- C.27 New buildings to be set back from the rear of existing buildings by a minimum of 10m.
- C.28 Investigate archaeological potential of area where new buildings are sited.
- C.29 Keep and repeat the existing form of the roof above the main body of building.
- C.30 Hipped or gabled pitched roofs should not exceed 35 degrees.
- C.31 Materials for new buildings to be rendered brick, common or face bricks, with tiles or corrugated iron roof.
- C.32 Keep significant archaeological deposits intact unless excavated in accordance with the provisions of the NSW Heritage Act 1977.

The following controls apply to new development on all properties not listed under 'Existing Significant Buildings' at the end of this section.

- C.33 The building should have a residential use.
- C.34 Keep and repeat the existing setback from the front boundary (or minimum setback of 6m which ever is the greater).
- C.35 Keep and repeat verandahs at the front of buildings.
- C.36 Keep and repeat the scale of nearby historic buildings, with no building exceeding 10m in width at the front wall.
- C.37 Avoid having rooms in the roof which are larger than 60% of the floor area of the ground floor covered by the same roof.
- C.38 Avoid constructing buildings of similar scale to the existing residential flat buildings.

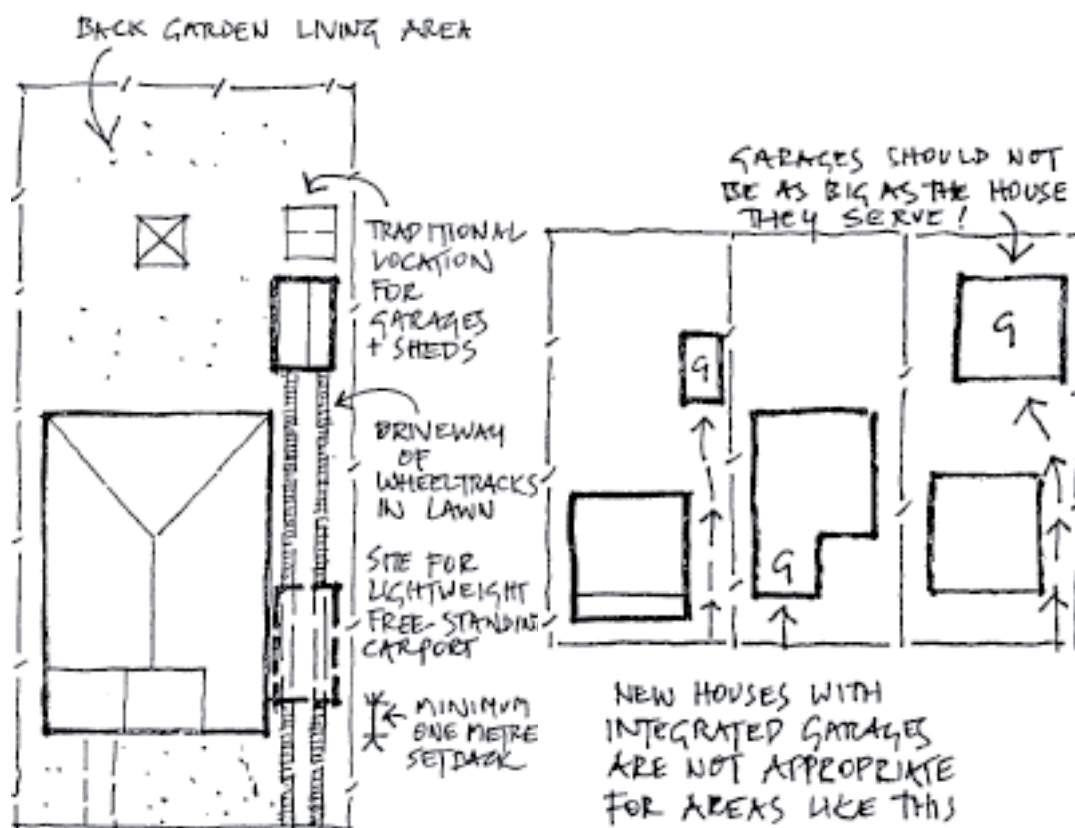


Character of Additions and New Dwellings

- C.39 New building works should respect the scale of historic buildings but should not copy their style or details (such as by reproducing small panel windows). It is appropriate for the new work to be in a contemporary style.

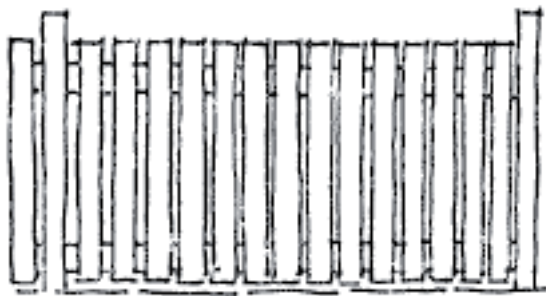
Garages, carports and other ancillary development

- C.40 Garages and carports should not become a prominent part of the streetscape.
- C.41 Back garden placement of garages, carports and other utility buildings must be separate from the main building.
- C.42 Carports may be sited beside the house but only where they:
- are constructed of lightweight frame of timber or metal
 - stand at least 1 m back from the front wall of the building and would not be a feature in the streetscape, and
 - are not attached to the building and would not obstruct light and air into the building
- C.43 Avoid creating new vehicular access driveways off Sorrell Street or anywhere in the North Parramatta Conservation Area.
- C.44 Avoid integrating garages into the facades of new buildings, except at the rear of allotments with access to two street frontages (eg laneway frontage) or with access to Trott Street.



Fences

- C.45 Use low light-weight fences along the front boundary, such as timber picket fences with square tops, or timber frame fences with wire panels, which are common in the area.
- C.46 Front fences are not to exceed 1.2m in height.
- C.47 Open wire or other metal fences are permissible provided shrubs, hedges or vines are planted to cover the fence.



AFTER 1920, PICKET FENCES
WERE MORE PLAIN IN DESIGN
+ AVOIDED FANCY TOPS

Public Lands

- C.48 Avoid change to existing stone kerbs and gutters. If repairs are needed, reuse stone for both kerbs and gutters.
- C.49 Avoid planting of shrubs and trees that will obscure the views along the streets for pedestrians.
- C.50 Avoid designs that involve major changes to the street pavement, such as chicanes, wide paved speed bumps or decorative paving.

Existing Significant Buildings

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

North Parramatta

Fennell Street: 2*, 4*, 9*, 11*, 12*, 16*, 17, 18*, 20*, 21*, 23, 22*, 24*

Grose Street: 1*, 6*, 8*, 9, 10*, 12*, 13, 15*, 17*, 19*, 20*, 22*, 24

Harold Street: 1, 2, 3, 5

O'Connell Street: 40-42*, 44, 46, 48, 56, 60, 62*, 72*, 74*, 76*

Trott Street: 1*, 2*, 3*, 3c*, 5, 9*

Villiers Street: 1, 3, 9

Sorrell Street

Albert Street: 44*, 54*

Gladstone Street: 1, 4

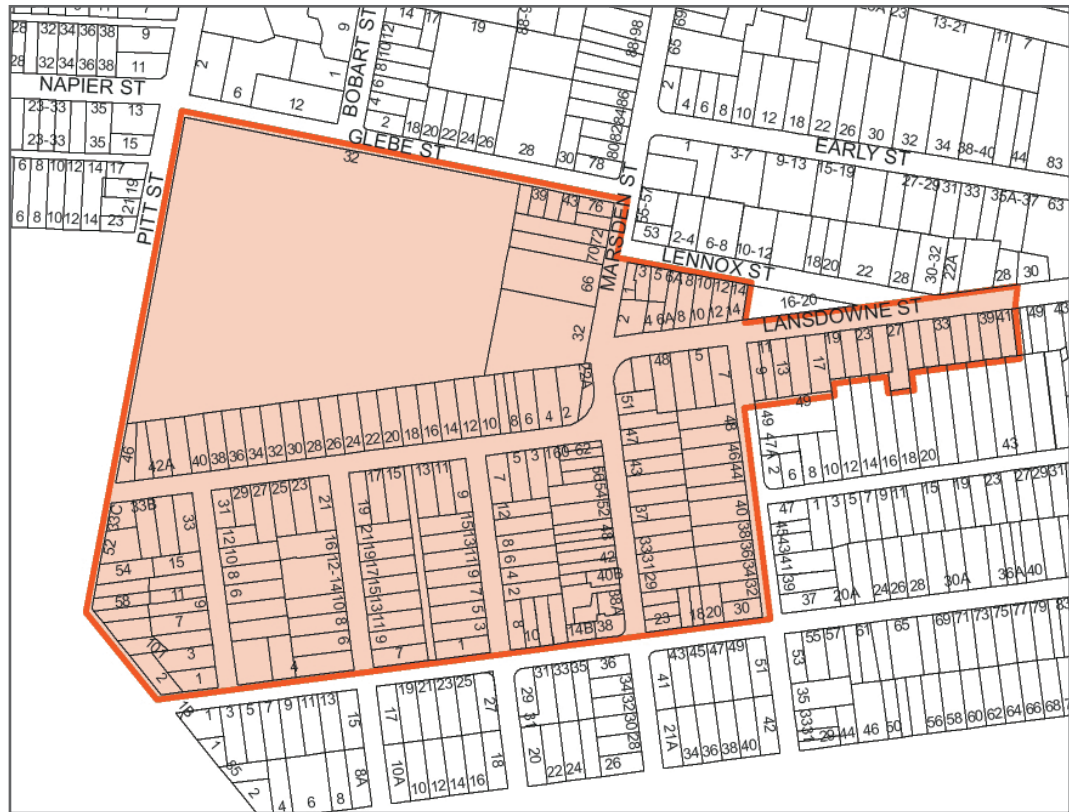
Grose Street: 44*, 46*, 48.

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

Sorrell Street: 31, 33, 36, 40*, 42, 44*, 48, 50*, 51A, 52*, 53*, 54*, 54A (north of Endrim) 56, 60*, 62*, 63*, 64*, 66*, 68A*, 70*, 72*, 75*, 76*, 77*, 78*, 79*, 80*, 81*, 82*, 86*, 88*, 90*

* Heritage Item

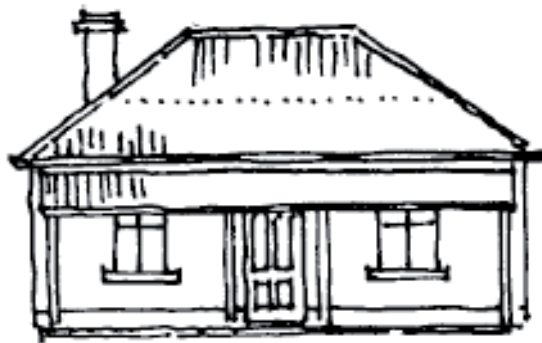
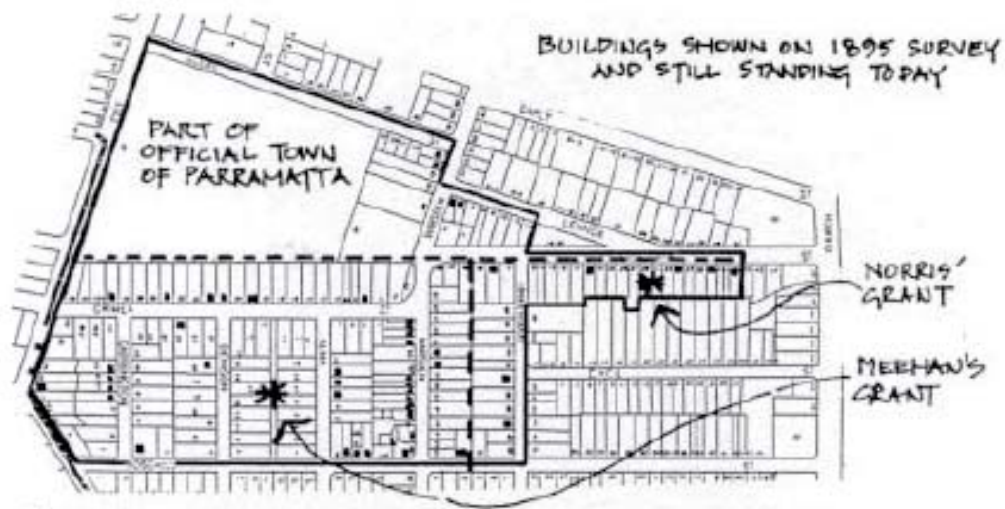
4.4.4.2 South Parramatta



This area includes two rural grants to Meehan and to Norris. Development to the south of Parramatta township occurred later than that to the north, and the 1855 Street Alignment Plan shows very few buildings in this area. In 1855 the railway from Sydney to Parramatta Junction (now Granville) terminated near Meehan's grant. Anticipating a demand for housing close to the terminus, Meehan's land was subdivided into 22 allotments of 50 feet x 150 feet and auctioned in 1856. When the railway was extended to Parramatta in 1860, the subdivision lost its attraction. Nevertheless, modest but slow development did occur, most aimed at the rental market. Brickmaking was also occurring at that time along A'Becketts Creek. Ten houses remain from this early period. All stand on or close to the front fence.

The 1880s saw rapid suburban expansion throughout Sydney. In South Parramatta, Norris's grant was subdivided and more houses built. Rental housing remained important. Some allotments were amalgamated and re-subdivided for smaller lot housing. The Detail Survey of 1895 shows 104 buildings scattered through the Conservation Area at that time. Eleven were later demolished for the park and eight went in recent years for the flats in Lennox Street. Forty-seven of those 104 houses remain today - a very high retention rate.

Houses continued to be built in the early years of last century, 28 of which remain intact. They stand further from the front fence than the earlier cottages. In the 1920s, Sydney experienced another rash of suburban development, at which time all houses on the western side of Alma Street and most of those on the eastern side of Denison Street were built. Other houses were built on vacant allotments scattered throughout the area. Front gardens were deeper than previously, gardening being at that time an important part of suburban living. Crimea Street was the important cross street, linking Church Street with Pitt Street, and small groups of shops were built on corner positions to serve this passing trade and local needs. Some vacant allotments remained, however, until the 1960s. Since then some earlier houses have been demolished for new development, or altered comprehensively in attempts to update them.

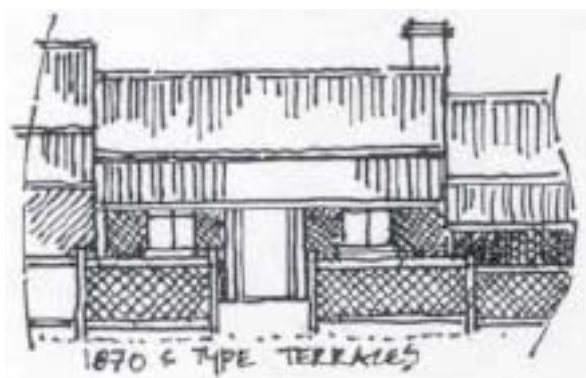


Statement of Significance

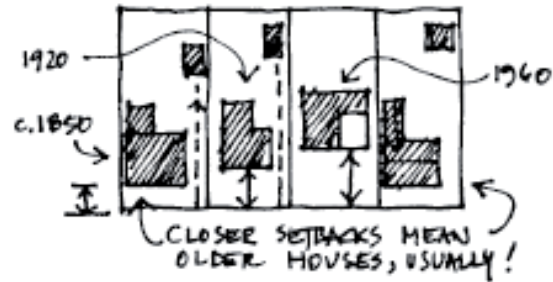
This area is the earliest remaining example in Parramatta of a speculative private subdivision related to the railway. The pattern of subdivision remains along with a very intact collection of early pre-1900 cottages. The consistently single storey scale of most of its housing and associated shops, and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

Significant Characteristics

- ▶ gently sloping landforms on either side of A'Becketts Creek and views across houses and the park to city buildings beyond
- ▶ that most of the original regular 50 by 150 foot allotments remain
- ▶ contains single storey freestanding dwellings or pairs of semis separated from the street and neighbours by planted garden space
- ▶ there is a consistency in the scale of mostly single storey houses
- ▶ few street trees so buildings enclose street space



- ▶ enclosed character reinforced by:
 - width of allotment - 50 feet or less
 - early buildings built on or close to front fence
 - groups of early cottages on narrow lots built close together and close to the street
 - small groups of one or two storey shops at or near the
- ▶ houses stand parallel to the street
- ▶ predominance of modest houses dating from 1850s - 1960s which collectively show how the area has grown, and which provide the historic significance and character of the area
- ▶ limited range of building materials - brick, timber, fibro, tiles and iron
- ▶ age of the houses often apparent by the depth of the front garden from 1 - 8 m
- ▶ space between building line and front fence is without garages or carports
- ▶ pattern of narrow driveway openings beside most houses leading to backyard garages
- ▶ front gardens visible from the street over low fences, generally of lightweight material such as timber or wire mesh on timber frame
- ▶ familiar suburban timber paling fence to side and back boundaries



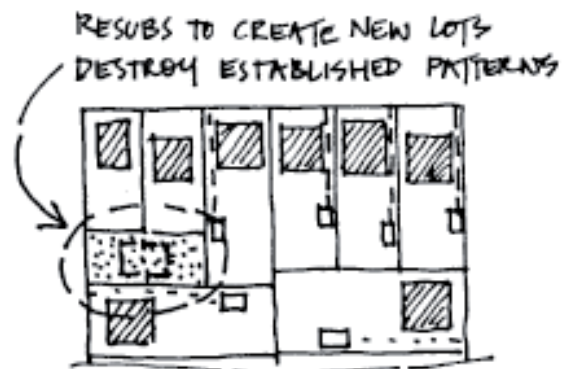
Objectives

- O.1 To maintain the area's single storey character.
- O.2 To ensure additions to increase accommodation are modest.

Design Controls

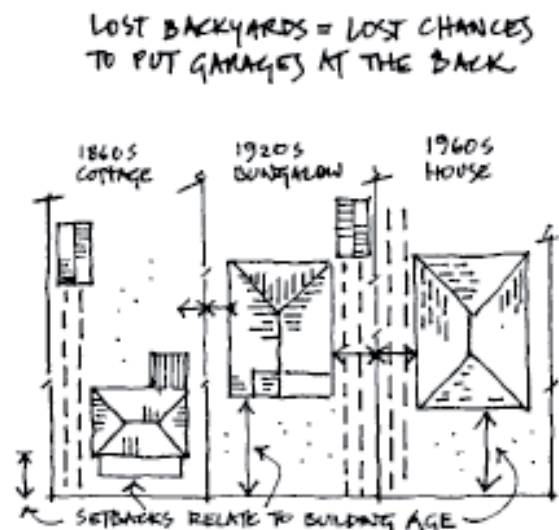
Subdivision

- C.1 Consider re-subdivision along the length of the allotment where it would not affect the setting of an existing building listed at the end of this Clause, or the character of the street.
- C.2 Avoid re-subdivision across line of subdivision or by amalgamation of back garden space.

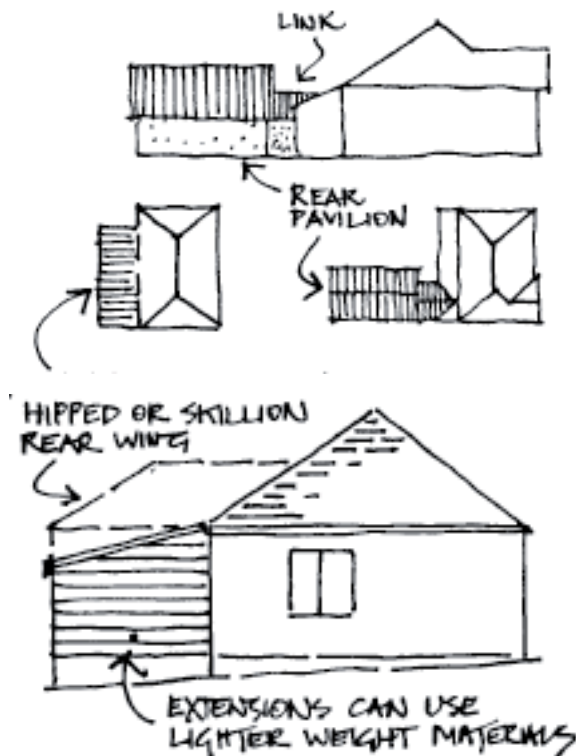


Siting and Garden Area

- C.3 Maintain the historical pattern of development of detached dwellings with garden space around, with the oldest dwellings close to the front boundary and later dwellings and other buildings with larger setbacks
- C.4 Keep views around and between buildings.
- C.5 Maintain amenity and privacy of back gardens.
- C.6 Keep at least 50% of the site for garden area.



- C.7 Keep driveways to garages/carports in back yards.
- C.8 Ensure similar side boundary setbacks to those existing.
- C.9 Avoid additions to the front or side of an existing house. Linked pavilions or skillions at back of a house are supported as a form of additions.
- C.10 Dual occupancy development is not considered to be appropriate, except where it can be accommodated in a modest attached addition to the rear of existing house.
- C.11 New buildings should not be established closer than 8m to the front street alignment.
- C.12 New buildings should not be constructed with zero side setbacks except on lots narrower than 10m.



Alterations and Additions

- C.13 Avoid painting or re-skinning original brick walls.

New Development

- C.14 Single storey scale with maximum wall height to relate to any nearby existing significant building listed above.
- C.15 Roofs should be hipped or gabled pitched and should not exceed 35 degrees in pitch. Rooms in roof can be considered where ventilated only by flat, in-plane skylights.
- C.16 Setback of 8m or more for any new house
- C.17 Side driveway access to garage in backyard.
- C.18 Materials for new buildings of face or common bricks, timber or fibro, with terracotta tile or corrugated steel roofs.
- C.19 Avoid boundary-to-boundary development which prevents garages and carports being located in the rear yard. In exceptional cases, where the lot is less than 10m wide, a front garage may be integrated with a new house, providing that it is setback from the front wall of the house by a minimum of 1m and its design and construction avoids negative impact on the streetscape.
- C.20 Avoid hearted, speckled, multicoloured or textured bricks in light colours.
- C.21 Avoid imitation slate or obtrusively coloured roofing materials.

Garages, carports and other ancillary development

- C.22 Keep side driveways free of structures. In exceptional cases, where the lot is less than 10m wide, a front garage may be integrated with a new house, providing that it is setback from the front wall of the house by a minimum of 1m and its design and construction avoid negative impact on the streetscape.
- C.23 Secured standing space only to side of house may allow better use of limited site area for garden.

- C.24 Continue the use of lighter weight cladding materials such as timber, imitation timber cladding or corrugated iron.
- C.25 Driveways should not continue over footpath space.
- C.26 Garages should not be integrated with the house or be located at side driveways (including carports), except where the allotment is less than 10m wide.

Fences

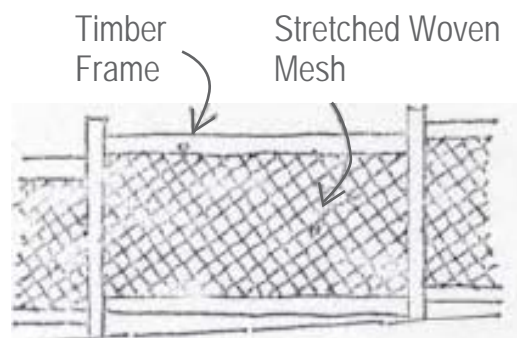
- C.27 Fences at the following properties must be retained:

Crimea Street: Nos 17, 19, 21, 33

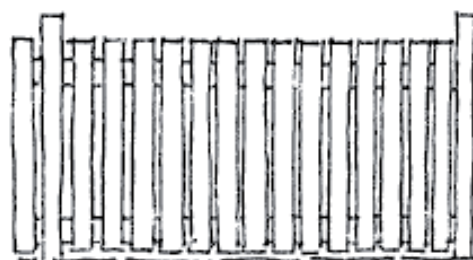
Denison Street: Nos 10, 11, 16*

* Heritage Item

- C.28 For front boundaries, continue with fences of varied unobtrusive lightweight materials such as timber or wire mesh on timber frame with hedges if desired.
- C.29 Where existing, timber framed fences sheeted with corrugated iron should be maintained, and where necessary, replaced with fence of same height and materials.
- C.30 Avoid creating high front privacy walls of brick, timber or brush.
- C.31 New brick front fences are not desirable, except where there is evidence of an earlier brick fence lost or changed since its construction.



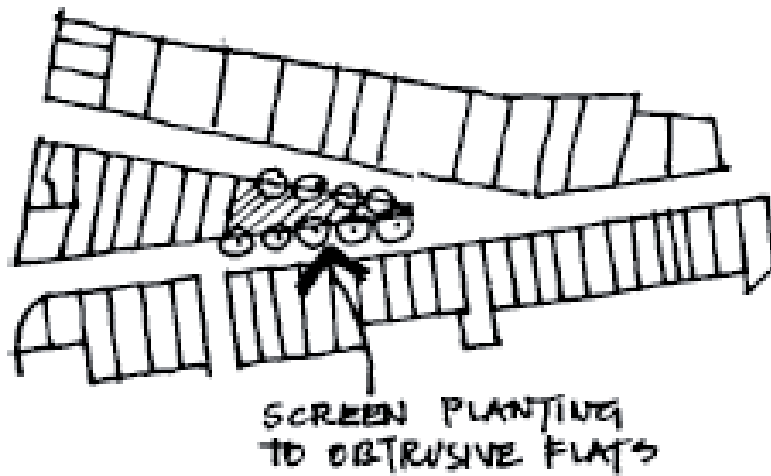
Cyclone mesh fences are later but appropriate low-cost front fences for older homes



After 1920, picket fences were more plain in design and avoided fancy tops

Public Lands

- C.32 Conserve and enhance those elements of the public domain which contribute to an understanding of the history of the area.
- C.33 Improve the residential amenity of the area by screening structures which intrude upon that amenity.
- C.34 Improve public enjoyment of public open spaces and views.
- C.35 Maintain and restore (where they remain beneath the bitumen) the sandstone kerbs and gutters in Lansdowne and Inkerman Streets.
- C.36 Prepare, plant and maintain a landscape plan for the drainage easement and park between Inkerman and Glebe Streets. This plan will need to respond to the modest historic suburban character of the area.
- C.37 Plant a dense strip of evergreen trees along the grass verge on the north side of Lennox Street and the north side of Lansdowne Street to screen the intrusive scale and materials of the new flats from the low scale suburban character of the Conservation Area.



Existing Significant Buildings

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

Houses built between 1850s and 1880s

Inkerman Street: No 40* (c1870)

Lansdowne Street: No 19* (c1870)

Lennox Street: Nos 1 and 3* (1850s-1860s)

Marsden Street: Nos 44* 46* 48* 50* (1880s); 56* 58* (1860)

Houses Built From 1880s - 1895

Alma Street: Nos 6, 8, 10

Carrington Street: Nos 4*, 9, 11, 13, 15

Crimea Street: Nos 6, 25*, 26, 34, 42

Denison Street: No 16

Inkerman Street: No 34*

Lansdowne Street: Nos 5, 35*, 41*, 43*, 49*, 51*

Marsden Street: Nos 38, 39, 40B, 41, 42, 60, 62, 74*, 76*

Pitt Street: No 58

Rosehill Street: Nos 10, 12, 14, 16, 18

* Heritage Item

- b) Any building not listed above but located on the site of a building shown on the 1895 Detail Survey should not be demolished until Council has examined the building for any evidence of the structure extant in 1895.
- c) The following buildings constructed since 1895 must be retained:

Federation houses of the 1900s - c1920

Carrington Street: No 3

Crimea Street: Nos 5, 9, 12, 13, 18, 30, 33A, 40

Denison Street: No 6

Inkerman Street: Nos 38, 44

Lansdowne Street: Nos 7, 23, 25, 27, 39

Marsden Street: Nos 23, 25, 27, 31, 35, 37, 43, 45, 47, 49, 51

Rosehill Street: No 20

Bungalows of the 1920s & 1930s

Alma Street: Nos 1, 3, 5, 7, 9, 11, 13, 15

Carrington Street: No 5

Crimea Street: Nos 8, 8A, 11, 15, 16, 17, 19, 23, 31, 38, 46

Denison Street: Nos 4, 9, 10, 11, 13, 15, 17, 19

Inkerman Street: No 32

Lansdowne Street: Nos 2, 4, 6A, 8, 9, 10, 12, 13, 15, 17, 31, 37

Marsden Street: Nos 23, 33, 49, 51, 72

d) Where possible, the following intact early post-war buildings should be retained:

Intact Houses of late 1940s & 1950s

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

Alma Street: No 4

Carrington Street: Nos 1, 6, 7, 8, 12

Crimea Street: Nos 2, 3, 4, 7, 14, 21, 22, 24, 27, 33, 33B, 36

Denison Street: Nos 8, 21

Inkerman Street: No 36

Lansdowne Street: No 21

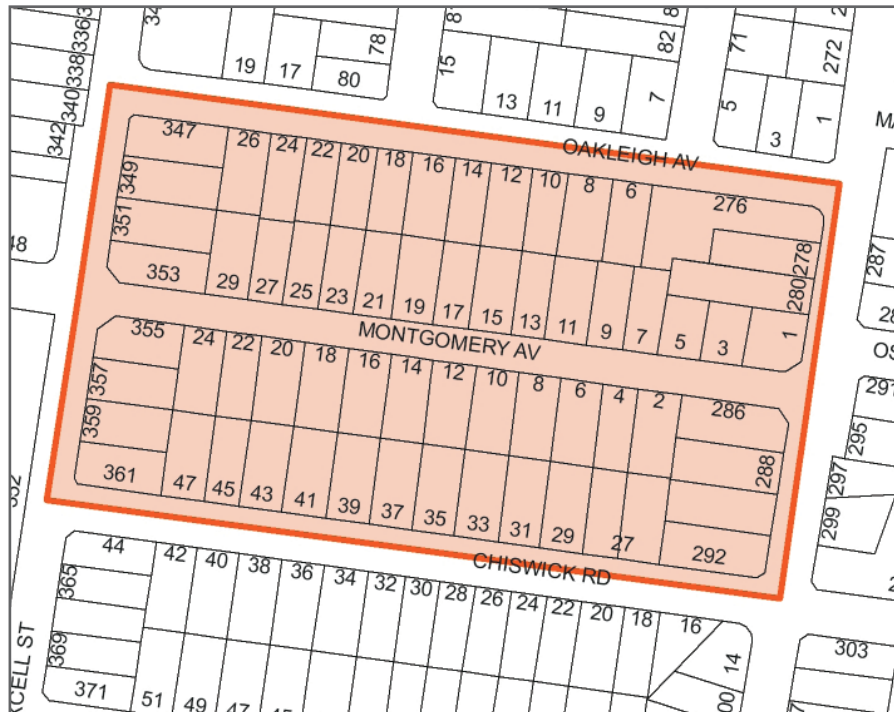
Pitt Street: Nos 52, 54, 56

Railway Street: Nos 101, 103, 105

Rosehill Street: No 2

4.4.5 South Granville

4.4.5.1 Blaxcell Estate



History

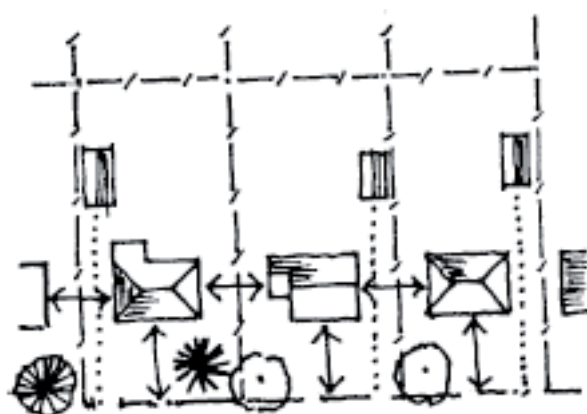
The land on which this conservation area is situated had been privately acquired and subdivided as early as 1922, but very few of the lots had sold. The Commission bought the estate, kept the proposed street pattern, re-subdivided the lots, leaving a few private lots (all at the end of streets). This was the first of the Commission's group developments in New South Wales and the buildings in Montgomery Street were completed in December 1944. They were constructed in full double brick with Marseilles tiled roofs, decorative use of bricks around front porches and identical front fences.

Distinctive Characteristics

- ▶ flat to gently undulating clay land which drains slowly to the east and Duck Creek
- ▶ regular sized allotments, mostly 20m x 34m
- ▶ single storey freestanding houses separated from the street and neighbours by large garden space, with lawn and shrubs
- ▶ spaciousness of the area created by:
 - width of each allotment
 - wide side boundaries
 - background view to large remaining eucalypts
 - backyard placement of garages and carports



- ▶ houses standing parallel to the street
- ▶ intact street character and a remarkable number of the houses, most of which have very few alterations or additions
- ▶ consistent age of the houses - almost all date from 1944 - 1950 with a few from the 1960s
- ▶ uniform building shape (form), scale and setbacks
- ▶ one chimney per house
- ▶ uniform building materials - bricks and tiles to Montgomery Street; fibro and tiles to the other street, with the occasional timber clad house and brick corner houses in Oakleigh Ave
- ▶ uniform brick fences to Montgomery Street and few fences throughout the rest of the area



Statement of Significance

This area comprises the first group development in NSW constructed in 1944 by the newly formed Housing Commission, having taken over a privately developed subdivision. The area is remarkable for its totally intact core area of Montgomery Street which has kept all its fencing and all original houses without second storey additions. The brick houses demonstrate the ideals with which the Commission commenced its charter, while the fibro houses are the result of the cost effective measures undertaken soon after to produce the quantity of houses needed at that time.

The consistent scale, siting, materials and fences of the development provides a cohesive 1940s suburban character, and the fibro housing is a particularly good example of the very extensive Housing Commission development throughout Parramatta.

Objectives

- O.1 To protect the area's single storey residential character, especially it's 1944 face brick houses and fences.
- O.2 To maintain front and side garden spaces.

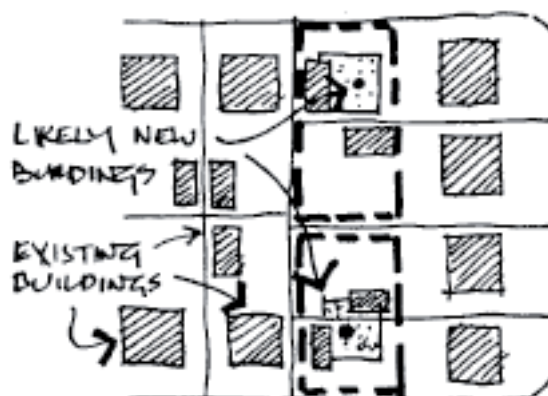
Design Controls

Landform/Natural Characteristics

- C.1 Keep remaining eucalypts and encourage their replanting on rear boundaries of private gardens.

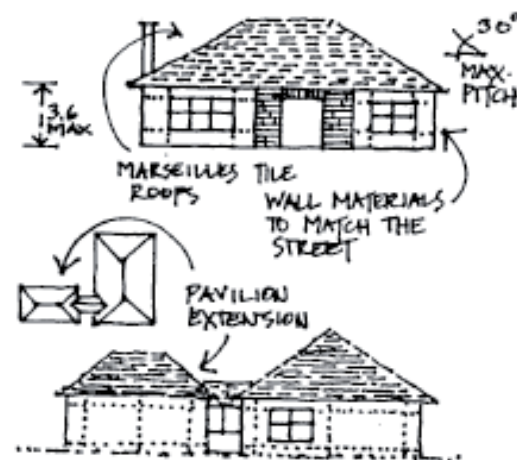
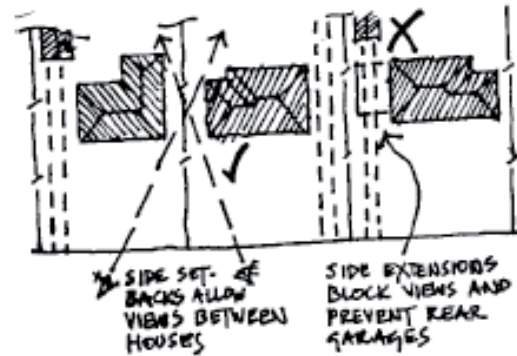
Subdivision Pattern

- C.2 Maintain the 1944 pattern of subdivision
- C.3 Avoid re-subdivision by amalgamation of back garden space.



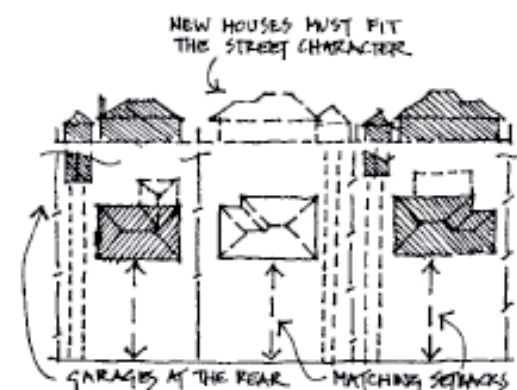
Siting, Setbacks & Garden Area

- C.4 Maintain the existing pattern of development, of individual single storey houses on wide parcels of land surrounded and separated by garden space.
- C.5 Keep views and space between buildings and maintain amenity and privacy of back gardens.
- C.6 Keep at least 50% of the site for garden area.
- C.7 Ensure similar side boundary setbacks to those existing.
- C.8 Avoid additions to the front or side of an existing house
- C.9 Avoid establishing any new building or structure standing closer to the front street alignment than existing houses.
- C.10 Second storey additions will not be supported.



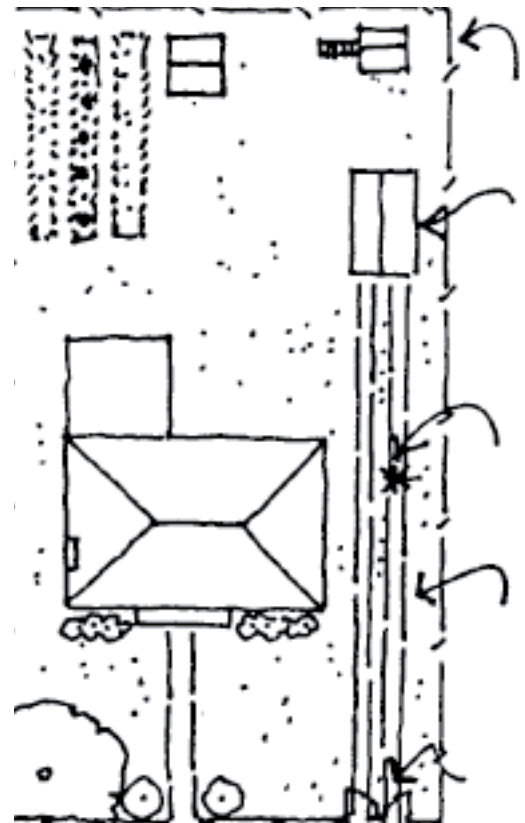
Alterations and Additions

- C.11 Extra rooms above the existing main body of the house which require alteration of existing roof shape are not permissible. Rooms in roof may be considered but only where they are ventilated by flat, in-plane skylights on the back slope of the roof.
- C.12 Avoid new dormer windows, mansard roofs or large bulky additions visible from the street.
- C.13 Linked pavilions under a separate roof form, or skillion extensions both to the back of the house are supported.
- C.14 Keep all existing chimneys
- C.15 Painting, plastering or re-skinning of brick houses or fences in Montgomery Street or Oakleigh Street is not desirable.
- C.16 Avoid recladding of existing fibro buildings (including garages and other ancillary buildings) in brick as this would confuse the history of the area. Recladding in other light weight materials, such as fibro-cement, timber or imitation timber is acceptable.
- C.17 Avoid re-roofing of main body of the existing house except to match original materials, maintaining the existing balance of red and blue tiles.

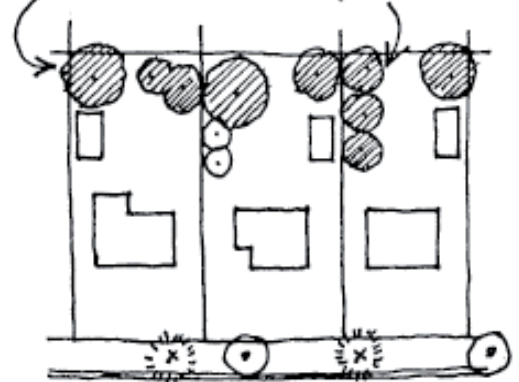


New Development

- C.18 Repeat single storey scale for houses with maximum wall height the same as existing houses.
- C.19 Hipped pitched house roofs should not exceed the pitch of existing house roofs.
- C.20 Setbacks should be the same as original houses in the street.
- C.21 Access to garages and carports should be by a side driveway beside house to the backyard.
- C.22 Materials for any new house facing Montgomery Street to be of face or common bricks with Marseilles tile roof.
- C.23 Materials for main part of any new house in other streets to be of timber, fibro or imitation timber cladding, with terra cotta tile roofs.
- C.24 Materials for utility buildings and garages in light weight materials such as fibro, imitation timber cladding or 'corrugated iron'.
- C.25 In Montgomery Street avoid use of hearted, speckled, multicoloured or textured bricks in light colours.
- C.26 Roofing materials other than terracotta tiles are not desirable.



CONSIDER NATIVE TREES + SHRUBS FOR BACK YARDS

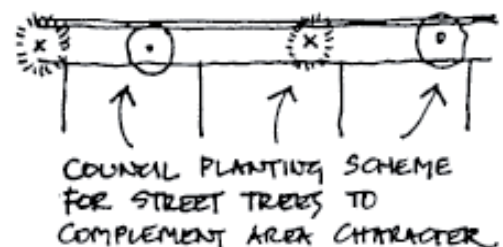


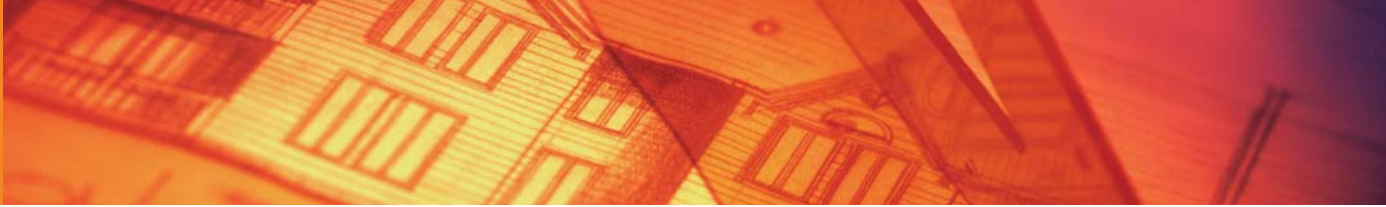
Fences

- C.27 The following fences must be kept:
Clyde Street: Nos 286 and 288
Montgomery Street: Nos 2 - 24 and Nos 9 - 25 and 29
- C.28 Keep the existing street character, with fenceless street alignments for all properties other than those listed in the above control.

Public Lands

- C.29 Maintain and reinstate those elements of the public domain which contribute to an understanding of the history of the area
- C.30 Improve the residential amenity and enjoyment of the public street area.





- C.31 Prepare a uniform planting scheme for the streets of this area to complement the formal 1940s character of the houses. Plantings such as crepe myrtle (which is bare in winter) or clipped pine are the most suitable.
- C.32 Street plantings of native shrubs or trees are not suitable to the formal line of the streets and the house setbacks.
- C.33 Plant on or near side boundary alignment to minimise effect of tree shade on front wall of house.

Existing Significant Buildings

- a) Keep all buildings and other structures that explain the history of the area and contribute to its significance.
- b) Keep all the following buildings, which together demonstrate the history of the area and contribute to its significance, with their present form and roof shape:

Blaxcell Street: Nos 347 - 361

Chiswick Street: Nos 27- 47

Clyde Street: Nos 270 - 280 and 286, 288.

Cordon Street: Nos 69, 71 and 82

Montgomery Street: Nos 2 - 24 and Nos 7 - 29

Pegler Street: Nos 76, 78, 79, 80, 81

Oakleigh Street: Nos. 4 - 16 and 20 - 26 and 1 - 7 and 11 - 17