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Epping Town Centre (East) Heritage Review

Submitted to City of Parramatta Council

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This document is preliminary unless approved by a Director of City Plan Heritage.

CERTIFICATION

This report has been authorised by City Plan Heritage, with input from a number of other expert consultants, on behalf of the Client. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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1. Executive Summary

1.1 Background

This study has been commissioned by the City of Parramatta Council in order to undertake a Heritage Review of the Epping Town Centre. The City of Parramatta Council recently inherited the balance of the Epping Town Centre as a result of Council amalgamations from Hornsby Shire Council on the 12 May 2016. Currently, the controls for different parts of Epping Town Centre vary as a result of previous decision making structures under the City of Parramatta Council and Hornsby Shire Council.

The City of Parramatta's City Strategy Department commissioned a heritage review to inform strategic land use decisions across part of the Epping Town Centre previously under the jurisdiction of Hornsby Shire Council and, in addition, to review related concerns of residents on a number of heritage issues. It excludes any analysis on the western side of the Town Centre, railway line, excluding Rosebank Avenue HCA and properties subject to Stage 6 of the Hornsby Council Heritage Review.

The principal aims of this heritage review are to:

- Review the three existing Heritage Conservation Areas (HCAs) of East Epping, Essex Street and Rosebank Avenue located within the Epping Town Centre area recently acquired by the City of Parramatta Council;
- Investigate concerns raised by residents on a number of heritage issues including:
 - the value and significance of each HCA; and
 - the value and significance of properties located on interface areas with R4 and R3 High Density Residential Areas;
- Review of current planning controls of interface areas around the existing HCAs; and
- Conduct Stage 6 of the Hornsby Council Heritage Review.

1.2 Summary of Findings

In general, the East Epping, Essex Street and Rosebank Avenue HCAs retain the same level of integrity and significance as described in the most recent study, *Epping Town Centre Heritage Review*, conducted in 2013, with few significant changes evident.

Subsequent to the field survey, all properties within the East Epping, Essex Street and Rosebank Avenue HCAs were reassessed for their contribution to the overall significance of their respective HCAs. The previous rankings from the 2013 study were taken in to account in the reassessment of all properties within each HCA. Generally, the ranking awarded to each property was consistent for both the Essex Street and Rosebank Avenue HCAs, however, some differences occurred for the East Epping HCA. Some properties within the East Epping HCA were listed as Neutral, due to being from the historical period of development of the area (typically Federation or Inter War) however, had been modified to a degree that has removed or obscured characteristic detailing of their respective periods.

An investigation into the impact of R3 and R4, Medium and High Density Residential Zones was undertaken, through community consultation, site visits of individual properties, and analysis of recently approved development applications at the interface zones with the East Epping, Essex Street and Rosebank Avenue HCAs. Generally, property owners whose dwellings were located adjacent to a high density residential development raised concerns with both the development and the implications of being located within a HCA. Whilst not heritage concerns, issues of privacy, safety, health and financial implications were all raised during the different phases of community consultation. Through further assessment of the impact of the high and medium density residential development at site visits, it was noted that although the new developments do impact upon the backdrop of each of the HCA's in different ways, the developments did not impact upon the setting and streetscape characteristics of the particular HCA so much that would result in the modification to the

boundaries or removal in whole or in part of any HCA. The impact of the new developments essentially was in relation to planning matters rather than heritage matters.

Notwithstanding, in order to help mitigate the issues and concerns raised by the property owners and to address impacts upon the heritage significance of the East Epping, Essex Street and Rosebank Avenue HCAs as well as individual heritage items, planning controls were reviewed and recommendations made to assist in the alleviation of future impacts.

Stage 6 of the Hornsby Council Heritage Review was also conducted, with a total of twenty-two (22) identified properties reviewed.

1.3 Conclusion and Key Recommendations

As a result of this in depth survey and assessment of the HCAs within the Epping Town Centre, the following key recommendations are made within this heritage review:

1. *Retain the current boundaries of the Essex Street and Rosebank Avenue Heritage Conservation Areas (Refer to Sections 10.2 and 10.3)*
 - Following reassessment of the Essex Street and Rosebank Avenue Heritage Conservation Areas, both areas were found to have maintained the significance and intactness established in previous studies. The impact of High and Medium Density Residential development at the interface areas with the Heritage Conservation Areas were not found to have a detrimental impact warranting removal of the Heritage Conservation Areas in part or in whole. Thus, both Heritage Conservation Areas are recommended to be retained in full.
2. *Adjust the south-west boundary of the East Epping Heritage Conservation Area (Refer to Section 10.1)*
 - It is recommended for 25 Pembroke Street, and 1, 3, and 3A Norfolk Road to be removed from the East Epping Heritage Conservation Area, and the boundaries of the HCA are adjusted accordingly.
3. *Retain individual heritage items requested for removal by property owners (Refer to Sections 10.1 and 10.2)*
 - 3 and 42 Essex Street have been reassessed for their heritage significance and contribution to their respective Heritage Conservation Area, East Epping and Essex Street respectively, and are recommended to retain their heritage listing under Schedule 5 of the Hornsby LEP 2013.
4. *Rezone removed properties from East Epping Heritage Conservation Area, 5, 7 and 7A Norfolk Road and identified properties within 'Rockleigh Park' to R3-Medium Density Residential with 12m height limit (Refer to Section 11.5)*
 - In order to provide a consistent transition between R4-High Density Residential development on Essex Street and Pembroke Street from further encroaching on the East Epping Heritage Conservation Area, the removed properties from the East Epping Heritage Conservation Area (25 Pembroke Street, and 1, 3, and 3A Essex Street), 5, 7 and 7A Norfolk Road (which share a driveway with 3 and 3A Norfolk Road) and the late 20th Century development known at 'Rockleigh Park' are recommended to be rezoned as R3-Medium Density Residential with a 12m height limit, in order to provide a smooth transition from the R2-Low Density Residential of the Heritage Conservation Area and the R4-High Density Residential area of Essex and Pembroke Streets.
5. *Changes to Design Interface Guidelines of the Hornsby DCP (Refer to Section 11.2.3)*
 - The current Design Interface Guidelines in Section 9.4.1 of the Hornsby DCP 2013 are considered to be a good framework for which to assess the impact of high and medium density residential developments which are located in the interface areas with Heritage Conservation Areas. However, Section 9.4.1 needs to be considered at least in relation to Sections 9.6.6 and 9.6.8. It is recommended that where R3 and R4 Zones interface with a Heritage Conservation Area or Heritage Item that a

10m setback, which is required for Chapman Avenue, should be implemented in order to aid in maintaining the context and setting of each Heritage Conservation Area and Item. In addition, sufficient deep soil planting between R3 and R4 and heritage conservation areas and items should be encouraged, as well as the retention of any mature trees which aid in screening the high or medium density development from the heritage conservation area or heritage item. Furthermore, an adequate assessment of the potential heritage impact on the Heritage Conservation Area and/or Heritage item should be addressed for any future proposed development, to aid in the mitigation of likely heritage impacts.

6. *Maintain current 17.5m and 12m height limits of R4 High Density Residential Zone and R3 Medium Density Residential Zone respectively (Refer to Section 11.3)*

- To ensure that a sufficient transition between Heritage Conservation Areas are maintained and are not further adversely impacted upon through higher density development at interface areas, it is recommended that the current height limits for R4 and R3 Zones are maintained.

7. *Extend R3-Medium Density Residential Zone to Brigg Road and Rose Street (Refer to Section 11.4)*

- Recommendation to extend R3-Medium Density Residential Zone to the northern side of Brigg Road and to Rose Street, which will have an acceptable impact upon the current setting of the Essex Street HCA, provided that adequate consideration is given in regards to sufficient setback, deep soil planting and on the impact upon the setting and curtilage of the Essex Street HCA in any further development proposals, incorporating the recommendations provided in Section 11.2 of this study report.

8. *Additional Recommended Updates to Planning Controls (Refer to Section 11.6)*

- Include an additional prescriptive measure for Essex Street and Rosebank Avenue HCA Provisions for properties located on interface with R4-High Density Residential Zone, as follows:
 - i. Additional development in the rear of properties with direct interface to High and Medium Density Residential Zones can develop up to two storey additions, provided that the addition will not reduce the contribution of the property to the HCA, will not remove mature trees or plantings, and will not reduce the streetscape character of the area.
 - ii. In addition, it is recommended that a provision or Condition be included in the consents for an archival photographic recording to be prepared for all Heritage Items and Contributory buildings and any Neutral buildings which date from the Victorian., Federation, Inter War or Post War periods within the East Epping, Essex Street and Rosebank Avenue HCA's when major alterations and additions and/or demolition is proposed for the property.

9. *Assessment of significance of southern end of Essex Street HCA in future Heritage Review*

- Recommended that future heritage reviews, possibly as part of the new Local Environmental Plan to be developed for the City of Parramatta Council, consider assessing the southern end of the Essex Street HCA, for either extending the HCA's boundary, or for an arboricultural assessment to be undertaken for the possibility of listing the street trees as a landscape items.

10. *Retention or replacement of street trees in Rosebank Avenue due to stormwater drainage for Cliff Road*

- Recommended for the seven (7) street trees located on the western side of Rosebank Avenue identified to be impacted by the proposed stormwater drainage from Cliff Road to be maintained, or if this is not possible, that appropriate replacement trees be planted in the road reserve to ensure that the consistent street tree plantings of Rosebank Avenue are maintained.

11. Hornsby Council Heritage Review - Stage 6 (Refer to Section 13.6)

In summary, the resultant recommendations and updates were made as part of Stage 6 of the Hornsby Council Heritage Review:

iii. **Requests for Removal of Heritage listing**

The one request for removal of a Heritage Item, 184 Ray Road, has been recommended to be retained and the Inventory Sheet for the item has been updated.

iv. **Amend Anomalies in Details of Heritage Listings**

One Heritage Item, 73A Oxford Street, was recommended to be changed from R3 Medium Density Residential Zone to R2 Low Density Residential Zone to reflect the East Epping HCA zoning of R2.

v. **Request for Listing of New Items**

Of the six (6) properties recommended for heritage listing under the Hornsby LEP 2013, three (3) properties were recommended for heritage listing and three (3) were not recommended for heritage listing. Inventory Sheets for the three recommended heritage items have been created.

vi. **Review Isolated Items in Housing Strategy Zone (R4) High Density**

Of the two (2) Heritage Items which were identified as isolated items in R4 High Density Residential Zones, both Heritage items were recommended to be retained and the Inventory Sheet for each item were updated to reflect their current condition.

vii. **Review Details of Heritage Listing**

Eight (8) Heritage Items required various details reviewed. All Inventory Sheets were updated for each of the eight (8) items. Two (2) Heritage Items will require further investigation and follow up, due to needing expert advice or access to the site. All Inventory Sheets for these Heritage Items have been updated to reflect their current condition.

viii. **Missing Inventory Sheets for Existing Heritage Items**

Four (4) Heritage Items were missing Inventory Sheets. All four (4) Heritage Items Inventory Sheets have been either located or created, with up to date photographs. One Heritage Item was recommended for investigation by a Heritage Consultant who specialises in garden and landscapes.

2. Introduction

2.1 Background

This study has been commissioned by the City of Parramatta Council in order to undertake a Heritage Review of Epping Town Centre. The City of Parramatta Council recently inherited the balance of Epping Town Centre as a result of Council amalgamations from Hornsby Shire Council on the 12 May 2016. Currently, the controls for different parts of Epping Town Centre vary as a result of previous decision making structures under the City of Parramatta Council and Hornsby Shire Council.

The City of Parramatta's City Strategy department identified the need of a heritage review to inform strategic land use decisions across the Epping Town Centre that was previously under the jurisdiction of Hornsby Shire Council. In addition to review related concerns of residents on a number of heritage issues. It excludes any analysis on the western side of the Town Centre, railway line, excluding Rosebank Avenue HCA and properties subject Stage 6 of the Hornsby Council Heritage Review.

The principal aims of the heritage review are to:

- Review the three existing Heritage Conservation Areas (HCAs) incorporating East Epping, Essex Street and Rosebank Avenue located within the Epping Town Centre area and are recently acquired by the City of Parramatta Council;
- Investigate concerns raised by residents on a number of heritage issues including:
 - the value and significance of each HCA; and
 - the value and significance of properties located on interface areas with R4 and R3 High Density Residential Areas
- Review of current planning controls of interface areas around the existing HCAs; and
- Conduct Stage 6 of the Hornsby Council Heritage Review.

2.2 Study Area

The study area is located within the Epping Town Centre CBD, and is limited to the land that was previously under the jurisdiction of the Hornsby Shire Council until May 2016 (Figure 1). Epping Town Centre surrounds Epping Train Station along the North Shore and Northern Line.

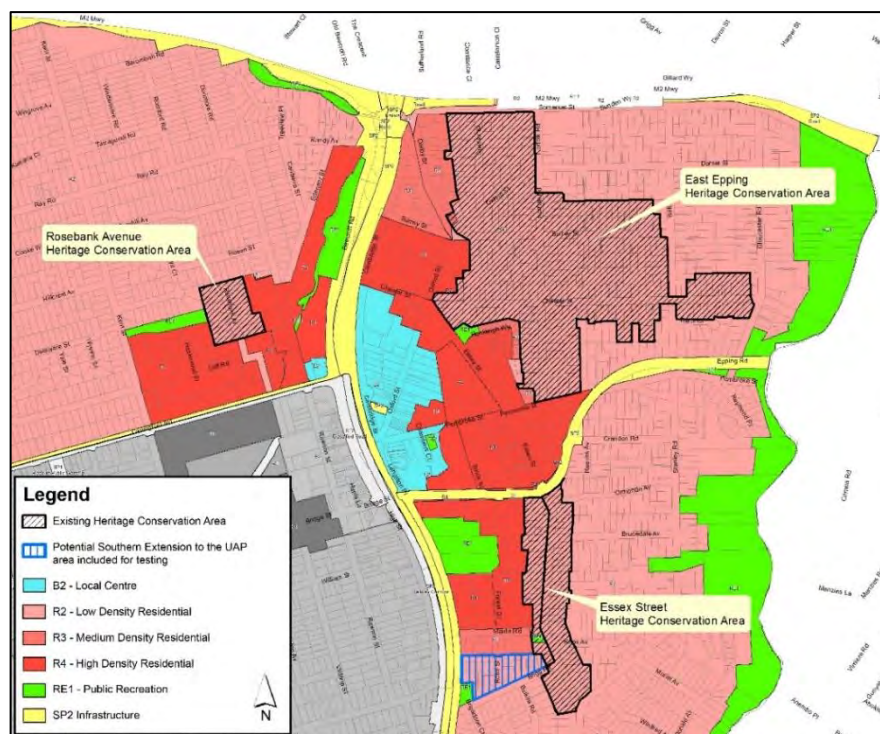


Figure 1: Epping Town Centre Study Area (Source: Amended Epping Town Centre Composite Zoning and Heritage Conservation Areas map, supplied by City of Parramatta Council)

2.3 Objectives and Components

This study is focuses on five main parts, addressing the principal objectives of the heritage review:

1. Introduction to Heritage Review and overview of previous heritage studies:

- Review of all existing heritage studies relating to the study area.

2. Review of East Epping, Essex Street and Rosebank Avenue HCAs:

- Undertake a Heritage Assessment of East Epping, Essex Street and Rosebank HCAs;
- Assess the heritage value and significance of properties on the western side of Essex Street between Epping Road and Madeira Street, with the Essex Street HCA;
- Assess the heritage value and significance of properties located in the East Epping HCA on the interface with the R3 Medium Density Residential Zone and R4 High Density Residential Zone, with particular attention to 1, 3, 3A, 5, 7, and 7A Norfolk Road and 25 Pembroke Street; and
- Provide advice on whether there are grounds for removal of any three of these HCAs in full or in part.

3. Review of Individual properties in HCAs:

- Investigate the heritage value and significance of 1 and 3 Essex Street and consider whether there are grounds for the removal of these properties from the Heritage Schedule of Hornsby LEP 2013 and the East Epping HCA; and
- Investigate the heritage value and significance of 42 Essex Street and consider whether there are grounds for the removal of this property from the Heritage Schedule of Hornsby LEP 2013 and from the Essex Street HCA.

4. Planning Controls Review

- Investigate the impact and implications of increasing the 17.5 and 12m height limits by one storey in the R4 High Density Residential Zone and R3 Medium Density Residential Zone on the integrity and conservation values of the East Epping, Essex Street and Rosebank Avenue HCAs. This investigation includes the implications of extending the R3 Medium Density Residential Zone in Briggs and Rose Streets as shown in blue hatched in Figure 1.
- Investigate the effectiveness of the current design interface guidelines (Section 9.4.1) and other relevant provisions in the Hornsby DCP 2013 in mitigating the effects of development on the character and integrity of the HCA as opposed to amenity concerns. As part of this investigation, have regard to topography and review recently approved Development Applications at the interface with HCAs.
- In addition, provide any recommendations (with clear justification) to modify or add planning and development control to address heritage related impacts in the study area.
- If any properties within the Essex Street HCA are identified for removal from the HCA, provide recommendations for the appropriate zones with FSR and height controls, and the potential implications of these changes on the character and integrity of the balance within the Essex Street HCA.
- If any properties located within the East Epping HCA are identified for removal from the HCA, provide recommendations for the appropriate zones with FSR and height controls; and
- If 1 and/or 3 Essex Street are identified for removal from the Heritage Schedule of Hornsby LEP 2013 and/or the East Epping HCA, provide recommendations on the appropriate zoning and height limits.

5. Hornsby Council Heritage Review – Stage 6:

- Investigate the list of matters identified by Hornsby Shire Council for Epping that were scheduled for review under the next Hornsby Council Heritage Review – Stage 6. This list covers requests to:
 - remove heritage items.;
 - amend anomalies in details of heritage listings;
 - review isolated heritage items in the R4 High Density Residential Zone;
 - review details of heritage listings; and
 - investigate missing inventory sheets for existing items and complete required information.

2.4 Author Identification

The following report has been prepared by Keira De Rosa (Assistant Heritage Consultant) in association with Kerime Danis (Director - Heritage) who has also reviewed and endorsed its content.

The study team included the following staff of City Plan Heritage:

- Kerime Danis (Director - Heritage), MHeritCons (Hons), BArch, AICOMOS Immediate Past President.
Field surveys, site inspections, liaison with client, report preparation and input to/ review of documentation as required.
- Keira De Rosa (Assistant Heritage Consultant) MHeritCons, MRes, BA:
Field surveys, site inspections, report preparation, mapping, graphics and preparation of State Heritage Inventory forms.
- Ziggy Potts (Assistant Heritage Consultant) MMHS, BA(Honours), BSc:
Preparation of State Heritage Inventory forms.

All photographs have been taken by CPH during the field surveys and site inspections conducted on 28 February 2017, 20 March, 21 March and 31 March 2017 unless otherwise stated.

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2.5 Sources

The reports and planning documents outlined in Section 3.1 have informed the historical context of this report. Additional secondary and primary source have also been sourced for the assessment of both HCAs and heritage items within this report.

A number of historical photographs and maps have been obtained from the NSW State Library online catalogue, the National Library of Australia, HLRV, Hornsby and City of Parramatta Council Local Studies and through various libraries accessed via Trove.

Current aerial photographs have been sourced from the NSW Department of Lands Spatial Information eXchange (SIX) at <http://lite.maps.nsw.gov.au/> as it has detailed aerial maps for Sydney while some street maps have been sourced from Google maps at <http://maps.google.com.au>. The NSW Department of Lands SIX website provided historical aerial photography from 1943.

2.6 Acknowledgments

City Plan Heritage wishes to acknowledge the invaluable support of the people and organisation that assisted in the preparation of this report:

- Paul Kennedy, Project Officer – Land Use Planning, City of Parramatta Council;

- Kevin Kuo, Team leader - Strategic Land Use Planning, City of Parramatta Council;
- Lily Wang, Place Manager, City of Parramatta Council;
- Laura Fraser, Heritage Planner, Hornsby Shire Council;
- Residents of East Epping, Essex Street and Rosebank Avenue Heritage Conservation Areas.

2.7 Limitations

- The land outside the area mapped in Figure 1 has not been covered in this report, however, was briefly surveyed during the site inspections in order to inform the contextual analysis;
- An assessment of the archaeological potential (Aboriginal and European) of the study area is beyond the scope of this report;
- Only heritage items which have been flagged for review as part of the Hornsby Council Heritage Review – Stage 6 have been reviewed. This means that the HCAs west of the railway line (excluding Rosebank Avenue HCA) were excluded from this study.
- A history of the Epping Town Centre and the three HCAs which are the focus of this report has been primarily adapted from previous studies conducted on the area, due to the limitations of the scope of works for this report and the restriction of time. Additional historic research has only been undertaken where it has been deemed by the author to require further research and explanation. Additional historic images and maps have been included in the history of the areas, where possible and available.
- Most review of heritage items and potential heritage items was undertaken on the basis of an external survey, with limited access to the properties themselves, or the interior of buildings; and
- A full heritage assessment of all sites recommended for listing has not been conducted as part of this review, however, heritage inventory forms have been prepared that provide sufficient justification for their recommended listing. This review recognises that further detailed analysis of the heritage assessment of the sites, if listed, can occur as part of the statement of heritage impact when a future development is proposed

3. Methodology

3.1 Previous Studies and Planning Document References

The current planning documents and maps relevant to heritage conservation in the study area of Epping Town Centre are:

- *Hornsby Local Environmental Plan (LEP) 2013*; and
- *Hornsby Development Control Plan (DCP) 2013*;
- *Epping Town Centre Public Domain Guidelines* (December 2015)

Previous Heritage Studies and Reviews relevant to Epping Town Centre include:

- Perumal Murphy Wu, *Hornsby Shire Heritage Study, Final Report* (May 1993)

This study was the first comprehensive study of the environmental heritage of the Hornsby LGA and established the current heritage listing for the Hornsby LEP. The Heritage Study was presented in three volumes, including a Thematic History, Specialist Report and Final Report. The Heritage Study's primary objectives were to: identify and analyse the environmental heritage of Hornsby Shire; make practical recommendations for its conservation and management; make recommendations on changes that may be required to the Hornsby Planning Scheme Ordinance, with regards to heritage; and promote heritage within Hornsby Shire. The first stage of the study followed a thematic study approach as it was for most of the heritage studies carried out across New South Wales at the time. This first volume delivered a basis for

the wider Heritage Study through identifying major themes of development across Hornsby Shire. The second volume described Hornsby Shire's built heritage in its historical context and explains its significance for Hornsby, the Sydney region and the State. This volume also included 50 recommended heritage items for Epping. The third volume presents a strategy for the conservation of Hornsby Shire's valuable heritage, including recommendations for development control measures and a range of other non-statutory initiatives.

- Tropman and Tropman Architects, *East Epping Conservation Evaluation and Review* (October 2001)

This report reviewed the heritage qualities of East Epping and the urban setting of the area. The heritage qualities and urban setting of the East Epping area was evaluated to identify HCA and Heritage Items within the study area. As a result, fourteen (14) new heritage items and two (2) HCAs were identified and recommended for inclusion in the Hornsby LEP. The two (2) HCAs recommended within the study area were East Epping and Essex Street HCAs.

- CPC Consulting, *Rosebank Avenue Heritage Assessment* (July 2003)

Following from a proposal to subdivide 15 Rosebank Avenue, Epping and for the demolition of the existing Inter War period dwelling, the streetscape was noted for its intact Inter War period landscape. As such, it was resolved by Council to undertake a heritage assessment of Rosebank Avenue, Epping to determine the need to implement a HCA. This report undertook a heritage assessment of Rosebank Avenue, Epping to determine the character, setting and heritage significance of the area and to determine the need to implement a HCA. The report concluded that the Rosebank Avenue streetscape is the only intact fine representative example of the residential development of Inter War housing estate within the Hornsby Shire and was recommended for listing under the Hornsby LEP.

- Tropman and Tropman Architects, *Hornsby Heritage Review Stage 3* (July 2004)

This report formed the third Hornsby Heritage Review aiming to assess the heritage significance of individual properties and to make recommendations for items inclusion or exclusion from the Hornsby LEP. The primary objectives were to: investigate and assess the heritage significance of the properties included in the review; to formulate statements of significance that address the heritage qualities of the properties; and to make recommendations for items to be included in, or removed from the Hornsby LEP. In Epping one (1) item was recommended to be retained and one (1) item was not recommended to be added.


- Landarc, *Hornsby Shire Heritage Review Stage 4* (January 2008)

Forming the fourth Heritage Review for the Hornsby Shire, this report included a review of heritage listed trees and a number of other built heritage items. Requests from property owners for the addition or removal of items were reviewed as well as nominations from individual and community groups considered within the report. The review of built heritage items included five (5) properties within Epping, with one recommended for removal and three (3) to be added to the Hornsby LEP.

- Godden Mackay Logan, *Hornsby Heritage Study Review Stage 5* (March 2013)

The fifth stage of the Hornsby Heritage Study reviewed the heritage significance of 78 items, for recommendations of inclusion or deletion of items from the Hornsby LEP. The review assessed thirty six (36) properties containing built and landscape items, as well as forty two (42) privately-owned heritage listed gardens. Of the items located in Epping, two (2) were recommended for listing, one (1) was recommended not to list, one items' details were updated, one (1) item was recommended for retention on LEP and two (2) items were recommended for removal.

- Perumal Murphy Alessi, *Epping Town Centre Heritage Review* (March 2013)



Following from the preparation of the *Epping Town Centre Study* (2011) and the proposed intensification of the area, Hornsby Council resolved in 2012 to progress with recommendations from the 2001 and 2003 for the reassessment of three proposed HCAs, including the East Epping, Essex Street and Rosebank Avenue HCAs. In addition, the significance of twenty three (23) individual properties nominated for heritage listing within the Epping Town Centre Area were also assessed and the impact of the proposed Cliff Avenue Residential Intensification Precinct on the proposed Rosebank Avenue Heritage Conservation Area was also assessed. The review proposed for: all three HCAs to be listed, with extensions to some of the recommended boundaries of the areas; twenty two (22) of the twenty three (23) recommended items to be listed and a number of controls were recommended for the interface areas of the Rosebank Avenue HCA including minimum setback, reduced heights and massing new development in the Cliff Avenue Residential Intensification Precinct.

3.2 Study Methodology

This study employs a methodology that is consistent with the guidelines for Heritage Studies prepared by the then NSW Heritage Office and Department of Urban Affairs and Planning. It also uses the system described in the NSW Heritage Manual 'Assessing Heritage Significance' guidelines. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 2013.

The first stage of this study was to review the background documentation including but not limited to the existing studies detailed in Section 3.1 above and the inventory forms for the East Epping, Essex Street and Rosebank Avenue HCA's and the existing Heritage Items within the area which have been requested for review as part of this study. The review allowed for understanding of the previous rationale in the contribution/significance ranking and assessment of the boundaries of each HCAs and the Heritage Items within the area. Subsequently, determination of a methodology by which the HCAs and Heritage Items would be assessed has been established so as to maintain a consistent approach and assessment across the Epping Town Centre study area.

3.3 Heritage Conservation Area Definitions

HCAs are identified by analysing their heritage significance and the special characteristics that make up that significance; these may include subdivision and street pattern, vegetation, the consistency of building materials, form and scale, or the common age of the building stock and historical associations.

HCAs can be recognised and assessed in a number of ways. One such way is to rank and map the elements of an area to determine the cohesiveness and integrity of a place. A HCA will demonstrate a high proportion of contributory items in comparison to all other items. As well as demonstrating the proportion of significant elements topographically a HCA should also be evident in its visual experience. A HCA will become apparent when one moves into it due to the cohesive and consistent building forms, materials and scale which create a sense of place. When one can recognise that an area has a sense of place it becomes a matter of determining why that sense of place exists by articulating the physical and historical characteristics which define it, and if it then demonstrates sufficient value to be considered significant through those characteristics. Therefore, as well as having a high proportion of significant items these elements must also be visually apparent within the area. An understanding of historical patterns of subdivision and development within a locale will also aid in the identification of HCAs as one will be able to determine where such areas potentially exist only to qualify if its original elements are intact and interpretable.

Detailed Character Area Statements, Statements of Significance, Descriptions and Conservation policies were developed for East Epping, Essex Street and Rosebank Avenue HCAs in Section 6.0.

3.4 Ranking Methodology

A detailed survey of each of the HCAs, with particular focus on their interface areas with R4 High Density Residential Areas was then undertaken with methodology and system of ranking applied to the individual properties in each of the HCAs. The results of the survey were then mapped showing the following recommendations for rankings in Section 7.0.

Ranking	Definition
Heritage Item	A building that has been identified as an item of significance and has been listed on the Hornsby LEP 2013.
Contributory	A building that contributes to the character and significance of the Heritage Conservation Area for its historic or aesthetic values, or both. Building that have been adversely altered but still demonstrate historic and aesthetic values of significance to the area are also considered within this category. For example, a dwelling which may have had windows replaced but which otherwise retains its overall form and other detailing would be considered to be a contributory dwelling or dwelling with historic value. These items are of consistent period, scale, materials and form but are not individually significant enough to be included as a heritage item. They add to the cohesive and representative quality of the area.
Neutral	A building that does not contribute to the significance of the area but also does not detract from the area's overall character in terms of form, mass and small scale so that they fit without being disruptive. This may include early or new buildings. An example of a neutral building would be a modern single storey dwelling which respects the setbacks, forms and materials of the neighbouring dwellings. Retention of such neutral buildings may not be required provided that it is replaced with an appropriate infill building in a similar neutral nature.
Non-contributory	A building that detracts from the significance of the area and changes the character of the area. This may include early buildings with intrusive alterations and additions that erode their contribution to the significance of the area and which cannot easily be reversed. It also includes new buildings with detailing, scale and form that are not in line with the character of the area, for example large two storey buildings in unsympathetic 'Mediterranean' or other modern styles, such as light coloured rendered walls and black concrete roof tiles.

4. Study Area Description

4.1 Epping Town Centre Description

The study area is located in the Town Centre of Epping, a north-western suburb approximately 18km north-west of Sydney Central Business District (CBD) and 10km north-east of Parramatta CBD. The town of Epping contains a mixture of residential, commercial, education and recreation resources, which are centred around the North Shore and Northern train line around Epping Train Station. Epping Town Centre spreads in all directions outwards from Epping Train Station, with the highest density developments being located along the western side of the railway line. The whole of the Epping Town Centre study area is administered by the City of Parramatta Council. The eastern and north-western portions of the study area were formerly part of the Hornsby Council Local Government Area (LGA) until the recent local council amalgamations. The whole of the Epping Town Centre became part of the City of Parramatta LGA on 12 May 2016.

Epping Town Centre is bounded to the north by Cheltenham and North Epping, to the east by Marsfield, to the south by Eastwood and to the west by Carlingford. Further to the east is Macquarie University, ranked within the top 10 Australian Universities and among the top 2% of universities in the world and Macquarie Park, the second largest business district in NSW. In October 2012, Epping Town Centre was endorsed by the NSW Government as an Urban Activation Precinct, to develop new planning controls for the centre, allowing for additional dwellings through rezoning, a revitalised commercial and retail core, and upgrades to existing recreational facilities. In combination with the construction of the Sydney Metro Northwest and the close links to Macquarie University, Macquarie Park and Parramatta, the population of Epping is expected to exponentially increase over the coming decades.

Three HCAs exist within the Epping Town Centre study area, all of which contain a number of heritage items, totalling thirty five (35) across all three HCAs. Both the heritage conservation areas and heritage items are listed under Part 1 and 2 of Schedule 5 of the Hornsby Local Environmental Plan (LEP) 2013, of which include the following:¹

Heritage Conservation Areas

Item No.	Description	Address
C9	East Epping Conservation Area	Refer to Figure 2
C10	Essex Street Conservation Area	Refer to Figure 2
C11	Rosebank Avenue Conservation Area	Refer to Figure 2

Heritage Items

Item No.	Description	Address
367	House and garden	21 Chester Street
368	House and garden	23 Chester Street
369	Garden	27A Chester Street
370	"Snaresbrook"	45 Chester Street
371	House	57 Chester Street
372	House	70 Chester Street

¹ Heritage items located outside of the East Epping, Essex Street and Rosebank Avenue HCAs are not reviewed within this heritage review due to this report's limited scope. Only heritage items which are included within the *Hornsby Council Heritage Review – Stage 6*, which are also located outside of the Heritage Conservation Areas, are reviewed within this report in Section 13.0.

378	“Asheldom”	47 Essex Street
379	House	76 Essex Street
380	House	84 Essex Street
385	Epping Public School	2-16 Norfolk Road
386	House and garden	9 Norfolk Road
387	House	33 Norfolk Street
388	“Gwydir”	40 Norfolk Road
389	“Glenorie”	44 Norfolk Road
395	Chester Street Uniting Church and Grounds	56A Oxford Street
396	House	73A Oxford Street
397	“Folkestone”	87 Oxford Street
398	House and garden	93 Oxford Street
403	“Woodlands”	25 Ray Road
408	House	9 Rosebank Avenue
409	House	10 Rosebank Avenue
412	House	40 Surrey Street
413	House	9 Sussex Street
414	House	11 Sussex Street
415	House	15 Sussex Street
418	House	20 York Street
798	House	3 Essex Street
800	House	42 Essex Street
801	House	39 Norfolk Road
802	House	41 Norfolk Road
803	House	43 Norfolk Road
805	House	85 Oxford Street
806	House	91 Oxford Street
807	House	8 Surrey Street
808	House	18 Surrey Street

Descriptions of each of the HCAs under review as part of this study are detailed in Section 6.0. The following images provide an overview of the context of the Epping Town Centre study area.



Figure 2: Heritage Map 11 from the Hornsby LEP 2013 showing various heritage items and heritage conservation areas located within the Epping Town Centre study area (Source: Amended Heritage Map 11, Hornsby LEP 2013)

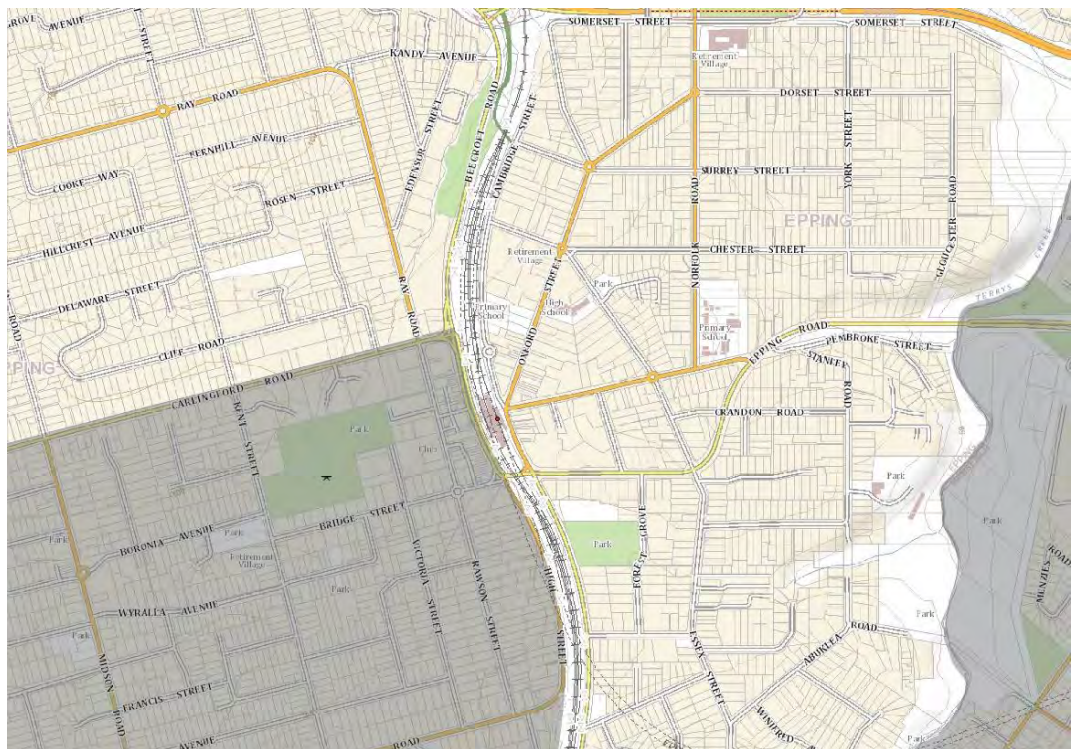


Figure 3: Cadastral Map of Study Area, out of scope area darkened in grey (Source: SIX Maps, accessed on 13 March 2017)



Figure 4: Aerial Map of Study Area, out of scope area darkened in grey (Source: SIX Maps, accessed on 13 March 2017)

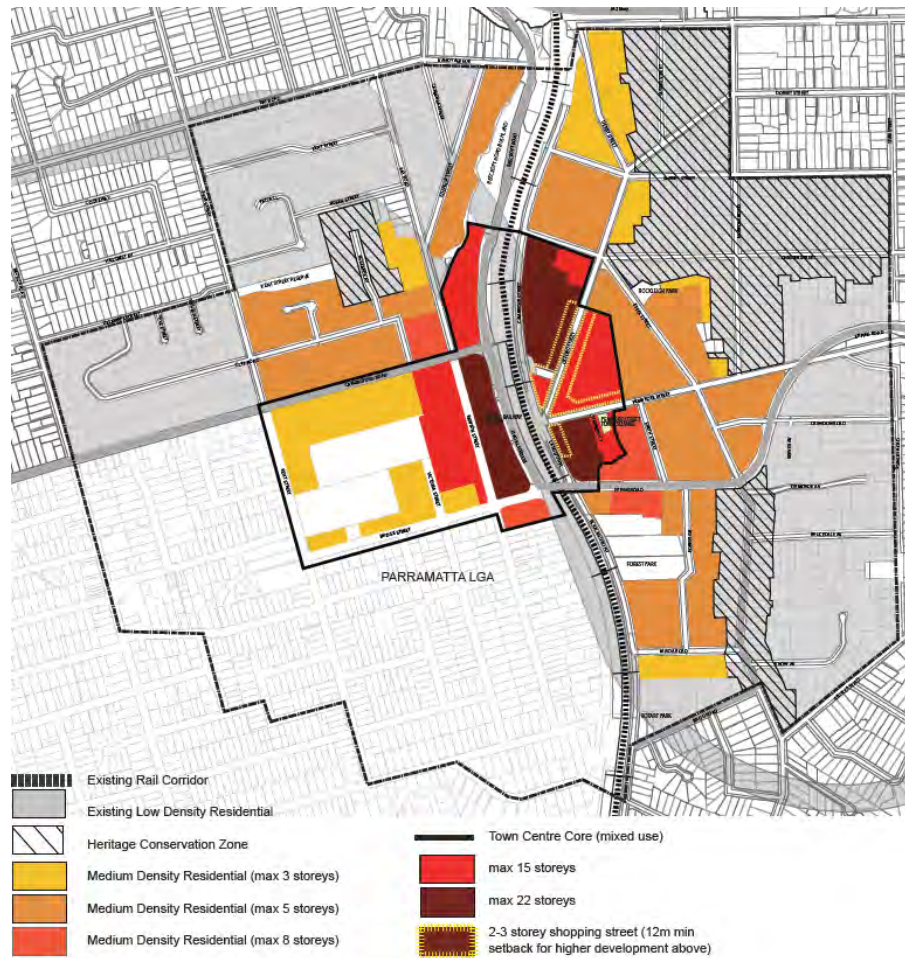


Figure 5: Built Form map of Epping Town Centre (Source: Epping Town Central Public Domain Guidelines, December 2015, Fig. 3.2)

5. Historical Summary

The following general history of the Epping Town Centre Area has been adapted from the *Epping Town Centre Heritage Review*, prepared in 2013 by Perumal Murphy Alessi in 2013, and the *East Epping Conservation Evaluation Review*, prepared in 2001 by Tropman and Tropman Architects. Historic maps and images have been included to supplement this overview. References for sources of information for the history of Epping Town Centre are scarce within both of these previous reports. Where possible, references have been added to substantiate and validate information incorporated from these reports.

5.1 General History of Epping Town Centre Area

European settlement of the Epping Town Centre was slow to develop in the early years of the nineteenth century. In 1804 the eastern side of the now existent railway line was part of the Field of Mars, an area of over 6000 acres dedicated as Common Land for the use of the personnel of the NSW Regiment, whilst areas to the west of the railway line was dedicated to naval officers. During the 1820s, part of the eastern side of the Epping Town centre Area was known as the 'Pennant Hills Sawing Establishment'. The dwellings, cooking place and burial ground of the timber sawing mill of the early 1800's was situated on the eastern side of the railway line on Oxford Street, Epping, now the present day site of the Chester Street Uniting Church. Dwellings included weatherboard and bark huts erected for the overseer and his staff and the convicts. Directly to the east of residential component of the sawing establishment was the saw pit which stretched around the present day Oxford Street from the junction of Chester Street to Pembroke Street. The sawing establishment was not long lived and closed around 1830.

Development between the years of 1830 and 1880 was very slow, with the area primarily being occupied by orchards, gardens and bushland. Very little evidence from this period of development exists today. Prior to the development of the railway line in 1882, there was no public transport to the area which hindered the development of a suburban population. The construction of the railway, which begun in 1881, motioned forward the development of the area. The first railway station for the Epping Town Centre area was situated on the western end of Surrey Street, further north than the present day platform. The original station consisted of a single platform, 264 feet long. The original name for the station was Field of Mars, which was soon changed in the following year to Carlingford. Only eight years following the development of the original station, the station was moved to the present location in 1890, prior to the duplication of the line in 1892 for the provision of improved and faster services to the Sydney region. At this same time, the bridge over the railway line was created, known as Bridge Street, and the Epping township continued to expand.

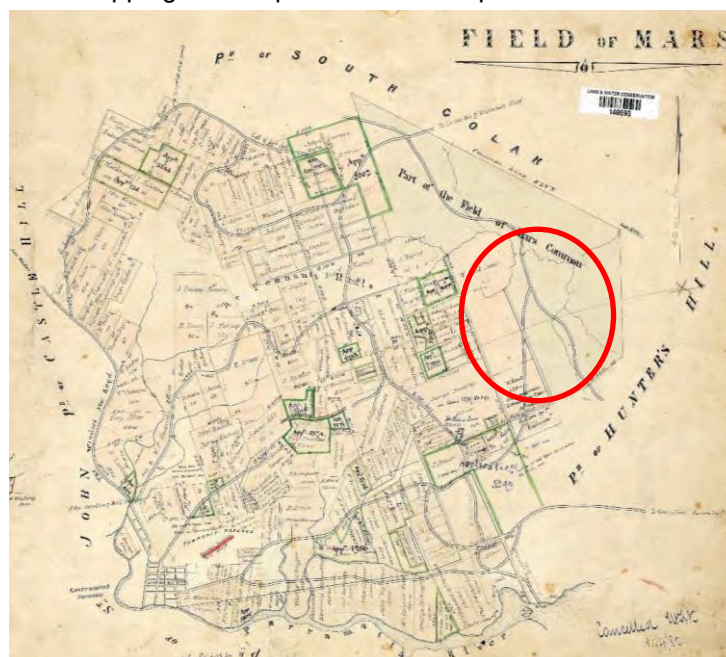


Figure 6: Field of Mars in 1882, prior to the development of the railway. The indicative location of the Epping Town Centre area is circled in red (Source: Land and Property Information, Sheet Reference 4, Edition Number 0)



Figure 7: Epping Railway Station in 1906. The bridge which now forms part of Bridge Street is visible in the background to the left and current day Beecroft Road runs along the length of the image. (Source: National Museum Australia, Josef Lebovic Gallery collection no. 1)

The opening of the railway spurred on residential development and the establishment of more orchards which had already been established in the area earlier in the nineteenth century. From the late nineteenth to the early twentieth century, Epping was known for its orchards, particularly for citrus in winter and stone fruits in summer. The railway had its advantages for the development of the orcharding industry, with easier access for local farmers to access the markets to sell their produce. One of the most prominent families of the orcharding industry in Epping during this time were the Mobbs family, who are thought to have been situated somewhere west of the West Epping Public School along present day Carlingford Road. Nurseries were also developed within the area, such as the Vollmer's Nursery which extended was located on the block bound by Epping Road to the north (formerly Laurel Avenue) Forest Park to the south (formerly Brown's Paddock), nearly as far as Essex Street to the east and Blaxland Road (formerly Sutherland Road) to the west. This nursery was established by M.F. Vollmer, a German who has arrived in Australia in the 1880s and moved into the Epping area during the 1890s. Vollmer took on a partner, C. E. Vessey, and the nursery became known as Vollmer and Vessey, Mount Tomah Nursery. Vessey took over after Vollmer's death and retired in 1919 after which is son Fred took over the business. Fred relocated the business to Eastwood and the land occupied by the nursery was subdivided in 1920 and subsequently developed. Part of the current Essex Street HCA lies on the land of the former Mount Tomah Nursery, which includes the heritage listed item at 42 Essex Street.



Figure 8: View of Mount Tomah nursery in 1902, possible looking from the crest of present day Pembroke Street, looking south. The two dwellings on the left-hand side of the picture may possibly be 42 and 46 Essex Street, both of which are dwellings which date to the Federation period, despite their current later additions. (Source: City of Ryde Library, 4969553)

Within the same decade as the development of the railway line the Epping Town Centre area began to be closely subdivided, particularly to the east. The section of the Common Land of over 6000 acres originally granted in 1804, was subdivided not long after the railway in 1886. The first subdivision included land from Devlins Creek in the north to Pembroke Street in the south. Preparations for the sale were simultaneous with the celebration of Queen Victoria's Golden Jubilee to mark the 50th anniversary of her reign in 1887. The street names were nearly all named after English towns and counties.

In 1889, the name 'Epping' was officially adopted for the area, the name being derived due to the many trees in the area after 'Epping Forest' in England. At the same time the area surrounding the southern portion of present day Essex Street was subdivided. A survey of the land was made in 1886 and went up for sale on 30 November 1889. Initially this land was divided into country lots. The result was that, next to the growing town residences, there was a series of farmlets with both well-to-do residence and orchards. The situation of the country lots remained until the 1920s when further subdivision began.

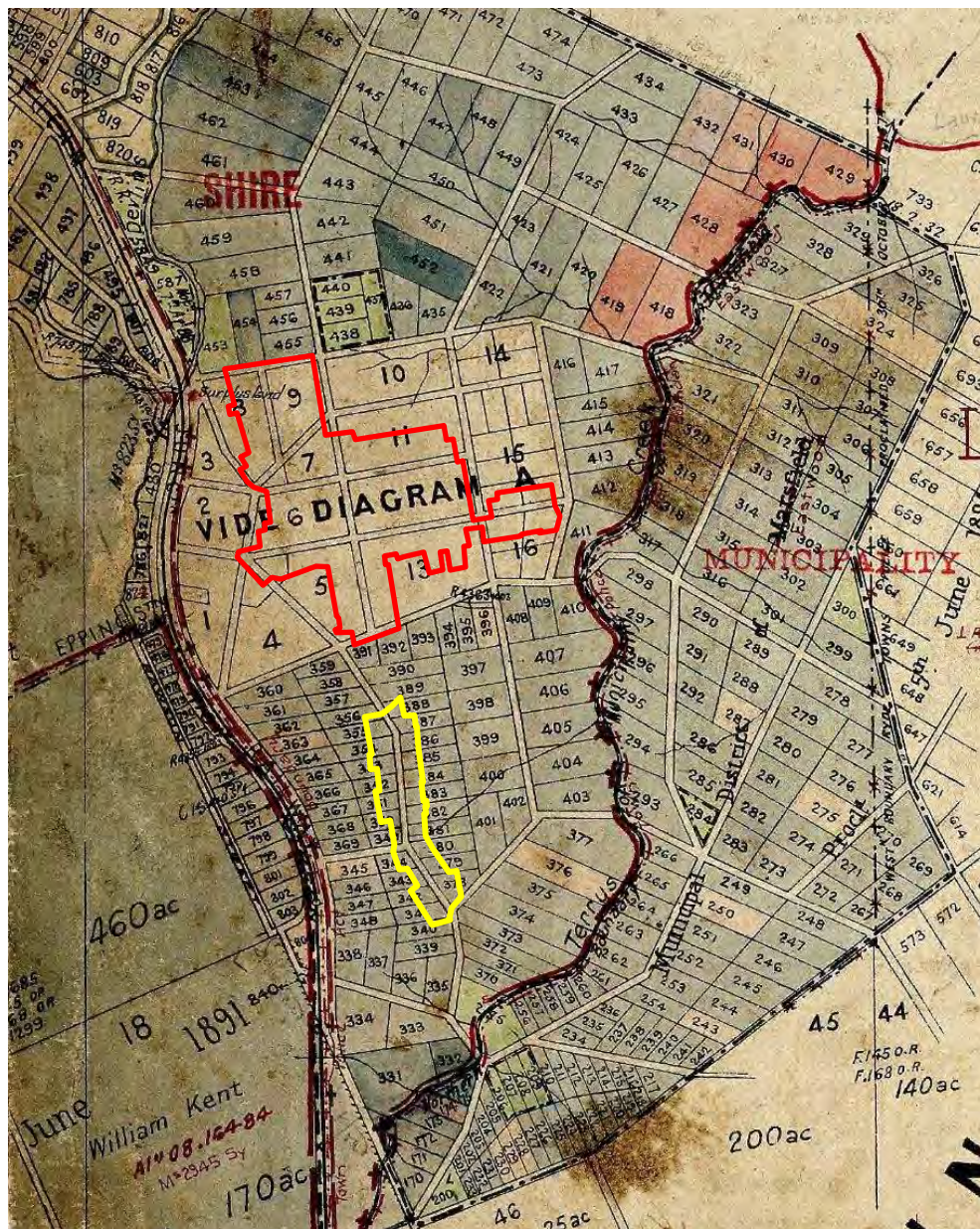


Figure 9: Extract from 1904 map of Parish of Field of Mars, County of Cumberland, Land District of Parramatta. The subdivision of the East Epping HCA and Essex Street HCA are beginning to take shape, and are outlined in red and yellow, respectively (Source: Land and Property Information, Sheet Reference 1, Edition Number 4)

As most of the early development was on the eastern side of the railway, a number of shops also emerged in the area, particularly near the station. The growing population also resulted in the Education Department's decision to construct a centralised public school in the area, now known as Epping Public School, which lies within the East Epping HCA. In January 1900, a site of over 2 acres on the corner of Norfolk Road and Pembroke Street was purchased for £350. In July, a tender was accepted for the erection of the building which was completed in June 1901. The first enrolment was for 94 pupils and by the end of the first month this number increased to 135. The School has continued to develop with more buildings added in 1911, 1913 and 1922. The early buildings largely remain in a bushland setting and school continues to be a local focus in the area.



Figure 10: Epping Public School on Empire Day, 1913 (Source: Hornsby Central Library Local Studies, <https://hornsby.spydus.com/cgi-bin/spydus.exe/ENQ/OPAC/BIBENQ?BRN=64099>)

Major works were completed at Epping Station in 1900 when new platforms and a main platform building (which remains today) were constructed. Like most of the rail network the Station continued to be developed, largely in accordance with improvements to the overall system, but also to cater for the needs of the local population. The works have continued to the present, with major cross country link and triplication of the line through Chatswood and major upgrade of the complex, including construction of new overhead bridges and lifts completed in 2009. Further upgrades to Epping Station are scheduled as part of the Sydney Metro Northwest, scheduled to be completed in the first half of 2019.²



Figure 11: Epping Railway Station in 1900. The shops which had begun to develop around the railway station are visible to the right of the image (Source: National Library of Australia, <http://nla.gov.au/nla.obj-155296106>)

² Sydney Metro, Project Overview, <https://www.sydneymetro.info/northwest/project-overview> (accessed on 5 April 2017)

Unlike the eastern side of the station, land to the west of the station remained bushland and orchards for some time, however, the area was gradually developed during the early twentieth century, particularly during the Inter War period. One such subdivision was the Rosegrove Estate, today known as the Rosebank Avenue HCA. A short history of the Rosebank Avenue Heritage Conservation Area can be found in Section 6.4.2.

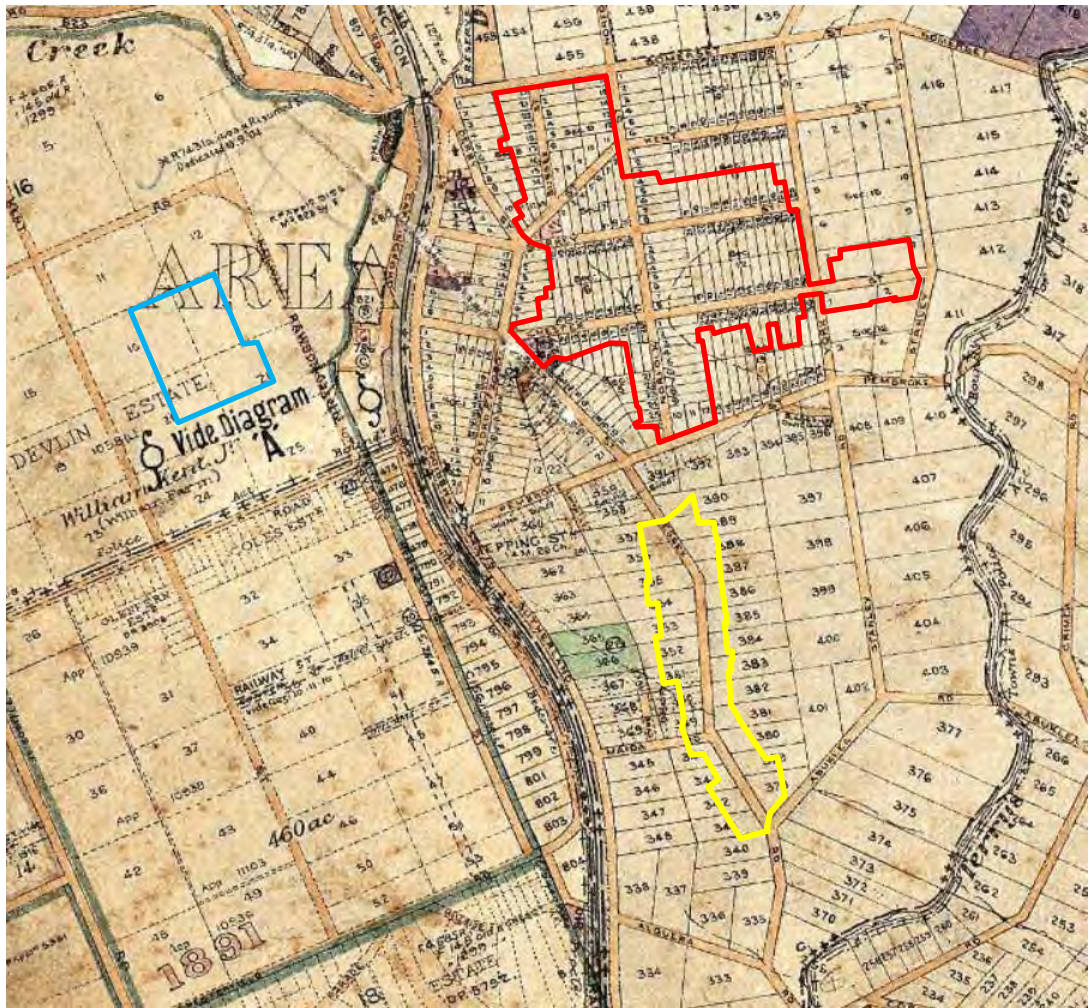


Figure 12: Extract from 1910 map of Parish of Field of Mars, County of Cumberland, Land Hornsby and Baulkham Hills Shires. The subdivision of the East Epping HCA has been divided since the 1904 map. The East Epping and Essex Street HCAs are outlined in red and yellow respectively. The Rosebank Avenue HCA is yet to be subdivided, which occurred during the Inter War period. The approximate outline of the Rosebank Avenue HCA is outlined in blue (Source: Land and Property Information, Sheet Reference 1, Edition Number 4)

The completion of Epping Road in 1940 and improvement of road networks recognised an increase in private car ownership and with this came further development and subdivision in the Epping Town Centre area. The overall improvements continued into the Post War period and building boom of the 1950s which saw a significant change in the character of the area, particularly the western side of the railway line. Aerial photographs and maps from the 1940s through to the 1950s display the development of the Epping Town Centre area.

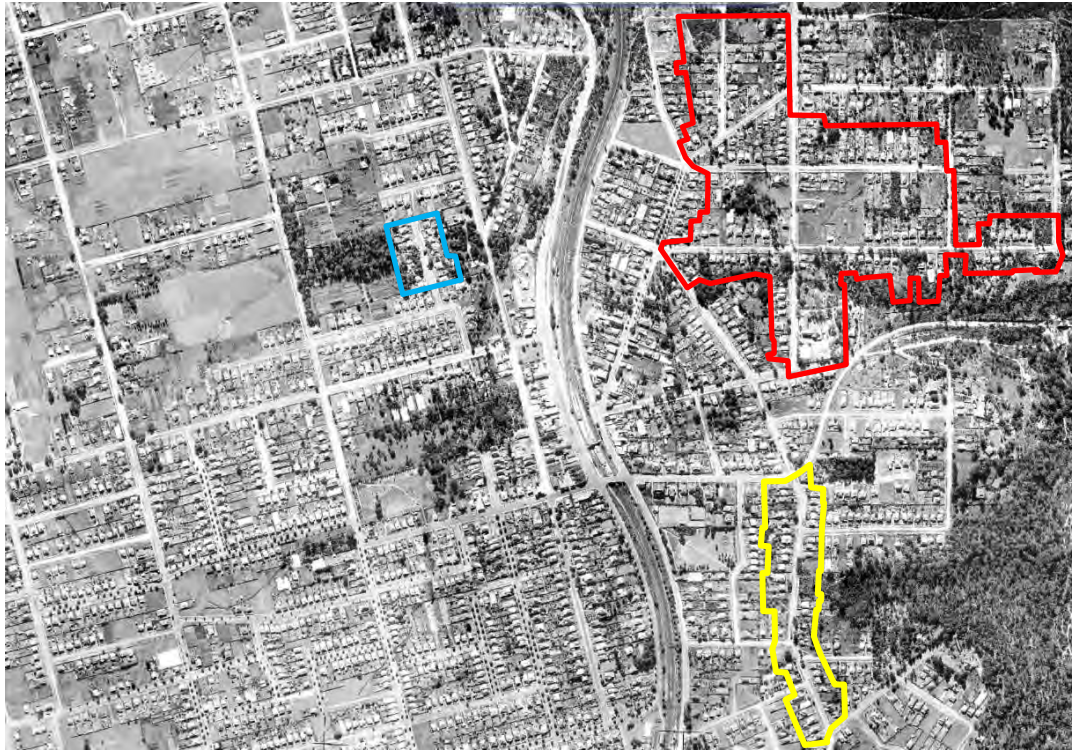


Figure 13: 1943 Aerial photographs of Epping Town Centre area. The East Epping, Essex Street and Rosebank Avenue HCA's are outlined in red, yellow and blue, respectively (Source: SIX Maps, accessed on 4 April 2017)

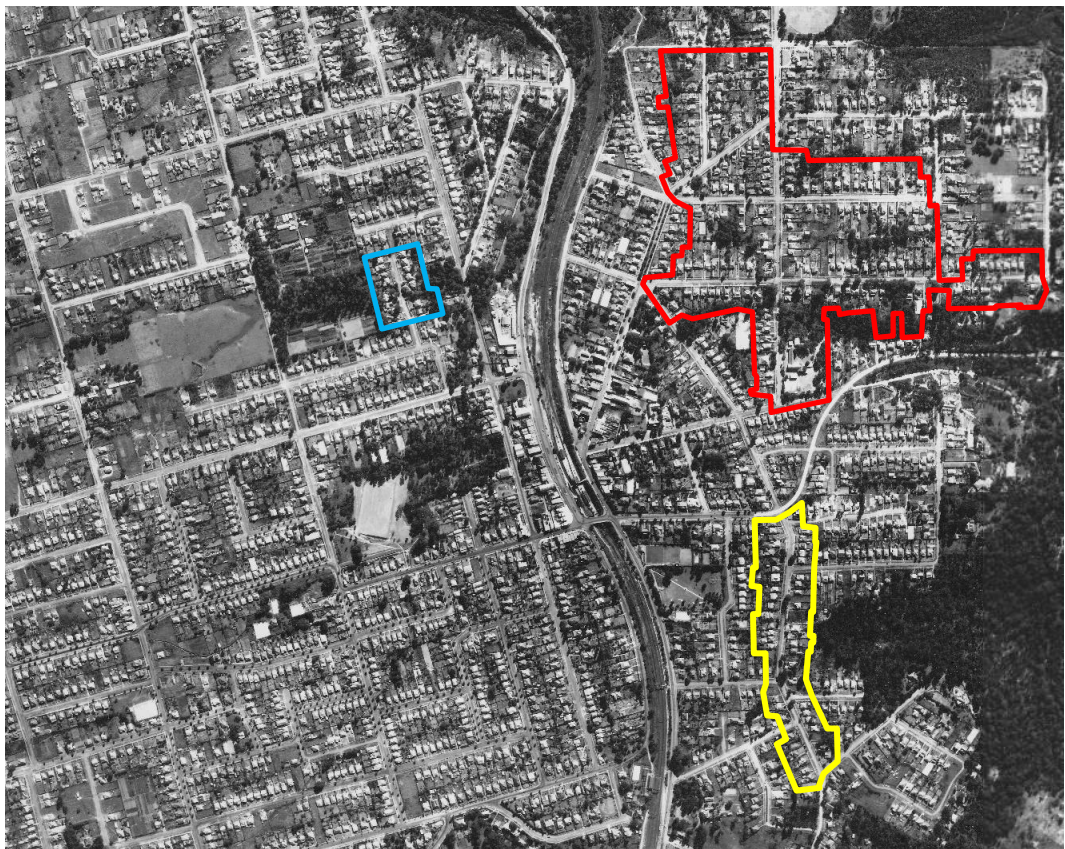


Figure 14: 1951 Aerial photograph of Epping Town Centre area. The area has been substantially developed by this point, including the western side of the railway line which saw significant development during the Inter War period. The East Epping, Essex Street and Rosebank Avenue HCA's are outlined in red, yellow and blue, respectively (Source: <https://www.flickr.com/photos/55198937@N05/9142070516>)

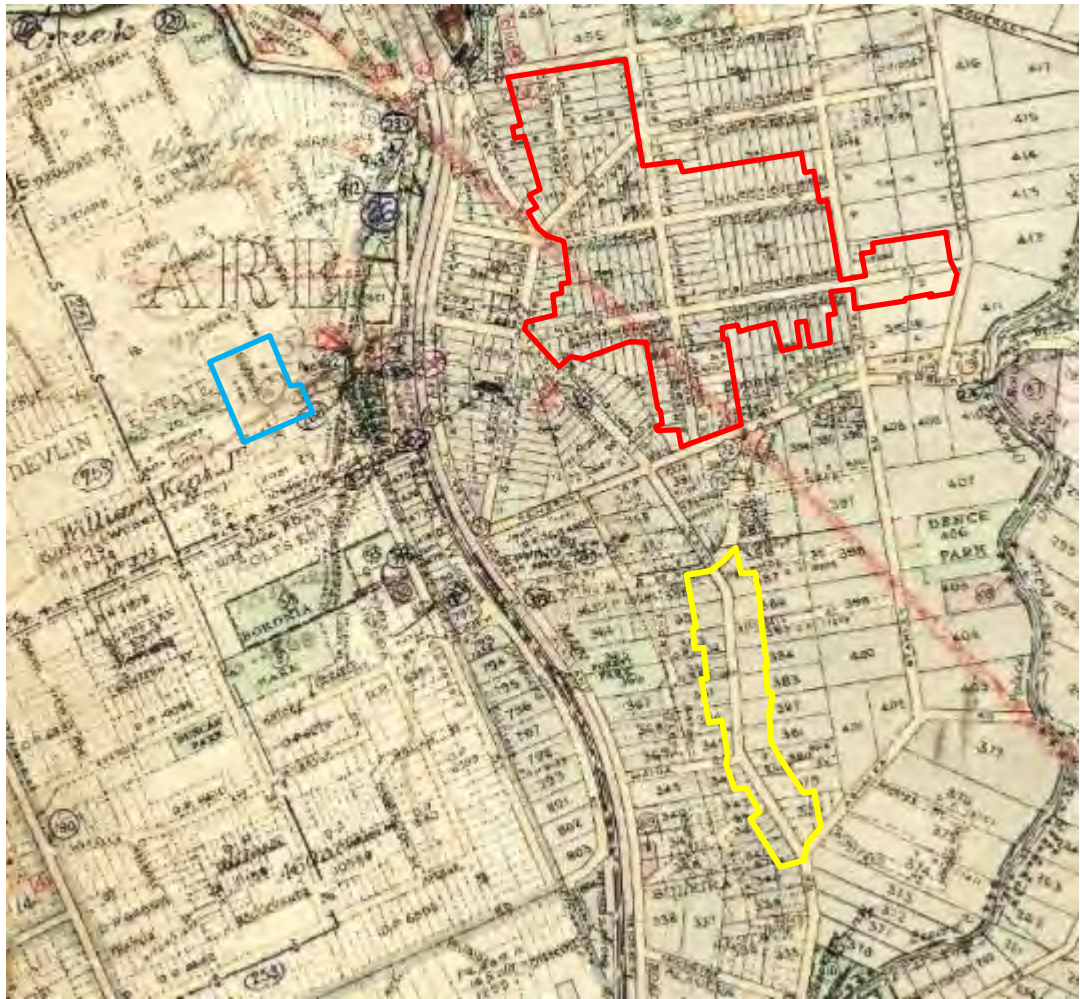


Figure 15: Extract from 1959 map of Parish of Field of Mars, County of Cumberland, Land Hornsby and Baulkham Hills Shires. The development of Epping Road is clearly reflected as well as the subdivision of the western side of the railway line. The East Epping and Essex Street HCAs are outlined in red and yellow respectively. The Rosebank Avenue HCA has by this time been subdivided, although the subdivision of the Rosegrove Estate is not clearly defined in this map. The Rosebank Avenue HCA is outlined in blue (Source: Land and Property Information, Sheet Reference 1, Edition Number 4)

Like many established areas in Sydney some medium density residential development occurred, particularly near the railway line, in the 1960s to the 1980s. Further improvements of the road networks and the addition of the M2 Motorway and improvements to the Epping Station has also resulted in a recent resurgence of larger scale residential and commercial development in the area, a trend which continues and is being explored today due to Epping's relatively easily accessible location and proximity to major business districts and universities.



Figure 16: Aerial photograph of the Epping Town Centre area, prior to the current boom of development of the area The East Epping, Essex Street and Rosebank Avenue HCA's are outlined in red, yellow and blue, respectively (Source: SIX Maps, accessed on 4 April 2017)

6. Heritage Conservation Area Assessments

6.1 Basis of Assessment

In assessing the cultural significance of a place, it is necessary to adequately research and consider all the information relevant to an understanding of the place and its fabric. The Burra Charter (2013) defines the cultural significance as being “aesthetic, historic, scientific or social value for past, present or future generations”.

The assessment of cultural significance is undertaken because it is necessary to understand the heritage values of a place before making decisions about the future of the place whether it is a heritage item or a HCA. This then leads to decisions that will retain these heritage values in the future.³ The ‘Statement of Significance’ indicates what heritage values of a place should be conserved, and is used as a basis for the formulation of specific guidelines for the development of conservation policies of a place. The Conservation Plan by J. S. Kerr (seventh edition, 2013, Australia ICOMOS), considers the following three criteria as a useful starting point in assessing the nature of significance:

- Ability to demonstrate a process, a custom or style;
- Associational (historic) links for which there is or is not surviving physical evidence; and
- Formal or aesthetic qualities.

All three HCAs have previously had their significance assessed as part of previous studies. The following subsections evaluate the previously established significance of each HCA in consideration of each HCAs current condition and integrity. Each assessment of significance addresses the criteria endorsed by the NSW Heritage Council, and is in accordance with the NSW Heritage Manual 'Assessing Heritage Significance' guidelines.

³ NSW Heritage Manual, *Assessing Heritage Significance*, 2000, p.2

6.2 East Epping Heritage Conservation Area

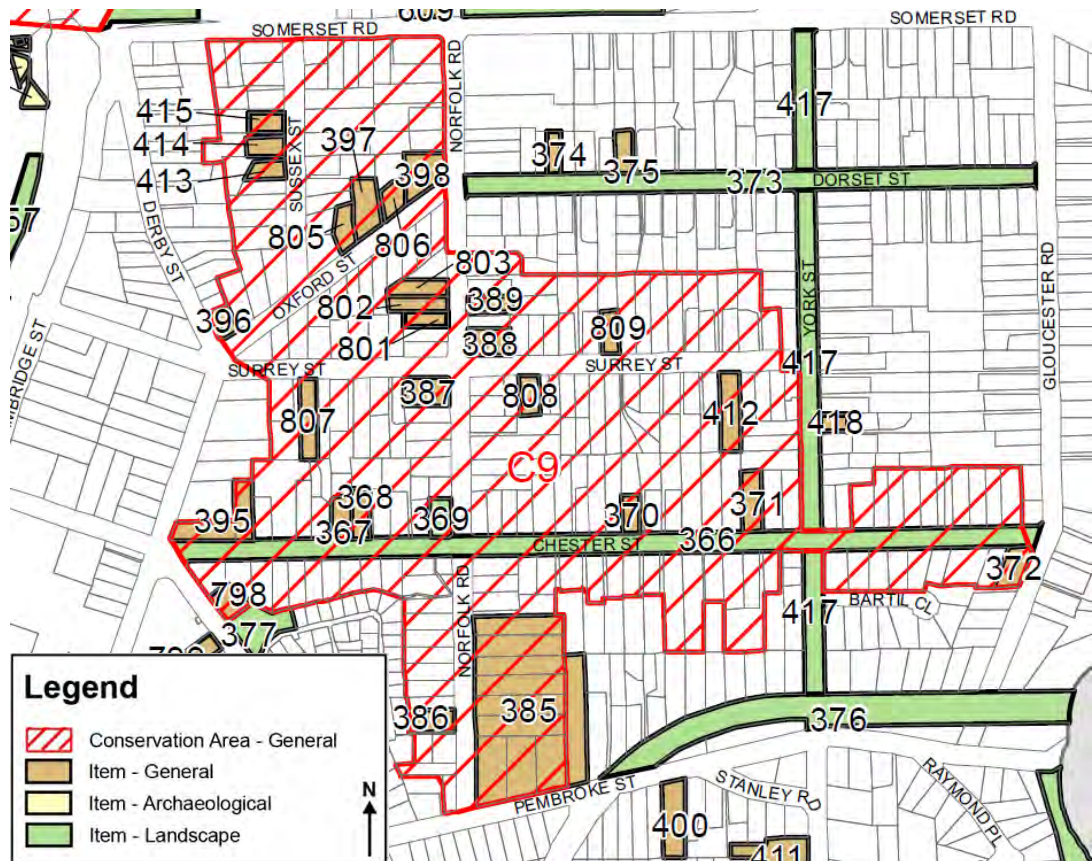


Figure 17: Extract of Heritage Map 11 from Hornsby LEP 2013, depicting East Epping HCA (Source: Heritage Map 11, Hornsby LEP 2013)

6.2.1 Context and Description

The East Epping HCA is the largest of the three HCAs under review as part of this study, and spans a total of nine streets including: Chester Street, Essex Street, Norfolk Road, Oxford Street, Pembroke Street, Somerset Street, Surrey Street, Sussex Street and York Street. The area to the east of the railway line was one part of a large subdivision of the late nineteenth century. All the street names of the East Epping HCA are named after English towns and counties, with all names remaining the same as the 1910 subdivision plans for the area.

The East Epping HCA is characterised by a majority of Victorian, Federation and Inter War period dwellings, which reflect the early development of the East Epping Area. The area is further characterised by wide dual carriageways and grassed verges and substantial street plantings. The original subdivision pattern of the late nineteenth and early twentieth century is still understood, despite a number of properties being subdivided throughout the area. Despite this subdivision, the streetscape character of the area is still maintained by the dwellings which front onto the streetscapes, which are further enhanced through large setbacks, complementary fences and mature front garden landscaping.

Each of the nine streets of the East Epping HCA present a range of significant characteristics. Entering the HCA from the south into Norfolk Road, to the east is located Epping Public School with its Federation period classrooms and a large number of mature trees which stretch along the street and into the northern portion of the school's site. Moving further north along the street, Inter War and Federation period dwellings are regularly located, as the road slopes down slightly toward the first intersection with Chester Street. The section of Norfolk Road, bound by Chester Street and Surrey Street presents, a number of Late 20th Century

and 21st Century two storey dwellings, before the Inter War and Federation period character of the street returns closer to Surrey Street. Some Banksia trees line this section of the street, whilst mature Eucalypts rise above the street from front gardens of some of the early twentieth century properties. In the most northern section of Norfolk Road within the East Epping HCA, are clustered a number of Inter War Bungalows and Federation period dwellings, in Queen Anne, Cottage and Bungalow styles. Substantial landscaping on the street and in front gardens continue along this section of Norfolk Road, enhanced by timber picket fences and hedges on each of the individual properties.

Along both Sussex and Oxford Streets, two of the northern-most streets of the East Epping HCA, presents a mix of primarily Federation and Inter War periods dwellings. Being a narrower street than Oxford Street, Sussex Street's regular street trees, of both native and ornamental varieties, enhance the leafy aspect of the street, the street slopes down toward the west, with dwellings of the eastern side of the road sitting higher in their lots. Like Norfolk Road, the dwellings are set back onto their lots, with large front gardens, most of which have substantial mature plantings, which screen the houses from street view. Overall, the presentation of Sussex Street captures the aesthetic qualities of the East Epping HCA.

A small section of Oxford Street, between Derby Street and Norfolk Road, resides within the boundaries of the East Epping HCA. The street, like Norfolk Road, presents a dual carriageway, with wide verges. Federation, Inter War and Post War period dwellings line either side of the street, with a number of timber weatherboard Federation cottages located on the northern side of the road, whilst the southern side presents a number of Inter War Bungalows. Street tree planting is sporadic along Oxford Street, however, the landscaping of individual properties makes up for the lack of street trees, still eliciting the leafy character of the East Epping HCA.

Surrey Street and Chester Streets contain a diverse mix of buildings from Victorian, Federation, Inter War, Post War, Late 20th Century and 21st Century. Both streets have dual carriageways, but are not as wide as Norfolk Road, which acts as a main spine for the East Epping area. Mature trees, both native and exotic, are located along the length of each street, again enhanced by the large setbacks of properties and mature landscaped gardens. Surrey and Chester Street have the highest proportion of subdivided lots, mainly between their intersection with Norfolk Road and York Street. The original lot size of these properties from the late nineteenth and early twentieth century subdivisions, produced long lots, which have easily been subdivided to provide for additional dwellings. The dwellings located at the rear of the original houses on these subdivided lots are mostly not visible from the street, particularly where the front dwellings have mature trees and significant landscaping. On the very western end of Chester Street is located the only Church within the East Epping HCA. Built during the Inter War period, the presence of the church of the prominent corner of Chester, Oxford and Sussex Streets, acts as a western gateway to the East Epping HCA, typified by its brick turret and rendered detailing.

Across the East Epping HCA, there are a total of twenty-nine (29) heritage items located across all of the primary streets of the area. A majority of the heritage items of the East Epping HCA are from the Federation period, with one Victorian stone cottage and five (5) Inter War period dwellings and gardens. These properties and gardens further enhance the streetscapes of Sussex, Oxford, Surrey, Chester Streets and Norfolk Road, through their demonstration of historic, aesthetic, rare and representative significance.

The East Epping HCA presents a large unique area with a mixture of dwellings, gardens and landscapes from the late nineteenth century through to the present day. Whilst the majority of dwellings within the area date from the Federation and Inter War periods, the scattering of dwellings from the Post War, Late 20th and 21st Centuries, further add to the history of growth and development of the East Epping area.

The following images present a brief overview of the current character and streetscapes of the East Epping HCA.



Figure 18: Views looking north (left) and south (right) along Norfolk Road at the intersection with Surrey Street. The large mature trees lining Norfolk Road can be seen, as well as the wide dual carriageway, which acts as the main spine of the East Epping HCA.



Figure 19: Views looking east (left) and west (right) along Surrey Street at intersection with Norfolk Road. The mature landscaping in the front gardens of some properties can be seen, as well as established trees, particularly in the left image out the front of 40 Norfolk Road, a heritage item.



Figure 20: View looking east (left) and west (right) from the intersection of Norfolk Road and Chester Street. Substantial street tree planting can be seen in both views, particularly the large Pine trees in the right image which fall within the lot boundaries of 27A Chester Street.



Figure 21: Epping Public School, the original classrooms date from 1901 (left) and 70 Chester Street, Victorian stone cottage, the oldest dwelling in the East Epping HCA (right).



Figure 22: 11 Sussex Street, timber weatherboard Federation Cottage (left) and 85 Oxford Street, a timber weatherboard cottage with return verandah (right).



Figure 23: 93 Oxford Street, a two storey Federation Tudor style house, an unusual style for the area, presenting a prominent corner position at the intersection with Norfolk Road (left) and 39 Norfolk Road, a good example of a Federation bungalow, a prominent style within the East Epping HCA.



Figure 24: 49 Norfolk Road a Federation cottage (left) and the Uniting Chester of Chester Street, dating to the Inter War period (right).



Figure 25: 67 Chester Street, an Inter War Bungalow (left) and 58 Chester Street, a late Inter War period dwelling in Spanish style (right).



Figure 26: 33 Chester Street, a single storey Post War dwelling with some modifications (left) and 44 Surrey Street, a single storey red brick Post War dwelling (right)



Figure 27: 42 Surrey Street, two storey Late 20th Century house (left) and 12 Sussex Street, a two storey 21st Century house (right)

6.2.2 Historical Summary

The history of the East Epping HCA is directly linked to the historical development of the development of the Epping Town Centre, thus refer to the brief history provided in Section 5.1.

6.2.3 Previous Assessment and Statement of Significance

The first assessment of significance for the East Epping HCA was undertaken as part of the *East Epping Conservation Evaluation and Review* prepared by Tropman and Tropman Architects in 2001. The assessment and statement of significance from this first study is as follows:

Criterion (a)

The area is a good example of the development of Federation and Inter-War period housing in the Epping area.

The area was one of the first parts of Epping to be closely subdivided for residential purposes.

Criterion (c)

The area has retained most of its original 1886 subdivision pattern.

Criterion (g)

The area is representative of the development of Federation period and Inter-War period suburban housing.

Statement of Significance

The East Epping Heritage Conservation Area is a good representative example of the development of Federation period and Inter-War period suburban housing

of the Epping area. The area retains coherent examples of Federation and Inter-War housing as well as remnants of late 1880s housing. The area has historic significance as one of the first parts of Epping to be closely subdivided for residential purposes. This area, with the exception of the eastern side which was originally divided into larger blocks, has retained most of its original 1886 subdivision pattern.

Whilst the above assessment of significance for the East Epping HCA is brief, further assessment of the area was conducted as part of the *Epping Town Centre Heritage Review* prepared by Perumal Murphy Alessi in 2013. This study considered that the previous assessment of the East Epping HCA still stood and updated the assessment of significance as follows:

Criterion (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the area)

The area is of local historic significance as one of the first subdivisions and parts of Epping to be subdivided for residential development. Despite some site amalgamations and re-subdivisions, the area largely retains its original subdivision and streetscape pattern.

The area retains evidence of its major periods of development that reflect the growth and development and major changes in the local area and shift from a rural and farming community to centralised residential and low scale commercial area.

Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the cultural or natural history of the area)

The area is characterised by good and largely intact examples of the Federation, Inter-war and Post-war detached housing in the Epping area. Some early buildings also remain.

The built context is also enhanced by the wide street proportions, street trees and garden settings and plantings which make a positive contribution to the area.

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

Epping Public School is a major feature of the area and is of some social significance to the local community. Established in 1900 as a result of the growth and development it has continued to be a local focus and has developed in accordance with local needs and requirements.

The Uniting Church complex in Chester Street is also of some local social significance.

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

The area retains some rock forms, undulating streets, sloping sites and a number of mature native trees and plantings which indicate the early natural character and topography of the area.

Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the area)

The area retains a number of earlier timber weatherboard houses and one early stone dwelling which are relatively rare in the local area.

Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's (or area's)

- *cultural or natural places; or*
- *cultural or natural environments (or a class of the local area's cultural or natural places; or*
- *cultural or natural environments)*

The area is a good and relatively intact representative example of late 19th and early 20th century suburban residential subdivision and development.

Statement of Significance

The East Epping Heritage Conservation Area is of high local historic and aesthetic significance as a good representative example of late 19th century subdivision that retains a good and relatively intact collection of Federation, Inter-war and Post-war period residential development that represents the major period of growth and development of the Epping area.

The area significantly retains most of its original 1886 subdivision and streetscape pattern with mostly single detached houses including a number of good and highly intact examples of Federation and Inter-war period houses. The area also retains some earlier examples and overall built context is enhanced by the local topography and native plantings, wide street proportions, street trees and garden settings.

The Church and School sites located in the area are also of some historic and social significance to the local community.

6.2.4 Revised Assessment of Significance

The previous assessments of the East Epping HCA remain consistent with the existing condition of the area. The two previous assessments of significance, in terms of the evaluation of aesthetic, historical, social, rarity and representative values of the area are still considered valid and appropriate.

The previous Statements of Significance have been minorly updated in the below revised Statement of Significance, based upon the current condition and integrity of the area.

East Epping HCA Statement of Significance

The East Epping HCA is of high local historic and aesthetic significance as a good representative example of late nineteenth century subdivision that retains a good and relatively intact collection of Federation, Inter War and Post War period residential development that represents the major periods of growth and development of the Epping area.

The area significantly retains most of its original 1886 subdivision and streetscape pattern with mostly single detached houses including a number of good and highly intact examples of Victorian, Federation and Inter War period dwellings. The area has historic significance as one of the first parts of Epping to be closely subdivided for residential purposes. The original names of each of the streets, which were taken from English towns and counties, still remain. The areas overall built context is enhanced by the local topography and native plantings, wide street proportions, street trees and large garden settings. Many of the Federation and Inter War period houses retain their garden like settings, coupled with mature trees of both native and exotic varieties.

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

6.2.5 Individual Heritage Items Request for Removal within Essex Street HCA

3 Essex Street

A request by the property owner of 3 Essex Street for the removal of the property as an Heritage Item under the Hornsby LEP 2013 and to be removed from the East Epping HCA was lodged on 18 September 2015. This request was lodged by the property owner in response to the listing of the property at 3 Essex Street on the Hornsby LEP 2013 as part of the State Environmental Planning Policy (SEPP) Amendment (Epping Town Centre) 2013, published in March 2014.

The dwelling at 3 Essex Street is a single storey face brick Inter War Bungalow featuring a hipped roof clad in terracotta tiles and a stone base. The primary western façade features a projecting brick veranda with brick piers, flanked on either side by projecting bay windows, with detailed leadlight glazing set within timber double sash windows. The northern façade features a second verandah with brick piers, which has been enclosed by single brick and timber windows. The eastern boundary of the property is defined by a high brick fence and a wide timber gate. Some mature plantings exist on the site, including palm trees. A driveway is located on the eastern side of the house, which gives access to a lightweight carport attached to the southern façade of the dwelling. The location of the dwelling next to Rockleigh Park provides a leafy setting for the Inter War Bungalow.

A brief internal inspection was conducted as part of this heritage review. From the internal inspection, original detailing such as Art Deco cornices and plasterwork, timber doors and frames with associated hardware, timber picture rails, fireplace, floorboards and leadlight windows were observed throughout the property, excluding areas where modifications had taken place, which was primarily limited to the kitchen and bathrooms. The bungalow is overall in good condition, but does require some maintenance work. The bungalow appears to have maintained its condition and integrity since its assessment in the 2013 study.

An assessment of the significance of 3 Essex Street was undertaken as part of the *Epping Town Centre Heritage Review* prepared by Perumal Murphy and Alessi in 2013.⁴ The established statement of significance has been slightly amended to reflect the current condition of the property and is provided below:

No. 3 Essex Street is of local historic and aesthetic significance as part of an early subdivision in the area, as a good and largely intact representative example of a substantial Inter War Bungalow constructed during c. 1920s. The site is associated with the Rockleigh House and grounds now remembered by the adjacent Park area. The building significantly retains its original scale, form and features including face brick façades and stone base and prominent roof scape, open verandah and bayed elements on the front facade. Internally many original elements of the Inter War Bungalow remain, including Art Deco cornices and plasterwork, timber doors and frames with associated hardware, timber picture rails, fireplace, floorboards and leadlight windows. Despite the addition of the high brick fence, the building has a wide frontage and prominent roof form enhanced by its garden setting and makes some visual contribution to the streetscape and neighbouring Rockleigh Park area. The large wide lot on which the Bungalow is established is unusual for the East Epping Area, presenting a unique element in the area.

The Inventory Sheet for the property has also been updated to reflect the above statement of significance, as well as updated images, which is provided as part of Appendix A. Recommendations in relation to the retention or removal of 3 Essex Street from the Hornsby LEP 2013 as a heritage item or from the East Epping HCA, have been provided in Section 10.1.

⁴ Perumal Murphy Alessi, *Epping Town Centre Heritage Review* (March 2013) p. 37.

6.3 Essex Street Heritage Conservation Area

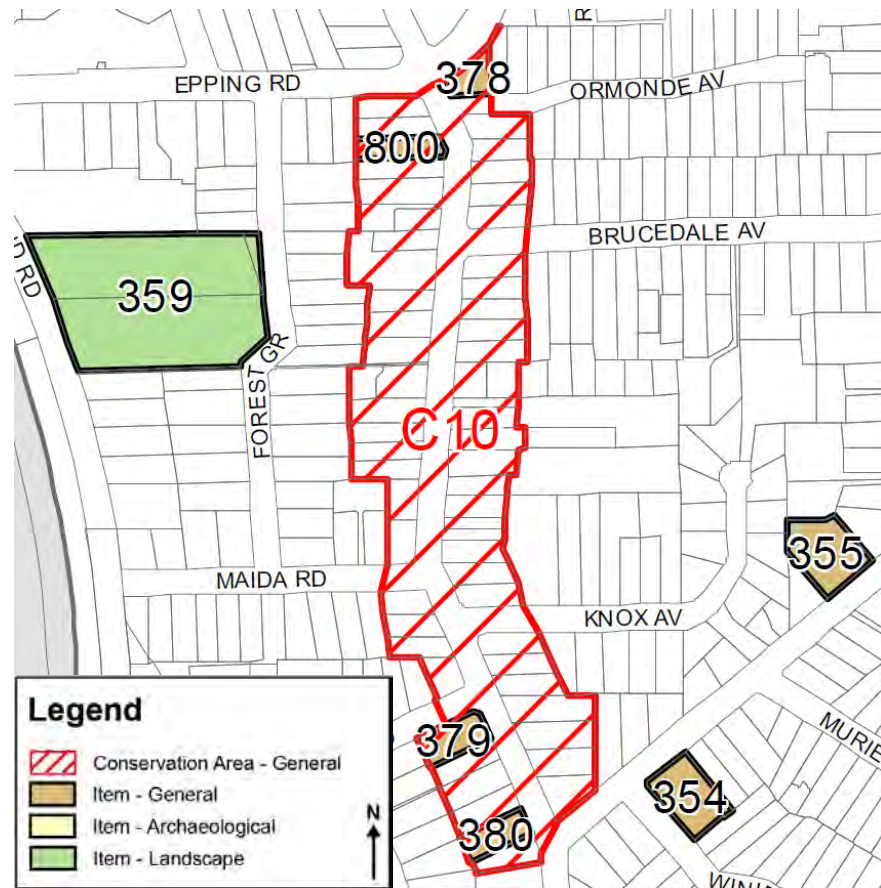


Figure 28: Extract of Heritage Map 11 from Hornsby LEP 2013, depicting Essex Street HCA (Source: Heritage Map 11, Hornsby LEP 2013)

6.3.1 Context and Description

The Essex Street Avenue Heritage Conservation Area was last described in March 2013 in the Epping Town Centre Heritage Review as:

"The built context is characterised by a mix of Federation and Inter-war period houses including substantial timber weatherboard and distinctive Federation red brick dwellings, liver brick and Inter-War Bungalows with a number of late 20th and early 21st century period dwellings and residential complexes between. The built context is generally enhanced by the streetscape pattern reinforced by regular setbacks, wide street proportions and garden settings."⁵

During site inspections of the area in March 2017, it was observed that the Essex Street HCA continues to retain a built context characterised by a mixture of Federation and Inter War period dwellings, with some Post War, Late 20th and 21st Century development scattered throughout. The streetscape continues to be enhanced by street tree planting, coupled with the established gardens and trees of the properties which lines the edges of the street.

The Essex Street HCA is bound to the north by Epping Road and to the south by Abuklea Road. Whilst Essex Street continues both north and south from the Essex Street HCA, this particular section of Essex Street presents a unified character unlike the other sections of Essex Street, which have a higher proportion of Late 20th and 21st Century developments. This section of Essex Street presents a wide dual carriageway with wide grassed verges.

⁵ Perumal Murphy Alessi, *Epping Town Centre Heritage Review* (March 2013) p. 13.

The street slightly bends to the east following the intersection with Maida Road. This section of Essex Street gently slopes downwards from Epping Road and Abuklea Road to the lowest point around the intersection of Knox Avenue. Between Maida Road and Epping Road, the dwellings located on the western side of Essex Street rise above street level, whilst the dwellings to the east lie below street level, due to the sloping topography of the street down towards the east.

Dotted along the length of Essex Street are a number of different species of trees, including but not limited to Banksia and Eucalypt trees. The dwellings along this section of Essex Street present a regular setback from the street, incorporating a range of different fences, all predominantly of a low scale, including timber picket fences, low sandstone or brick walls, wire and timber fences and a few modern cement rendered walls. The front gardens of each property generally include mature plantings harmonising with and adding to the streetscape character the street.

The style of dwellings located within the Essex Street HCA, include a number of different styles from the Federation (Bungalow and Cottage styles), Inter War (Bungalow and Spanish Mission styles), Post War, Late 20th Century (Organic, Australian Nostalgic, and Immigrants Nostalgic styles) and 21st Century, all depicted in Figures 31 to 36.

Whilst a couple of lots within the Essex Street HCA have been subdivided, or some older buildings from the Federation or Inter War period have been replaced or modified over time, the overall character of early 20th Century and streetscape pattern and rhythm remains.

The following images the early present a brief overview of the current character and streetscape of the Essex Street HCA.



Figure 29: Views looking from intersection of Essex Street and Abuklea Road, looking north along Essex Street. The mature street trees and large front setbacks of dwellings along the street can be



Figure 30: Views looking south along Essex Street, near Epping Road (left) and intersection of Brucedale Avenue (right)



Figure 31: Views looking from approximately 58 Essex Street, looking south (left) and north (right).



Figure 32: 86 Essex Street, Federation Bungalow (left) and 42 Essex Street, Federation weatherboard cottage (right).



Figure 33: 93 and 56 Essex Street, both examples of intact Inter War Bungalows.



Figure 34: 44 Essex Street, Inter War Spanish Mission (left) and 77 Essex Street, Post War (right).



Figure 35: 78 Essex Street, Post War (left) and 99 Essex Street, Late 20th Century Organic (right).



Figure 36: 51 Essex Street, Late 20th Century Australian Nostalgic (left) and 53 Essex Street, 21st Century.

6.3.2 Historical Summary

The history of the Essex Street HCA is directly linked to the historical development of the development of the Epping Town Centre, thus refer to the brief history provided in Section 5.1.

6.3.3 Previous Assessment and Statement of Significance

The first assessment of significance for the Essex Street Heritage Conservation Area was undertaken as part of the *East Epping Conservation Evaluation and Review* prepared by Tropman and Tropman Architects in 2001. The assessment and statement of significance from this first study is as follows:

Criterion (a)

The area is a good example of the development of Federation and Inter-War period housing in the Epping area.

The area reflects the changing nature of the place from rural, through semirural to residential.

Criterion (c)

The area has retained most of its original 1886 subdivision pattern.

Criterion (g)

The area is representative of the development of Federation period and Inter- War period suburban housing.

Statement of Significance

The Essex Street Heritage Conservation Area has historic and aesthetic significance as a representative area of intact period housing, mainly from the Federation and Inter-War periods. The areas early subdivision patterns reflect the changing nature of the area from rural, into semi-rural ‘farmlets’ through to

residential lots in the 1920s. These subdivision patterns are still visible in the existing street layout.

Whilst the above assessment of significance for the Essex Street HCA is brief, further assessment of the area was conducted in as part of the *Epping Town Centre Heritage Review* prepared by Perumal Murphy Alessi in 2013. This study considered that the previous assessment of the East Epping HCA still stood and updated the assessment of significance as follows:

Criterion (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the area)

The area is of local historic significance as part of an early subdivision and early 20th residential development. Despite some site amalgamations and re-subdivisions, the area largely retains a sense of its original subdivision pattern that represents the early 20th century shift from a rural to a residential and suburban area.

Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the cultural or natural history of the area)

The area is characterised by good and largely intact examples of the Federation and Inter-war period detached housing in the Epping area. Some good examples of Post-war development are also extant.

The built context is also enhanced by the wide street proportions, street form and wide grassed verges, setbacks, garden settings and plantings which make a positive contribution to the area.

Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's (or area's)

- *cultural or natural places; or*
- *cultural or natural environments.*
- *(or a class of the local area's*
- *cultural or natural places; or*
- *cultural or natural environments)*

The area is representative of the development of the Federation and Inter-war period suburban housing in the local area.

Statement of Significance

The Essex Street Heritage Conservation Area is of local historic and aesthetic significance as part of an early subdivision in the local area and as a representative area of intact period housing mainly from the Federation and Inter-war periods which represents a major period of growth and development and shift from a rural to a suburban area.

The area significantly retains a sense of the original subdivision pattern and streetscape pattern with mostly single detached houses including a number of good and highly intact examples of Federation and Inter-war period houses. The built context is enhanced by the local topography, wide street proportions, setbacks and garden settings.

6.3.4 Revised Assessment of Significance

The previous assessments of the Essex Street HCA remain consistent with the existing condition of the area. The two previous assessments of significance, in terms the evaluation

of aesthetic, historical and representative values of the area is still considered valid and appropriate.

The previous Statements of Significance have been minorly updated in the below revised Statement of Significance, based upon the current condition and integrity of the area.

Essex Street HCA Statement of Significance

The Essex Street HCA is of local historic and aesthetic significance as part of the early subdivision of the Epping from the late 1890s, and maintains a representative area of largely intact Federation and Inter War period dwellings reflecting the major periods of growth and development of the Epping local area. Early Federation houses, some associated with the Mount Tomah Nursery of the 1890s are still extant, and further enhanced by the retention of the later 1920s subdivision upon which many Inter War period home were developed. The area represents the shift of Epping from an area of orchards and nurseries to a thriving suburban area.

The area retains many significant elements of the early twentieth century subdivision patterns, coupled with a cohesive streetscape pattern enhanced by large setbacks, wide street proportions, undulating topography, street plantings and garden settings. This section of Essex Street, maintains a large number of good and highly intact examples of Federation and Inter War period dwellings of various styles, interspersed with some good examples of residential Post War architecture.

6.3.5 Individual Heritage Items Requested for Removal within Essex Street HCA

42 Essex Street

A request by the property owner of 42 Essex Street for the removal of the property as a Heritage Item under the Hornsby LEP 2013 and to be removed from the Essex Street HCA was lodged on 17 January 2016. This request was lodged by the property owner in response to the listing of the property at 42 Essex Street on the Hornsby LEP 2013 as part of the SEPP Amendment (Epping Town Centre) 2013, published in March 2014.

The dwelling at 42 Essex Street is a substantial, single storey timber weatherboard Federation cottage, with a hipped roof and northern projecting gabled wing with corrugated steel roof. The dwelling features a veranda with returns to the sides with timber double sash windows with colour lead lighting on the primary façade facing toward Essex Street. The northern elevation features a bay window with timber double-hung sashes featuring coloured leadlight, matching the primary eastern façade. The cottage is substantially set back from the Essex Street frontage, allowing for a large front garden, which is primarily grassed with some mature plantings established along the Essex Street boundary.

A brief internal inspection of the property was conducted as part of this heritage review. From the internal inspection, original detailing such as floor boards, cornices and timber work were observed in the main hallway and front rooms of the cottage. Additions to the rear of the original cottage currently house living spaces and a kitchen. The cottage is overall in good condition and appears to have maintained its condition and integrity since its assessment in the 2013 study.

An assessment of the significance of 42 Essex Street was undertaken as part of the *Epping Town Centre Heritage Review* prepared by Perumal Murphy and Alessi in 2013.⁶ The established statement of significance has been slightly amended to reflect the current condition of the property and is provided below:

The dwelling at 42 Essex Street is of high local historic and aesthetic significance as a good and largely intact Federation period timber weatherboard cottage constructed sometime between 1893 and 1902 that is associated with MF Vollmer and the Vessey family of the Mount Tomah Nursery that operated in the immediate area in the 1890s. Despite some alterations and additions, the cottage retains its overall scale, form and details particularly weatherboard facades, roof form, open wrap-around verandah,

⁶ Perumal Murphy Alessi, *Epping Town Centre Heritage Review* (March 2013) p. 42.

gable and bay on the northern facade. Internally, original details are also maintained, including cornices, timberwork, floorboards and chimneys. The building occupies a prominent and elevated site on a bend in Essex Street, is enhanced by its garden setting and makes a positive contribution to this section of Essex Street. The cottage is one of two remaining Federation period dwellings located in the area associated with the Mount Tomah Nursery, thus being rare for the local area.

The Inventory Sheet for the property has also been updated to reflect the above statement of significance, as well as updated images provided as part of Appendix A. Recommendations in relation to the retention or removal of 42 Essex Street from the Hornsby LEP 2013 as a Heritage item of from the Essex Street HCA have been provided in Section 10.2.

6.4 Rosebank Avenue Heritage Conservation Area

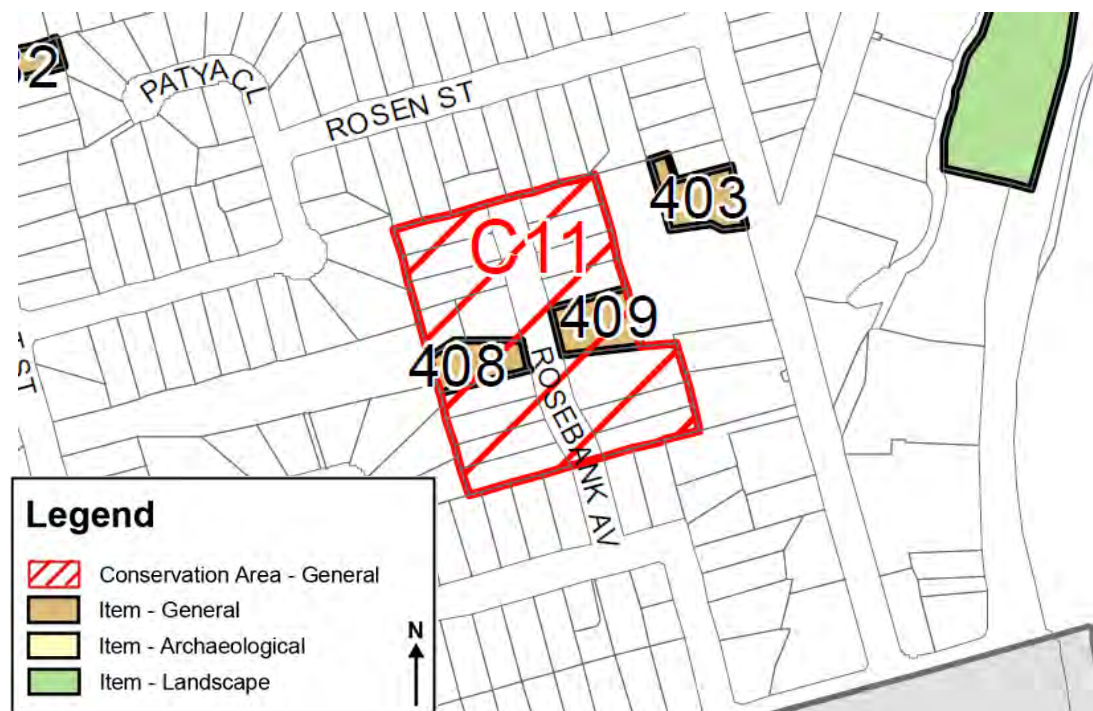


Figure 37: Extract of Heritage Map 11 from Hornsby LEP 2013, depicting Rosebank Avenue HCA (Source: Heritage Map 11, Hornsby LEP 2013)

6.4.1 Context and Description

The Rosebank Avenue Heritage Conservation Area was last described in March 2013 in the Epping Town Centre Heritage Review as retaining:

"a good and highly intact group of Inter-War period dwellings illustrating various architectural elements enhanced by the streetscape character, reinforced by retention of the original subdivision pattern and street rhythm, consistent setbacks and also mature street and garden trees and garden plantings."

During site inspections of the area in March 2017, it was observed that the Rosebank Avenue HCA continues to remain a good and highly intact group of Inter War period dwellings however, there are some changes to the surrounding setting of the area and the streetscape which has minorly detracted from the description provided in 2013. These include the multiple high density residential developments on Cliff Road and Hazlewood Place, located to the

⁷ Perumal Murphy Alessi, *Epping Town Centre Heritage Review* (March 2013) p. 15.

east and south of the HCA. Some mature trees too have been removed from the streetscape, primarily out the front of 5 Rosebank Avenue.

Despite these changes, Rosebank Avenue HCA continues to maintain its established heritage character. The form, scale and detailing of the majority of dwellings within the area retain their original elements, and are enhanced by extensive plantings within the front gardens and nature strip planting. Whilst some minor modifications have been made to some buildings, such as the enclosure of balconies, addition of carports and garages and replacement of some original windows, the consistency of the street in terms of setbacks, and street presentation are still intact.

A range of architectural styles are presented along the length of Rosebank Avenue, including Spanish Mission, Bungalow and Tudor Revival. Whilst the style of each dwelling differs, all are linked together and complement one another through consistency in height, set back and landscaping. The original subdivision of the Rosegrove Estate is still evident in the current subdivision of the area, despite the singular subdivision of 13 and 15 Rosebank Avenue. The character of the area is further linked together through the consistent street trees which line the nature strips and the interjection of the creek line which runs between 15 and 9, and 10 and 6 Rosebank Avenue. The vegetation is denser at this point in the street and creates a lively setting for the appreciation of both the northern and southern components of the street.

The following images present a brief overview of the current character and streetscape of the Rosebank Avenue HCA.



Figure 38: View looking south along Rosebank Avenue, from northern end of street (left) and from middle of street in line with the creek (right). The consistency of street trees which line Rosebank Avenue are evident, enhancing the streetscape character, behind which an array of Inter War period dwellings are nestled.

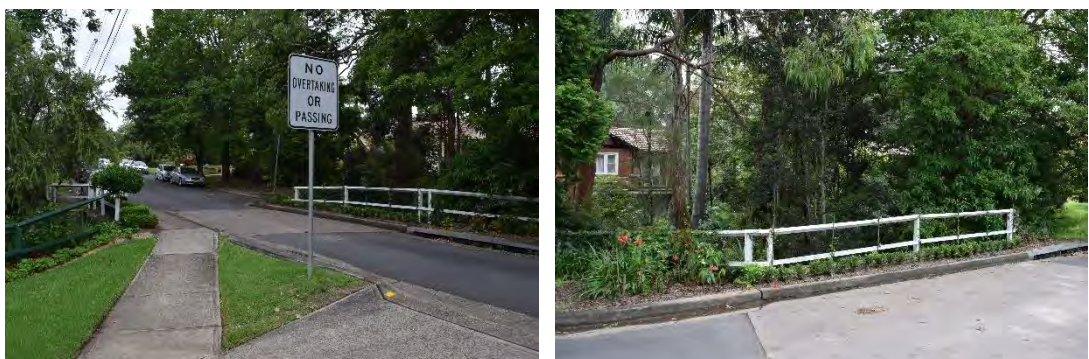


Figure 39: View of the small bridge which runs over the creek line (left) and looking west toward 9 Rosebank Avenue visible through the trees which line the creek bed.



Figure 40: Two of the dwellings located within the Rosebank Avenue HCA are listed as local items, including 9 (right) and 10 (left) Rosebank Avenue. Whilst both dwellings date from the Inter War period, they are in two distinct styles of the period, the left being a Spanish Mission style and the right in a Tudor style.



Figure 41: 16 and 17 Rosebank Avenue, respectively, are designed in an Inter War Bungalow style. The Bungalow style is featured the most amongst the dwellings of Rosebank Avenue



Figure 42: 5 and 1 Rosebank Avenue have undergone some modifications to the original fabric. 5 Rosebank Avenue has modified the entrance path and driveway, as well as the entrance way and windows, whilst 1 Rosebank Avenue has undergone some minor changes, including enclosing the front balcony and the installation of a new gate to the driveway. Despite these changes, both dwellings continue to contribute to the character of the area.

6.4.2 Historical Summary

The following historical summary of the Rosebank Avenue Conservation Area has primarily been adapted from the 2003 Heritage Assessment of Rosebank Avenue, prepared by CPC Consulting.

The site of the present day Rosebank Avenue is located on the western side of the railway at Epping. Early Parish Maps indicated that the site was part of the land granted to William Kent Junior. Pioneer settler, David Hazlewood, purchased the land in this area (including the area that is now Rosebank Avenue) as a total of 16 acres in 1897.

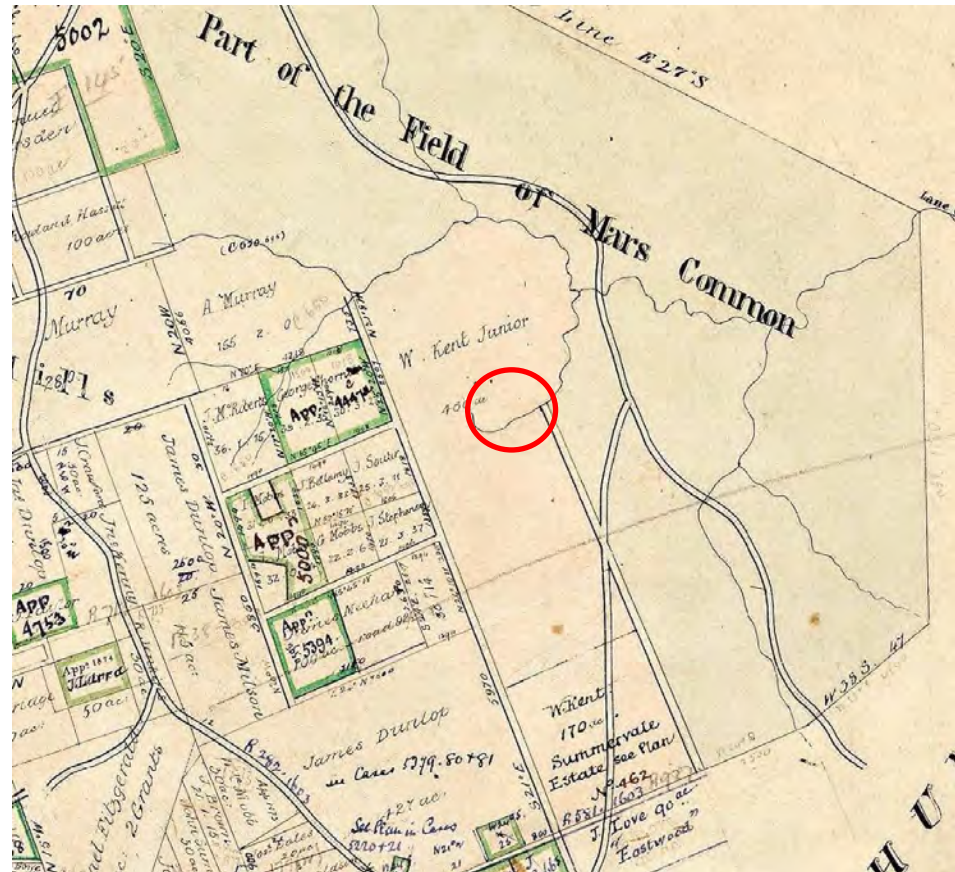
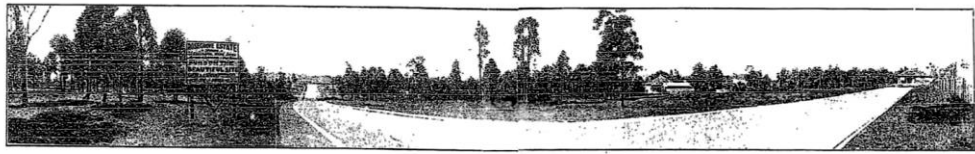


Figure 43: 1882 Field of Mars Parish Map with indicative location of Rosebank Avenue Heritage Conservation Area outlined in red (Source: Land and Property Information, Sheet Reference 4, Edition Number 0)

The Hazlewood Brothers made their reputation as rose suppliers in the early twentieth century from the Epping nursery. The Hazlewood nursery operations continued in Dural until 1965. The first subdivision of the Hazlewood Estate was placed on sale in October 1921 and included lots fronting the present Carlingford Road.

In November 1929, two years after David Hazlewood's death, the site of Rosebank Avenue went to auction sale as the Rosegrove Estate, one of the later estate subdivisions to occur in the Epping district. The Estate consisted of 18 lots fronting Rosebank Avenue and three lots fronting Ray Road. (Figure 44) A "fine old rustic bridge" was constructed over the existing creek by the Hazlewoods as part of their nursery operations and was retained as an attractive element of the Estate. The advertisements for the auction also indicate that a strict building ordinance was in place to ensure that "each home will be worthy of its setting" and that the layout and lot sizes allowed "ample space for gardens, lawns and motor car entrance".



ROSEGROVE ESTATE

In one of Nature's Loveliest Settings

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

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

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

Fine ornamental trees have been purposely preserved to give added attractiveness to every home that will be erected there. Right in the midst of the Estate's beautiful main bridge stands a building site. A tiny pond and overhanging willows help to complete the charm-

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

Beautiful Epping
A Show Suburb

Being in one of Sydney's show suburbs—the home of beautiful country—the life of the metropolitan. Part of the car can be used in the car for the street. Light town's climate. Rosegrove Estate. Our 21 home sites are beautiful homes and beautiful gardens. Surrounding in the nature of flowers and vegetable grow well in the heart of Epping.



400 yards from Epping Station — a few minutes walk.

All shopping and other conveniences available.

High and healthy home sites, magnificent surroundings—318 feet above sea level.

All sites of generous size and ready now for building.

All conveniences and Services available

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

Ninety Electric Trains per day

Distances from Sydney are no longer measured in miles, but in minutes. Epping is fourteen in being only 28 minutes from the City. A service of ninety trains per day saves all delay.

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

What of the Future?

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

Epping—Junction to New Railway

Wonderful influence on values
The decision of the railway authorities to connect Epping with St. Leonards by an Electric Railway has brought the district to the forefront amongst sites for real estate speculation. It takes little thought to realize that tremendous progress and demand for home sites must come hand in hand with the completion of the St. Leonards-Epping Railway.



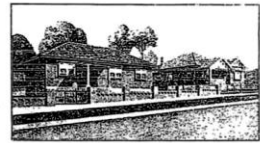
Auction Sale

On the Ground 3 p.m.

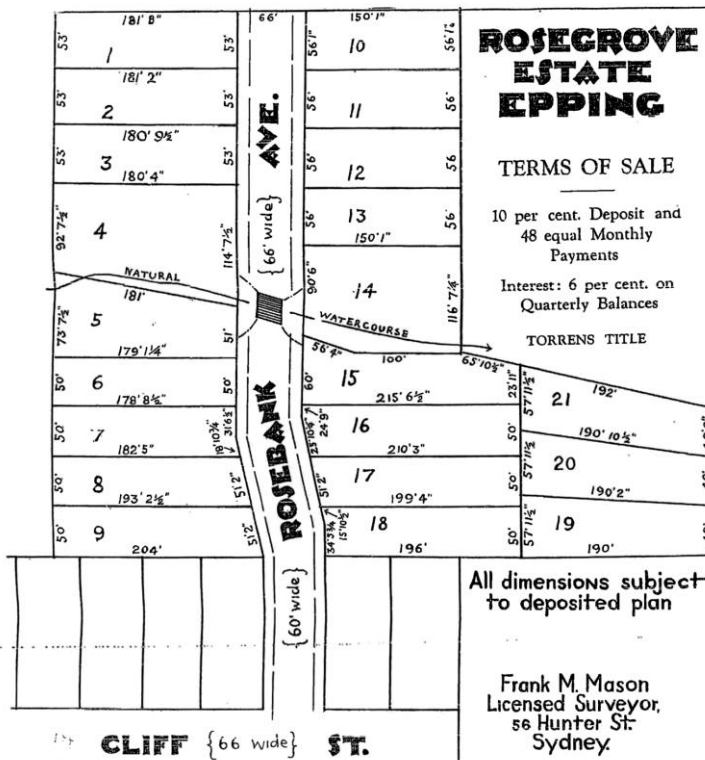
Saturday 23rd Nov

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

In conjunction with
TOM J. DWYER
Mendon Chambers
80 CASTLEREACH ST., SYDNEY



COTTAGES ADJOINING ROSEGROVE ESTATE



REAL ESTATE

WELL SITUATED

ALLOTMENTS AT EPPING
STATION, SHOPS HANDY

Situated within 400 yards of the railway station and shopping centre, Rosegrove Estate, Epping, occupies the top of a slope and fronts a main road. It will be sold by auction to-morrow by Messrs. Hardie and Gorman, in conjunction with Tom J. Dwyer. Ornamental native trees have been retained on the allotments, and the streets have been kerbed and guttered in concrete. There are 21 allotments, all generously sized. The soil is very suitable for gardens, and the homesites provide ample space for their inclusion. A large nursery adjoins the estate. Ninety electric trains each day provide transportation to and from the city, and the travelling time will be shortened when the Epping-St. Leonards branch line is built. Terms of sale will be 10 per cent. deposit, and the balance in four years.

Figure 44: 1929 Sale Notice for Rosegrove Estate (top and bottom left) and advertisement in The Sun from 1929 (bottom right) (Source: Appendix D, CPC Consulting, Heritage Assessment of Rosebank Avenue (2003) and The Sun, Friday 22 November 1929, p. 2.)

An aerial photograph from 1943 clearly shows the earlier Federation development within the surrounding streets (Cliff Road and Carlingford Road) and the formation of Rosebank Avenue.



Figure 45: 1943 Aerial of Rosebank Avenue Conservation Area, outlined in red (Source: SIX Maps, accessed on 28 March 2017)

Hornsby Shire Council's Sands Directory and Rate Books provide information regarding the development of the Rosebank Avenue streetscape. Up until 1932, the majority of the lots within the streetscape remain in the ownership of real estate agents. The 1931 Sands Directory (Page 444) records only the road as existing. The 1932/33 Sands Directory lists only Lot 1 as being owned by a C F Abbott. The Rate Books provide additional information as follows:

- Rate Book dated 29 May, 1930 - indicates a total of six lots in private ownership (Lots 1, 7, 9, 12, 17 and 18). The occupations of these owners are described as being gentleman, clerk, joiner, builder, joiner and lawyer, respectively, representing a 'middle-class' community. The remainder of the street was in the ownership of "Thomas Dwyer Real Estate of 8A Castlereagh Street, Sydney". No infrastructure is recorded in this record.
- Rate Book dated 7 October, 1932 - indicates all lots in private ownership with the exception of Lots 4, 5 and 14 still being in the ownership of Thomas Dwyer Real Estate and Lot 10 being owned by Prudential Estates Ltd. Fences are recorded as having been constructed on Lots 8, 10 and 12. Dwellings are recorded as having been constructed on Lots 9 ("cottage") and 12 ("bungalow").
- Rate Book dated 12 May, 1938 provides the following details regarding construction:

Original Lot No.	Current Address	Recorded Construction
Lot 9	1 Rosebank Avenue	Cottage
Lot 18	2 Rosebank Avenue	Cottage and garage
Lot 8	3 Rosebank Avenue	Cottage and garage
Lot 17	4 Rosebank Avenue	Cottage
Lot 7	5 Rosebank Avenue	Cottage, garage and workshop

Lot16/15	6-8 Rosebank Avenue	Cottage
Lot 6	7 Rosebank Avenue	Fence (Notes that dwelling constructed 1938-39)
Lot B (5)	9 Rosebank Avenue	Cottage C/E
Lot 14	10 Rosebank Avenue	(Notes that dwelling constructed 14 May 1940)
Lot 13	12 Rosebank Avenue	Cottage
Lot 12	14 Rosebank Avenue	Cottage
Lot A (4)	15 Rosebank Avenue	Cottage
Lot 11	16 Rosebank Avenue	Bungalow ("Laverton")
Lot 3	17 Rosebank Avenue	Cottage
Lot 10	18 Rosebank Avenue	Cottage ("Orana") and garage
Lot 2	19 Rosebank Avenue	Cottage and garage
Lot 1	21 Rosebank Avenue	Fence (Notes that dwelling constructed 1942)

It is noted that the occupations of property owners also includes builder (Lot 1), school headmaster (Lot 2), teacher (Lot A), architect (Lot 6) and musician (Lot 10).

In summary, all dwellings in the street with the exception of three had been constructed by 1938. The remaining three dwellings had been constructed by 1942. Accordingly, the majority of dwellings in Rosebank Avenue were constructed during the Inter-war period.

6.4.3 Previous Assessment of Significance

The first assessment of significance for the Rosebank Avenue HCA was undertaken by CPC Consulting in 2003 in the *Rosebank Avenue Heritage Assessment*. The assessment and statement of significance from this first study is as follows:

Criterion (a)

Rosebank Avenue is a fine example (the best example in the Hornsby Shire) of an intact Inter-war housing development and streetscape which retains its historical original subdivision layout (with minor boundary adjustments), building stock and natural features

Criterion (b)

The development of Rosebank Avenue does not have any strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of Epping or the Hornsby Shire)

Criterion (c)

Rosebank Avenue retains and displays its original subdivision layout (with minor boundary adjustments), building stock and natural features. It retains its design integrity; has distinctive aesthetic attributes in its form, composition, style and character; is the only true intact and fine example of an Inter-war development/streetscape and as such, has landmark qualities;

Criterion (d)

The Rosebank Avenue streetscape does not have associations with any particular identifiable community or cultural group.

Criterion (e)

Rosebank Avenue and its features have little archaeological or research potential.

Criterion (f)

Rosebank Avenue is a rare example of an intact area of Inter-war housing development. However, as other intact examples of Inter-war housing developments exist in NSW and other parts of Australia, it is concluded that Rosebank Avenue's intact form is only rare at a local level.

Criterion (g)

Rosebank Avenue is a fine example of an Inter-war housing estate that survives in good condition and intact. It retains its historical subdivision pattern (with only minor boundary adjustments), its natural features (gardens and creekline) and its built fabric. It has representative significance through its physical form, building stock and history.

Statement of Significance

Rosebank Avenue is a fine representative example of the residential development of an Inter-war housing estate. It remains largely intact in terms of retaining its historical subdivision pattern, its natural features, its built fabric and landscaping. Collectively, the dwellings and their associated gardens contribute to a unique precinct that captures the historical development of housing constructed during this period within the Hornsby Shire and provides an historical setting for the individual heritage items that exist in the street.

The Rosebank Avenue streetscape remains a rare example (at local level) of an intact Inter-war streetscape within the Hornsby Shire (the only intact Interwar streetscape in the Shire). This conclusion is reached given that the entire street was developed as part of the one Estate and retains its built form and subdivision pattern (that includes the unusual configuration of allotments reflecting the location of a watercourse). Given its level of intactness and integrity, it is of high local heritage significance.

The above assessment of significance for the Rosebank Avenue HCA was again assessed as part of the *Epping Town Centre Heritage Review* prepared by Perumal Murphy Alessi in 2013. This study considered that the previous assessment of the Rosebank Avenue HCA still stood. An assessment of the areas significance was included in the study as follows:

Criterion (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the area)

The area is of local historic significance as a fine and highly intact example of an Inter-war period housing development and streetscape that retains its original subdivision pattern, building stock and natural features.

Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the cultural or natural history of the area)

The area is characterised by good and largely intact examples of the Inter-war period detached housing that retain their original form, character and details and a range of stylistic elements relating to that era. The buildings have common setbacks which contribute to the streetscape pattern and rhythm. The built context is also enhanced by the wide street proportions, street trees and creek line, garden settings and plantings which make a positive contribution to the area.

Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the area)

Rosebank Avenue has been identified as being a rear and best example of an intact Inter-war housing development in the Hornsby LGA. Other examples exist in other parts of NSW and Australia.

Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's (or area's)

- cultural or natural places; or
- cultural or natural environments (or a class of the local area's cultural or natural places; or
- cultural or natural environments)

The area is a good and highly intact representative example of Inter-war period suburban subdivision and development that retains its original subdivision pattern, housing stock and associated gardens and features and natural features.

Statement of Significance

Rosebank Avenue is of high local cultural significance as a fine representative example of an Inter-war period residential subdivision and development that remains largely intact and retains its historical subdivision pattern, built context and natural features. Collectively the group form a unique precinct in the Hornsby LGA. The houses each retain their overall scale, character and varying stylistic details associated with the period and are enhanced by the wide street proportion, street trees and garden settings and remaining natural features.

6.4.4 Revised Assessment and Statement of Significance

The previous assessments of the Rosebank Avenue HCA remain consistent with the existing condition of the area. The two previous assessments of significance, in terms the evaluation of aesthetic, historical and social values of the area is still considered valid and appropriate.

The previous Statements of Significance have been minorly updated in the below revised Statement of Significance, based upon the current condition and integrity of the area.

Rosebank Avenue HCA Statement of Significance

Rosebank Avenue HCA is a fine representative example of a residential development of an Inter War housing estate. It remains largely intact in terms of retaining its historical subdivision pattern, its natural features, its built fabric and landscaping. Collectively, the dwellings and their associated gardens contribute to a unique precinct that captures the historical development of housing constructed during this period within Epping and the wider developments of the time in the Field of Mars. Collectively the area presents a unique streetscape featuring varies styles of the period, including Bungalow, Spanish Mission and Tudor Revival. Each dwelling retains their overall scale, character and varying stylistic details associated within the Inter War period which are further enhanced by the street trees, garden settings and natural creek line, providing a historical setting for the individual heritage items and contributory dwellings.

The Rosebank Avenue streetscape remains a rare example, at local level, of an intact Inter War streetscape within Epping and the Parramatta area and is one of few intact Inter War housing estates remaining. Having been developed within a short course of time between the 1930s and 1940s as part of the one Estate, Rosebank Avenue retains its built form and subdivision pattern, including the unusual configuration of allotments reflecting the location of a watercourse. Given its level of intactness and integrity, it is of high local heritage significance.

7. Field Survey of Heritage Conservation Areas

7.1 General Discussion

Site surveys of each HCA were undertaken in March 2017, in which all buildings located within East Epping, Essex Street and Rosebank Avenue HCAs were surveyed from the public domain. The historical value and character of each of the HCAs, are defined by a total of thirty-five (35) heritage items.

As part of the *Epping Town Centre Heritage Review* prepared by Perumal Murphy Alessi in 2013, the contribution ranking of each of the properties located within the East Epping and Essex Street HCAs were assessed. Whilst Rosebank Avenue HCA was also included within this study, the contribution ranking of each of the properties within the HCA were not assessed. As part of the current assessment of the relative contribution of each property toward their respective HCA, previous assessments of their contributions are taken into account within this section of the report.

7.2 Ranking and Assessment Criteria

Each property within each HCA has been assessed in accordance with its contributory values to the overall significance of the relevant HCA, as defined in the revised Statements of Significance in Section 6.0. Existing heritage items identified in the Holroyd LEP 2013 have been indicated, and the remaining properties have been ranked as contributory, neutral and non-contributory. The description of each category has been provided below:

Ranking	Definition
Heritage Item	A building that has been identified as an item of significance and has been listed on the Hornsby LEP 2013.
Contributory	A building that contributes to the character and significance of HCA for its historic or aesthetic values, or both. Building that have been adversely altered but still demonstrate historic and aesthetic values of significance to the area are also considered within this category. For example, a dwelling which may have had windows replaced but which otherwise retains its overall form and other detailing would be considered to be a contributory dwelling or dwelling with historic value. These items are of consistent period, scale, materials and form but are not individually significant enough to be included as a heritage item. They add to the cohesive and representative quality of the area.
Neutral	A building that does not contribute to the significance of the area but also does not detract from the area's overall character in terms of form, mass and small scale so that they fit without being disruptive. This may include early or new buildings. An example of a neutral building would be a modern single storey dwelling which respects the setbacks, forms and materials of the neighbouring dwellings. Retention of such neutral buildings may not be required provided that it is replaced with an appropriate infill building in a similar neutral nature.
Non-contributory	A building that detracts from the significance of the area and changes the character of the area. This may include early buildings with intrusive alterations and additions that erode their contribution to the significance of the area and which cannot easily be reversed. It also includes new buildings with detailing, scale and form that are not in line with the character of the area, for example large two storey buildings in unsympathetic 'Mediterranean' or other modern styles, such as light coloured rendered walls and black concrete roof tiles.

Careful consideration has been given to the threshold between buildings identified as contributory items and those identified as neutral or non-contributory. Some of the buildings, even though they may have been altered, are still recognisable as part of the Federation or Inter War periods as defined in the Statements of Significance have been ranked as contributory within a HCA. Alterations may include sympathetic additions and changes to the architectural elements such as painting the external walls, and replacing windows, fences or roofing material. It is considered that these alterations are reversible and in the long term the aesthetics and architectural values may be recoverable.

7.3 East Epping Heritage Conservation Area

The East Epping HCA consists of 253 properties and nine (9) streets and is located in the north-eastern portion of the Epping Town Centre Study Area. The nine streets include: Chester Street, Essex Street, Norfolk Road, Oxford Street, Pembroke Street, Somerset Street, Surrey Street, Sussex Street and York Street.

7.3.1 Previous Contributions Ranking

There are currently twenty nine (29) Heritage Items listed under part 1 of Schedule 5 of the Hornsby LEP 2013 which are located within the East Epping HCA (Figure 46). The majority of heritage items within the HCA are of local significance.

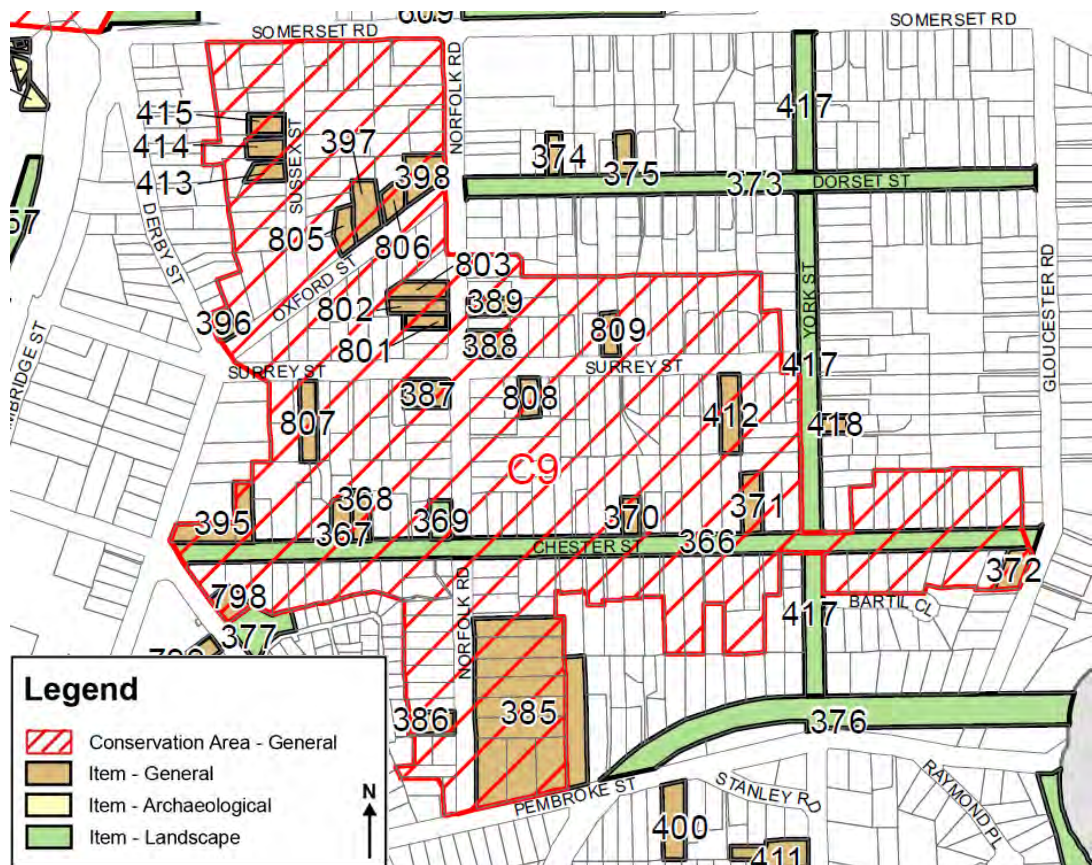


Figure 46: Extract of Heritage Map 11 from Hornsby LEP 2013, depicting East Epping HCA (Source: Heritage Map 11, Hornsby LEP 2013)

In addition to the listed heritage items within the HCA, relative contribution ranking of each property within the East Epping HCA was also identified as part of the of the *Epping Town Centre Heritage Review* prepared by Perumal Murphy Alessi in 2013, as outlined previously. The contributions map prepared for this previous study is reproduced in Figure 47.



Figure 47: Mark up showing contributory items and recommended extension of East Epping HCA boundary (Source: Perumal Murphy Alessi, *Epping Town Centre Heritage Review* (March 2013) p. 81)

7.3.2 Review of Contributions Ranking

Whilst Heritage Items and Contributory items of the East Epping HCA were identified within the *Epping Town Centre Heritage Review*, the relative ranking of the remaining properties was not addressed. In order to gain a greater understanding of all properties relative contribution to the significance of the East Epping HCA, an assessment of each property's contribution has been conducted on foot as part of this study.

The revised relative contribution of individual buildings towards the significance of the East Epping HCA is depicted in Figure 48 and further detailed in the table overleaf. The distribution of rankings and development periods are further summarised in Figures 49 to 53.

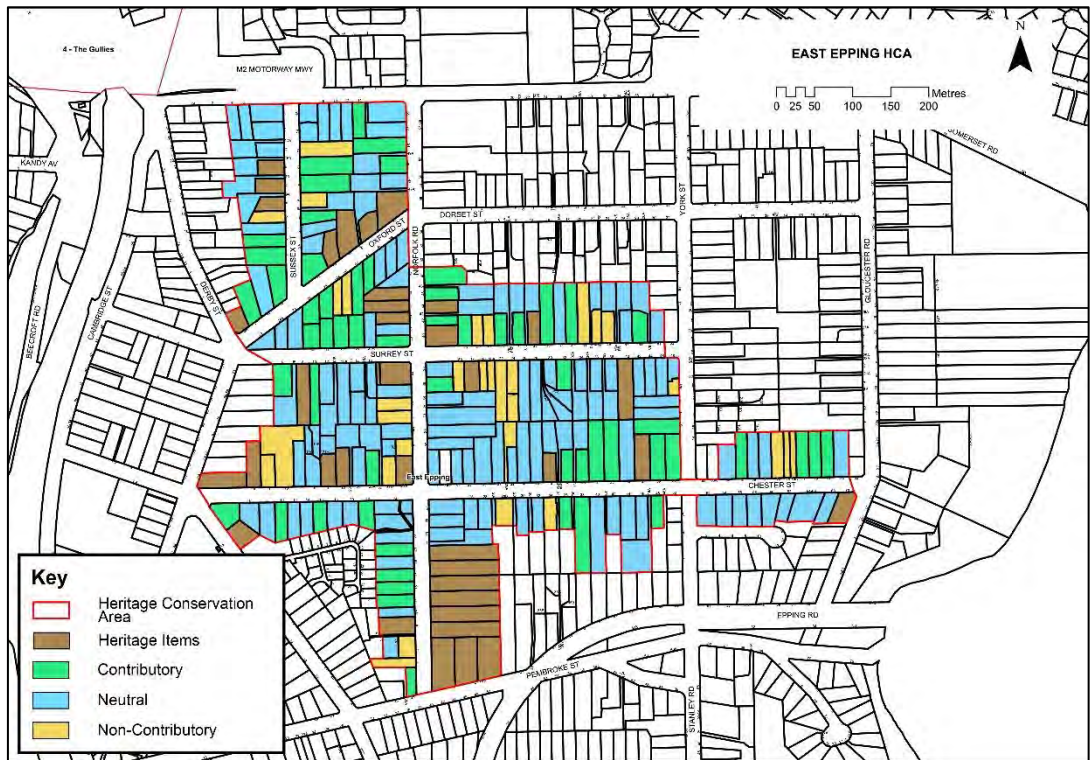


Figure 48: East Epping HCA Contribution Ranking



Figure 49: East Epping HCA Contribution Ranking with Development Period overlay.

Ranking of Properties in East Epping HCA

No.	Address	Development Period	Previous Ranking	Revised Ranking
6	Chester Street	Post War	Contributory	Neutral
8	Chester Street	Inter War	Contributory	Neutral
9	Chester Street	Federation	Heritage Item	Heritage Item
10	Chester Street	Inter War	Contributory	Contributory
11	Chester Street	21st Century	N/A	Non Contributory
12	Chester Street	Inter War	Contributory	Neutral
14	Chester Street	Post War	Contributory	Neutral
15	Chester Street	21st Century	N/A	Non Contributory
16	Chester Street	Inter War	Contributory	Contributory
17	Chester Street	Post War	Contributory	Neutral
18	Chester Street	Inter War	Contributory	Neutral
19	Chester Street	21st Century	N/A	Neutral
19A	Chester Street	21st Century	N/A	Neutral
19B	Chester Street	21st Century	N/A	Neutral
20	Chester Street	Inter War	Contributory	Neutral
21	Chester Street	Federation	Heritage Item	Heritage Item
21A	Chester Street	Unknown	N/A	Neutral
22	Chester Street	Inter War	Contributory	Contributory
23	Chester Street	Federation	Heritage Item	Heritage Item
23A	Chester Street	Unknown	N/A	Neutral
24	Chester Street	21st Century	N/A	Neutral
25	Chester Street	Federation	Contributory	Neutral
25A	Chester Street	Inter War	Contributory	Contributory
26	Chester Street	Inter War	Contributory	Neutral
27	Chester Street	Unknown	N/A	Neutral
27A	Chester Street	21st Century	Heritage Item	Heritage Item
27B	Chester Street	Late 20th Century	N/A	Non Contributory
28	Chester Street	Post War	N/A	Neutral
28B	Chester Street	21st Century	N/A	Non Contributory
29	Chester Street	Late 20th Century	N/A	Neutral
29A	Chester Street	Vacant	N/A	Neutral
30	Chester Street	Inter War	Contributory	Neutral
31	Chester Street	Late 20th Century	N/A	Neutral
32	Chester Street	Federation	Contributory	Neutral
33	Chester Street	Post War	Contributory	Neutral
34	Chester Street	21st Century	N/A	Non Contributory

No.	Address	Development Period	Previous Ranking	Revised Ranking
35	Chester Street	Inter War	Contributory	Neutral
36	Chester Street	Inter War	Contributory	Contributory
37	Chester Street	Inter War	Contributory	Neutral
38	Chester Street	Inter War	Contributory	Contributory
39	Chester Street	Post War	Contributory	Neutral
40	Chester Street	Inter War	Contributory	Neutral
41	Chester Street	Post War	Contributory	Neutral
42	Chester Street	Post War	N/A	Neutral
43	Chester Street	Post War	Contributory	Neutral
44	Chester Street	Late 20th Century	N/A	Neutral
45	Chester Street	Federation	Heritage Item	Heritage Item
45A	Chester Street	Unknown	N/A	Neutral
45B	Chester Street	Unknown	N/A	Neutral
46	Chester Street	Inter War	N/A	Neutral
46A	Chester Street	unknown	N/A	Neutral
47	Chester Street	Inter War	Contributory	Contributory
47A	Chester Street	Unknown	N/A	Neutral
48	Chester Street	Inter War	Contributory	Contributory
49	Chester Street	Federation	Contributory	Contributory
51	Chester Street	Inter War	Contributory	Contributory
52	Chester Street	Post War	Contributory	Neutral
53	Chester Street	Inter War	N/A	Contributory
54	Chester Street	Late 20th Century	N/A	Neutral
55	Chester Street	Inter War	Contributory	Neutral
56	Chester Street	Inter War	N/A	Neutral
57	Chester Street	Federation	Heritage Item	Heritage Item
58	Chester Street	Inter War	Contributory	Neutral
59	Chester Street	Federation	N/A	Contributory
60	Chester Street	Inter War	Contributory	Neutral
61	Chester Street	Federation	Contributory	Contributory
62	Chester Street	Post War	Contributory	Neutral
64-66	Chester Street	Late 20th Century	N/A	Neutral
65	Chester Street	Inter War	Contributory	Neutral
67	Chester Street	Inter War	Contributory	Contributory
68	Chester Street	Late 20th Century	N/A	Neutral
69	Chester Street	Post War	Contributory	Neutral
70	Chester Street	Victorian	Heritage Item	Heritage Item

No.	Address	Development Period	Previous Ranking	Revised Ranking
71	Chester Street	Inter War	Contributory	Neutral
73	Chester Street	21st Century	Contributory	Non Contributory
75	Chester Street	21st Century	N/A	Non Contributory
75A	Chester Street	21st Century	N/A	Non Contributory
77	Chester Street	Inter War	Contributory	Contributory
79	Chester Street	Inter War	Contributory	Contributory
81	Chester Street	Inter War	Contributory	Contributory
83	Chester Street	Late 20th Century	Contributory	Neutral
1	Essex Street	Inter War	N/A	Contributory
3	Essex Street	Inter War	Heritage Item	Heritage Item
1	Norfolk Road	Late 20th Century	N/A	Non Contributory
3	Norfolk Road	21st Century	N/A	Non Contributory
3A	Norfolk Road	21st Century	N/A	Neutral
9	Norfolk Road	Federation	Heritage Item	Heritage Item
9A	Norfolk Road	Late 20th Century	N/A	Neutral
11	Norfolk Road	Inter War	Contributory	Contributory
15	Norfolk Road	Inter War	Contributory	Contributory
17	Norfolk Road	Inter War	N/A	Contributory
18	Norfolk Road	Unknown	N/A	Neutral
19	Norfolk Road	Inter War	Contributory	Neutral
20	Norfolk Road	Post War	N/A	Neutral
21	Norfolk Road	Inter War	Contributory	Contributory
22	Norfolk Road	Late 20th Century	N/A	Neutral
23	Norfolk Road	Post War	N/A	Neutral
24	Norfolk Road	Inter War	Contributory	Neutral
25	Norfolk Road	Unknown	N/A	Neutral
25A	Norfolk Road	Post War	N/A	Neutral
25B	Norfolk Road	21st Century	N/A	Non Contributory
26	Norfolk Road	Late 20th Century	N/A	Neutral
27	Norfolk Road	21st Century	N/A	Non Contributory
28	Norfolk Road	Late 20th Century	N/A	Neutral
29	Norfolk Road	21st Century	N/A	Non Contributory
30	Norfolk Road	Late 20th Century	N/A	Neutral
31	Norfolk Road	Post War	N/A	Neutral
32	Norfolk Road	Unknown	N/A	Neutral
33	Norfolk Road	Federation	Heritage Item	Heritage Item
34	Norfolk Road	Late 20th Century	N/A	Neutral

No.	Address	Development Period	Previous Ranking	Revised Ranking
35	Norfolk Road	Inter War	Contributory	Contributory
36	Norfolk Road	Federation	Contributory	Contributory
37	Norfolk Road	Inter War	N/A	Neutral
38	Norfolk Road	Federation	Contributory	Neutral
39	Norfolk Road	Inter War	Heritage Item	Heritage Item
40	Norfolk Road	Federation	Heritage Item	Heritage Item
41	Norfolk Road	Inter War	Heritage Item	Heritage Item
42	Norfolk Road	Federation	Contributory	Contributory
42A	Norfolk Road	Unknown	N/A	Neutral
43	Norfolk Road	Federation	Heritage Item	Heritage Item
44	Norfolk Road	Federation	Heritage Item	Heritage Item
45	Norfolk Road	Inter War	Contributory	Neutral
46	Norfolk Road	Federation	Contributory	Contributory
46A	Norfolk Road	Unknown	N/A	Neutral
47	Norfolk Road	Federation	N/A	Neutral
47A	Norfolk Road	Unknown	N/A	Neutral
48	Norfolk Road	Federation	Contributory	Contributory
49	Norfolk Road	Federation	N/A	Contributory
49A	Norfolk Road	Unknown	N/A	Neutral
51	Norfolk Road	Inter War	N/A	Contributory
53	Norfolk Road	Inter War	N/A	Neutral
55	Norfolk Road	21st Century	N/A	Neutral
56A	Oxford Street	Post War	Heritage Item	Heritage Item
72	Oxford Street	Post War	Contributory	Neutral
73A	Oxford Street	Federation	Heritage Item	Heritage Item
74	Oxford Street	Inter War	Contributory	Neutral
74A	Oxford Street	Post War	Contributory	Neutral
75	Oxford Street	Federation	N/A	Contributory
76	Oxford Street	Inter War	Contributory	Contributory
77	Oxford Street	Federation	N/A	Neutral
78	Oxford Street	Inter War	Contributory	Contributory
79	Oxford Street	Federation	N/A	Contributory
80	Oxford Street	21st Century	N/A	Non Contributory
80A	Oxford Street	21st Century	N/A	Non Contributory
81	Oxford Street	Inter War	N/A	Contributory
82	Oxford Street	Inter War	Contributory	Contributory
84	Oxford Street	Federation	N/A	Contributory

No.	Address	Development Period	Previous Ranking	Revised Ranking
85	Oxford Street	Federation	Heritage Item	Heritage Item
86	Oxford Street	Inter War	N/A	Neutral
87	Oxford Street	Federation	Heritage Item	Heritage Item
88	Oxford Street	Late 20th Century	N/A	Neutral
89	Oxford Street	Unknown	N/A	Neutral
90	Oxford Street	Late 20th Century	N/A	Neutral
91	Oxford Street	Federation	Heritage Item	Heritage Item
93	Oxford Street	Federation	Heritage Item	Heritage Item
25	Pembroke Street	Federation	Contributory	Contributory
27-33	Pembroke Street	Inter War	Heritage Item	Heritage Item
4	Somerset Street	Late 20th Century	N/A	Neutral
6	Somerset Street	Post War	N/A	Neutral
8	Somerset Street	Late 20th Century	N/A	Neutral
10	Somerset Street	Post War	N/A	Neutral
12	Somerset Street	Post War	N/A	Neutral
14	Somerset Street	Inter War	Contributory	Contributory
6	Surrey Street	Inter War	Contributory	Contributory
6A	Surrey Street	Unknown	N/A	Neutral
8	Surrey Street	Inter War	Heritage Item	Heritage Item
10	Surrey Street	Inter War	N/A	Contributory
12	Surrey Street	Inter War	Contributory	Neutral
12A	Surrey Street	Inter War	N/A	Neutral
12B	Surrey Street	Unknown	N/A	Neutral
14	Surrey Street	21st Century	N/A	Neutral
14A	Surrey Street	Unknown	N/A	Neutral
15	Surrey Street	Inter War	Contributory	Contributory
16	Surrey Street	Post War	N/A	Neutral
16A	Surrey Street	Unknown	N/A	Neutral
17	Surrey Street	Inter War	Contributory	Contributory
18	Surrey Street	Federation	Heritage Item	Heritage Item
18A	Surrey Street	Late 20th Century	N/A	Non Contributory
19	Surrey Street	Inter War	N/A	Contributory
20	Surrey Street	Late 20th Century	N/A	Non Contributory
20A	Surrey Street	Late 20th Century	N/A	Non Contributory
21	Surrey Street	Inter War	Contributory	Contributory
21A	Surrey Street	Post War	N/A	Neutral
22	Surrey Street	21st Century	N/A	Non Contributory

No.	Address	Development Period	Previous Ranking	Revised Ranking
23	Surrey Street	Federation	Contributory	Contributory
24	Surrey Street	21st Century	N/A	Non Contributory
25	Surrey Street	21st Century	N/A	Non Contributory
26	Surrey Street	21st Century	N/A	Neutral
27	Surrey Street	21st Century	N/A	Non Contributory
28	Surrey Street	Inter War	N/A	Neutral
29	Surrey Street	Federation	Contributory	Contributory
29A	Surrey Street	Unknown	N/A	Neutral
29B	Surrey Street	Unknown	N/A	Neutral
30	Surrey Street	Federation	Contributory	Neutral
30A	Surrey Street	Unknown	N/A	Neutral
30B	Surrey Street	Unknown	N/A	Neutral
30C	Surrey Street	Unknown	N/A	Neutral
31	Surrey Street	Federation	Contributory	Contributory
31A	Surrey Street	Unknown	N/A	Neutral
32	Surrey Street	Federation	Contributory	Contributory
32A	Surrey Street	Unknown	N/A	Neutral
33	Surrey Street	Federation	Heritage Item	Heritage Item
34	Surrey Street	Federation	Contributory	Neutral
34A	Surrey Street	Unknown	N/A	Neutral
35	Surrey Street	Inter War	Contributory	Contributory
36	Surrey Street	Post War	Contributory	Neutral
36A	Surrey Street	Unknown	N/A	Neutral
37	Surrey Street	Federation	Contributory	Neutral
38	Surrey Street	Inter War	Contributory	Neutral
39	Surrey Street	Inter War	Contributory	Contributory
40	Surrey Street	Federation	Heritage Item	Heritage Item
41	Surrey Street	21st Century	N/A	Non Contributory
42	Surrey Street	Late 20th Century	N/A	Neutral
43	Surrey Street	Unknown	N/A	Neutral
43A	Surrey Street	21st Century	N/A	Non Contributory
44	Surrey Street	Post War	Contributory	Neutral
45	Surrey Street	21st Century	Contributory	Non Contributory
45A	Surrey Street	Unknown	N/A	Neutral
45B	Surrey Street	Unknown	N/A	Neutral
46	Surrey Street	Post War	Contributory	Neutral
47	Surrey Street	Post War	N/A	Neutral

No.	Address	Development Period	Previous Ranking	Revised Ranking
48	Surrey Street	Post War	Contributory	Neutral
49	Surrey Street	Inter War	Contributory	Contributory
49A	Surrey Street	Unknown	N/A	Neutral
51	Surrey Street	Post War	N/A	Neutral
1	Sussex Street	Federation	Contributory	Contributory
2	Sussex Street	Inter War	Contributory	Neutral
2A	Sussex Street	Post War	N/A	Neutral
3	Sussex Street	Inter War	Contributory	Contributory
4	Sussex Street	Inter War	Contributory	Contributory
5	Sussex Street	21st Century	N/A	Neutral
6	Sussex Street	21st Century	Contributory	Non Contributory
6A	Sussex Street	Unknown	N/A	Neutral
8	Sussex Street	Inter War	Contributory	Contributory
7	Sussex Street	21st Century	Contributory	Non Contributory
9	Sussex Street	Federation	Heritage Item	Heritage Item
9A	Sussex Street	Unknown	N/A	Neutral
10	Sussex Street	Inter War	Contributory	Contributory
11	Sussex Street	Federation	Heritage Item	Heritage Item
12	Sussex Street	21st Century	N/A	Non Contributory
13	Sussex Street	Unknown	N/A	Neutral
14	Sussex Street	Post War	N/A	Neutral
15	Sussex Street	Federation	Heritage Item	Heritage Item
15A	Sussex Street	Unknown	N/A	Neutral
16	Sussex Street	Late 20th Century	N/A	Neutral
17	Sussex Street	21st Century	N/A	Neutral
17A	Sussex Street	Unknown	N/A	Neutral
19	Sussex Street	Inter War	N/A	Neutral
21	Sussex Street	Post War	N/A	Neutral
5	York Street	Inter War	N/A	Contributory
7	York Street	Post War	N/A	Neutral
9	York Street	Post War	N/A	Neutral
9A	York Street	21st Century	N/A	Non Contributory

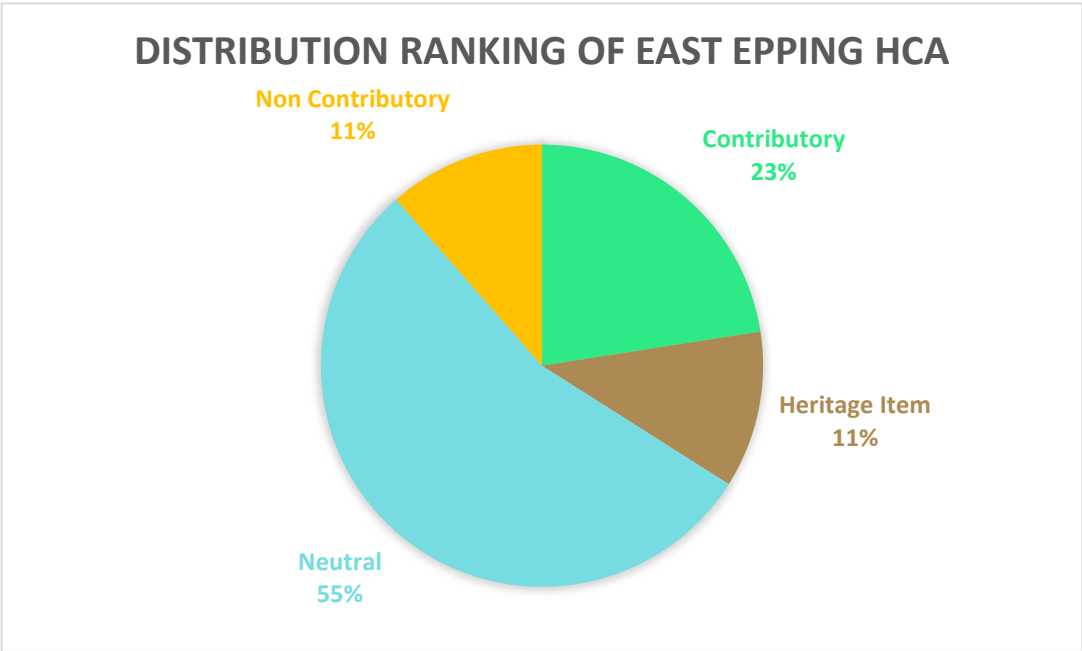


Figure 50: Distribution of Rankings of East Epping HCA.

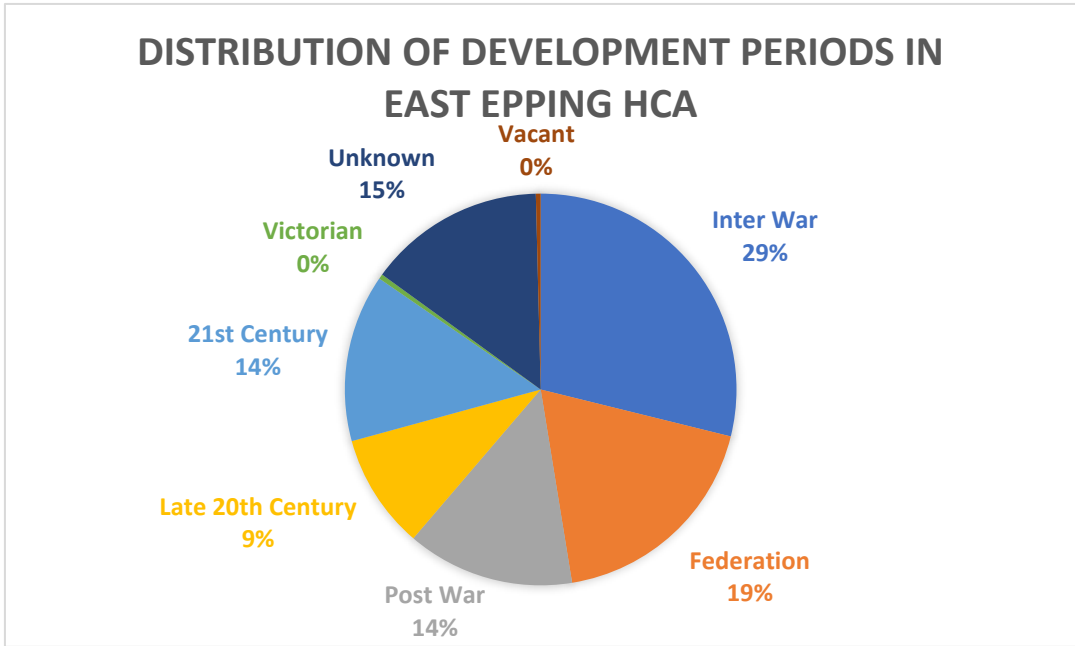


Figure 51: Distribution of Development Periods of East Epping HCA. The unknown development periods relate to properties which are located at the rear of another site and are not visible from the street fronts. Many properties within the East Epping HCA have been subdivided for dwellings to be constructed at the rear. These dwellings are not visible from the streetscape and have been ranked as being Neutral due to their presence neither enhancing or detracting from the area.

DISTRIBUTION RANKING OF EAST EPPING HCA WITHOUT REAR PROPERTIES

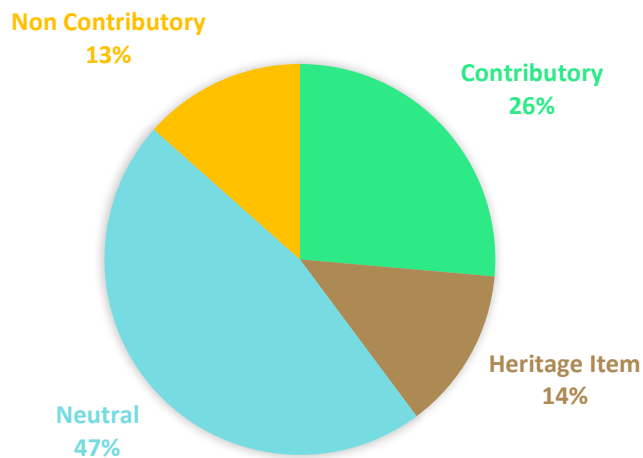


Figure 52: Distribution of ranking of East Epping HCA without rear property contribution. Due to a large number of properties within the East Epping HCA being subdivided, the properties which are not visible from the streetscape, do not contribute toward the character of the area and thus skew the distribution of rankings.

DISTRIBUTION OF DEVELOPMENT PERIODS IN EAST EPPING HCA WITHOUT REAR PROPERTIES

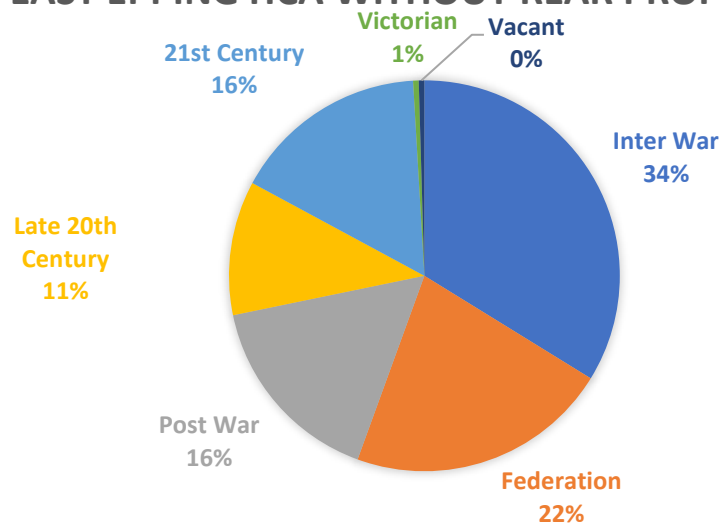


Figure 53: Distribution of developments periods of East Epping HCA without rear properties. Due to the large number of properties within the East Epping HCA being subdivided, the properties which are not visible from the streetscape do not contribute toward the character of the area. As such, their development period is unknown as depicted and have been removed from the above pie chart.

7.4 Essex Street Heritage Conservation Area

The Essex Street HCA consists of sixty (60) properties and two (2) streets and is located in the south-eastern portion of the Epping Town Centre Study Area. The two streets include Essex Street and Maida Road.

7.4.1 Previous Contributions Ranking

There are currently four (4) Heritage Items listed under Part 1 of Schedule 5 of the Hornsby LEP 2013 which are located within the Essex Street HCA (Figure 54). The majority of heritage items within the HCA are of local significance.

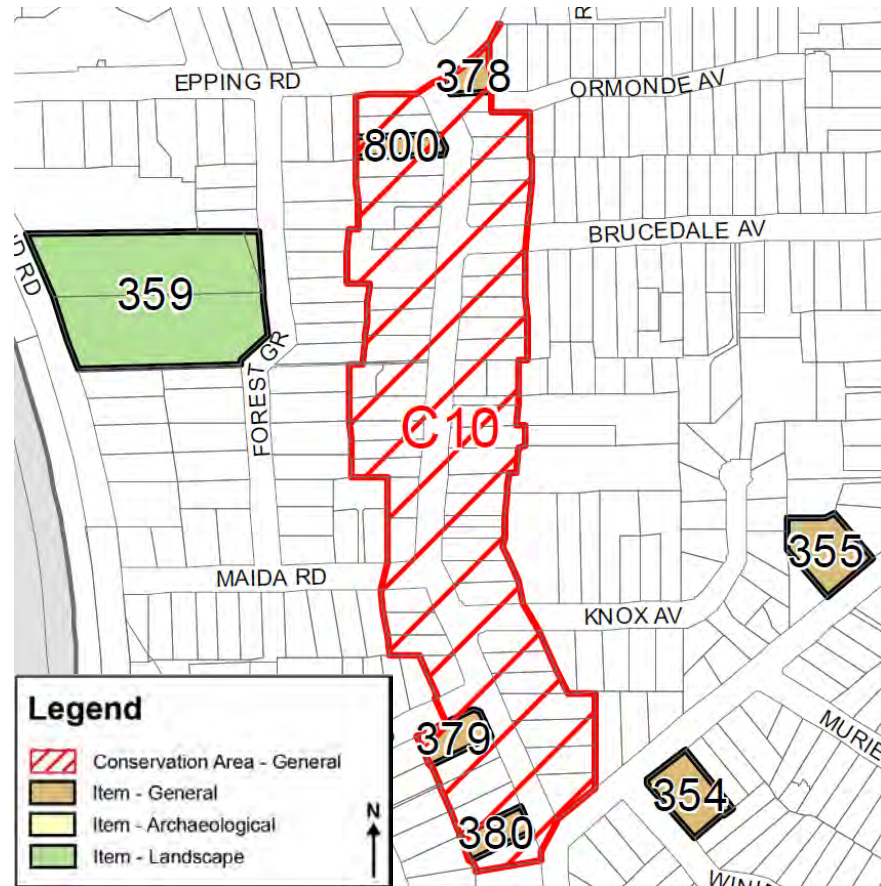


Figure 54: Extract of Heritage Map 11 from Hornsby LEP 2013, depicting Essex Street HCA (Source: Heritage Map 11, Hornsby LEP 2013)

In addition to the listed heritage items within the HCA, relative contribution ranking of each property within the East Epping HCA Area was also identified as part of the of the *Epping Town Centre Heritage Review* prepared by Perumal Murphy Alessi in 2013, as outlined previously. The contributions map prepared for this previous study is reproduced in Figure 52.

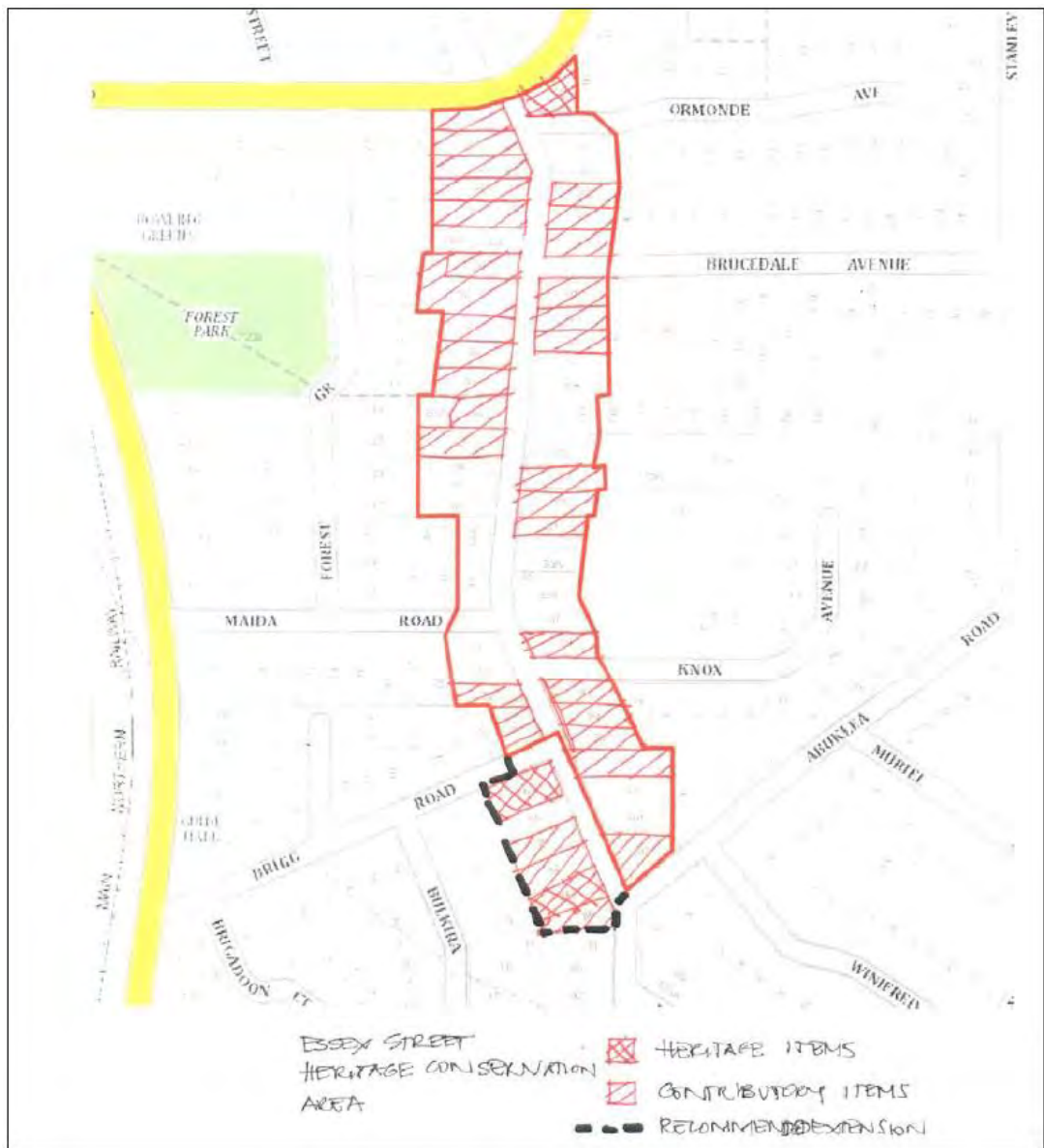


Figure 55: Mark up showing contributory items and recommended extension of Essex Street HCA (Source: Perumal Murphy Alessi, *Epping Town Centre Heritage Review* (March 2013) p. 82)

7.4.2 Review of Contributions Ranking

Whilst Heritage Items and Contributory items of the Essex Street HCA were identified within the *Epping Town Centre Heritage Review*, the relative ranking of the remaining properties was not addressed. In order to gain a greater understanding of all properties' relative contribution to the significance of the Essex Street HCA, an assessment of each property's contribution has been conducted on foot as part of this study.

The revised relative contribution of individual buildings towards the significance of the Essex Street HCA is depicted in Figure 56 and further detailed in the table overleaf. The distribution of rankings and development periods are further summarised in Figures 57 to 59.



Figure 56: Essex Street HCA Contribution Ranking.



Figure 57: Essex Street HCA Ranking with development period overlay.

Ranking of Properties in Essex Street HCA

No.	Address	Development Period	Previous Ranking	Revised Ranking
38	Essex Street	Inter War	Contributory	Neutral
40	Essex Street	Inter War	Contributory	Contributory
42	Essex Street	Federation	Heritage Item	Heritage Item
44	Essex Street	Inter War	Contributory	Neutral
46	Essex Street	Federation	Contributory	Contributory
48A	Essex Street	Late 20th Century	N/A	Non Contributory
47	Essex Street	Federation	Heritage Item	Heritage Item
48	Essex Street	Late 20th Century	N/A	Non Contributory
50	Essex Street	Inter War	Contributory	Contributory
51	Essex Street	Late 20th Century	N/A	Neutral
52	Essex Street	Inter War	Contributory	Contributory
53	Essex Street	21st Century	N/A	Non Contributory
54	Essex Street	Inter War	Contributory	Contributory
55	Essex Street	Inter War	Contributory	Contributory
56	Essex Street	Inter War	Contributory	Contributory
57	Essex Street	Inter War	Contributory	Neutral
58	Essex Street	Inter War	Contributory	Contributory
59	Essex Street	Inter War	Contributory	Contributory
60	Essex Street	Federation	Contributory	Contributory
60A	Essex Street	Late 20th Century	N/A	Neutral
61	Essex Street	Inter War	Contributory	Contributory
62	Essex Street	Inter War	Contributory	Contributory
63	Essex Street	Inter War	Contributory	Contributory
64	Essex Street	Post War	N/A	Neutral
65	Essex Street	Inter War	Contributory	Contributory
66	Essex Street	Post war	N/A	Non Contributory
67	Essex Street	Late 20th Century	N/A	Non Contributory
68	Essex Street	Post War	N/A	Non Contributory
68A	Essex Street	Post War	N/A	Neutral
69	Essex Street	21st Century	N/A	Non Contributory
70	Essex Street	Post War	N/A	Neutral
71	Essex Street	21st Century	N/A	Non Contributory
71A	Essex Street	21st Century	N/A	Non Contributory
72	Essex Street	Inter War	Contributory	Contributory
73A	Essex Street	Late 20th Century	N/A	Neutral
74	Essex Street	Inter War	Contributory	Neutral

No.	Address	Development Period	Previous Ranking	Revised Ranking
75	Essex Street	Post War	N/A	Non Contributory
76	Essex Street	Federation	Heritage Item	Heritage Item
77	Essex Street	Post War	Contributory	Neutral
78	Essex Street	Post War	N/A	Neutral
79	Essex Street	Inter War	Contributory	Contributory
80	Essex Street	Inter War	Contributory	Neutral
81	Essex Street	Inter War	Contributory	Contributory
82	Essex Street	Inter War	Contributory	Contributory
83	Essex Street	Inter War	N/A	Neutral
83A	Essex Street	Late 20th Century	N/A	Non Contributory
84	Essex Street	Federation	Heritage Item	Heritage Item
85	Essex Street	Late 20th Century	N/A	Non Contributory
85A	Essex Street	Late 20th Century	N/A	Non Contributory
86	Essex Street	Federation	Contributory	Contributory
87	Essex Street	Post War	N/A	Neutral
89	Essex Street	Post War	Contributory	Neutral
91	Essex Street	Inter War	Contributory	Neutral
93	Essex Street	Inter War	Contributory	Contributory
95	Essex Street	Inter War	Contributory	Contributory
97	Essex Street	Inter War	Contributory	Contributory
99	Essex Street	Late 20th Century	N/A	Non Contributory
101	Essex Street	Inter War	N/A	Neutral
103	Essex Street	Inter War	Contributory	Contributory
15	Maida Road	Late 20th Century	N/A	Non Contributory
38	Essex Street	Inter War	Contributory	Neutral

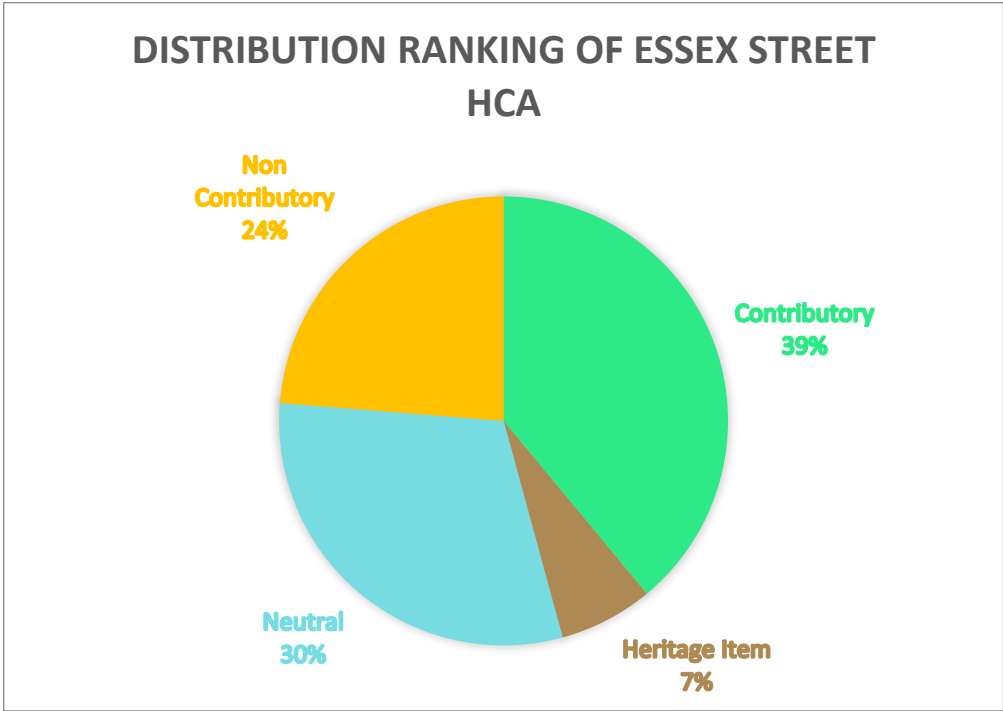


Figure 58: Distribution of Ranking of Essex Street HCA.

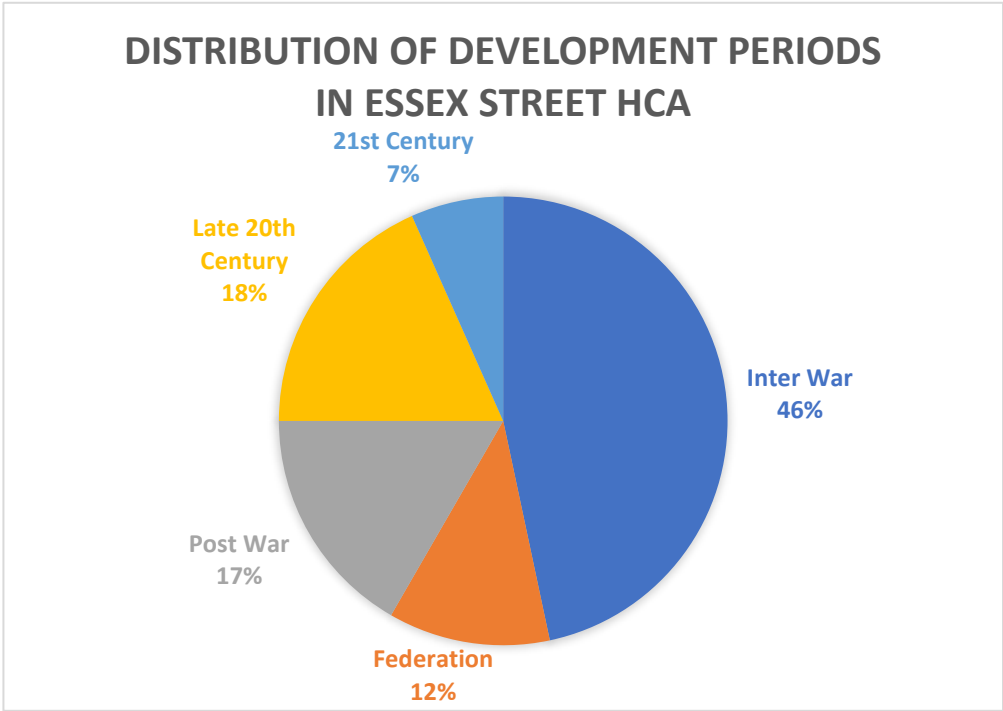


Figure 59: Distribution of Development Periods of Essex Street HCA.

7.5 Rosebank Avenue Heritage Conservation Area

The Rosebank Avenue HCA consists of approximately eighteen (18) properties and one (1) street and is located in the north-western portion of the Epping Town Centre Study Area. All properties within the HCA address Rosebank Avenue.

7.5.1 Previous Contributions Ranking

There are currently two (2) Heritage Items listed under Part 1 of Schedule 5 of the Hornsby LEP 2013 which are located within the Rosebank Avenue HCA (Figure 60). These two heritage items within the HCA are of local significance.

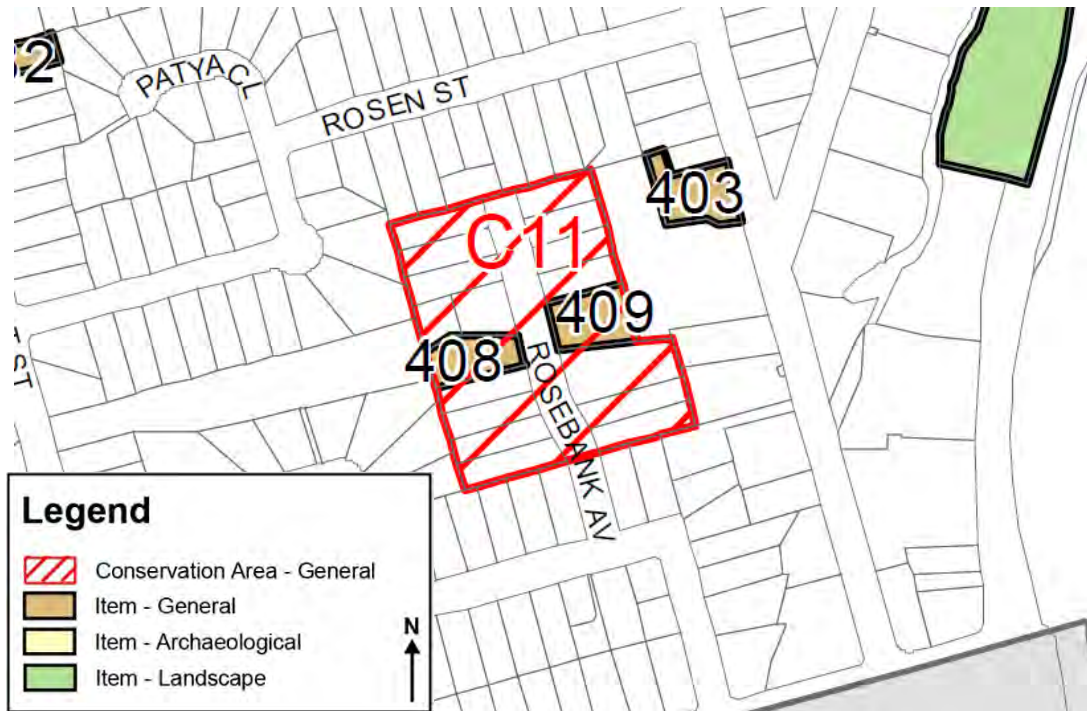


Figure 60: Extract of Heritage Map 11 from Hornsby LEP 2013, depicting Rosebank Avenue HCA (Source: Heritage Map 11, Hornsby LEP 2013)

Unlike the East Epping and Essex Street HCAs, an assessment of each property's contribution to the area was not conducted as part of the *Epping Town Centre Heritage Review* prepared by Perumal Murphy Alessi in 2013. Despite no contribution ranking being previously established for the Rosebank Avenue HCA, all except four dwellings within the area were constructed in 1938. The remaining three dwellings were constructed by 1942 and one in c.2007, which formed part of a subdivision of 15 Rosebank Avenue. As outlined in the Statement of Significance for the area in Section 6.4.4, the Rosebank Avenue HCA is a rare, fine and largely intact representative example of a residential development of an Inter War housing estate for the Hornsby Shire area. Due to the significance and intactness of the area, it can be stated that the relative contribution of each property within the Rosebank HCA is high, as determined through previous heritage assessments of the area.

7.5.2 Review of Contributions Ranking

Whilst Heritage Items within the Rosebank Avenue HCA were identified within the *Epping Town Centre Heritage Review*, the relative contribution of the properties was not addressed. In order to gain a greater understanding of all properties' relative contribution to the established significance of the Rosebank Avenue HCA, an assessment of each property's contribution has been conducted on foot as part of this study.

The relative contribution of individual building towards the significance of the Rosebank Avenue HCA is depicted in Figure 61 and further detailed in the following table. The distribution of rankings and development periods are further summarised in Figures 62 to 64.



Figure 61: Rosebank Avenue HCA Contribution Map.



Figure 62: Rosebank Avenue HCA Contribution map with distribution of periods overlay

Ranking of Properties in Rosebank Avenue HCA

No.	Address	Development Period	Previous Ranking	Revised Ranking
1	Rosebank Avenue	Inter War	Not assessed	Contributory
2	Rosebank Avenue	Inter War	Not assessed	Contributory
3	Rosebank Avenue	Inter War	Not assessed	Contributory
4	Rosebank Avenue	Inter War	Not assessed	Contributory
5	Rosebank Avenue	Inter War	Not assessed	Neutral
6-8	Rosebank Avenue	Inter War	Not assessed	Contributory
7	Rosebank Avenue	Inter War	Not assessed	Contributory
9	Rosebank Avenue	Inter War	Heritage Item	Heritage Item
10	Rosebank Avenue	Inter War	Heritage Item	Heritage Item
12	Rosebank Avenue	Inter War	Not assessed	Contributory
13	Rosebank Avenue	21st Century	Not assessed	Neutral
14	Rosebank Avenue	Inter War	Not assessed	Contributory
15	Rosebank Avenue	Inter War	Not assessed	Contributory
16	Rosebank Avenue	Inter War	Not assessed	Contributory
17	Rosebank Avenue	Inter War	Not assessed	Contributory
18	Rosebank Avenue	Inter War	Not assessed	Contributory
19	Rosebank Avenue	Inter War	Not assessed	Contributory
21	Rosebank Avenue	Inter War	Not assessed	Neutral

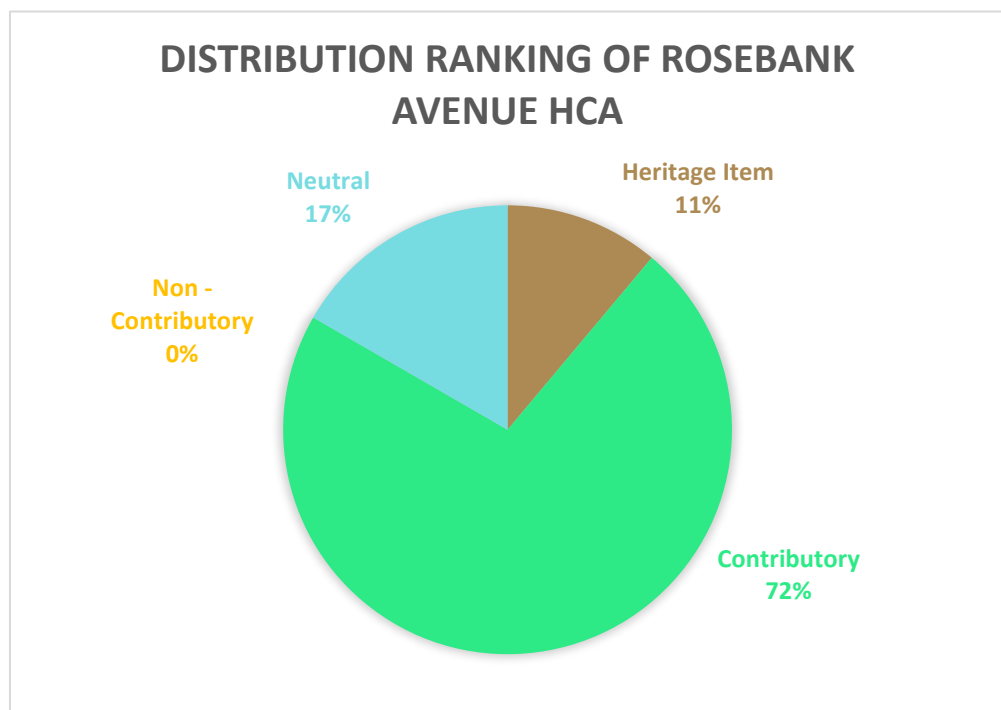


Figure 63: Distribution of Ranking of Rosebank Avenue HCA.

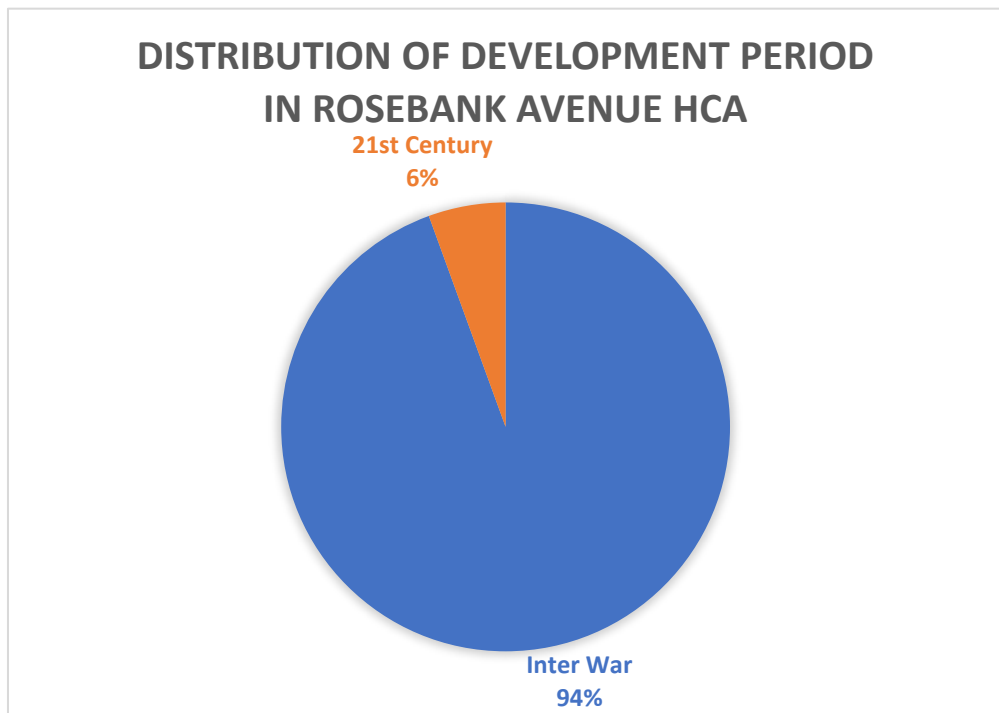


Figure 64: Distribution of Development Periods of Rosebank Avenue HCA.

7.6 Summary of Findings

7.6.1 East Epping Heritage Conservation Area

As established in Section 7.6.1, the East Epping HCA, retains its heritage significance as determined through previous studies of the area. Despite the previous contributory ranking of the East Epping HCA ranking more properties as being Contributory, the Neutral ranking awarded to the majority of properties within the HCA was primarily due to unsympathetic additions and alterations made to Federation and Inter War properties which rendered some of these properties a Neutral ranking rather than a Contributory ranking. Detailing of properties which are of the characteristics of the Federation and Inter War period could be altered to reflect the key characteristics of their respective development periods, restoring them to a ranking of Contributory. For example, this could include reinstating balconies which have been closed in, removal of unsympathetic carports, restoration of period detailing, such as exterior timber work, removal of uncharacteristic details and replacement with characteristic details.

Of the 253 properties located within the area, a total of 44% of the area is comprised of heritage items and contributory buildings and including all neutral buildings makes up a total of 89% of properties within the area. The area was confirmed to have a predominantly Federation and Inter War period character, with a total of 29% Inter War and 19% Federation properties, reflecting the early periods of development of the area following the subdivision of the Field of Mars. Post War, Late 20th Century and 21st Century properties total 37% all together; however, are scattered throughout the Inter War and Federation period properties of the area. Only one property was dated from the Victorian period at 70 Chester Street and another property was vacant, at 29A Chester Street. The vacant property previously had an Inter War Bungalow constructed on the site, and it appears that this building was demolished sometime after the 2013 study.

The high percentage of Neutral ranked properties was further due to a number of properties being subdivided, where it is typically seen in the area for an original Inter War or Federation period home to be sited at the front of the site, and newer dwelling being erected at the rear of the property, which would have served as the back yard of the original property. Due to

these rear properties not being visible from the streetscape, all of these properties have been ranked as Neutral, as they neither enhance nor detract from the overall characteristic detail of the HCA.

Whilst the area has retained its established heritage significance, the East Epping HCA requires adequate conservation guidelines and planning controls both within the area and in particular with interface areas of medium and high density development, which have the potential to further impact upon the visual setting and character of the area. This is of particular concern along the south-western edge of the area, where properties located along Essex Street, Norfolk Road and the very western properties of Chester Street. Recommendations on amendments to the current planning provisions for the area and interface areas are made in Section 11.2, which also take into account consultation with the residents and community members, which are also addressed in Section 8.0.

7.6.2 Essex Street Heritage Conservation Area

As established in Section 7.6.2, the Essex Street HCA, retains its heritage significance as determined through previous studies of the area. The ranking of properties as contributory has remained relatively the same as the previous rankings in 2013, with eight (8) properties being ranked as Neutral rather than Contributory, primarily due to unsympathetic alterations and additions to Inter War period dwellings, which has reduced the integrity of the buildings. One Inter War period weatherboard building, at 38 Essex Street, has sustained significant fire damage during 2016, with none of the original roof remaining. Despite being burnt out, the external façade remains, although damaged, and was awarded a Neutral ranking.

Of the sixty (60) properties located within the area, a total of 45% are comprised of heritage items and contributory buildings, and including all neutral buildings include a total of 75% of properties within the area. The area was confirmed to have predominantly Inter War period character, with a total of 46% of properties dating the period, reflecting the subdivisions of the farmlets located along the southern end of Essex Street from the 1920s. Federation period properties also still remain in the area, totalling 14%. These properties are scattered along the street, reflecting the earlier larger subdivision pattern of this area of the Epping Town Centre. The remaining properties, totalling 42% are composed of Post War, Late 20th Century and 21st Century properties. These later period properties are primarily located toward the centre of the Essex Street HCA.

Whilst the area has overall retained its integrity and character, the Essex Street HCA requires adequate conservation guidelines and planning controls both within the area and in particular with interface areas of medium and high density development, which have the potential to further impact upon the visual setting and character of the area. Particular areas of concern are the interface areas between the Essex Street properties located on the western side of the street, between Epping Road and Maida Road, where multiple high density residential developments are currently underway or have recently been approved. The recommendations on amendments to the current planning provisions for the area and interface areas are made in Section 11.2, which also take into account consultation with the residents and community members, which is also addressed in Section 8.0.

7.6.3 Rosebank Avenue Heritage Conservation Area

As established in Section 9.3, the Rosebank Avenue HCA, retains its heritage significance as determined through previous studies of the area. All properties within the area, except for 13 Rosebank Avenue, date to the original development of the Avenue as part of the Rosegrove Estate. All properties maintain their original Inter War period character; however, some modifications to two properties within the area, 5 and 21 Rosebank Avenue, have resulted in some period detailing being removed or modified, rendering in these properties being awarded a Neutral ranking. Despite this Neutral ranking, these two properties continue to contribute toward the character of the Rosebank Avenue HCA and could be returned to a Contributory ranking with reinstatement of period detailing and removal of unsympathetic modifications.

Of the 18 properties located within the area, a total of 88% of the area is comprised of heritage items and contributory buildings, and with inclusion of all neutral buildings make up a total of 100% of properties within the area. Only one property in the area dates from the 21st century, being 13 Rosebank Avenue, which lies directly behind 15 Rosebank Avenue. The new property is not visible from the street and is single storey, resulting in no impact to the significant streetscape qualities of the area.

Although the Rosebank Avenue HCA retains its integrity and established heritage significance, the area requires adequate conservation guidelines and planning controls both within the area and in particular with interface areas of medium and high density development, which have the potential to further impact upon the visual setting and character of the area. Areas of particular concern are properties within the Rosebank Avenue HCA which share a property boundary with high density residential developments on Cliff Road and Hazlewood Place. Recommendations on amendments to the current planning provisions for the area and interface areas are made in Section 11.2, which also take into account consultation with the residents and community members, which is also addressed in Section 8.0.

8. Community Consultation

8.1 Previous Community Issues and Concerns

Further to the re-assessment of the significance and integrity of the East Epping, Essex Street and Rosebank Avenue HCAs, this study sought feedback from the local community, property owners and heritage groups, on the issues which have arisen following the listing of each of the three HCAs after the 2013 study, and the current development of medium and high density residential development which are impacting upon the properties within HCAs that have the interface zone with these developments.

Prior to the beginning of this study, many community members and property owners of each of the three HCAs had made contact with Hornsby Council and the City of Parramatta Council to express their various concerns on the impact of heritage listing of HCAs, individual properties and the impact of medium and high density residential development. City of Parramatta Council provided letters from property owners and community groups over various concerns relating to heritage matters within the three HCAs. Of the material provided to City Plan Heritage, the following letters were included and are summarised as follows:

Letter Addresser	Issues and Concerns Raised
Property Owner of 42 Essex Street	Owner of 42 Essex Street request for property to be removed as a heritage item and be removed from Schedule 5 of the LEP (17 January 2016)
Epping Civic Trust	Epping Civic Trust supports the listing of the Essex Street Conservation Area, and supports the maintenance of the HCA's boundaries and the updating of the Section 9.4 of the DCP to include additional transitional measures to assist in mitigation impact from high density development (19 January 2015)
Damien Tudehope MP (Member for Epping)	Damien Tudehope MP (Member for Epping) requested for an immediate review as to the appropriateness of the continuation of the heritage conservation area in Essex Street and for Council to develop a new LEP that would act as a master plan for the redevelopment of the Essex Street precinct (provided the HCA is removed) (15 June 2015);
Property Owner of 1 Essex Street	Property owners of 1 Essex Street objection to listing of 1 and 3 Essex Street within the East Epping Heritage Conservation Area, and removal of 3 Essex Street as a heritage item. Further request for both properties to be rezoned as high density residential and equivalent building heights (18 September 2015);
Essex Street HCA Residents	Petition letter from residents of Essex Street HCA, requesting for a review of the Essex Street HCA, due to the burden the 'imposed' HCA zoning has on the properties within the zone. 38 residents of Essex Street signed the petition (16 December 2014)

The overwhelming number of the letters received from community members opposed the listing of the Essex Street and East Epping HCAs, in addition to the individual listing of 3 Essex Street and 42 Essex Street. The only letter not objecting to the removal of any HCA was from the Epping Civic Trust, who support the listing of the Essex Street HCA and encourage further planning controls to be included in the Hornsby DCP 2013.

8.2 Site Visit Consultation

In order to assess the current impact of high and medium density residential development at interface areas within the East Epping, Essex Street and Rosebank Avenue HCAs site visits with specific property owners were organised over two days, 21 and 22 March 2017. The

purpose of the site visits was two-fold, the first, to assess the impact of the high and medium density residential developments which lay adjacent to properties located within the HCAs, and the second, to gather and understand the issues and concerns of individual property owners on both the listing of each of the HCAs, and the impact that development was having upon them.

Whilst appointments were organised with individual property owners at allocated times, additional consultation was also conducted with property owners who had not secured an appointment was also undertaken. The below table outlines the property owners of whom City Plan Heritage consulted with and obtained their general issues and concerns relating to the East Epping, Essex Street and Rosebank Avenue HCAs and the impact of high and medium density. The issues and concerns raised are listed in no particular order.

HCA	Property Owners Consulted	General Issues and Concerns Raised
East Epping	3 Essex Street	<ul style="list-style-type: none"> ▪ Concerned about the impacts of high density residential development on their privacy ▪ Visual and physical impact of development on rear fence ▪ Worried about impact on financial value of property due to HCA, R2 zoning and adjacent development ▪ Some owners considering moving away from area due to impact of development ▪ Some owners experiencing health issues due to construction of developments ▪ Some owners unclear why their properties are included in the HCA ▪ Documentation from the property owners of Norfolk Road and Pembroke Streets was submitted to CPH for review as part of this phase of consultation. This documentation has been taken into consideration and is addressed in Section 11.5.
	25 Pembroke Street	
	1 Norfolk Road	
	3 Norfolk Road	
	3A Norfolk Road	
	5 Norfolk Road	
	7 Norfolk Road	
	7A Norfolk Road	
Essex Street	40 Essex Street	<ul style="list-style-type: none"> ▪ Visual and physical impact of development on rear fence ▪ Loss of privacy in rear yards ▪ Safety concerns ▪ Worried about impact on financial value of property due to HCA, R2 zoning and adjacent development ▪ Mature trees under threat or have been removed due to development ▪ Would like to add to existing properties, but not sure if substantial extensions would be approved due to HCA.
	42 Essex Street	
	46 Essex Street	
	52 Essex Street	
	54 Essex Street	
	64 Essex Street	
	66 Essex Street	
Rosebank Avenue	1 Rosebank Avenue	<ul style="list-style-type: none"> ▪ Worried about impact on financial value of property due to HCA, R2 zoning and adjacent development ▪ Some owners considering moving away from area due to impact of development. Would not have considered before the land surrounding the HCA was rezoned. ▪ Mature trees under threat or have been removed due to development
	2 Rosebank Avenue	
	5 Rosebank Avenue	

8.3 Community Workshops

Two community workshops were conducted by Parramatta City Council on 1 and 3 May 2017. Each workshop was facilitated by Straight Talk who will be composing a report for inclusion in the Discussion Paper to be prepared by the City of Parramatta Council. Each of the two community workshops were geared toward two groups, the first with property owners within the HCAs and the second with community members with general interest in the heritage review.

As part of these workshops, a short presentation by both the City of Parramatta Council and City Plan Heritage was conducted before the proceedings of the workshop activities.⁸ The City of Parramatta Council's presentation provided explanation as to the context and aims of the heritage review, as part of the Epping Planning Review which aims to:

1. Progress work undertaken by the Department of Planning & Environment, completed in March 2014;
2. Consolidate the planning controls to create one set of planning controls across the Town Centre and immediate surrounds; and
3. Provide a consistent approach to managing the high level of interest from developers within the centre.

In addition, the two stage approach of the Epping Planning Review was outlined as follows:

▪ **Stage 1 - December 2016 to December 2017**

1. Community consultations;
2. The preparation of 4 technical studies on: heritage conservation areas; traffic; social infrastructure; and commercial land uses;
3. The exhibition of a discussion paper in mid 2017, including getting public feedback;
4. Endorsement of key principles in late 2017

▪ **Stage 2 - from 2018 onwards:**

1. The preparation of new planning controls, including:
 - New Local Environmental Plan (LEP)
 - New Development Control Plan (DCP)
 - New Section 94 Plan

City Plan Heritage presented the information gathered to date (1 and 3 May) for the heritage review, to contextualise the study and provide clarification of the aims and scope of the study to the community members attending the workshops. The information presented at both workshops included the following:

- Scope of the brief;
- Methodology of heritage review;
- Brief History of the Epping Town Centre Area;
- Field Survey Ranking Criteria; and
- Overview of characteristics of East Epping, Essex Street and Rosebank Avenue HCAs.

As both of the community workshops took place before any recommendations had been made by City Plan Heritage to the City of Parramatta Council, all information presented at both of the workshops were at a preliminary stage.

⁸ A copy of the presentation from the community workshops conducted on the 1 and 3 May can be found via: <https://www.cityofparramatta.nsw.gov.au/about-parramatta/precinct-planning/epping-planning-review> (accessed on 15 May 2017)

Following City Plan Heritage's presentation, Straight Talk facilitated workshop discussions, based around three target questions as follows:

1. Values:
 - What do you value most about the Heritage Conservation Areas?
2. Experiences:
 - What is your experience around development in this area?
 - What do you see as being the key concerns when it comes to development regarding the Heritage Conservation Areas?
3. What should Council Consider?
 - What do you think Council should take into consideration when reviewing the planning controls for the Heritage Conservation Areas?

For the workshop on 1 May 2017, attendees were seated according to the street on which they lived, whilst for the workshop on 3 May 2017, attendees were seated wherever they wished. A summary of the results of these two workshops are outlined in the below tables.⁹ A detailed summary of the Community Workshops is contained within the report prepared by Straight Talk.

1 May 2017 - Directly Affected Community Members Workshop	
Key Insights	<ul style="list-style-type: none"> ▪ The current aesthetic of the area is highly valued. Greenery in general makes the area inviting and gives the streets a 'lovely' feel ▪ Low density buildings are perceived to add space and safety. This adds to the family-friendly character of the suburb ▪ There was comment that over-development raises issues regarding traffic, privacy, noise and rubbish. These things were among a number of other anxieties which relate to the 'destruction' of the overall quality of the suburb ▪ Traffic and parking was perceived to be a major issue. General congestion from increasing numbers of residents who may tenant new apartment blocks as well as commuters who travel through Epping on their commute to the city and other areas for work and during the week raise questions around how this will be managed for the future ▪ Participants believe that future planning and development should be consistent and appropriate for each section of the local area. Suggestions to apply transition zones to new developments were made ▪ A majority of the attendees supported a consideration of removing in whole or in part the HCAs which are part of the Heritage Review. This was particularly apparent in regards to Rosebank Avenue and Essex Street HCAs, as they are perceived the community members to now be compromised by new development in general.
Group Exercise 1 <i>Values: What do you value the most about your neighbourhood</i>	The most often mentioned values included: Proximity to public transport and schools, green, peaceful, community, heritage, suburban, consistency, privacy, open space, safety, gardens, pool, low-density, convenience and accessibility. Alongside listing these values, many participants expressed their concern about losing them because of new development. Some participants found this exercise difficult since they believe that the area has already changed significantly and therefore they struggled to identify any existing values.

⁹ The summary of findings of the Community Workshops have been provided by Straight Talk and are incorporated into the subject tables. Some amendments have been made to these summaries where clarification or additional information from the Community Workshops observed by CPH was deemed to be relevant for inclusion within these summaries.

<p>Group Exercise 2 <i>Experiences: What is your experience around development in this area? What do you see as being the key concerns when it comes to development regarding your street or neighbourhood?</i></p>	<p>Participants mentioned several different concerns including: Traffic issues and inadequate parking, visual and privacy issues concerning low and high-density housing immediately next to each other, increasing pollution and noise issues, lack of open and green spaces, confusion about what characterises an HCA and a wish to remove the heritage listing, lack of political transparency, safety, decrease in resident’s mental health, negative economic consequences for residents, affected infrastructure and closing down of local shops and services.</p>
<p>Group Exercise 3 <i>Proposals: What do you think Council should take into consideration when reviewing the existing planning controls?</i></p>	<p>The proposals to Council were concentrated around four subjects. Firstly, numerous participants expressed a wish for Council to review the HCAs under the current Heritage Review and to consider removing the HCAs in whole or in part. On the other hand, others stated that heritage items should be protected. Appropriate planning and development was another key matter and here participants suggested height restrictions on new development, buffer zones between low and high-density housing and well-designed new development as significant matters. Participants wanted Council to focus on improving Epping’s infrastructure which, it was felt, is currently not geared for the increasing population. Improving parking facilities was particularly emphasised. Finally, it was suggested that Council preserves existing greenery and community spaces as well as expand these.</p>

3 May 2017 - General Community Members

<p>Key Insights</p>	<ul style="list-style-type: none"> ▪ The aesthetic appeal of the suburb is highly valued. This incorporates the gardens, low density and heritage buildings in the area and contributes to the feeling that the area is protected and has a good sense of community ▪ Low traffic and easy access to public transport is also highly valued ▪ Many say that the HCAs in the area need to be preserved in order to retain the living history of the area ▪ Increasing building heights cause concern for participants who say this causes problems around privacy and shadowing ▪ Some participants believe that building and planning controls need to be more strictly monitored so developers follow through on their obligations ▪ There is concern that the character of the suburb will be lost and the voices of residents will be over-shadowed by developers ▪ Consistency in future planning controls is desired.
<p>Group Exercise 1 <i>Values: What do you value the most about your neighbourhood</i></p>	<p>The most often mentioned values included: Green, heritage, history, architecture, consistency, low-density, peaceful, low-traffic, consistency, gardens, size, open spaces, beauty, community, wildlife. Alongside listing values, some participants explicitly expressed that they would like to see the HCAs expanded or maintained.</p>
<p>Group Exercise 2 <i>Experiences: What is your experience around development in this area? What do you see as being</i></p>	<p>Participants mentioned several different concerns including: Visual and privacy issues concerning low and high-density housing immediately next to each other, traffic issues and inadequate parking, environmental impacts affecting vegetation and wildlife, new development undermining the value of the HCAs and a wish to extend the HCAs, violation of planning and building by developers, loss of the area’s identity and architectural character.</p>

<p><i>the key concerns when it comes to development regarding your street or neighbourhood?</i></p>	
<p>Group Exercise 3 <i>Proposals: What do you think Council should take into consideration when reviewing the existing planning controls?</i></p>	<p>The proposals to Council were concentrated around four subjects. Firstly, a number of participants stated that they would like for the HCAs to be preserved and many further mentioned that they would prefer an extension of the HCAs. Some mentioned that the HCAs should be reviewed since their value has changed due to the new development and therefore consideration of the removal of the HCAs, in whole or in part, should be considered by Council. Many were concerned about protecting heritage housing and other items. Appropriate planning and development was another central matter and here participants suggested height restrictions on new development, control of floor space ratios, buffer zones between low and high-density housing and well-designed new development as significant matters. More control over developers was put forward as an important matter and finally, protecting the architectural value of Epping. Participants pointed out the need to improve Epping's infrastructure which, it was felt, is currently not geared for the increasing population. Improving parking facilities and minimising stormwater issues were mentioned. Finally, it was suggested that Council preserves existing greenery and community spaces as well as expand these.</p>

8.4 Submissions from Community Members Following Workshops

If any attendees of the Community Workshops wished to raise any additional issues, or submit documentation in regards to the heritage review, they were encouraged to do so through submitting written documentation to the City of Parramatta Council. Copies of all additional documentation from attendees was forwarded onto City Plan Heritage following recording by the City of Parramatta Council. A summary of the additional documentation received from community members from each of the workshops is summarised in the below table.

Topic/Issue	Documents received	CPH Comments
<p>Impact of High Density Development on Rosebank Avenue HCA</p>	<ul style="list-style-type: none"> ▪ Manuscript of Hornsby Shire Council Meeting, 12 August. ▪ Draft Zoning Map prior to UAP ▪ Images of Cliff Road development from and in Rosebank Avenue 	<p>Consideration of the documentation provided in regards to the impact of high density residential development on the Rosebank Avenue HCA has been considered in Sections 9.3 and 10.3.</p>
<p>Rosebank Avenue draining disposal point and proposed tree removal</p>	<ul style="list-style-type: none"> ▪ Request for additional information - DA/1292/2015 dated 10 March 2016 ▪ Email from Chris Fraser, Hornsby Shire Council to Richard and David (unknown surnames), no date included 	<p>During the site visits to Rosebank Avenue on the 21 and 22 March, CPH was made aware that a proposal for the removal of some trees on the western side of Rosebank Avenue was proposed by Council in order to accommodate stormwater drainage for the recent high density residential development located on Cliff Road. The documentation supplied provides evidence for this matter. It is noted by CPH that the email from Chris Fraser (Hornsby Shire Council) does indicate that the seven (7) trees to be impacted,</p>

		<p>including Peppermint Gum, Brush Box and 5 Scribbly Gums could possibly be retained after the proposed works.</p> <p>To date, it does not appear that any works have commenced in regards to the installation of the stormwater draining for the developments on Cliff Road, however, the loss of these trees would negatively impact upon the setting of Rosebank Avenue, which currently is a leafy street, lined by street trees and enhanced by properties front gardens and mature plantings and trees. If it is not possible to maintain all trees due to the installation of the stormwater drain, as suggested within the email supplied it is recommended to the City of Parramatta Council that appropriate replacement trees be planted in the road reserve to ensure that the consistent street tree plantings of Rosebank Avenue are maintained. This matter has also been included within Section 8.5.</p>
<p>Uncharacteristic features in Rosebank Avenue HCA</p>	<ul style="list-style-type: none"> ▪ Images of 5, 21 and 22 Rosebank Avenue with notes on recent renovations to properties 	<p>The two properties located within the Rosebank Avenue HCA, being 5 and 21 Rosebank Avenue, were noted in the field survey as being of 'Neutral' ranking, due to the alterations and additions to the properties which have removed characteristic details as noted in Sections 7.5.2 and 7.6.3.</p> <p>Both 5 and 21 Rosebank Avenue could be returned to a 'Contributory' ranking with reinstatement of period detailing and removal of unsympathetic modifications, as noted in Section 7.6.3.</p> <p>22 Rosebank Avenue is located outside of the Rosebank Avenue HCA and was not assessed for its contribution to the Rosebank Avenue HCA, however, it was noted that although the building located on the property is modern, the single storey scale and form of the building is considered to be moderately sympathetic to the HCA.</p>
<p>Request for extension of Essex Street HCA</p>	<ul style="list-style-type: none"> ▪ Email from Friends of Terry Creek requesting extension of Essex Street HCA to the south 	<p>Whilst it is acknowledged that the southern end of Essex Street, south of Abuklea Road does continue the character of the leafy streetscape of Essex Street, an assessment for the extension of the Essex Street HCA was not undertaken as part of this heritage review and laid outside of the scope of the brief.</p> <p>However, it is recommended that future heritage reviews, possibly as part of the new Local Environmental Plan to be developed for the City of Parramatta Council, consider assessing the southern end of the Essex Street HCA, for either extending the HCA's</p>

		boundary, or for an arboricultural assessment to be undertaken for the possibility of listing the street trees as a landscape items.
Heritage Houses and Areas	<ul style="list-style-type: none"> List of sixteen (16) 'heritage houses and areas' located in and around Epping 	No other notes than the list of 'heritage houses and areas' was provided. Unsure of purpose of list.
Heritage Houses and Non-Heritage Houses in Epping	<ul style="list-style-type: none"> Images of houses located in Rosebank Avenue Images of heritage houses located in Epping (not able to determine from which locations in Epping) Images of new apartment developments and late twentieth and early twenty-first century single and two storey residential developments 	<p>No other notes other than the photographs provided, and the labelling of images as either A, B, C or D was provided. The intention of the images provided is unknown to CPH, however, the majority of the houses contained within the photographs are located within either Rosebank Avenue, Essex Street and East Epping HCAs.</p> <p>If the intention of the photographs was to delineate between properties which contribute and which do not contribute toward the significance of each of the HCAs, reference should be made to Section 7 for the ranking of individual properties within each HCA for comparison.</p>
Chester Street Epping and Epping Town Centre Heritage Studies	<ul style="list-style-type: none"> Assessment of the cultural significance of cottages, Clive Lucas Stapleton & Partners, November 1992 Cottages: 19-21 Chester Street, Epping, Tropman & Tropman Architects, February 1993 Houses at 19 and 21 Chester Street, Epping, Robert Irving, February 1993 Objection to initial development 19 Chester Street, Rod Howard, June 1993 East Epping Conservation Evaluation and Review, Tropman & Tropman Architects, October 2001 Parramatta Council statement of HSC Epping Town Centre Study, Parramatta Council, July 2011 Epping Town Centre Study - Report on submissions. Hornsby Council, June 2012 Epping Town Centre Review, Clive Lucas, 	<p>The documentation provided covered a range of issues and concerns dating from as early as 1992. The information provided provides background to the development of 19 Chester Street and the listing of both 21 and 23 Chester Street as local items in the Hornsby LEP.</p> <p>Further documentation provided for objections and recommendations relating to previous Epping Town Centre Heritage Studies, particularly in relation to the East Epping HCA.</p> <p>No current issues are raised in the documentation provided, however, they did provide further background as to the development and listing of items on Chester Street and the listing of the East Epping HCA which included properties located on the southern side of Chester Street.</p> <p>Both 21 and 23 Chester Street are included for review in the current Hornsby Heritage Review - Stage 6. The information relating to the history, architectural features and significance of both items provided in the documentation have been integrated into the updated Inventory Forms for both items. Refer to Section 13 and Appendix A for information regarding both 21 and 23 Chester Street, Epping.</p>

	<p>Stapleton & Partners, July 2012</p> <ul style="list-style-type: none"> ▪ Draft Hornsby LEP, Clive Lucas Stapleton & Partners, February 2013 ▪ Epping UAP impact on East Epping HCA, Clive Lucas Stapleton & Partners, February 2013 ▪ Epping Town Centre Heritage Review, Perumal Murphy Alessi, March 2013 ▪ Epping Town Centre - Draft Plans and Policies, May 2013 ▪ Hornsby Shire Council Heritage Review Stage 5 East Epping HCA, Clive Lucas, Stapleton & Partners, September 2013 	
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8.5 Summary and Recommendations Arising from Community Consultation

The issues and concerns raised by property owners, community members, and local community groups of Epping have been taken into account throughout this Heritage Review. Some key issues and concerns were raised throughout the process in regards to issues outside of the scope of heritage concerns, particularly in relation to amenity, privacy, safety, traffic, green space, and a number of other issues as discussed throughout this section. Where issues and concerns raised throughout the community consultation phase were in direct relation to heritage matters, these have been addressed and incorporated throughout this report. The concerns of the community have been taken into account throughout the reassessment of the significance of each of the HCAs contained within this review (Sections 6 and 7), with particular attention to the impact of high density residential development being addressed in Section 9.

Two specific recommendations relating to heritage also arose from this Community Consultation phase, which are detailed as follows:

- It is recommended that future heritage reviews, possibly as part of the new Local Environmental Plan to be developed for the City of Parramatta Council, consider assessing the southern end of the Essex Street HCA, for either extending the HCA's boundary, or for an arboricultural assessment to be undertaken for the possibility of listing the street trees as a landscape items.
- CPH was made aware during the site visits to Rosebank Avenue that a proposal for the removal of some trees on the western side of Rosebank Avenue was proposed by Council in order accommodate stormwater drainage for the recent high density residential development located on Cliff Road. The documentation supplied indicated that seven (7) trees were to be impacted, including Peppermint Gum, Brush Box and 5 Scribbly Gums, however, could possibly be retained after the proposed works. As it does not appear that any works have commenced to date in regards to the installation of the stormwater drainage for the developments on Cliff Road, it is recommended for either the trees to be maintained, or if this is not possible, that appropriate replacement trees be planted in the road reserve to ensure that the consistent street tree plantings of Rosebank Avenue are maintained.

9. Assessment of Impact of Recently Approved Development Applications in Interface Areas

The following sub sections provide a diagrammatic and visual overview of recently approved developments, which have been either approved, are under construction, or have been completed, and which lay adjacent to the boundaries of East Epping, Essex Street and Rosebank Avenue HCAs.

As part of the Community Consultation phase, which has been documented in Section 8.0, access to the rear yards of the properties, which lie in the interface area of medium and high density residential development, was granted in order to establish and document the impact of the adjacent development has or will have on the setting, context, curtilage, character, landscape and most of all significance of each HCA.

The impact of these developments is assessed in Section 10.0 in regards to their impact on the overall significance of each of the East Epping, Essex Street and Rosebank Avenue HCA's. The significance, current integrity and intactness of each HCA, as determined in Sections 6.0. and 7.6, was factored in as part of this analysis.

9.1 East Epping HCA - Impact of Surrounding Developments

The following table and images provides an overview of the recently approved developments on the western side and southern edges of the East Epping HCA. Comments on the impact of each of these developments is provided in the captions.

Address of Development	Development Application Number
7-9 Essex Street, Epping	DA/1110/2014
11 Essex Street	PL/180/2016
15-19 Essex Street, Epping	DA/648/2016
46-50 Pembroke Street, Epping	DA/672/2016
38-44 Pembroke Street Epping	DA/1505/2014



Figure 65: Recently approved developments in interface area with R4 - High Density Residential Development East Epping Heritage Conservation Area (Source of Basemap: Hornsby Shire Council)



Figure 66: View of recent development at 38-44 Pembroke Street from 1 Norfolk Road (left) and view from rear of 7A Norfolk Road to adjacent rear of 15 -19 Essex Street, which has been recently approved for high density residential developments (right).



Figure 67: View of development at 7-9 Essex Street as viewed from Rockleigh Park to the north-east of the development (left) and view of development from Essex Street (right). The subsequent 4 properties located to the south of 7-9 Essex Street are approved for development of high density residential development

9.2 Essex Street HCA - Impact of Surrounding Developments

The following table and images provides an overview of the recently approved developments on the western edge of the Essex Street HCA. Comments on the impact of each of these developments is provided in the captions.

Address of Development	Development Application Number
1 Forest Grove, Epping	DA/1606/2014
3-7 Forest Grove, Epping	DA/852/2016
20-24 Epping Road, Epping	DA/327/2015
3-7 Forest Grove, Epping	DA/358/2015
9-11 Forest Grove, Epping	DA/963/2014
15-17 Forest Grove, Epping	DA/346/2015
23-25 Forest Grove, Epping	DA/304/2015
27-31 Forest Grove, Epping	DA/153/2015
18-22 Maida Road, Epping	DA/1491/2014
32-34 Essex Street, Epping	DA/1002/2014



Figure 68: Recently approved developments in interface area with R4 - High Density Residential Development Essex Street HCA (Source of Basemap: Hornsby Shire Council)



Figure 69: Views from rear backyard of 66 Essex Street: looking west toward 23 and 25 Forest Grove (left); and looking south-west toward the development under construction at 27 Forest Grove.



Figure 70: Views from the rear of 42 Essex Street, a heritage item of local significance, toward the development at 20-24 Epping Road. As with 40 Essex Street, the high density residential development which is under construction lies directly behind the rear fence of the property, with minimal setback from the property line.



Figure 71: Above, view from opposite 44 Essex Street looking west. The high density residential development located at 1 Forest Grove is currently under construction, with the top two storeys visible over the roof top of 44 Essex Street. Right, view from the rear of 46 Essex Street toward the development at 1 Forest Grove. Whilst the development is very close the rear fence of 46 Essex Street the substantial planting in the property screens the majority of the development, lessening the developments impact.

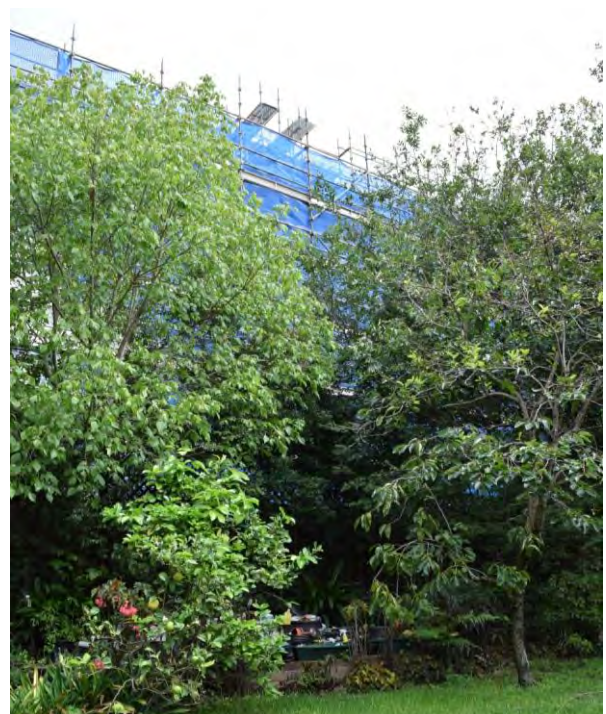




Figure 72: View from rear back yard of 64 Essex Street, looking west toward the rear of 25 Forest Grove which has recently been approved for development of high density residential apartments.

9.3 Rosebank Avenue HCA - Impact of Surrounding Developments

The following table and images provides an overview of the recently approved developments on the western and southern edges of the Rosebank Avenue HCA. Comments on the impact of each of these developments is provided in the captions.

Address of Development	Development Application Number
2-8 Hazlewood Place	DA/364/2015
22-34 Cliff Road	DA/714/2016
18-20 Cliff Road	DA/1602/2014
11-27 Cliff Road	DA/1447/2014
7-9 Cliff Road	DA/1436/2014
1-5A Cliff Road	DA/712/2016



Figure 73: Recently approved developments in interface area with R4 - High Density Residential Development adjacent to the Rosebank Avenue HCA (Source of Basemap: Hornsby Shire Council)



Figure 74: Views from rear yard of 1 Rosebank Avenue looking to the west (left) to the developments in Hazlewood Place and to the south to the developments on Cliff Road (right). Development is yet to begin on the adjacent properties to the south of 1 Rosebank Avenue, however development approval has been granted for high density residential development at 22-34 Cliff Road.



Figure 75: View from rear yard of 1 Rosebank Avenue looking to the north-west toward the development at 4 Hazlewood Place and the rear yard of 3 Rosebank Avenue (left) and view from 5 Rosebank Avenue looking west. The rear of 5 Rosebank Avenue does not have any mature tree plantings in order to help screen the new development (right).



Figure 76: View from 4 Rosebank Avenue looking to the west toward the Hazlewood high density residential development visible above the roof lines of 3 and 5 Rosebank Avenue (left) and view from 4 Rosebank Avenue looking south toward Cliff Road, with development visible in the background (right).



Figure 77: Entrance to Rosebank Avenue from Cliff Road. Development is underway visible to the left at 1-5A, 7-9 and 11-27 Cliff Road. Development approval has also been granted for 22-34 Cliff Road, visible to the right, however construction has not begun as yet. The entrance to Rosebank Avenue will be surrounded by high density residential developments following the completion of the approved constructions.

10. Recommendations for Amendments to Heritage Conservation Areas

The following section outlines the recommendations for amendments to the East Epping, Essex Street and Rosebank Avenue HCAs based upon the findings of the heritage assessment of each HCA, and consideration of the issues and concern raised during the community consultation phase of this study.

10.1 East Epping HCA and Individual Items Recommendations

In consideration of the reviewed assessment of the East Epping HCA, and the issues and concerns raised by the community in relation to the East Epping HCA associated with the impact of high density residential development on the western edge of the East Epping HCA boundary, it is recommended that a slight change to south-western boundary of the HCA be implemented. It is recommended that the following four (4) properties to be removed from the boundaries of the East Epping HCA and the boundaries of the HCA be adjusted accordingly as in Figures 78 and 79:

No.	Address	Development Period	Ranking
25	Pembroke Street	Federation	Contributory
1	Norfolk Road	Late 20th Century	Non Contributory
3	Norfolk Road	21st Century	Non Contributory
3A	Norfolk Road	21st Century	Neutral



Figure 78: East Epping HCA Contribution Ranking with Development Period overlay. The four properties recommended to be removed from the HCA are outlined in pink.

The recommendation of the removal of these four properties from the East Epping HCA is made due to the combination of the impact of the high density residential development at the rear of these properties and their relative contribution to the area. 1, 3, and 3A Norfolk Road are all new single and double storey dwellings, dating from the late 20th Century and early 21st Century. The style and age of these three dwellings are not in keeping with the Federation and Inter War characteristics of the East Epping HCA, thus resulting in the dwellings not contributing to the significance of the area. On the other hand, 25 Pembroke Street is a Contributory building for the East Epping HCA, however, will soon be isolated from similar properties of Federation and Inter War periods as a result of the rezoning of the southern side of Pembroke Street being an R4-High Density Residential Zone and properties to the west of 25 Pembroke also being zoned as R4-High Density Residential Zone. Whilst exhibiting characteristics of the Federation period, as a cottage with attached corner shop, the property is not considered to meet the threshold for individual heritage listing. Whilst it was noted in the *2013 Epping Town Centre Heritage Review* that this end of Norfolk Road, provided an entry way to the East Epping HCA, it is not until 9 Norfolk Road, which is a heritage item, that the characteristic streetscape features such as mature tree plantings, and built forms of the Federation and Inter War periods begin.¹⁰ Despite the heritage listed Epping Public School being located on the eastern side of this portion of Norfolk Road, the early buildings of the school are not located in the south-eastern end of the school grounds, instead, the Federation period buildings of Epping Public School begin directly opposite 9 Norfolk Road. From this start point, a true appreciation of the characteristics of the East Epping HCA can be experienced and observed.

If, as a result of 25 Pembroke Street being removed from the East Epping HCA, should in the future demolition of the property is proposed, it is recommended that a photographic archival recording be undertaken prior to the dwelling's demolition, and any significant fabric be salvaged and recycled in an appropriate manner.

In addition, it is recommended that both 1 and 3 Essex Street are retained within the East Epping HCA and for 3 Essex Street to maintain its heritage listing under the Hornsby LEP. An internal inspection of 3 Essex Street was conducted as part of the HCA review. The dwelling retains many original details both internally and externally, as detailed in Section 6.2.5. Despite the concerns of the property owner, of being surrounded by high density residential development and being located on the very edge of the HCA, 3 Essex Street along with 1 Essex Street will not be isolated sites. Another heritage item, the Scout Hall lies on the western side of Essex Street, as well as directly to the north is the Unity Church on Chester Street, also a heritage item. In addition, a recreational park lies directly to the south of 3 Essex and to the east is the East Epping HCA. Thus, 3 Essex Street will maintain its current setting and the high density residential development which is currently underway further south along Essex Street and further to the east close to the railway line will not affect the immediate context, curtilage and setting of either this section of the East Epping HCA or the Heritage Items themselves. Thus, it is recommended that both 1 and 3 Essex Street are maintained within the East Epping HCA and for 3 Essex Street to be maintained as a heritage item under the Hornsby LEP 2013. The Inventory Sheet for 3 Essex Street has been updated to reflect the current condition and setting of the property in Appendix A.

The recommended amendments to the boundary line of the East Epping HCA is depicted overleaf in Figure 79. Recommendations for the rezoning of properties recommended to be removed from the East Epping HCA are addressed in Section 11.5.

¹⁰ Perumal Murphy Alessi, *Epping Town Centre Heritage Review* (March 2013) p. 10.

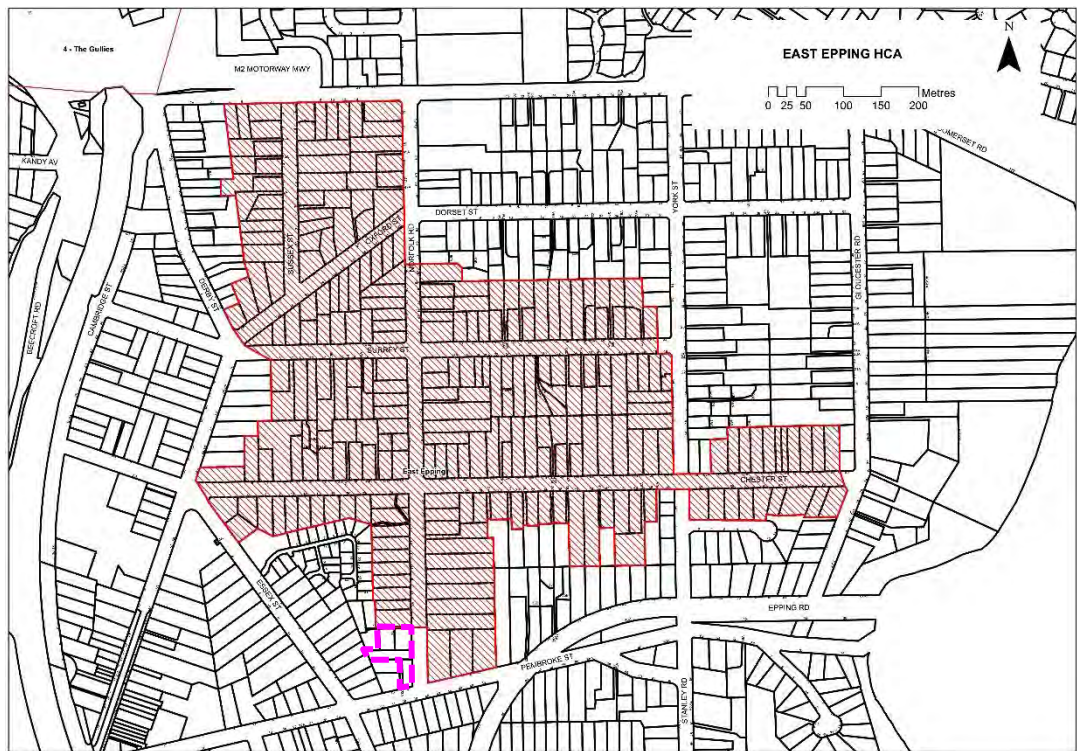


Figure 79: East Epping HCA with amendment to boundary removing 25 Pembroke Street, 1, 3 and 3A Essex Street. The properties recommended to be removed are outlined in pink.

10.2 Essex Street HCA and Individual Items Recommendations

In consideration of the survey findings and reviewed assessment of the Essex Street HCA, and despite the issues and concerns raised by the community in relation to interface areas of the high density residential development on the western edge of the area, no changes to the Essex Street HCA boundary are recommended.

Following the reassessment of the Essex Street HCA it was determined that the integrity and significance of the Essex Street HCA was still intact, as determined through the two previous studies conducted on the HCA in 2013 and 2001, as discussed in Section 6.3. In addition, the properties which are located between Epping Road and Maida Road within the Essex Street HCA are predominantly Contributory properties, primarily dating from the Federation and Inter War periods. Of the twenty (20) properties located on the western side of the Essex Street between Epping Road and Maida Road of the HCA, one (5%) is a Heritage Item, nine (45%) are Contributory, five (25%) are Neutral, and five (25%) are Non-Contributory. Thus, 50% of the properties located within this section of the Essex Street HCA are Heritage Items and Contributory buildings, and with inclusion of all Neutral buildings, they make up 75% of this section of the HCA contributing to the intactness of the Essex Street HCA. Two of the current Neutral buildings located in this section of the HCA date from the Inter War period and could be ranked as Contributory, if original detailing is reinstated and/or detracting elements are removed, which could increase the number of contributory buildings to eleven (55%), totalling twelve (60%) properties being either Heritage Items or Contributory.

In addition, the impact of the high density residential developments on Forest Grove and Epping Road upon the Essex Street HCA was also assessed as part of this heritage review in Section 9.2. Whilst five and six storey developments were currently underway at the rear of properties located on the western side of Essex Street between Epping Road and Maida Road, the visual impact of these developments are not considered to have a major impact upon the significance of the Essex Street HCA. Due to the long lot size of each of the properties on the western side of Essex Street, coupled with existing mature trees and vegetation on each of the properties, the high density residential developments recede into

the background of the setting of the Essex Street HCA and do not dominate the streetscape of the HCA. The streetscape qualities of the HCA are not affected detrimentally by the interface R4-High Density development and the impact on the backdrop of the properties are not experienced along the street-long views and vistas. It is considered that the main impact of these close high density development is privacy issue and dominance at the rear boundaries, which are essentially related to planning matters rather than heritage matters.

If the removal of these twenty (20) properties from the HCA was considered, it would result in a detrimental impact to the identified and assessed heritage significance of the HCA. The removal of these properties would result in the most intact component of the HCA being lost, reducing the HCA by a third of its size and significantly impacting upon the streetscape of the northern end of the Essex Street HCA. Furthermore, properties located on the eastern side of Essex Street, which would remain in the HCA, would further be impacted upon by the removal of these twenty (20) properties, dislocating the relationship between the east and west sides of Essex Street. The intactness and significance of the Essex Street HCA would be irrevocably changed if these twenty (20) properties were to be removed, thus, it is recommended that the existing boundary of the HCA remain as is.

Whilst it is acknowledged that the high density residential developments have and will result in significant impacts for property owners adjoining these new developments in relation to privacy and individual views from properties, these impacts are not considered to be heritage issues and do not impact upon the heritage significance of the Essex Street HCA. Despite this, recommendations have been made in Section 11.0 to mitigate some of the issues, both current and future, experienced by both property owners in these interface areas and the setting of the Essex Street HCA.


In addition, it is recommended that 42 Essex Street be retained as a heritage item under the Hornsby LEP. A brief internal inspection of 42 Essex Street was conducted as part of the HCA review. The dwelling retains many original details both internally and externally, as evidenced in Section 6.3.5. Furthermore, in conducting a review of the history of the Epping Town Centre area, the association of the 42 Essex Street within the Mount Tomah Nursery that operated in the area in the 1890s was reconfirmed. The association of the timber weatherboard Federation cottage with the Vollmer and Vessey family is a significant link with the early development of the Epping Town Centre, at a time when orchards and nurseries dotted the landscape of Epping. Whilst the high density residential development occurring at 20-24 Epping Road does create some visual impact, in terms of setting of the rear yard of the property, this impact is not considered to erode the heritage significance of the property, in terms of its historic, aesthetic, associational and representative values. Thus, it is recommended that 42 Essex Street be maintained as a heritage item under the Hornsby LEP 2013.

10.3 Rosebank Avenue Conservation Area Recommendations

In consideration of the survey findings and reviewed assessment of the Rosebank Avenue HCA, and despite the issues and concerns raised by the community in relation to interface areas of the high density residential development on the western and southern edge of the HCA, no changes to the Rosebank Avenue HCA boundary are recommended.

Following the reassessment of the Rosebank Avenue HCA it was determined that the integrity and significance of the Rosebank Avenue HCA was still intact, as determined through the two previous studies conducted on the HCA in 2013 and 2003, as discussed in Section 6.4. The Rosebank Avenue HCA still remains as a rare example, at local level, of an intact Inter War streetscape within Epping and the Parramatta area and is one of few intact Inter War housing estates remaining. Despite some minor modifications to a couple of properties within the HCA, such as modified windows, enclosed balconies and uncharacteristic driveways, these modifications are only minor and do not detract from the overall heritage significance of the HCA.

The impact of the high density residential developments to the south and west of the Rosebank Avenue HCA, along Cliff Road and Hazlewood Place will result in a modified setting and curtilage to the Rosebank Avenue HCA, particularly from the entrance looking



north along Rosebank Avenue. The entrance to Rosebank Avenue will soon be flanked by a six storey development to the west and a five storey development to the east of the entrance to Rosebank Avenue; however, once reaching 1 and 2 Rosebank Avenue, the view of the HCA will be unobstructed by the high density residential development which lays to the south. The backdrop of 1, 3, 5, 7 and 7A Rosebank Avenue will be of mature trees and high density residential redevelopment; however, due to the long blocks, the separation from the rear of the dwelling and the new developments allows for enough of a buffer to prevent the encroachment of views of the high density development being seen from Rosebank Avenue. 1, 3, and 7 Rosebank Avenue currently have substantial mature trees located along the rear boundary fence, screening much of the view of the new developments. Only 5 Rosebank Avenue does not have substantial mature trees along the rear fence line, thus resulting in more views to and from the new development, both from Rosebank Avenue and from the 5 Rosebank Avenue. Whilst the new backdrop of 1, 3, 5 and 7 Rosebank Avenue, will minimise the current leafy backdrop of the Rosebank Avenue HCA, it is not considered to warrant the removal of individual properties or the whole HCA from the Hornsby LEP.

The Rosebank Avenue HCA is exceedingly rare in the area and remains largely intact. All properties have retained their original subdivision, except for 15 Rosebank Avenue, and all retain the original buildings constructed during the 1930s and 1940s. The detailing of the Inter War period, from Bungalow, Tudor and Spanish styles, is retained amongst all original properties. Coupled with the substantial street plantings, natural creek, and established gardens of each of the properties, the Rosebank Avenue HCA will still retain its significance even following the completion of development along Cliff Road and Hazlewood Place. Whilst it is regrettable that such a backdrop to some of the properties in the HCA will be affected by the new high density residential development, the area will still retain its integrity and characteristics that makes it rare Inter War period housing development.

Whilst it is acknowledged that the high density residential developments have and will result in significant impacts for property owners in relation to privacy and individual views from properties at 1, 3, 5 and 7 Rosebank Avenue, these impacts are not considered to be heritage issues and do not impact upon the heritage significance of the Rosebank Avenue HCA. Despite this, recommendations have been made in Section 11.0 to mitigate some of the issues, both current and future, experienced by both property owners in these interface areas and the setting of the Rosebank Avenue HCA.

11. Planning Review

11.1 Existing Heritage Guidelines

Changes to Heritage items and HCAs are guided by the heritage provisions contained in the two main plans known as the *Hornsby Local Environmental Plan (LEP) 2013* and the *Hornsby Development Control Plan (DCP) 2013*. The controls in these instruments seek to "assist in conserving the heritage significance of the natural and built environment and ensure new development is sympathetic with identified heritage values. In doing this, the [Hornsby] Shire's heritage resources and the quality of the environment will be maintained or improved, resulting in attractive streetscapes and providing an appealing place to live."¹¹

Standard best practice heritage controls are currently contained in these instruments for managing the development of heritage places, including the need for Council's development consent for major changes, the requirement for statements of heritage impact to accompany development applications, and the Council's obligations to assess the impact of developments on the significance of listed places.

Planning controls specific to East Epping, Essex Street and Rosebank Avenue HCAs are contained with *Part 9.3 Heritage Conservation Areas*. This part of the DCP provides the Statements of Significance outlining the key heritage aspects of each HCA supported by explanatory information on the history and description of each HCA. In addition, prescriptive measures are also included which contain controls for demolition, streetscape character, materials and finishes, fences and gates, utilities, garages and carports, driveways, and subdivision. Furthermore, *Part 9.4.1 Development in the Vicinity of Heritage Item* provides controls for development to land that is adjoining, or across the road from a heritage item or a heritage conservation area.

In consideration of recently approved developments in line with the rezoning of the respective sites and the reassessed significance of each HCA within this study, the current planning controls relating to heritage have need to be reviewed to evaluate if the current planning controls provide adequate protection for the established heritage significance of heritage items and HCAs in the Epping Town Centre Area.

Specific matters for review were also outlined as part of the scope of works for this study by City of Parramatta Council, these included a review of Section 9.4.1 of the Hornsby DCP 2013, potential height increases for R4-High Density Residential Zone and R3-Medium Density Residential Zones, the extension of the existing R3-Medium Density Residential Zone to encompass Brigg road and Rose Street, individual property zoning changes if removed from a HCA and any other updates to the current planning controls not addressed in the aforementioned list. Each of these matters are addressed in the below subsections, with recommendations given for any changes to the existing planning controls which relate to the Epping Town Centre area.

11.2 Hornsby DCP 2013, Section 9.4.1 Review

An investigation of the effectiveness of the current design interface guidelines (Section 9.4.1) and other relevant provisions in the Hornsby DCP is necessary in order to mitigate the effects of development on the character and integrity of the East Epping, Essex Street and Rosebank Avenue HCAs. As part of this investigation, regard has been given to the topography of each of the HCAs and recently approved Development Applications at the interface with HCAs have also been reviewed in Section 9.0, in order to develop a holistic view of the impact that medium and high density residential development is having on these HCAs.

A review of the existing Hornsby LEP and DCP guidelines are investigated in the following sections, with reference to recently approved developments in the interface areas with the East Epping, Essex Street and Rosebank Avenue HCAs, as outlined in Section 9.0.

¹¹ *Hornsby Development Control Plan 2013*, 9-3.

11.2.1 Existing Guidelines

Section 9.4.1 of the Hornsby DCP 2013 provides controls for the development on land that is adjoining, or across the road from a heritage item or a heritage conservation area. The current guidelines encourage "New work that is sympathetic to the heritage significance of nearby heritage items, or adjoining heritage conservation area and their settings". The following is stated in Section 9.4.1 regarding to development in the vicinity of a Heritage item or Heritage Conservation Areas.

Heritage Items

- a. Design and siting of new work should complement the form, orientation, scale and style of the heritage item.
- b. Adequate space should be provided around the heritage item to allow for its interpretation.
- c. Development should maintain significant or historic public domain views to and from the heritage item.
- d. Original or significant landscape features that are associated with the heritage item and which contribute to its setting should be retained.
- e. For rural heritage items, the scale of new work is not to overwhelm the heritage item taking into consideration the matters within the Rural Heritage Items element.

Heritage Conservation Areas

- f. Development in the vicinity must respect the curtilage and setting of the HCA and protect views into and from the HCA.
- g. Development is to be sympathetic to the primary characteristics and heritage values of the HCA with regards to proposed:
 - context, including backdrop to places in the HCA;
 - bulk, height alignment form and roofline of new development;
 - proportions such as windows and door openings (number and location) and balconies;
 - Interface facade materials, treatments and palette;
 - Compatible fencing and screening.
- h. Development applications for multi-unit developments adjacent to HCAs must include a construction impact report demonstrating that the construction process will not detrimentally or indirectly adversely impact places in the HCA at the time of construction or over time.

The existing guidelines contained within Section 9.4.1 of the Hornsby DCP should encourage sites adjoining a heritage conservation area or heritage item to be sympathetic to the heritage significance of the area. This includes ensuring an appropriate context for the heritage conservation area, through preventing inappropriate and unsympathetic surrounding developments from detracting from the significance of the heritage conservation area and its setting.

11.2.2 Recent Development Application Response to DCP Controls

Recent developments surrounding the East Epping, Essex Street and Rosebank Avenue HCAs do not appear to have adequately addressed the provisions of Part 9.4.1 of the DCP due to their nature of built form resulting from the rezoning of the subject interface areas.

The recent approved developments within the interface areas of the East Epping, Essex Street and Rosebank Avenue HCAs are visually explored in Section 9.0. Of the developments approved surrounding the East Epping HCA, all developments are located at the very south-western corner of the HCA, where the R4 - High Density Residential Zone was implemented following the Epping Town Centre Urban Activation Precinct (UAP) Plan's new zoning. A total of five (5) development applications have been lodged since the new zoning was implemented, with a total of four (4) of the five (5) DA's being for amalgamated sites. The recent approved developments surrounding the Essex Street HCA are located along the western border of the Essex Street HCA area, between Epping and Maida Roads. As with the East Epping HCA, the properties located within this section of Epping were rezoned to R4 - High Density Residential and R3 - Medium Density Residential Zones following the Epping Town Centre UAP Plan. A total of ten (10) DA's have been lodged since 2014, with a total of nine (9) of the ten (10) developments being for amalgamated sites.

Finally, the approved developments surrounding the Rosebank Avenue HCA are located to the south, and very south-eastern and western corners of the Rosebank Avenue HCA. The Epping Town Centre UAP Plan resulted in the Rosebank Avenue HCA being surrounded on its southern side by a R4 - High Density Residential Zone. Since 2014, six (6) developments applications have been lodged, with all applications being for amalgamated lots.

Following the site inspections of multiple properties within each of the three HCAs, which were located on the interface zones with R4 and R3 developments, the majority of the developments located in these interfaces areas, particularly those located at the rear of HCA properties, were not sympathetic to the context and setting of the HCA.

The visual and physical impact of High Density Residential developments which have either been completed or are under construction at the rear of these properties in most cases did not include sufficient setback, screening or deep soil planting, to alleviate the scale and bulk of the development.

The biggest impact of these developments has been on individual properties themselves. From the streetscape, the recent high density residential developments do mostly recede into the background of the edges of the HCA, however, their impact on the HCAs is still not considered to be considerably sympathetic to the setting and context of each of the areas, as explored in Section 9.0 and analysed in Section 10.0.

Section 9.4.1 of the Hornsby DCP 2013, needs to be understood in conjunction with Sections 9.6.6 - Setbacks and 9.6.8 - Landscaping, at a minimum to be able to adequately address the current impact that recently approved high density residential developments are currently exerting on properties within the boundaries of the East Epping, Essex Street and Rosebank Avenues HCAs. In addition, consideration of the impact on the heritage significance of HCAs and/or heritage Items, need to be sufficiently addressed by development proposals. For some recently approved developments, the consideration of the impact upon the heritage significance of either a HCA, or a Heritage Item provided only a brief one paragraph explanation as to the impact on the heritage significance of the area of item. Such minimal consideration as to the impact of a large high density residential development is not considered to adequately address the impact that the development will have on an area or item of heritage significance. A discussion of each of these components are included below.

Setback

Section 9.6.6 of the Hornsby DCP provides for the following minimum setbacks in Residential Area, in Table 9.6.6(a):

Table 9.6.6(a):
Minimum Setbacks - Residential Area

Setback	Minimum building setback
Front Boundary	12m, which can be reduced to 10m for a maximum of 1/3 of the building width.
Rear Boundary	10m, which can be reduced to 8m for a maximum of 1/3 of the building width.
Side Boundary (including balconies)	6m, which can be reduced to 4m for a maximum of 1/3 of the building width.
Fifth Storey Setback	3m should be provided between exterior walls of the lowest storey and exterior walls of the fifth storey.
Fifth storey setback where mezzanine proposed	6m additional setback for exterior walls of the fstorey, measured from the walls of the lowest storey.
Basement Parking Setback	9m from front and rear boundaries and 4m from side boundaries to allow for deep soil landscaping.

Whilst a minimum of 10m is required at the rear boundary, this setback can be reduced to only 8m for a maximum of 1/3 of the buildings width. From a survey of some of the approved development assessments, it was evident that some of these developments have been able to encroach further than the 8m setback dictated by the above provisions, through the addition of balconies into the minimum setback.¹² The additional encroachment of the high density residential development into the minimum 8m setback results in both a physical and visual overwhelming impact on the adjacent individual property.

Whilst it is noted in Section 9.6.6 that 'development involving or adjoining heritage items should have regard to the Heritage DCP', the achievement of not even the minimum setback for the interface areas with HCAs do not appear to be in keeping with the guidelines of the Hornsby DCP.

Instead of meeting the absolute minimum requirements for setbacks for rear and side boundaries, additional setback, such as the blanket 10m setback which is required for Chapman Avenue, should be encouraged, in order to aid in maintaining the context and setting of each of the HCAs, and minimise impact on the adjoining individual properties within the HCAs.

Deep Soil Planting

Section 9.6.8 of the Hornsby DCP provides provisions for landscaping, of particular focus here is the provisions for deep soil planting, in order to aid in a sympathetic transition from HCA and/or Heritage Item to high density residential development. The following provisions are stated within Section 9.6.8 in relation the deep soil planting:

- b. Landscaped areas should adjoin property boundaries, in accordance with Table 9.6.8(a), and be designed to accommodate:
 - Canopy trees that will reach mature heights of at least 10 to 12 metres in the front and rear setback, and
 - Trees that will reach a mature height of at least 6 to 7 metres in the side setbacks.

Table 9.6.8(a): Deep Soil Landscaped Areas

Setback	Property Boundary Landscaped Area (deep soil)
Front Boundary	7m wide
Secondary Boundary (on corner lots)	4m wide
Rear Boundary	7m wide
Side Boundary	4m wide

A dominant feature in each of the East Epping, Essex Street and Rosebank Avenue HCAs is their landscape settings, whether it be street planting, front or rear gardens or verge planting. Many mature trees, which are contemporary with each of the area's period of development, from the Federation, Inter-War and Post War periods are still extant, and contribute significantly to the context and setting of each of these HCAs. The landscaped settings of these HCAs should be conserved and maintained and enhanced through development which lay adjacent to each of these HCAs, not only to ensure the continuation

¹² For example, DA/327/2015 at 20-24 Epping Road, which lies to the rear of properties on the western side of the Essex Street HCA.

of their landscaped setting, but also to alleviate the physical and visual impact of the high density residential development may have on the single and two storey dwellings, which are within the HCAs.

Heritage Management Documents

In order to sufficiently assess whether a proposed development which is located in the vicinity of a HCA or a Heritage Item will result in an acceptable impact upon the context and setting of the area or item, it may be necessary for the consent authority, Parramatta City Council, to require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned, as stipulated in Part 5.10(5) of the Hornsby LEP 2013. Some of the recently approved development applications did include a heritage management document, such as a Heritage Impact Statement (Statement of Heritage Impact), whilst others only included a short paragraph within a Statement of Environmental Effects which assessed the impact on the effected Heritage Conservation Area and/or Heritage Item. Such heritage management documents should be sufficiently assessed by the consent authority to determine if the proposed development will or will not result in a negative or positive impact upon nearby HCAs or Heritage Items. Through a thorough assessment of the impact of high density residential development on a HCA or Heritage Item, a more sympathetic solution to a development could be arrived at, alleviating some of the issues which are currently being experienced by property owners at the interface areas with high density residential development and further ensuring the setting and curtilage of the area for item is retained and conserved for the future.

11.2.3 Recommendations for Section 9.4.1

The existing guidelines for development in the vicinity of a HCA in Section 9.4.1 of the Hornsby DCP 2013 does currently provide a good framework from which to assess the impact of high and medium density residential developments which are located in interface areas with HCAs. However, consideration of Sections 9.6.6 and 9.6.8 of the Hornsby DCP 2013 need also to be particularly considered in the assessment of high density residential developments in the vicinity of HCAs or Heritage Items.

It is recommended that where R3 and R4 Zones interface with a HCA or a Heritage Item that a 10m setback, which is required for Chapman Avenue, be implemented in order to aid in maintaining the context and setting of each heritage conservation areas and items. In addition, sufficient deep soil planting between R3 and R4, and HCAs and Heritage Items should be encouraged, as well as the retention of any mature trees which aid in screening the high or medium density development from the heritage conservation or heritage item.

The assessment of development applications within these interface areas needs to be rigorous, in order to take into account the heritage significance of the area or item it will affect, with any potential impacts needing to be adequately addressed in order to minimise the negative impacts experienced by the heritage conservation area or the heritage item.

11.3 Potential Impacts of Height Increases to HCAs

As part of the brief for this heritage review, a request for any investigation of the impact and implications of increasing the 17.5m and 12m height limits by one storey in the R4 High Density Residential Zone and R3 Medium Density Residential Zone on the integrity and conservation values of the Essex Street, Rosebank Avenue and East Epping HCAs was made.

In consideration of the existing impacts of high and medium density residential development on the interface areas with East Epping, Essex Street and Rosebank Avenue HCAs, the possibility of increasing the current height limits of R4 High Density Residential Zones and R3 Medium Density Residential Zones by one storey, would further negatively affect the current context and setting of each of the HCAs.

Whilst it has been acknowledged in this study that the high and medium density developments which are either completed, currently under construction or to be constructed mostly recede into the backdrop of each of the HCAs, in general, they do not overwhelm or adversely impact on the setting of the HCAs. An increase in the height limits of these zones would further increase the visibility of the high and medium density residential developments in the background of the HCAs. Whilst not a heritage issue, the impact upon individual property owners which share a boundary with these high and medium density developments, would likely experience further privacy and overwhelming dominance issues. An increase to the existing height limits of these zones would exacerbate the existing negative impacts upon both the East Epping, Essex Street and Rosebank Avenue HCAs and upon individual property owners.

Thus, it is recommended that the existing height limits of 17.5m and 12m are retained for R4-High Density Residential Zones and R3-Medium Density Residential Zones, respectively.

11.4 R3 Medium Density Residential Zone in Brigg Road and Rose Street

In addition to the consideration of height increases to R4-High Density Residential Zones and R3-Medium Density Residential Zones, the investigation also included the implications of extending the R3-Medium Density Residential Zone to the northern side of Briggs Road and all of Rose Street, as indicated in Figure 80.

During the site inspections conducted in March 2017, this area was also surveyed to ascertain the current condition and setting of both Brigg Road and Rose Street. From this inspection, it was noted that the majority of buildings within both of these streets comprised of a Post War, Late 20th Century and 21st Century dwellings, of either single or double storeys. The northern side of Brigg Road slopes down toward the north, the southern side of Brigg Street sloping up. Rose Street continues on the downward trajectory of the slope from Brigg Street, with the dwellings located in the area sitting low within their sites, as seen in Figure 81.

Some medium density residential developments are already under construction or completed along Maida Road, where the existing R3-Medium Density Residential Zone exists. One complete development, located at 18-22 Maida Road, is three storeys in height and lies to the rear of 70 and 72 Essex Street. The height of this three storey development does not negatively impact upon the current setting and curtilage of the Essex Street HCA, due to the height limit of the zoning being 12m and the incorporation of sufficient setbacks, further coupled with mature trees and plantings at the rear of both 70 and 72 Essex Street, as displayed in Figure 82.

Thus, it is considered that the implementation of a R3-Medium Density Residential Zone to the northern side of Brigg Road and to Rose Street will have an acceptable impact upon the current setting and of the Essex Street HCA, provided that consideration is given to sufficient setback, deep soil planting, and the impact upon the setting and curtilage of the Essex Street HCA is adequately addressed in any future development proposals, incorporating the recommendations, already made in Section 11.2. The topography of the area will aid in reducing the perceived overall height of medium density development and coupled with sympathetic design, will ensure that the integrity, setting and character of the Essex Street HCA is retained. Implementation of the above recommendations will ensure an appropriate transition from R2 to R3 zones.

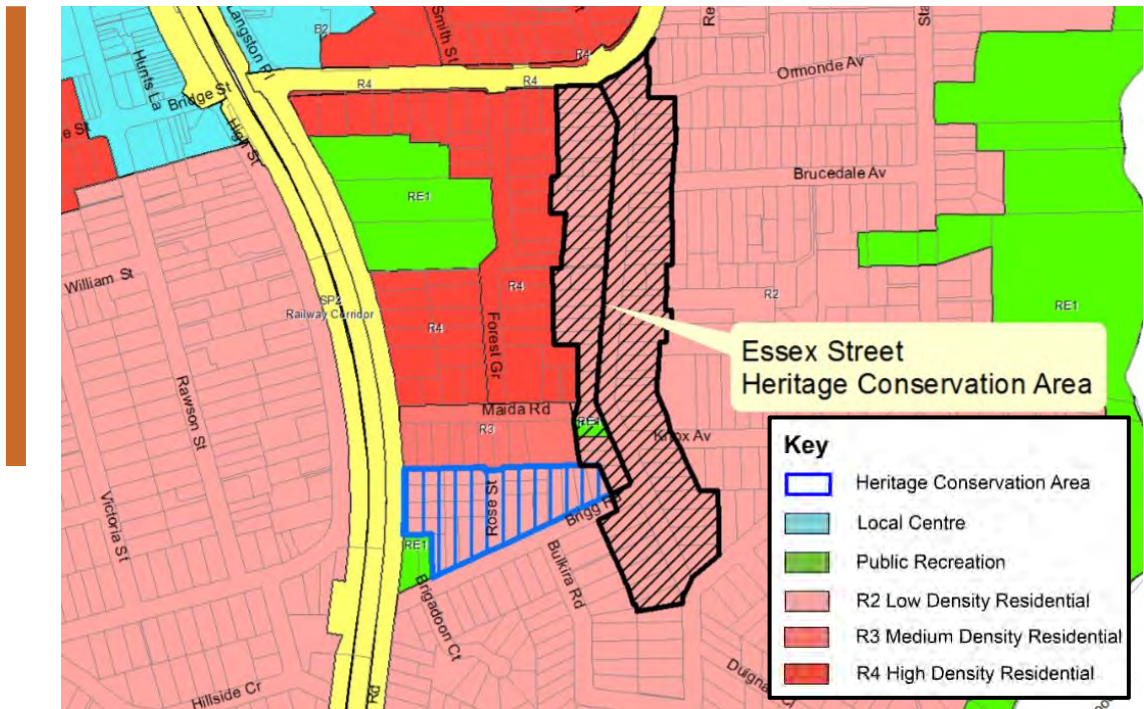


Figure 80: Extract from Epping Town Centre Composite Zoning and Heritage Conservation Area map with proposed extension of R3 Medium Residential Zone on Rose Street and Brigg Road highlighted in blue (Source: Amended Epping Town Centre Composite Zoning and Heritage Conservation Areas map, supplied by City of Parramatta Council)



Figure 81: View looking west along Brigg Road from intersection with Essex Street. In the left image is a Heritage Item with the Essex Street HCA and in the right image is a Neutral building with the Essex Street HCA. From the left image, it can be seen that the dwelling located on the northern side of Brigg Road lay within their lots due to the topography of the area.



Figure 82: Recently constructed medium density residential development constructed at 18-22 Maida Road, view from intersection of Essex Street and Maida Road looking west (left) and view from 72 Essex Street looking west, with a small portion of the third storey of the 18-22 Maida Road development is visible in the background.

11.5 Individual Properties Changes

No recommendation has been made for the removal of any properties from either the Essex Street HCA or Rosebank Avenue HCA, thus no changes are needed to the current zoning and height limits of the existing controls. However, it has been recommended that four properties to be removed from the East Epping HCA, being 25 Pembroke Street, and 1, 3, and 3A Norfolk Road.

In order to provide a consistent transition between R4-High Density Residential Zone on Essex Street and Pembroke Street from further encroaching on the East Epping HCA, the removed properties from the East Epping HCA (25 25 Pembroke Street, and 1, 3, and 3A Norfolk Road), 5, 7 and 7A Norfolk Road (which share a driveway with 3 and 3A Norfolk Road) and the Late 20th Century development known as 'Rockleigh Park' are recommended to be rezoned as R3-Medium Density Residential Zone with a 12m height limit, in order to provide a smooth transition from the R2-Low Density Residential Zone of the HCA and the R4-High Density Residential Zone of Essex and Pembroke Streets. In addition, any new developments on these rezoned properties must sufficiently consider appropriate setbacks, deep soil planting and consideration of the impact upon the setting and curtilage of the East Epping HCA and nearby Heritage items. The recommendations already made in Section 11.2 should also be adequately addressed in any future development proposals.

The inclusion of 5, 7 and 7A Norfolk Road in the recommended R3-Medium Density Residential Zoning is suggested in order to ensure a consistent transitional zone between the boundary of the East Epping HCA and the R4-High Density Residential Zone on Essex Street. The properties located at 3, 3A, 5, 7 and 7A Norfolk Road all share the same driveway, however, currently only 3 and 3A Norfolk Road are located within the East Epping HCA. With the recommended removal of 3 and 3A Norfolk Road from the East Epping HCA, the opportunity is presented to ensure that a consistent approach to zoning and height limits is invoked over the properties which share the singular driveway from Norfolk Road, these properties being 3, 3A, 5, 7 and 7A Norfolk Road. All properties are currently within a R2-Low Density Residential Zone and are recommended to be rezoned to R3-Medium Density Residential Zoning to ease the transition between the R2-Low Density Residential Zone of the East Epping HCA and the R4-High Density Residential Zone on Essex Street.

In addition, the inclusion of all properties located within 'Rockleigh Park' in the recommended R3-Medium Density Residential Zoning is recommended due to the current R4-High Density Residential Zone not providing an adequate transition between the interface areas of the East Epping HCA and areas of R4 High Density Residential Zones. The current zoning effectively splits 'Rockleigh Park' in half, and is not considered appropriate for the current conditions of the properties which work homogenously together as one estate of low density residential housing as displayed in Figures 84 and 85. Through the rezoning of 'Rockleigh Park' as R3, both the transition between R4 and the East Epping HCA will be minimised, whilst also maintaining the current cohesive form of 'Rockleigh Park'.



Figure 84: Views looking west (left) and east (right) along Rockleigh Way. The development is currently understood as one whole estate, wide a narrow roadway which links all properties of the estate together. The estate appears to have been developed in the mid 1990s and maintains a cohesive character, playing-off detailing from Federation period detailing of the surrounding Federation period homes within the East Epping area.



Figure 85: Entrance to 'Rockleigh Park' (left) and view looking east along Rockleigh Way (right)

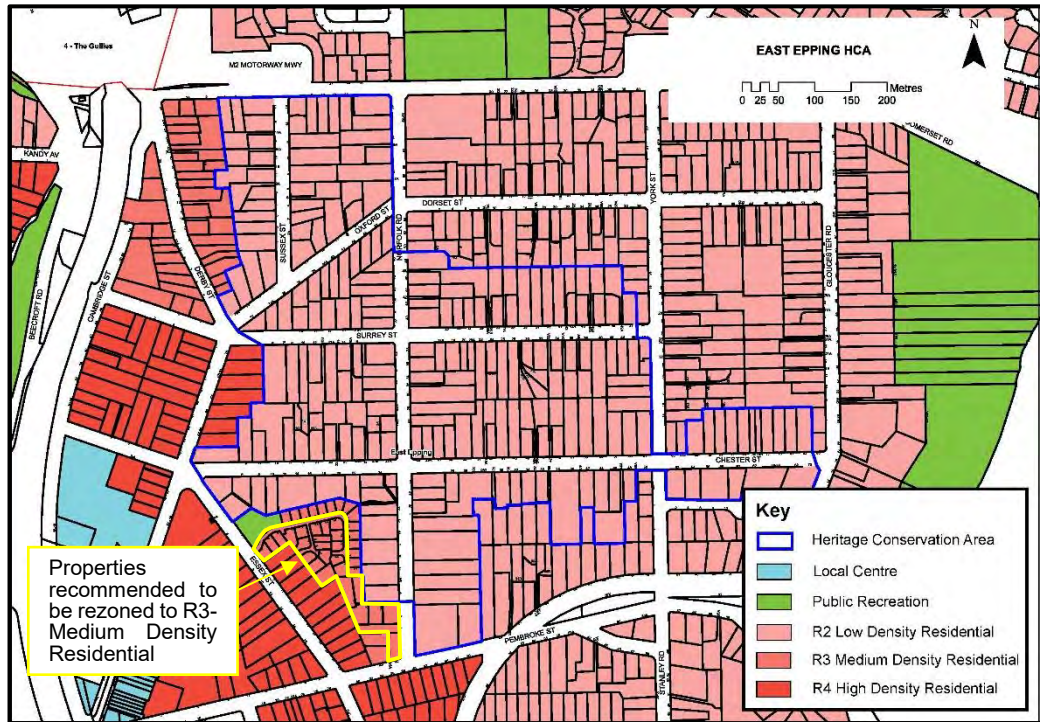


Figure 83: Recommended Land Zoning of properties removed from East Epping HCA (25 Pembroke Street, 1, 3 and 3A Norfolk Road), 5, 7 and 7A Norfolk Road and rezoning of Rockleigh Park to create a consistent transitional zone between the East Epping HCA and R4 High Density Residential Zone.

11.6 Recommended Updates to Planning Controls

Whilst a detailed review of all current planning controls relevant to heritage items and HCAs within the Epping Town Centre study area is beyond the scope of this study, this review has indicated there is some room for improvement in the current planning controls, other than those individual matters already addressed in the previous subsections. The following subsections make recommendations to the current planning controls.

11.6.1 Additional Prescriptive Measures

Specific additional prescriptive measures for each HCA are provided for in Section 9.3 of the Hornsby DCP. These provisions provide for prescriptive measures in relation to demolition, streetscape character, materials and finishes, fences and gates, utilities, garages and carports, driveways and subdivision.

As addressed in Section 10.0, the impact of high density residential development on some properties in the Essex Street and Rosebank Avenue HCAs have resulted in some properties being impacted upon through a lack of privacy from existing or future high density residential developments. For properties which are on a direct boundary line with R4 High Density

Residential Zone, additional provisions are recommended to be included in the 'Additional Prescriptive Measures' for Essex Street and Rosebank Avenue HCAs within Sections 9.3.13 and 9.3.14 respectively. The recommended provisions to be added is to allow for the construction of two storey additions to the rear of properties identified to be most affected by high density residential development as highlighted in Figures 86 and 87.

The current provisions contained within Section 9.3 of the Hornsby DCP 2013, in respect to additions to properties located within a heritage conservation area, allows for additions to properties to be made away from the street elevation and below the main ridge line. In order to assist in alleviating the impact of the high density residential developments, located behind the effected properties within the Rosebank Avenue and Essex Street HCA's, an intermediary two storey addition to the rear of properties would provide a sufficient barrier between the existing contributory dwellings in the HCAs and the high density residential development to the rear. Any addition to the rear of the properties highlighted in Figures 86 and 87, however, would still need to comply with the heritage provisions contained within the Hornsby DCP 2013, with particular attention to ensuring that the addition does not subdivide the site, does not reduce the contribution of the overall properties contribution to the respective HCA, will not remove mature trees or plantings and will not reduce the streetscape character of the area. The intervention of any addition to the rear of these properties must be sympathetic to the heritage significance of its respective HCA and any heritage item located within its vicinity.

Whilst this option may not be attainable on all sites highlighted in Figure 86 and 87, it does provide an option for some property owners to attain an increased level of amenity. Thus, it is recommended that the following 'Additional Prescriptive Measure' be added the existing Essex Street HCA Provisions and Rosebank Avenue HCA Provisions under Element - Streetscape Character, in Tables 9.3.13(a) and 9.3.14(a), respectively.

- Additional development in the rear of properties with direct interface to High and Medium Density Residential Zones can develop up to two storey additions, provided that the addition will not subdivide the site, reduce the contribution of the property to the HCA, will not remove mature trees or plantings and will not reduce the streetscape character of the area.

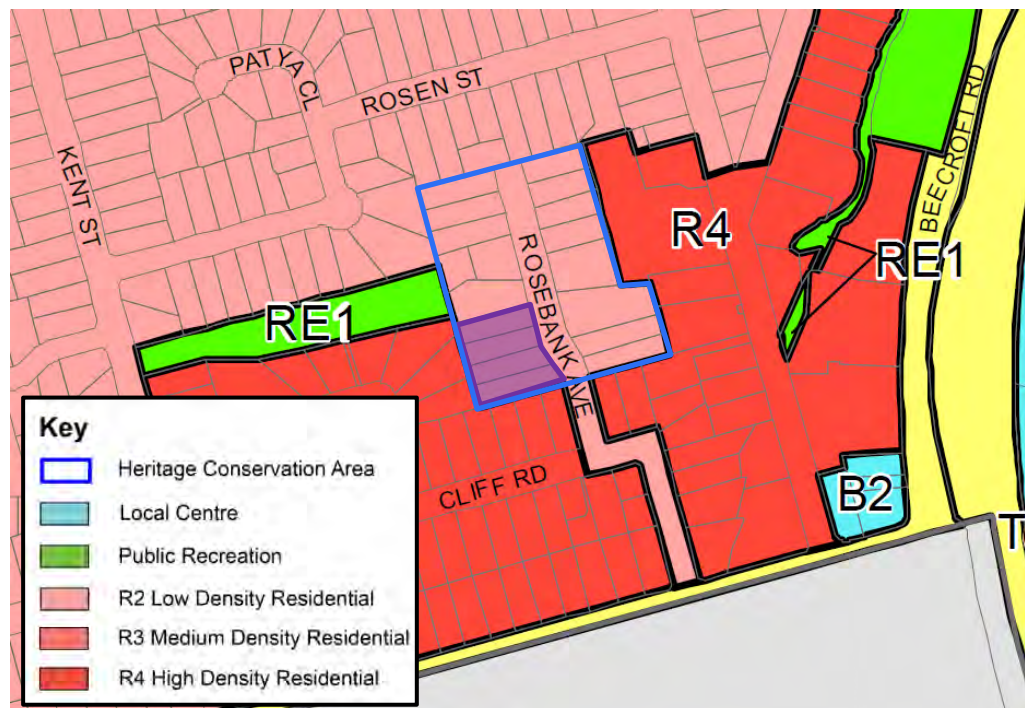


Figure 86: Rosebank Avenue HCA properties affected by high density residential development, of which the recommended provisions would apply, highlighted in purple (Source: Extract from Hornsby LEP 2013, Land Zoning Map 11)

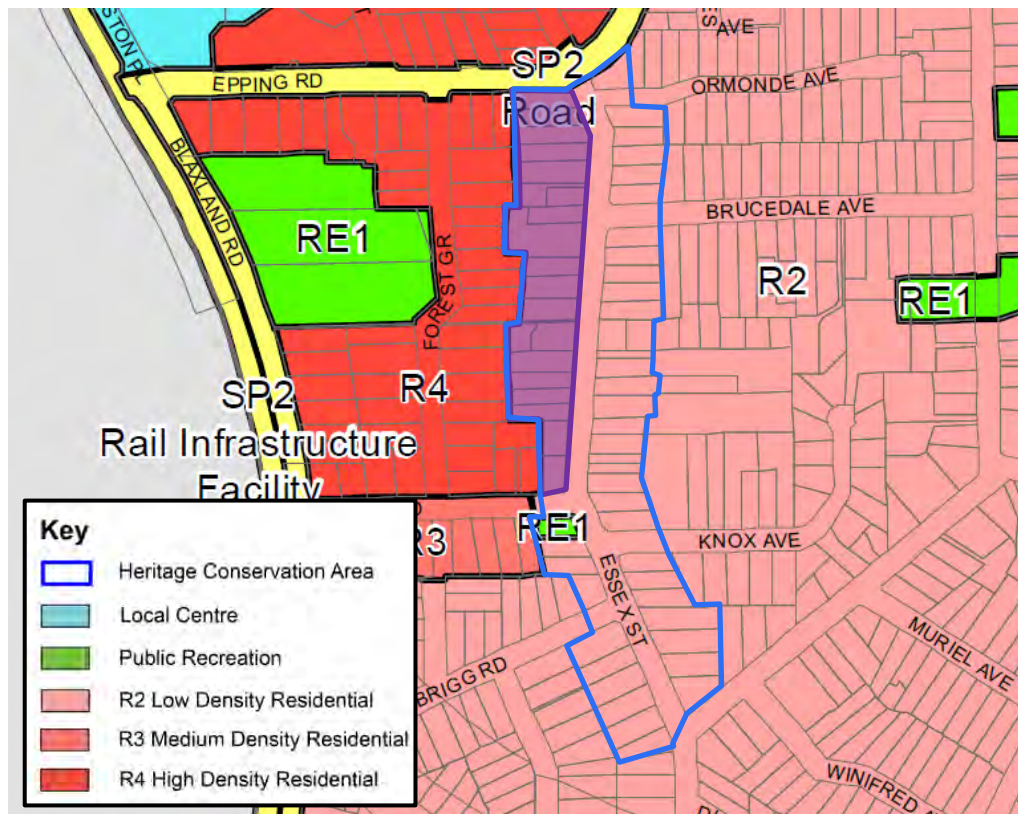


Figure 87: Essex Street HCA properties affected by high density residential development, of which the recommended provisions would apply, highlighted in purple (Source: Extract from Hornsby LEP 2013, Land Zoning Map 11)

11.6.2 Recording and Interpretation

Currently, there are no provisions within the Hornsby DCP 2013 for the preparation of an archival recording for heritage items or contributory buildings within a HCA to have an archival recording prepared prior to the major alterations and additions to a property or demolition of a property.

It is recommended that an archival photographic recording be prepared for all Heritage Items and Contributory buildings and any Neutral buildings which date from the Victorian., Federation, Inter War or Post War periods within the East Epping, Essex Street and Rosebank Avenue HCA's when major alterations and additions and/or demolition is proposed for the property. This also includes any major alterations and additions to significant gardens which significantly contribute to the streetscape character of any of the HCAs.

This recommendation is made in order to ensure that a historical record of changes to significant items and areas are collected and kept in the Council's archives for future reference and research purposes.

12. Conclusion and Key Recommendations of Heritage Conservation Area Review

As a result of in depth surveys and assessments of the HCAs within the Epping Town Centre, the following key recommendations are made as part of this heritage review study:

1. *Retain the current boundaries of the Essex Street and Rosebank Avenue Heritage Conservation Areas (Refer to Sections 10.2 and 10.3)*
 - Following reassessment of the Essex Street and Rosebank Avenue Heritage Conservation Areas, both areas were found to have maintained the significance and intactness established in previous studies. The impact of High and Medium Density Residential development at the interface areas with the Heritage Conservation Areas were not found to have a detrimental impact warranting removal of the Heritage Conservation Areas in part or in whole. Thus, both Heritage Conservation Areas are recommended to be retained in full.
2. *Adjust the south-west boundary of the East Epping Heritage Conservation Area (Refer to Section 10.1)*
 - It is recommended that 25 Pembroke Street, and 1, 3, and 3A Norfolk Road to be removed from the East Epping Heritage Conservation Area, and the boundaries of the HCA are adjusted accordingly.
3. *Retain individual heritage items requested for removal by property owners (Refer to Sections 10.1 and 10.2)*
 - 3 and 42 Essex Street have been reassessed for their heritage significance and contribution to their respective Heritage Conservation Area, East Epping and Essex Street respectively, and are recommended to retain their heritage listing under Schedule 5 of the Hornsby LEP 2013.
4. *Rezone removed properties from East Epping Heritage Conservation Area, 5, 7 and 7A Norfolk Road and identified properties within 'Rockleigh Park' to R3-Medium Density Residential with 12m height limit (Refer to Section 11.5)*
 - In order to provide a consistent transition between R4-High Density Residential development on Essex Street and Pembroke Street from further encroaching on the East Epping Heritage Conservation Area, the removed properties from the East Epping Heritage Conservation Area (25 Pembroke Street, and 1, 3, and 3A Essex Street), 5, 7 and 7A Norfolk Road (which share a driveway with 3 and 3A Norfolk Road) and the late 20th Century development known at 'Rockleigh Park' are recommended to be rezoned as R3-Medium Density Residential with a 12m height limit, in order to provide a smooth transition from the R2-Low Density Residential of the Heritage Conservation Area and the R4-High Density Residential area of Essex and Pembroke Streets.
5. *Changes to Design Interface Guidelines of the Hornsby DCP (Refer to Section 11.2.3)*
 - The current Design Interface Guidelines in Section 9.4.1 of the Hornsby DCP 2013 are considered to be a good framework for which to assess the impact of high and medium density residential developments which are located in the interface areas with Heritage Conservation Areas. However, Section 9.4.1 needs to be considered at least in relation to Sections 9.6.6 and 9.6.8. It is recommended that where R3 and R4 Zones interface with a Heritage Conservation Area or Heritage Item that a 10m setback, which is required for Chapman Avenue, should be implemented in order to aid in maintaining the context and setting of each Heritage Conservation Area and Item. In addition, sufficient deep soil planting between R3 and R4 and heritage conservation areas and items should be encouraged, as well as the retention of any mature trees which aid in screening the high or medium density development from the heritage conservation area or heritage item. Furthermore, an adequate assessment of the potential heritage impact on the Heritage

Conservation Area and/or Heritage item should be addressed for any future proposed development, to aid in the mitigation of likely heritage impacts.

6. *Maintain current 17.5m and 12m height limits of R4 High Density Residential Zone and R3 Medium Density Residential Zone respectively (Refer to Section 11.3)*

- To ensure that a sufficient transition between Heritage Conservation Areas are maintained and are not further adversely impacted upon through higher density development at interface areas, it is recommended that the current height limits for R4 and R3 Zones are maintained.

7. *Extend R3-Medium Density Residential Zone to Brigg Road and Rose Street (Refer to Section 11.4)*

- Recommendation to extend R3-Medium Density Residential Zone to the northern side of Brigg Road and to Rose Street, which will have an acceptable impact upon the current setting of the Essex Street HCA, provided that adequate consideration is given in regards to sufficient setback, deep soil planting and on the impact upon the setting and curtilage of the Essex Street HCA in any further development proposals, incorporating the recommendations provided in Section 11.2 of this study report.

8. *Additional Recommended Updates to Planning Controls (Refer to Section 11.6)*

- Include an additional prescriptive measure for Essex Street and Rosebank Avenue HCA Provisions for properties located on interface with R4-High Density Residential Zone, as follows:
 - i. Additional development in the rear of properties with direct interface to High and Medium Density Residential Zones can develop up to two storey additions, provided that the addition will not reduce the contribution of the property to the HCA, will not remove mature trees or plantings, and will not reduce the streetscape character of the area.
 - ii. In addition, it is recommended that a provision or Condition be included in the consents for an archival photographic recording to be prepared for all Heritage Items and Contributory buildings and any Neutral buildings which date from the Victorian., Federation, Inter War or Post War periods within the East Epping, Essex Street and Rosebank Avenue HCA's when major alterations and additions and/or demolition is proposed for the property.

9. *Assessment of significance of southern end of Essex Street HCA in future Heritage Review*

- Recommended that future heritage reviews, possibly as part of the new Local Environmental Plan to be developed for the City of Parramatta Council, consider assessing the southern end of the Essex Street HCA, for either extending the HCA's boundary, or for an arboricultural assessment to be undertaken for the possibility of listing the street trees as a landscape items.

10. *Retention or replacement of street trees in Rosebank Avenue due to stormwater drainage for Cliff Road*

- Recommended for the seven (7) street trees located on the western side of Rosebank Avenue identified to be impacted by the proposed stormwater drainage from Cliff Road to be maintained, or if this is not possible, that appropriate replacement trees be planted in the road reserve to ensure that the consistent street tree plantings of Rosebank Avenue are maintained.

13. Hornsby Heritage Review Stage 6 - Items for Review

13.1 Background

The Heritage Review Stage 6 - Items for Review is part of a process commenced in 1995 to review heritage listings in Schedule 5 of the Hornsby LEP 2013 (previously Schedule D of the Hornsby LEP 1994). The review process was expanded to allow a staged program to thoroughly review items, including further requests for inclusion or removal of items. Previous Heritage Reviews have been conducted since 1997, as follows:

- *Hornsby Shire Heritage Review Stage 1 - Review of heritage items and correction of anomalies within existing listings* (1997);
- *Hornsby Shire Heritage Review Stage 2 - Review of heritage items and correction of anomalies within existing listings* (1998);
- *Hornsby Shire Heritage Review Stage 3 - Review of Heritage Items* (2004) prepared by Tropman & Tropman Architects;
- *Hornsby Shire Heritage Review Stage 4 - Review of heritage items, heritage listed trees and correction of anomalies within existing listings* (2008) prepared by LandArc Pty Limited in association with Patrick O'Carrigan + Partners; and
- *Hornsby Shire Heritage Review Stage 5* - prepared by Godden Mackay and Logan.

This section of the report provides for Stage 6 of the Heritage Review, and includes heritage listed dwellings, gardens and woodlands. A number of items had been flagged by Hornsby Council, property owners and community members for either removal from Schedule 5 or for inclusion on Schedule 5. A number of other heritage items' inventory forms need to be updated or inventory forms are completely missing. In addition to these requests, further heritage items have been requested by Council to be reviewed as a result of the recent changes in zoning, where they intersect with R4-High Density Residential Zones.

13.2 Objectives

The Heritage Review Stage 6 - Items for Review, has the following objectives:

- Investigate the list of matters identified by Hornsby Shire Council for Epping that were scheduled for review under the next Hornsby Council Heritage Review – Stage 6. This includes:
 - a) removal heritage items.
 - b) amend anomalies in details of heritage listings.
 - c) review isolated heritage items in the R4 High Density Residential Zone.
 - d) review details of heritage listings.
 - e) investigate missing inventory sheets for existing items and complete required information.

13.3 Methodology

This Heritage Review has been prepared in accordance with the best practice heritage standards for the assessment of heritage significance and heritage studies established by the NSW Heritage Council, the then NSW Heritage Office and NSW Department of Urban Affairs and Planning, as set out in the NSW *Heritage Manual*.

It has also been prepared in accordance with national best practice standards for heritage assessment contained in the Burra Charter (Australia ICOMOS, 2013). The Burra Charter defines significance as the:

“Aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use,

associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.”

To determine whether sites have heritage significance and therefore warrant heritage listing, each site has been assessed against the seven NSW criteria of Assessing Heritage Significance as set out in the *NSW Heritage Manual*. The seven criteria for heritage significance include:

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

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

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

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

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

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

Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW’s cultural or natural places or environments.

The *NSW Heritage Manual* guidelines establish that a site warrants heritage listing when it fulfils one or more of these seven criteria of local heritage significance. The assessment process is the same for individual items, conservation areas and archaeological sites.

All buildings recommended for heritage listing have been categorised according to their architectural style and detailing in accordance with Apperly, R. Irving, R, Reynolds, P. 1989. *A Pictorial Guide to Identifying Australian Architecture: Styles and terms from 1788 to the present*. Harper Collins Publishers; Australia.

13.4 Inventory Forms

The format for the Inventory Forms used are in Microsoft Word format, based upon the State Heritage Inventory form template. Each inventory form compiles and summarises all the information about each item, including but not limited to: heritage significance, location, description of overall site components and a brief history for each of the items to support their listing recommendations.


The Microsoft Word format Inventory Forms can be readily transferred to the SHI Microsoft Access Database format by the Council in the future. All inventory forms created or updated within this Heritage Review are provided in Appendix A.

13.5 Items for Review

The following tables summarise the outcomes of the individual property assessments and recommendations. In addition, inventory forms have been either updated or created for property either missing information or for those which have been recommended for listing. The Inventory forms are provided in Appendix A.


13.5.1 Requests for Removal of Heritage Listing

The following properties have been requested for removal and have been re-assessed to determine if removal is warranted or not.

Appendix A Reference	Street Address	Item	Item Image	Issue/Information	Review Recommendation
13.5.1A	184 Ray Road, Epping	House		+	Retain on LEP. Inventory Form has been prepared in Appendix A.



13.5.2 Amend Anomalies in Details of Heritage Listings



The following property's zoning has been requested to be investigated.

Appendix A Reference	Street Address	Item	Item Image	Issue/Information	Review Recommendation
N/A	73A Oxford Street Epping	Federation Queen Anne house		Council staff Site is in HCA which is zoned R2, however, this property is zoned R3. Appears to be an anomaly as on the corner of HCA. Potential for redevelopment on heritage grounds is nil due to significance and integrity of the item. The zoning to manage this significance should reflect HCA R2 zoning. It is not an isolated site.	Recommend to change R3 zoning to R2 to reflect the East Epping HCA zoning of R2.

13.5.3 Request for Listing of New Items

The following properties have been requested to be listed as heritage items and have been assessed to determine if they warrant listing or not.



Appendix A Reference	Street Address	Item	Item Image	Issue/Information	Review Recommendation
N/A	7 Dorset Street, East Epping	House		Tara Bennett, owner of 5 Dorset Street. D01672179 Request in May 2011 D02427814 Second request in August 2013	Not recommended for listing on LEP. Simple timber weatherboard Federation Cottage with some external detailing retained. More intact examples of similar period dwellings exist within the East Epping area, which reflect the aesthetic qualities of the style better.
13.5.3A	50 Dorset Street, Epping	House		Council Resolution D02762872. Included on Exhibition copy of proposed heritage items. Recommended for listing in the Epping Town Centre Heritage Review 2014	Recommended for listing on LEP. Inventory Form has been prepared in Appendix A.

Appendix A Reference	Street Address	Item	Item Image	Issue/Information	Review Recommendation
13.5.3B	86 Essex Street, Epping	House		<p>Council Resolution Included on Exhibition copy of proposed heritage items in the Epping UAP.</p> <p>Recommended for listing in the Epping Town Centre Review 2014</p>	<p>Recommended for listing on LEP.</p> <p>Inventory Form has been prepared in Appendix A</p>
N/A	3 Norfolk Road, Epping	House		<p>Council Resolution Included on Exhibition copy of proposed heritage items in the Epping UAP</p>	<p>Not recommended for listing on LEP.</p> <p>Dwelling is a modern 21th century construction and does not meet any criteria to warrant listing.</p> <p>An Inventory form has not been prepared for this dwelling</p>

Appendix A Reference	Street Address	Item	Item Image	Issue/Information	Review Recommendation
13.5.3C	83 Norfolk Road, Epping	House		Council Resolution Included on Exhibition copy of proposed heritage items in the Epping UAP	Recommended for listing on LEP. Inventory Form has been prepared in Appendix A.
N/A	3 York Street, Epping	House		Council Resolution Nomination through East Epping HCA inspections	Not recommended for listing on LEP. Single storey timber weatherboard Federation cottage. Appears to have undergone substantial modifications to original fabric. New corrugated roof, windows appear to mimic original windows. Timber balustrade all new. Internal assessment of property would need to be undertaken to determine if any original fabric remains. An Inventory form has not been prepared for this dwelling.

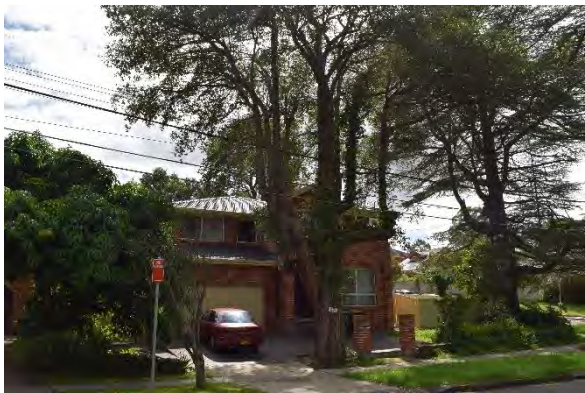

13.5.4 Review Isolated Items in Housing Strategy Zone (R4) High Density



The following properties were identified to be 'isolated items' and were requested to be investigated determine if they their listing should be maintained.



Appendix A Reference	Street Address	Item	Item Image	Issue/Information	Review Recommendation
13.5.4A	25 Ray Road, Epping	Woodlands		Council staff Heritage item in R4 Zone	Retain on LEP. Single storey dwelling is located on high point of street, lessening the impact of the five storey development to the south and west of the item. Heritage Item was maintained and restored as part of recent development known as 'Woodlands' at 23-27 Ray Road. Listing has been updated on Inventory Form in Appendix A
N/A	6 Essex Street, Epping	House (Scout Hall)		Council Resolution Council Resolution 19/12/12 in response to public exhibition of the draft Hornsby LEP to review potential heritage	Retain on LEP and retain R4 High Density Residential zoning. Directly to the south of the site is Arden Anglican School, whilst directly to the north is a recent three storey developments. The significance of the Scout Hall is retained despite the R4 High Density Residential Zoning. Listing was updated in 2013 as part of the UAP and is not considered to need further update.



13.5.5 Review of Details of Heritage Listings

The following properties were requested to be reviewed, in whole and in part, and for their Inventory Forms to be updated.

Appendix A Reference	Street Address	Item	Item Image	Issue/Information	Review Recommendation
13.5.5A	27A Chester Street, Epping	Garden		Heritage Review Stage 5 House identified to be investigated for heritage listing.	Retain garden on LEP. Inter War Bungalow which dated to the development of the heritage listed garden was demolished as part of DA/1226/2011. Current house on site does not warrant heritage listing. Listing has been updated on Inventory Form in Appendix A.
13.5.5B	78 Kent Street, Epping	Slab hut		Heritage Review Stage 5 House identified to be investigated for heritage listing.	Retain on LEP. Access to slab hut was not possible during site visit due to being located in the rear yard of 78 Kent Street. House at front of property blocking view of slab hut but glimpses of the hut have been observed and it appears in the recent aerial maps. Listing has been updated on Inventory Form in Appendix A.



Appendix A Reference	Street Address	Item	Item Image	Issue/Information	Review Recommendation
13.5.5C	142-144 Ray Road, Epping	House & Garden		Council staff Australian Bottle trees to be included in listing	Retain on LEP and add garden to listing. At least two Bottle trees were identified on the site, along with many mature trees, which appear to have been planted early in the house's history, at least before 1943. It is recommended that an arboricultural assessment be undertaken on the existing mature trees on the eastern side of the property in order to determine the condition and significance of the existing trees. Listing has been updated on Inventory Form in Appendix A.
13.5.5D	35-37 Stanley Road, Epping	Tallwood Lodge		Council staff Listed in HR1 - No photo	Retain on LEP Listing has been updated on Inventory Form in Appendix A



Appendix A Reference	Street Address	Item	Item Image	Issue/Information	Review Recommendation
13.5.5E	9 Sussex Street, Epping	House		Council staff Listed in HS – 1993. Currently 3 houses (9, 11 and 15 Sussex Street) on one inventory sheet	Retain on LEP All houses are listed separately under the LEP and their relative Inventory Forms have been updated to individually address each property. Updated Inventory Forms in Appendix A.
13.5.5F	11 Sussex Street, Epping	House		Council staff Listed in HS – 1993. Currently 3 houses (9, 11 and 15 Sussex Street) on one inventory sheet	Retain on LEP All houses are listed separately under the LEP and their relative Inventory Forms have been updated to individually address each property. Updated Inventory Forms in Appendix A.

Appendix A Reference	Street Address	Item	Item Image	Issue/Information	Review Recommendation
13.5.5G	15 Sussex Street, Epping	House		Council staff Listed in HS – 1993. Currently 3 houses (9, 11 and 15 Sussex Street) on one inventory sheet	Retain on LEP All houses are listed separately under the LEP and their relative Inventory Forms have been updated to individually address each property. Updated Inventory Forms in Appendix A.
13.5.5H	20 York Street, Epping	House		Council staff Listed in HR1 - No photo and no description	Retain on LEP Listing has been updated on Inventory Form in Appendix A.

13.5.6 Missing Inventory Sheets for Existing Heritage Items

The following listed items were recorded as missing information or photographs from their relative inventory forms. All inventory forms have been updated and provided in Appendix A.

Appendix A Reference	Street Address	Item	Item Image	Issue/Information	Review Recommendation
13.5.6A	Beecroft Road near southern end of Old Beecroft Road, Epping	Stone causeway over Devlins Creek		Council Staff No information on Inventory Sheet. Listed on RTA Heritage Register	Retain on LEP Listing was last updated in 2013 and has been updated with recent images. The Inventory Form in contained in Appendix A
13.5.6B	21 Chester Street, Epping	House and Garden		Council staff Listed in 1994 LEP. Inventory Sheet missing	Retain on LEP Listing has been updated on Inventory Form in Appendix A.

Appendix A Reference	Street Address	Item	Item Image	Issue/Information	Review Recommendation
13.5.6C	23 Chester Street, Epping	House and Garden		Council staff Listed in 1994 LEP. Inventory Sheet missing.	Retain on LEP Listing has been updated on Inventory Form in Appendix A.
13.5.6D	9 Norfolk Road, Epping	House and Garden		Council staff House listed in HR2. Inventory Sheet for house missing	Retain on LEP The garden which is part of the heritage listing is currently undergoing major changes. It appears all mature trees mentioned in the description of the site have been maintained. Recommend for investigation by a Heritage Consultant who specialises in gardens and landscapes. Listing has been updated on Inventory Form in Appendix A.

13.6 Summary and Recommendations of Hornsby Heritage Review Stage 6

The significance, intactness and merit of each property has been assessed as far as possible from the available information and the availability of access to properties. Due to the time constraints of this Heritage Review, properties which needed a follow up site inspection due to limited views of heritage items from street view were not able to be conducted. Where this has occurred, a recommendation has been made for a site inspection to be undertaken at a later date. For those properties recommended to be retained or added to the Hornsby LEP, the Inventory Sheets have been updated or created for each of these properties. All Inventory sheets updated or created are included in Appendix A.

In summary, the following resultant recommendations and updates were made as part of Stage 6 of the Hornsby Council Heritage Review:

13.7 Requests for Removal of Heritage Listing Summary

The one (1) request for removal of a Heritage Item, 184 Ray Road, has been recommended to be retained and the Inventory Sheet for the item has been updated. The recommendation is as follows:

Street Address	Item	Recommendations	Appendix A Reference
184 Ray Road	House	Retain heritage listing	13.5.1A

13.8 Amend Anomalies in Details of Heritage Listings Summary

One (1) Heritage Item, 73A Oxford Street, was recommended to be changed from R3-Medium Density Residential Zone to R2-Low Density Residential Zone to reflect the East Epping HCA zoning of R2. The recommendation is as follows:

Street Address	Item	Recommendations	Appendix A Reference
73A Oxford Street	Federation Queen Anne house	Recommend to change R3 zoning to R2 to reflect the East Epping HCA zoning of R2	N/A

13.9 Request for Listing of New Items Summary

Of the six (6) properties recommended for heritage listing under the Hornsby LEP 2013, three (3) properties were recommended for heritage listing and three (3) were not recommended for heritage listing. Inventory Sheets for the three recommended heritage items were created. The recommendations in summary are as follows.

Street Address	Item	Recommendations	Appendix A Reference
7 Dorset Street	House	Not recommended for listing	N/A
50 Dorset Street	House	Recommended for listing	13.5.3A
86 Essex Street, Epping	House	Recommended for listing	13.5.3B
3 Norfolk Road	House	Not recommended for listing	N/A
83 Norfolk Road	House	Recommended for listing	13.5.3C
3 York Street	House	Not recommended for listing	N/A

13.10 Review Isolated Items in Housing Strategy Zone (R4) High Density Summary

Of the two (2) Heritage Items which were identified as isolated items in R4 high Density Residential Zones, both Heritage items were recommended to be retained and the Inventory Sheet for each item were updated to reflect their current condition. In summary, the recommendation were as follows:

Street Address	Item	Recommendations	Appendix A Reference
25 Ray Road	Woodlands	Retain heritage listing.	13.5.4A
6 Essex Street	House (Scout Hall)	Retain heritage listing and retain R4-High Density Residential Zone	N/A

13.11 Review Details of Heritage Listing Summary

Eight (8) Heritage Items required various details be reviewed. All Inventory Sheets were updated for each of the eight (8) items. Two (2) Heritage Items will require further investigation and follow up, due to needing expert advice or access to the site. All Inventory Sheets for these Heritage Items were updated to reflect their current condition. In summary, the recommendations and updates to Heritage Items were as follows:

Street Address	Item	Recommendations	Appendix A Reference
27A Chester Street	Garden	Retain the heritage listing of the Garden. House is not recommended for listing, as recently was built. Original Inter War Bungalow demolished as part of DA/1226/2011.	13.5.5A
78 Kent Street	Slab Hut	Retain heritage listing. Further investigation will be required at a later date to gain access to the site to acquire current photographs of the slab hut.	13.5.5B
142-144 Ray Road	House & Garden	Retain the House's heritage listing and add the Garden to the listing. It is recommended that an arboricultural assessment be undertaken on the existing mature trees on the eastern side of the property in order to determine the condition and significance of the existing trees.	13.5.5C
35-37 Stanley Road	"Tallwood Lodge"	Retain heritage listing	13.5.5D
9 Sussex Street	House	Retain heritage listing	13.5.5E
11 Sussex Street	House	Retain heritage listing	13.5.5F
15 Sussex Street	House	Retain heritage listing	13.5.5G
20 York Street	House	Retain heritage listing	13.5.5H

13.12 Missing Inventory Sheets for Existing Heritage Items Summary

Four (4) Heritage Items were missing Inventory Sheets. All four (4) Heritage Items Inventory Sheets were either located or created, with up to date photographs. One Heritage Item was recommended for investigation by a Heritage Consultant who specialises in garden and landscapes.

Street Address	Item	Recommendations	Appendix A Reference
Beecroft Road near southern end of Old Beecroft Road	Stone causeway over Devlins Creek	Retain heritage listing. Existing Inventory Sheet located dating to 2013. Inventory Sheet updated to reflect current condition.	13.5.6A
21 Chester Street	House and Garden	Retain heritage listing	13.5.6B
23 Chester Street	House and Garden	Retain heritage listing	13.5.6C
9 Norfolk Road	House and Garden	Retain heritage listing. Recommended for investigation by a Heritage Consultant who specialises in gardens and landscapes.	13.5.6D



Appendix A - Inventory Sheets