



HERITAGE ASSESSMENT

PARRAMATTA ROAD CORRIDOR

LEICHHARDT HERITAGE STUDY 1
FOR LEICHHARDT COUNCIL

February 2016
FINAL

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1.0 INTRODUCTION

1.1 Introduction and Study Objectives

This Heritage Assessment of Parramatta Road Corridor Study Area was prepared by NBRS+PARTNERS for Leichhardt Council as part of Leichhardt Heritage Study 1 – Parramatta Road Corridor. The core purpose of the study is to identify the heritage values for an area identified as the Parramatta Road Heritage Conservation Area (“C2”) within the local government area of Leichhardt. In doing so, this study reviews parts of the Annandale Heritage Conservation Area (“C1”).

This will inform other Council's Strategic Sites, Centre and Corridors studies, especially for urban design and regeneration. It will also contribute to Council's current Review of Development Control Plan 2013, particularly in terms of updating Desired Future Character Objectives and Controls for the relevant Distinctive Neighbourhoods.

The Parramatta Road Corridor Study Area also includes several important non-Heritage Conservation localities including the Camperdown industrial precinct and parts of mixed business and residential neighbourhoods in the Catherine, Albion, Susan and Taylor Street strip north of, and parallel to, Parramatta Road.

1.2 Definition of the Study Area

The study area is located along the Parramatta Road Corridor within Leichhardt Municipal Council. The study area is bounded by Parramatta Road to the south Mallett and Booth Streets, Camperdown in the east, Taylor and Susan Streets, Albion Street to the north and Renwick Street, Leichhardt in the west (see Figure 1).

1.3 Methodology

This heritage assessment is based on the methodology and guidelines set down by the NSW Heritage Office. This report generally follows guidelines set out in the document entitled *Assessing Heritage Significance* (2001), *Conservation Areas* (1996) and *Planning and Heritage* (1996) published by the NSW Heritage Office.

1.4 Identification of Author

A physical assessment of the study area was undertaken by Lynette Gurr, Senior Heritage Consultant at NBRS+PARTNERS (assisted by Lara Goldstein, Heritage Consultant / Planner).

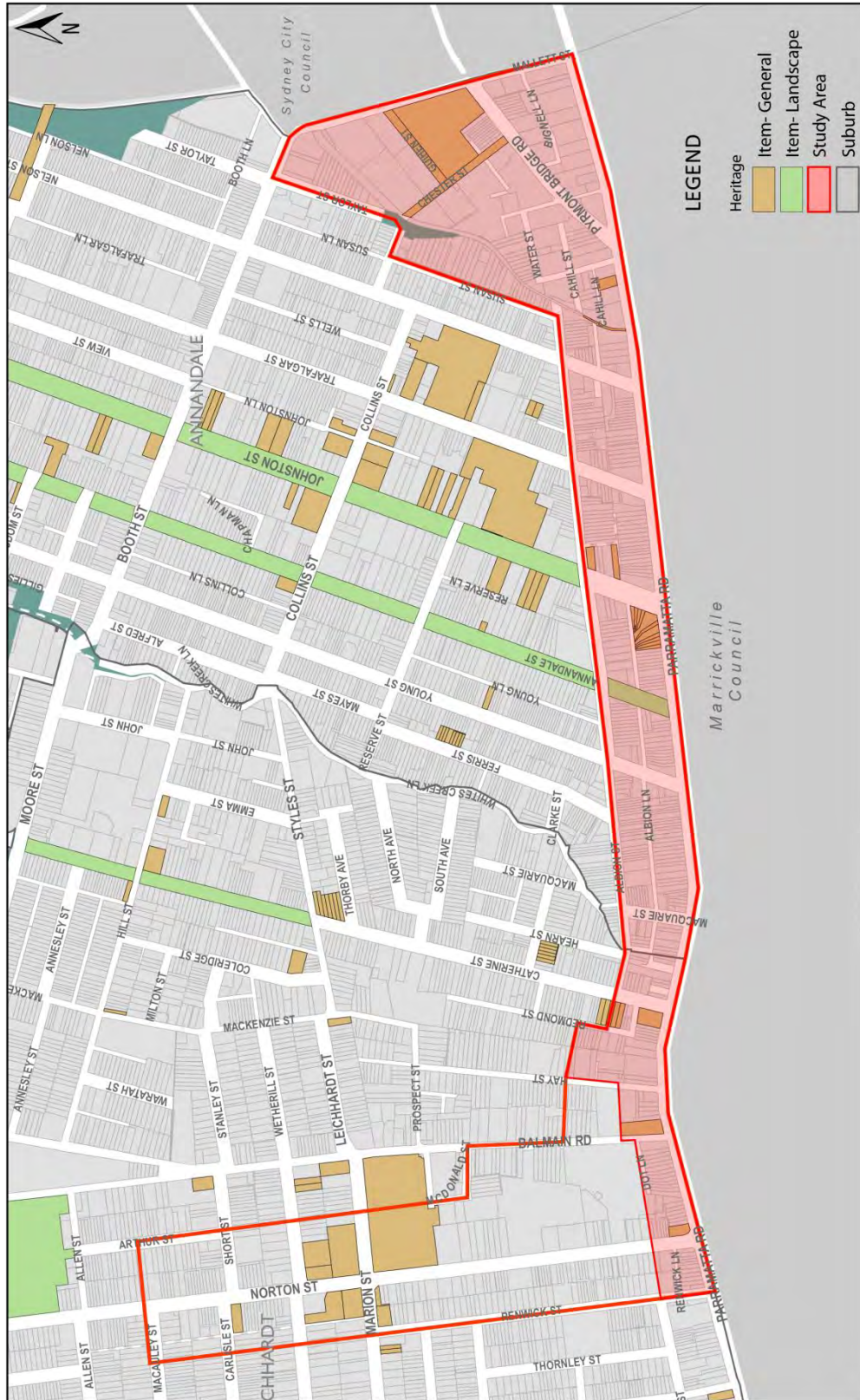


Figure-1 The Parramatta Road Corridor study area has been shaded in red (Source- Leichhardt Municipal Council, 2016)

2.0 PHYSICAL ASSESSMENT OF THE PARRAMATTA ROAD CORRIDOR

2.1 Introduction and Methodology

This Physical Assessment is to be read in conjunction with the Thematic History of Leichhardt Heritage Study 1 – Parramatta Road Corridor, prepared by NBRS+PARTNERS.

The Parramatta Road Corridor study area comprises properties located within two existing conservation areas, namely Annandale Heritage Conservation Area (“C1”) and Parramatta Road Heritage Conservation Area (“C2”), as well as properties outside those conservation areas. Conservation Area “C1” is bounded by Parramatta Road to the south, Johnston’s Creek to the east and Young Street to the west. It should be noted, there is an overlap of properties in the two studies undertaken by NBRS+PARTNERS - the Parramatta Road Corridor Study Area and the Norton Street Corridor Study Areas

One area that lies outside the conservation areas includes an industrial / warehouse precinct located at the eastern section of the study area and bounded by Parramatta Road to the south, part of Johnston’s Creek to the west and Mallet and Booth Streets to the east. Also located outside the conservation areas is an area east of Norton Street, north of Albion Lane and Dot Lane (to the south of Marion Street) and the western side of Young Street (see Figure 2).

In the preparation of this heritage assessment, a site survey was undertaken throughout September and October 2015 by heritage consultants at NBRS+PARTNERS. The survey was undertaken of lot frontages of all properties in the Study Area. Data sheets were prepared in tabulated format describing each property, documenting historic notes and providing a brief description of materials, construction dates, stylistic period, key stylistic elements, alterations and character. A digital image of the frontage of each place is provided together with ranking to identify the heritage potential of each place.

The comments provided for the individual properties list points of interest as well as identifying any intrusive elements (if any) for each site, so that they may be addressed at a later date.

2.2 Data Sheets - Parramatta Road Heritage Conservation Areas

Data Sheets have been prepared based on a description of each building along the following streets. The location of each property, either within or outside a conservation area is identified in the following tables.

Data sheets identified as Areas A and B outline the relevant information for properties within the Parramatta Road Heritage Conservation Area (C2) and includes those within the existing Annandale Heritage Conservation Area (C1). Those within conservation areas C1 and C2 have been identified in the tables below and identified on the data sheets.

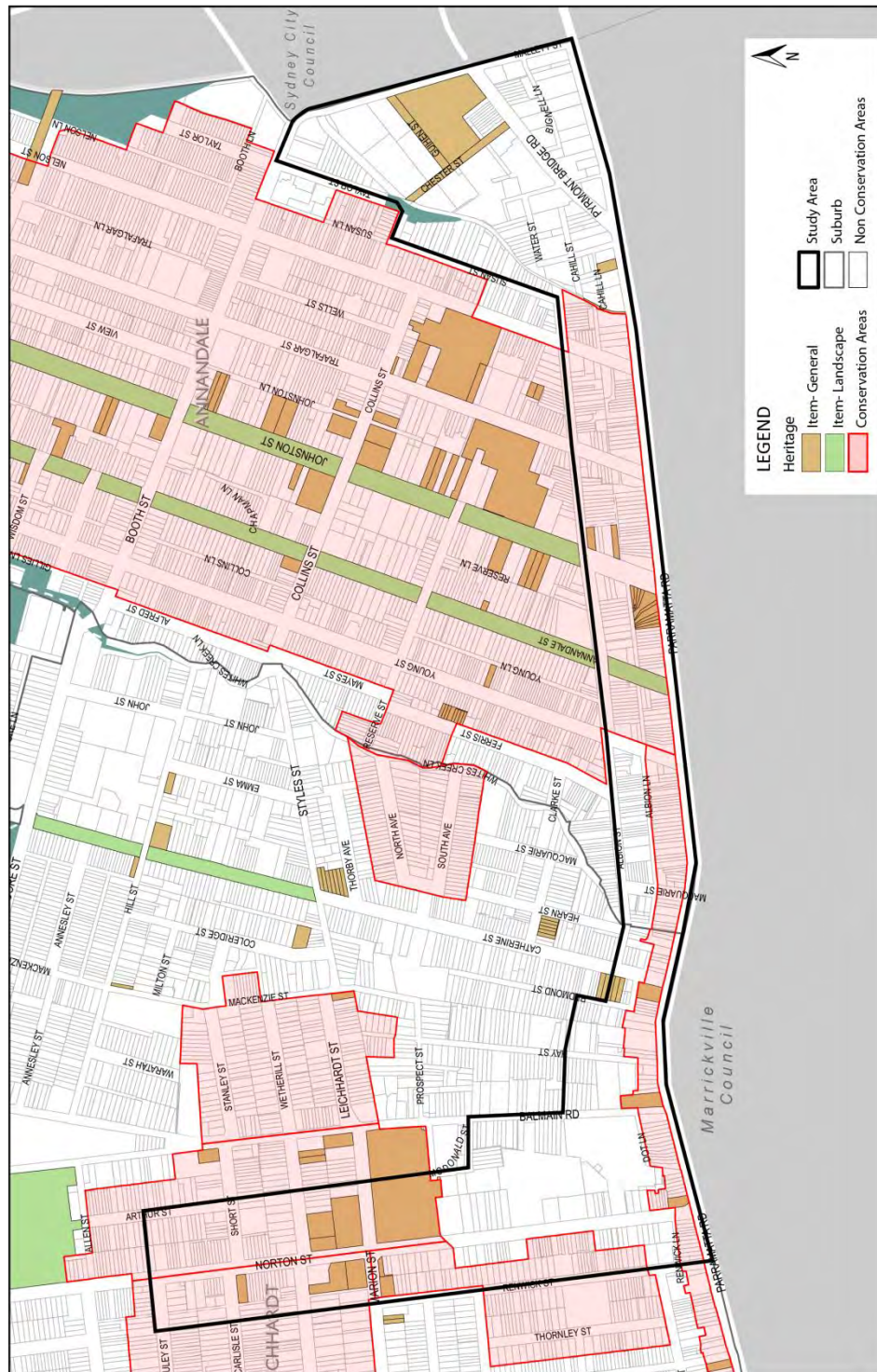


Figure-2 The Heritage Conservation Areas have been shaded in red. The Parramatta Road Corridor study area has been outlined in black (Source- Leichhardt Municipal Council, 2016)

See Appendix B for the Inventory Data Sheets Area A - Parramatta Road (northern side).

Street Identifier	CA	Notes
Johnston's Creek to Nelson Street	C1	Commercial/retail/residential
Nelson Street to Trafalgar Street	C1	Commercial/retail/residential
Trafalgar Street to Johnston Street	C1	Commercial/retail/residential
Johnston Street to Annandale Street	C1	Commercial/retail/residential
Annandale Street to Young Street	C1	Commercial/retail/residential
Young Street to Macquarie Street	C2	Commercial/retail/residential
Macquarie Street to Catherine Street	C2	Commercial/retail/residential
Catherine Street to Hay Street	C2	Commercial/retail/residential
Hay Street to Balmain Road	C2	Commercial/retail/residential
Balmain Road to Norton Street	C2	Commercial/retail/residential
Norton Street to Renwick Street	C2	Commercial/retail/residential

Area B - Albion Street (southern side) + Catherine, Redmond and Hay Sts

Street Identifier	CA	Notes
Johnston's Creek to Nelson Street	C1	Commercial/retail/residential
Nelson Street to Trafalgar Street	C1	Commercial/retail/residential
Trafalgar Street to Johnston Street	C1	Commercial/retail/residential
Johnston Street to Annandale Street	C1	Commercial/retail/residential
Annandale Street to Young Street	C1	Commercial/retail/residential
Young Street to Macquarie Street	C2	Commercial/retail/residential
Macquarie Street to Albion Lane	C2	Commercial/retail/residential
Albion Lane to Catherine Street	C2	Commercial/retail/residential

Note: each of the streets branching off Parramatta Road has been recorded in Inventory Data Sheets for Areas A and B. See Figure 3 for map showing Areas A and B.

2.3 Data Sheets – Areas East of Johnston’s Creek

Data sheets for Areas C, D, E and F (Figure 3 map) outline the relevant information for properties located within the Study Area but outside the Parramatta Road Heritage Conservation Area (C2) and the Annandale Heritage Conservation Area (C1). The properties are located east of Johnston’s Creek and are primarily factories and warehouses with some residential groupings.

See Appendix B for the relevant Data Sheets.

Area C – Parramatta Road (northern side): Mallet St to Johnston’s Creek

Street Identifier	CA	Notes
Mallett Street to Gordon Street	-	Factory / Warehouse
Gordon Street to Pyrmont Bridge Road	-	Factory / Warehouse
Pyrmont Bridge Road to Mathieson Street	-	Factory / Warehouse
Mathieson Street to Johnston’s Creek	-	Factory / Warehouse

Area D - Mallett and Booth Streets (western side) and Bignell Lane

Street Identifier	CA	Notes
Mallet St - Parramatta Rd to Bignell Lane	-	Factory / Warehouse
Bignell Lane	-	Factory / Warehouse
Mallet St - Bignell Lane to Pyrmont Bridge Rd	-	Factory / Warehouse
Booth St - Pyrmont Bridge Road to Guihen St	-	Factory / Warehouse
Booth St - Guihen Street to Taylor Street	-	Factory / Warehouse

Area E - Pyrmont Bridge Road

Street Identifier	CA	Notes
Pyrmont Bridge Road (southern side)	-	Factory / Warehouse
Pyrmont Bridge Road (northern side)	-	Factory / Warehouse

Area F - Cahill, Mathieson, Water and Gordon Streets

Street Identifier	CA	Notes
Cahill Street	-	Factory / Warehouse
Mathieson Street	-	Factory / Warehouse
Water Street	-	Factory / Warehouse
Gordon Street	-	Factory / Warehouse

2.4 Data Sheets – Areas West of Johnston's Creek

Data sheets for Area G (See Figure 3 map) outlines the relevant information for properties located within the Study Area on the western side of Johnston's Creek and outside the Parramatta Road Heritage Conservation Area (C2) and the Annandale Heritage Conservation Area (C1). The properties are generally residential.

See Appendix B for the Data Sheets.

Area G – Taylor, Chester and Susan Streets

Street Identifier	CA	Notes
Taylor St (eastern side) Booth to Chester Sts	-	Residential
Chester St (southern side) - Taylor to Susan Sts	-	Residential
Susan St (eastern side) Chester to Albion Sts	-	Residential

2.5 Data Sheets – North of Parramatta Rd Corridor (Redmond/Hay Sts)

Data sheets for Area H (see Figure 3 map) outline the relevant information for properties located within the Study Area, north of the Parramatta Road Heritage Conservation Area (C2). Generally, the properties are residential within narrow streets and on grade car parking.

See Appendix B for the Data Sheets.

Area H – Redmond and Hay Streets

Street Identifier	CA	Notes
Redmond Street	-	Residential
Hay Street	-	Residential

2.6 Conservation Area Ranking

Each property in either Heritage Conservation Areas C1 or C2 within the Study Area has been ranked to identify its contribution to the conservation area. The ranking of building is to aid in assessment of significance of the area as well as to identify the degree to which individual buildings contribute to the character of the area. The ranking should also assist Council in maintaining and enhancing the contribution of an individual site through the development control process.

The rankings and definition are identified as follows:

Ranking	Definition
Heritage Item (local listing) - HI (local) Heritage Item (state listing) – HI (state)	A building of state or local heritage significance that also contributes substantially to the stated character of the area in the terms given in the definition of the Conservation Area.
Contributory Item - C	A building which contributes substantially to the character of the area but significance has been reduced by loss of original materials and detail (eg roof, chimneys, fences), unsympathetic additions (eg verandah infill) or inappropriate decorative treatment (eg painting of face brickwork). A building defined as having potential heritage significance contributes substantially to the stated character of the conservation area in the terms given in the definition of the Conservation Area. However, it has not been proven to reach the threshold of a listed heritage item. It is defined as a contributory item within the conservation area.
Neutral - N	A building where the impact on the heritage character of the area is neutral.
Detracting - D	A building which has an adverse impact upon the character of the area because of its scale, design, assertiveness, materials or the like, or because its original qualities have been militated or removed.
Unknown - U	Where a building is under construction the ranking field is left blank. These buildings should be reviewed following completion of construction.

2.7 Mapping of Study Area

The contributory items within the Study Area have been mapped on the attached Heritage Map

See Appendix A.

3.0 ANALYSIS OF CULTURAL HERITAGE SIGNIFICANCE

3.1 Basis of Cultural Heritage Assessment

This assessment of heritage is based on the methodology and guidelines set down by the NSW Heritage Office and considers the standard values or criteria which arise from the history, construction and use of the building and its site as well as any levels of esteem by recognised groups for the site.

Heritage significance, cultural significance and cultural value are used to describe a place's value or importance to our own society. This value may be contained in the fabric, its setting and its relationship to other places, the response that the item stimulates to those who value it now and in the historical record that allow us to understand it in its own context.

The historical analysis provides the context for assessing significance, which is made by applying standard evaluation criteria to the Study Area. The NSW Heritage Manual has produced standard evaluation criteria that are compatible with those included in *The Burra Charter*.

3.2 Introduction

A statement of significance has been prepared for the Parramatta Road Heritage Conservation Area (C2) and is provided in Section 4 of this study to protect the area as a whole. The planning controls in Sections 3.3 to 3.6 provide recommendations for protection of contributory items and the refurbishment or redevelopment of neutral and detracting items within conservation areas. Sections 3.7 and 3.8 include recommended controls for building materials and public domain features in conservation areas.

These controls encapsulate best practice heritage planning for any NSW conservation area. They should be applied to all Leichhardt LGA heritage conservation areas. The Leichhardt local government area statements of significances provide specific advice on how the heritage values of particular conservation areas should be managed, in this case the Parramatta Road Heritage Conservation Area (C2). Additional C2 detailed controls are provided in Section 5.

3.3 Heritage Conservation Areas

Buildings and sites within heritage conservation areas are identified as being contributory, neutral or detracting to the character and heritage significance of the heritage conservation area. New development in heritage conservation areas must be designed to respect neighbouring buildings and the character of the area. Infill development should enhance and complement existing character without replicating heritage buildings.

1. Development within a heritage conservation area should be compatible with the surrounding built form and urban pattern by addressing the statement of significance for the heritage conservation area and respond sympathetically to:
 - a) topography and landscape;

- b) views to and from the site;
 - c) significant subdivision patterns and layout, and front and side setbacks;
 - d) the type, siting, form, height, bulk, roofscape, scale, materials and details of adjoining or nearby contributory buildings;
 - e) the interface between the public domain and building alignments and property boundaries; and
 - f) colour schemes that have a hue and tonal relationship with traditional colour schemes.
2. New infill buildings and alterations and additions to existing buildings in a heritage conservation area are not to be designed as a copy or replica of other buildings in the area. They complement the character of the heritage conservation area by sympathetically responding to the matters identified in (1)(a) to (e) above.
 3. Infill development is not to include garages and car access to the front elevation where these are not characteristic of the area.
 4. Development within a heritage conservation area is to be consistent with policy guidelines contained in the Heritage Assessment Report for the specific conservation area.

3.4 Contributory Items (C)

Contributory buildings make an important and significant contribution to the character and significance of the heritage conservation area. They have a reasonable to high degree of integrity and date from a key development period of significance of the heritage conservation area. They are buildings:

- from a significant historical period and are highly or substantially intact; or
- from a significant historical period and are altered yet recognisable and reversible.

Recommendations for Contributory Buildings

1. Contributory buildings should be retained unless the consent authority determines the replacement is justified in exceptional circumstances.
2. Alterations and additions must not significantly alter the appearance of principal and significant facades of a contributory building, except to remove detracting elements.
3. Alterations and additions to a contributory building are to:
 - a) respect significant original or characteristic built form;
 - b) respect significant traditional or characteristic subdivision patterns;
 - c) retain significant fabric;
 - d) retain, and where possible reinstate, significant features and building elements, including but not limited to original balconies and verandahs, fences, chimneys, joinery and shop front detailing;
 - e) remove unsympathetic alterations and additions, including inappropriate building elements;

- f) use appropriate materials, finishes and colours; and
 - g) respect the pattern, style and dimensions of original windows and doors.
4. Where an addition to the building is proposed, significant external elements are to be reinstated.
 5. Foyers or other significant interior features, including hallway detailing, panelling and significant staircases, designed to be visible from the street, are to be retained especially where they form part of the building's contribution to the character of the heritage conservation area.

3.5 Neutral and Appropriate Infill Buildings (N)

Neutral buildings are buildings that do not contribute nor detract from the significant character of the heritage conservation area. Neutral buildings are:

- From a significant historical period, but altered in form and unlikely to be reversed;
- sympathetic contemporary infill; or
- from a non-significant historical period but do not detract from the character of the Heritage Conservation Area.

Recommendations for Neutral Buildings

1. Demolition of neutral buildings will be considered where it can demonstrated that:
 - a) restoration of the building is not reasonable; and
 - b) the replacement building will not compromise the heritage significance of the heritage conservation area.
2. Where demolition of a neutral building is allowed, a photographic record of the building may be required to be submitted to Council.
3. Alterations and additions to a neutral building are to:
 - a) remove unsympathetic alterations and additions, including inappropriate building elements;
 - b) respect the original building in terms of bulk, form, scale and height;
 - c) minimise the removal of significant features and building elements; and
 - d) use appropriate materials, finishes and colours that do not reduce the significance of the Heritage Conservation Area.

3.6 Detracting buildings (D)

Detracting buildings are buildings that are intrusive to a heritage conservation area because of inappropriate scale, bulk, setbacks, setting, design or materials. They do not represent a key period of significance and detract from the character of a heritage conservation area.

Recommendations for Detracting Buildings

1. Development on sites containing detracting buildings is to improve the contribution of the site to the character of the heritage conservation area.
2. Alterations and additions to, or redevelopment of, detracting buildings are to:
 - a) remove inappropriate elements or features that are intrusive to the heritage significance of the heritage conservation area; and
 - b) respect the prevailing character of the area and street in terms of bulk, form, scale and height.

3.7 Building Materials for heritage items and buildings within HCAs

1. Where residential flat buildings have foyers or other significant interior features, including hallway detailing, panelling and significant staircases, that are designed to be visible from the street, these are to be retained.
2. Existing face brickwork and stone walls are not to be coated, rendered or painted.
3. Original materials are to be retained, unless it can be demonstrated that significant deterioration has occurred and repair is not practical. Any replacement should be with similar materials.
4. New materials are to complement the colour, finishes and proportion of existing materials on the building and be identifiable as new on close inspection without detracting from the character and heritage significance of the building.
5. Solar water heater storage tanks, ventilators, wind generators, air conditioning units, satellite dishes and antennae and the like, are not to be located on the principal roof plane of heritage items or contributory items in heritage conservation areas.
6. Solar collector or photovoltaic panels may be located on buildings in a heritage conservation area. Where solar collector or photovoltaic panels are proposed on the principal roof plane of a contributory building in a heritage conservation area, the panels are to be removable, parallel to the pitch of roof and preferably integrated with the roof. The panels must make minimal intrusive change to significant roof fabric.

3.8 Conservation of public domain features in conservation areas

1. The following elements of streets, lanes, parks and other areas of the public domain are to be retained if they contribute to the heritage significance of the heritage conservation area:
 - evidence of early road surfaces and associated features;
 - stone kerbing, guttering and paving;
 - sandstone steps and retaining walls;
 - street furniture;
 - cast iron letterboxes;

- signposts;
 - light posts;
 - original pavement lights;
 - fences and railings;
 - trachyte or sandstone; and
 - milestones and ward markers.
2. The removal of significant public domain features will only be considered if their retention in situ is not feasible and has been demonstrated in a Heritage Impact Statement.
 3. If significant public domain features are to be removed, they are to be replaced in one of the following ways:
 - a) detailed and made of materials to match the period and character of the street or park in which they are located; or
 - b) a contemporary interpretation of traditional elements.

3.9 Heritage Character - Parramatta Road Heritage Conservation Area

In identifying the architectural styles of buildings within the Study Area, the majority of the buildings, particularly along Parramatta Road, do not demonstrate strong characteristics of a particular style. Rather, the forms, materials, patterns of fenestration, etc, are typical to the period of construction. The prevalent phase of construction in the Study Area took place is the Late-Victorian and Federation periods.

The Parramatta Road Heritage Conservation Area ("C2") comprises three main building typologies as identified below:

Building Typology 1: Parramatta Road - Retail / Commercial	From Johnston's Creek, Annandale to Renwick Street, Leichhardt
Building Typology 2: Residential	Located on the southern side of Albion Street and north of Albion Lane
Building Typology 3: Factory / Warehouse	Located within side streets off Parramatta Road

Retail / commercial buildings along Parramatta Road are predominantly retail and commercial with shop-top housing, while residential development proliferates in the secondary streets. Specific phases of development are attributed to urban and suburban speculative development and consolidation in the late-nineteenth and early-twentieth centuries. Development in transportation resulted in the loss of important built features and elements along Parramatta Road, in particular, the loss of verandahs in the late-1920s due to road widening.

Residential buildings are generally located away from Parramatta Road in the secondary streets. Albion Street is a local road that runs parallel with

Parramatta Road and has a lane dividing the commercial strip from residential development. Residential development is found in the streets that lead off from Parramatta Road, sometimes separated by warehouse buildings acting as a buffer.

Residential development, dating from between 1871 and 1891 and generally built in brick, comprises a number of variations - single- and two-storey, single and double-fronted, free-standing, semi-detached and terrace groups. There are pockets of infill flats (from one to three storeys) and bungalows that pre-date the Second World War.

The residential development provides an intact example of Late-Victorian boom period with rich architectural details enhanced by some verandah, balcony and awning reinstatement. Buildings are generally identified on the 1888 and the 1890s detail surveys. Victorian Italianate boom period villas with intact decorative detailing are generally located within Albion Street in close proximity to Johnston Street. Corner stores are generally remnants.

In addition, factories and warehouses occur randomly throughout the Parramatta Road Heritage Conservation Area. They are generally marginalised to creeklines and located as a buffer in side-streets off the Parramatta Road commercial strip. However, some small factories are located within residential areas.

4.0 STATEMENT OF HERITAGE SIGNIFICANCE - (C2)

4.1 Parramatta Road Heritage Conservation Area (C2)

Landform

Parramatta Road was one of the earliest main roads in the Colony and since that time has continued to be a major thoroughfare. The road was originally lined by significant Estates. It became a retail focus by the mid to late nineteenth Century, with many shops built during this period.

The Parramatta Road commercial corridor has provided continuous retail and commercial services for over one hundred and twenty years. Although retail use along Parramatta Road continues to operate, much of the retail has moved to other shopping malls and smaller suburban shopping precincts. The area is well-served by public transport with limited car parking along the Parramatta Road corridor. The high levels of traffic noise and pollution have impacted negatively on the desirability of commercial premises.

History

This conservation area comprises parts of three original land grants: 290 acres granted in 1799 to George Johnston, a marine officer of the First Fleet; 16 acres granted to Martha Margaret Moore in 1810; and a grant of 100 acres on 8 January 1794 to John Thomas Prentice, a lieutenant and later captain in the NSW Corps. These land grants were subdivided progressively into smaller parts and then sold as part of the Annandale, Elswick, Hay Hill and Redmond Estates in the 1870s and 1880s.

Between 1789 and 1791, Parramatta Road began as a convict made bush track connecting the settlements of Parramatta and Sydney. In 1797, the "road to Parramatta" was laid out under the direction of the Surveyor-General, Augustus Alt, to make it suitable for carriages. By the early nineteenth century, Parramatta Road was the principal thoroughfare for the colony. The constant stream of people and goods passing back and forth led to the establishment of hotels at various points along the route, for travellers and settlers.

A commercial precinct initially developed in the vicinity of Balmain Road, where Abraham Hearn opened his "Australian Inn" in 1833. Only Annandale House, erected in 1799, pre-dates the inn (later renamed Bald Faced Stag). Other early houses in the vicinity of Parramatta Road include Elswick House and Annan Grove. The small settlement at Petersham Hill came to be known as Taverners Hill after William Taverner, a publican on the Parramatta Road who operated from the 1840s at more than one location along the road.

Following the opening of the Sydney to Parramatta Railway, Parramatta Road declined in importance as a long distance transport route. Nonetheless, it remained one of the major arterial roads in Sydney and provided a robust commercial environment. Increasing suburbanisation of the Leichhardt / Petersham district resulted in the opening of shops and businesses to serve the needs of locals – food, goods and services within walking distance of their homes. In the 1880s, a large number of two-storey brick shops with dwellings

attached were erected in Parramatta Road, coinciding with intense building activity across the Leichhardt and Annandale municipalities in the boom period.

By 1912, the Parramatta Road shopping area boasted “hundreds of establishments of all descriptions – drapers, grocers, butchers, bakers, fruiterers, shoe stores, etc, supplying the needs of a population numbering 75,000 persons in the suburbs of Petersham, Annandale and Leichhardt, as well as the residents of Haberfield, Abbotsford, Lewisham and Summer Hill, who do their weekend shopping there”.

Sporadic redevelopment occurred within the area in the 1930s in conjunction with the newly renamed “Westgate Shopping Centre” and the installation in 1936 of footpath floodlighting along more than a mile stretch of Parramatta Road (“White Way”). Pubs were rebuilt and redesigned in the Inter-War period in response to liquor laws, and included the Bald Faced Stag, Imperial, Empire and Annandale Hotels which occupy major intersections along the Parramatta Road corridor.

The shopping centre underwent a transformation in the 1960s with the wave of Italian settlement in Leichhardt. Italians established a wide variety of small businesses within the area including fruit and vegetable stores, butchers, grocers, delicatessens, restaurants, real estate agencies, barbers, hairdressers, travel agents, bootmakers and cake shops.

The dominance of the motor car has had the single most dramatic impact on the cultural and commercial landscape of the conservation area. Heavy traffic and inadequate street parking have reduced the amenity and popularity of the area. Regional shopping malls incorporating car parking facilities have undermined the viability of strip shopping.

Sources:

“Thematic History: Norton Street Corridor”, prepared by NBRS+PARTNERS for Leichhardt Council (Draft Revision 2, January 2016

Significant Characteristics

Commercial

- An established built form character along the Parramatta Road Corridor, associated with 19th century, two-storey shop-top housing with heritage facades, awnings over the footpath and no setbacks from the Parramatta Road property boundary.
- Most buildings along Parramatta Road are built to the street boundary, generally two-storey with some single-storey, and characterised by ornate parapet features, providing a variety of silhouettes and profiles. The strong street wall character and parapets provide a prominent feature within the Parramatta Road conservation area. The height of contributory items provides a consistent scale.
- Commercial development along Parramatta Road is represented through the diversity of shop types, representative of the cultural and community needs, including:

- Early development;
 - Pairs, groups and runs of two storey commercial premises from the Victorian and Federation periods - with shops at ground level and residential or commercial business on the upper level;
 - Later infill development;
 - Pairs, groups and runs of two storey infill commercial premises from the Inter-War and post-war periods – with shops at ground level and residential or commercial business on the upper level; and
 - Major infill development including retail, commercial and some residential land uses with underground car parking.
- Outline of subdivisions, size and aspect of allotments, determined route of main roads.
 - Few original shopfronts have survived. Much of the value of this area is not derived from the architectural quality of individual buildings or their contributory value to the streetscape, but its historic role as one of a major 19th and early 20th Century commercial area lining one of Sydney's most important transport corridors.
 - Continuous lines of buildings create sharply defined lineal spaces.
 - Uninterrupted commercial buildings with attached dwellings along Parramatta Road, with parapets and balconies or suspended awnings and some original shopfronts.

Residential

- Intact examples of Victorian Italianate boom period villas are located at the intersection of Johnston and Albion Streets, Annandale.
- Variety of residential buildings, dating from the 1880s to the 1930s including single- and double-fronted freestanding, semi-detached and terrace houses and pre-World War II flats from one- to three-storeys.
- Close relationship between the layout of the main commercial corridor and arterial roadway of Parramatta Road and Albion Lane, the service laneway to the north, separating the commercial precinct from the residential estates.
- A collection of notable public houses that reflect some of the historic staging posts on the early main western land route into the colony.
- Important corner buildings such as the Goodman's Building and Empire Hotel that mark the gateway to Annandale's main arterial road.
- Streets, buildings and setbacks diminish in size towards the creeklines, including Johnston's Creek to the east and White's Creek to the west.
- Industrial buildings occur randomly with some located in streets within the block off Parramatta Road and act as buffers between commercial corridor and residential subdivisions.
- Occasional remnants of corner shops along Albion Street (no longer operating).

- Skyline of chimneys, decorative firewall dividers on terraces, ridge cappings and finials.
- Wealth of decorative elements – iron fences, coloured tiles in paths, steps and verandahs, plaster moulding finishes above door and window openings, coloured glass, chimneys, verandah awnings.
- Walls of rendered brick (1870s and 1880s), and dry pressed face brick (available from c1890s).
- Roof cladding of terracotta tiles, slate, and some iron, particularly on verandahs.
- Small front gardens around Albion Street and other secondary streets.
- Street planting in road reserve along wider streets and related to width of streets – in particular, plantings along Annandale Street.
- Iron palisade fences on low sandstone plinths.
- Weatherboard cottages are rare.
- Continuous kerbs and gutters – many of sandstone.

Statement of Significance or Why the Area is Important

- The Parramatta Road corridor, a mix of commercial / retail, factory / warehouse and residential development, has historical significance for its ability to demonstrate the changes in retail and commercial development along Sydney's oldest and most important transport route.
- Shops, commercial buildings and factory warehouses from major periods survive along the Parramatta Road corridor and contribute to the historic, aesthetic, and social values of the conservation area.
- Residential development, generally located away from the main arterial roadways, characterise the emerging suburbs.
- Parramatta Road Commercial corridor contains a variety of retail and commercial built forms.
- The built form provides evidence of the final subdivision pattern of the historic estates of Elswick, Hay Hill, Wheeler and McNamara, Redmond, North Annandale and Camperdown in the late nineteenth century as well as evidence of the effect of road widening on the built environment.
- Dating from the 1880s through to the beginning of World War II, the character and quality of buildings along the Parramatta Road commercial strip varies from high-quality to ordinary. Much of the heritage value is derived from its historic role as one of a major 19th and early 20th Century commercial areas lining one of Sydney's most important transport corridors.
- The Parramatta Road commercial corridor is historically significant for its ability to demonstrate changes along one of Sydney's major arterial roads and the ability to adapt to changing conditions and commercial needs.
- The collection of relatively intact facades above ground floor level, and the remaining primary intact forms, along the northern side of the road have

aesthetic significance as an example of a commercial, predominantly late Victorian era main street that as a group forms a strong, continuous streetscape wall to Parramatta Road.

- Good examples of historic corner buildings include the Goodman's Building and Empire Hotel that mark the gateway to Annandale's main arterial road.
- The Parramatta Road commercial corridor contains a collection of notable public houses with historic and aesthetic significance for their ability to reflect in part some of the historic staging posts on the early main western land route into the colony and the development of the architectural styles of public houses in Sydney.
- The factories and warehouses are located in close proximity to the Parramatta Road corridor. Warehouse buildings date from the Federation and Inter-War periods, the robust character of this precinct contrasts with the finer-grain character of the commercial and residential buildings.
- A distinctive pattern of rear lanes used as loading docks form part of the character of the area.
- Residential development comprises intact examples of Late-Victorian boom period suburbs with rich architectural details enhanced by some verandah, balcony and awning reinstatement. Residences include a variety of two-storey and single-storey dwellings, single and double-fronted free-standing, semi-detached and terrace groups, dating from between 1871 and 1891 generally built in brick. There are pockets of infill flats (from one to three storeys) and bungalows that pre-date the Second World War.
- Victorian Italianate boom period villas with intact decorative detailing are generally located within Albion Street in close proximity to Johnston Street. Other residences range from small-scale workers cottages to larger dwellings. Corner stores are generally remnants.
- Street planting in road reserve of wider streets – in particular, plantings along Annandale Street.

Management of Heritage Values

Generally

This is a conservation area. Buildings which do not contribute to the heritage significance of the area may be replaced with sympathetically designed infill.

Retain

- All pre-1939 buildings and structures because they are important to understanding the history of the growth of this commercial and residential corridor.
- The historic character and quality of pre-1939 buildings along the Parramatta Road commercial strip. While the quality of buildings varies, ensure facades are maintained, cleaned, and painted.

- Remaining original shopfronts along Parramatta Road commercial corridor. Where possible, replace any later addition shopfronts that are unsympathetic to the heritage façade above the awning.
- Pedestrian traffic along the commercial strip and street fronts by encourage occupancy of shops along Parramatta Road.
- Original plastered walls (generally belonging to pre-1890s buildings).
- Original dry-pressed face brick walls (generally belonging to post-1890s buildings).
- All original architectural details.
- Original iron palisade fences.
- Lanes in their early configuration.
- All sandstone kerbs and gutters uninterrupted by vehicular access.
- Green garden space to residential buildings, their rarity adds to their significance.
- Weatherboard buildings, their rarity adds to their significance.

Avoid

- Over-sized and unsympathetic signage on shopfronts and upper levels that detract from the heritage character of the building facades and diminishes the quality of the streetscape.
- Amalgamation of allotments on re-development sites unless these will enhance the heritage values of the conservation area.
- Infill commercial / residential development that does not respect the heritage character of the conservation area.

5.0 CONSERVATION CONTROLS

5.1 Relevance to Existing Heritage Conservation Areas

The Parramatta Road Corridor falls within two existing Heritage Conservation Areas identified in the Leichhardt Local Environmental Plan (LLEP), Schedule 5 Part 2. They are as follows:

- Parramatta Road Heritage Conservation Area (C2); and
- Annandale Heritage Conservation Area (C1)

The following provides an update on the outcomes of this study to the statement of significance for each of the Conservation Areas.

5.1.1 Parramatta Road Heritage Conservation Area (C2)

Leichhardt Heritage Review: Stage 2 (prepared by GML, January 2004) did not include an inventory sheet for the Parramatta Road Conservation Area (C2). This study prepared by NBRS+PARTNERS, Heritage Assessment: Parramatta Road Corridor Conservation Area (February 2016), provides that information in section 3 of this Assessment study.

5.1.2 Annandale Heritage Conservation Area (C1)

The area known as the Parramatta Road Corridor takes in the southern portion of the Annandale Heritage Conservation Area (C1), as identified in the LLEP, Schedule 5 Part 2. The overlap in the conservation area takes in an area bounded by Parramatta Road to the south, Whites Creek to the west, Albion Street to the north and Johnston's Creek to the east.

The following updates the existing statement of significance for the relevant portion of the Annandale Conservation Area that lies within the Parramatta Road Corridor:

The Parramatta Road Corridor illustrates Leichhardt's suburban and commercial growth, particularly between 1871 and 1891, with pockets of infill up to the beginning of World War II.

This area is important as a well-planned nineteenth-century suburb, and for illustrating development particularly from 1880s–1890s, aimed initially at the middle class market.

The surviving development from this period forms the major element of its identity along with an area of 1910s–1930s development at its northern end.

Demonstrates the vision of John Young, architect, engineer and property entrepreneur.

Demonstrates, arguably, the best and most extensive example of the planning and architectural skills of Ferdinand Reuss, a designer of a number of Sydney's Victorian suburbs, including South Leichhardt (the Excelsior Estate) and Birchgrove.

Clearly illustrates all the layers of its suburban development from 1878, through the 1880s boom and re-subdivision, the 1900 slump and the appearance of industry. The earliest and best residences were constructed in the 1880s. A fine collection of large detached Victorian Italianate boom period villas (1880s) are located along and in close proximity to Johnston and Annandale Streets.

Demonstrates a close relationship between landform and the physical and social fabric of the suburb.

Displays fine collection of densely developed Victorian commercial buildings along Parramatta Road.

Through the absence/presence of back lanes, changes in the subdivision pattern, and the range of existing buildings it illustrates the evolution of the grand plan for Annandale, in response to the market, from a suburb of middle class villas to one of terraces and semis for tradesmen and workers.

Sections 5.2, 5.3 and 5.4 identify elements and characteristics associated with the Annandale Conservation Area (C1) the Parramatta Road Conservation Area (C2). Between Young Street and Johnston's Creek, the Parramatta Road Conservation Area (C2) overlaps with the Annandale Conservation Area (C1) along the Parramatta Road Corridor.

5.2 Elements that Contribute to the Consistency of the Streetscape

Commercial / Retail / Factory / Warehouse

These properties generally face onto Parramatta Road and side-streets within the first block off from Parramatta Road: The properties are associated with retail, commercial, factories and civil uses.

- Commercial land uses;
- Active street frontage at ground level;
- Zero setback from street frontage and side boundaries;
- Two-storey parapet to street frontage;
- Integrity of skyline view – of parapet detailing against the sky from northern footpath and important oblique views;
- Presentation of street elevation formed by regularly spaced bays reflecting historic lot widths;
- Orientation of active uses to Parramatta Road;
- Traditional shop-top late 19th Century commercial design;
- Surviving original land uses;
- Surviving original shopfronts;
- Vertical separation of land-use with retail at ground floor and commercial/residential above;
- Individual shops with high-quality detailing including arched openings to verandahs and high quality detailing to brickwork – quoining etc;
- Division of larger buildings into vertically proportioned bays;
- Vertically proportioned windows at upper levels;
- Vehicle access from rear lanes;
- Detailed building typology appropriate to architectural type; and

- Signage appropriate – scale, materials, location and content related to business.

Residential

Residential building typologies are generally associated with properties facing onto Albion Street and secondary, side streets that connect between Parramatta Road and Albion Street. They provide a wide range of residential types and are also form part of the character of the Annandale Conservation Area (C1).

- Variety of two-storey and single-storey dwellings,
- Single and double-fronted
- Free-standing, semi-detached and terrace groups,
- Dating from between 1871 and 1891 through to World War II
- Building materials in brick – rendered and panted or face brickwork.
- Pockets of infill flats (from one-storey to three-storeys) and infill Inter-War bungalows;
- Victorian Italianate boom period villas with intact decorative detailing
- Modest workers cottages;
- Uniformity of housing style, scale and materials – often speculative developers;
- Uniformity of allotment widths;
- Mix of roof finishes in terracotta tiles and corrugated sheeting – some slate roofs;
- Houses set back from the street alignment;
- Low front fences – some original palisade fences;
- Back lanes; and
- Sandstone kerbs uninterrupted by driveways.

5.3 Elements that Detract from the Area's Heritage Significance

The Parramatta Road Corridor has undergone many layers of change and alteration. Some of these changes have contributed to the heritage significance, but others are irreversible, have destroyed fabric, and confused the identified heritage values of the area. These include:

- Major additions behind parapet that block contributory skylines;
- Removal of original detailing;
- Bricking/blocking of original openings to street frontage (shopfronts or upper level);
- Alteration to fenestration patterns;
- Removal/replacement of timber windows with aluminium
- Application of conjectural detailing to new work

- Visually intrusive security measures (eg roller shutters on external face of buildings)

5.4 Significant Building Types that Contribute to the Conservation Area

5.4.1 Significant Shopfronts

The Parramatta Road Conservation Area is characterised by significant retail shopfronts and facades. As well as being important individually, these shopfronts often contribute to the important character of the street and area. Any detracting later addition shopfronts should be replaced where possible

It is important to understand the style and period of the shopfront, particularly where this forms part of a significant row or streetscape. Materials and detailing should be appropriate to the predominant style and period, and avoid the use of materials that were unavailable during the significant period of development.

Objective

- Encourage the retention of original, early significant shopfronts and ensure the design of street frontages is not detrimental to the aesthetic quality of the street.

Maintenance of Heritage Values

1. Alterations and additions to significant shopfronts within heritage conservation areas must not compromise the heritage significance.
2. New shopfronts within heritage conservation areas may be contemporary in style, but respond to the characteristic elements of traditional and significant shopfronts in the street, such as facade and fenestration detailing, engaged columns, pilasters or mullions and the typical narrow frontage width.
3. New street verandahs or balconies on infill development are to complement the streetscape rather than replicate traditional forms, materials and embellishments.
4. Where original shopfronts or facades within heritage conservation areas have been altered, significant contributory detailing and other characteristic elements are to be reinstated where there is evidence of the original style or detailing on the building or within the row or group.
5. Shopfronts are not to be introduced into traditional residential terrace properties where the change would have a detrimental impact on the heritage significance of a heritage item or heritage conservation area.
6. Where there is evidence of early suspended awnings, such as original suspension points and suspension devices, these are to be retained or reinstated.

5.4.2 Pubs and Hotels older than 50 years

Pubs and hotels date from several periods and are located along Parramatta Road, particularly on prominent corners. Significant elements associated with different periods of a building's history can show the evolution of drinking practices and laws. A number of pubs and hotels within the Study Area have contemporary and later additions.

Objectives

Ensure that alterations, additions and change of use of pubs and hotels:

- retain significant fabric and building elements from all periods of construction; and
- provide for the ongoing use primarily as pubs and hotels.

Maintenance of Heritage Values

1. Alterations and additions are to maintain significant fabric and building elements including:
 - a) external design details such as wall tiles, wall signs and advertising, awnings, pressed metal and patterned awning soffits, balconies and verandahs, doors, windows and joinery;
 - b) internal design details such as bars, ceiling details, fireplaces, bathroom tiling and fittings, joinery;
 - c) wall tiles, or external face brickwork or stonework are not to be painted over or otherwise obscured; and
2. Street verandahs, balconies and post-supported awnings should only be constructed where there is documentary or physical evidence of an early verandah, balcony, or post-supported awning attached to the building.
3. New colours schemes are to reflect the most significant design period of the building.

5.4.3 Public and community buildings older than 50 years

Public and community buildings include churches, schools, hospitals and community halls. Current and former public and community buildings often provide a landmark within an area or streetscape and may have social and aesthetic significance in addition to their built form character and detailing.

Objectives

Ensure alterations, additions and change of use of current and former public and community buildings:

- are sympathetic to the existing fabric and design of the building and do not compromise its particular qualities from all periods of construction;
- allow for and encourage, the ongoing public or community use for which the building was constructed;
- retain significant fabric and building elements; and
- retain significant internal features and spaces.

Provisions

1. Alterations and additions to current and former public and community buildings are to retain:
 - a) significant external fabric or building elements including original design details like lead lighting, doors, windows and joinery;
 - b) significant internal fabric and building elements including original design details, structural elements associated with roofing, fixed joinery, galleries, lighting and fixtures; and
 - c) sufficient evidence of the significant internal layout to enable interpretation

2. External stone and face brickwork are not to be painted over or otherwise obscured.
3. New colour schemes are to reflect the most significant design period of the building.

5.4.4 Warehouses, Workshops and Factories older than 50 years

The Study Area has a variety of warehouses, workshops and factories that date from the Victorian, Federation, and Inter-War periods. These differing architectural periods result in various built form characteristics and detailing.

There are also a number of warehouses located adjacent to Parramatta Road within the side-streets. Some are Federation warehouses which are typically utilitarian in character and often have simple cubic or rectangular forms reinforced with vertical brick piers terminating in arches and articulated bays at regular intervals. Some have been identified as contributory heritage and adapted to residential and commercial use. Others have been modified and do not contribute to the heritage character of the area.

Warehouses are utilitarian building erected principally for the storage of manufactured goods or agricultural produce. They generally do not include a retail function but may involve a minor assembly or manufacture. A warehouse is used for the storage of merchandise, stock and goods, locally produced or imported, for sale by wholesale dealer.

Workshops are for light manual or industrial work. They are integral to industrial building stock and activities for essential trades associated with industrial activity, as well as employment to the local or wider area. Trades may include blacksmiths, carpentry, and manufacturing, processing and producing goods. Factories provide for the manufacturing or assembling of goods, chiefly by machines. From the 1930s onward, factories proliferated for small-scale manufacturing establishments.

The following objectives and provisions relate to alterations and additions to warehouse buildings that are draft heritage items or are located within a Heritage Conservation Area.

Objectives

- Conserve warehouse and industrial buildings older than 50 years and ensure that alterations, additions and adaptive re-use maintain the legibility of the historic use.
- Encourage the conservation of existing warehouse buildings and fabric and ensure that alterations and additions are sympathetic in scale and style to the existing building.

Maintenance of Heritage Values

1. Alterations and additions are to be supported by a report, prepared by a suitably qualified and practising engineer, certifying that the works will not jeopardise the structural integrity of the building.

2. Alterations and additions are to maintain significant fabric and building elements.
3. A proposed change of use must not compromise the significant fabric and building elements.
4. A proposed increase in floor space outside the existing building envelope is not permitted where it would compromise the significant fabric and building elements.
5. The provision of car parking within the existing building is not an acceptable justification for creating additional storeys above the height of the existing roof.
6. Where scope exists for a roof addition, it is to be complementary to, rather than dominate the original building; be simple in form; and able to be distinguished as new work.
7. Additional storeys or roof additions must not result in the removal of the original roof structure where that roof is essential to the original building form.
8. Alterations and additions are to:
 - a) retain the essential geometric form of the existing building when viewed from the public domain; and
 - b) complement the materials and articulation of existing façade elevations, including distinguishing features.
9. Retain the original or significant pattern of windows and openings.
10. All original window frames, sashes and lights are to be retained on prominent elevations and on secondary elevations where considered critical to the significance of the building.
11. Work to the facade is to:
 - a) retain original and significant elements and finishes including catheads, hoists and face brick detailing;
 - b) reinstate or restore missing original elements;
 - c) remove detracting elements;
 - d) minimise new elements; and
 - e) not obscure original elements.
12. Street level doors, gates or grilles should, where possible be set back a minimum of 200mm from the external face of the building, if not, detailed in a manner that makes them recessive.
13. External awnings are not to be attached to the building façades where they detract from the overall building form.
14. Face brick and sandstone must not be rendered, painted or otherwise coated.
15. Existing floor levels are to be maintained. Mezzanine or loft areas may be acceptable where they have minimal heritage impact, including on any significant structure and significant views into the interior.

16. Any internal subdivision and change to the layout of floor areas is to respect the existing pattern of windows and openings and have minimal heritage impact on significant structure and views into the interior.
17. Significant original elements, fabric and features that are characteristic of the former use of the building are to be:
 - a) retained;
 - b) generally not obscured by new elements; and
 - c) where retained, be adapted to meet contemporary needs or safety standards, alterations must be reversible and minimal, where possible.
18. Active frontages are to be integrated into the existing fabric to ensure that entrances and display windows do not alter the regularity of façade elements or compromise the external appearance.
19. Where existing or amalgamated sites contain significant buildings of a different character, form, size and finish which reflect former uses, this difference is to be retained.
20. Existing painted signs that relate to the history of the building, or to the surrounding area are to be retained and kept visible where possible.

6.0 HERITAGE SIGNIFICANCE - NON-CONSERVATION AREA

6.1 Non-Conservation Area within the Study Area

Most of the general Parramatta Road Corridor study area falls within the Parramatta Road Conservation Area (C2) and the Annandale Conservation Area (C1), but some important parts of the study area are not in conservation areas.

The brief for the Heritage Assessment of the Conservation Areas did not require a full Assessment of these non-conservation area localities. The appointment of NBRSPARTNERS to carry out the Heritage Assessment of the adjoining Conservation Areas did, however, present Council with an opportunity to have all the properties in the non-conservation area localities surveyed for their historic and aesthetic significance. This survey was undertaken and data compiled for each property in these localities as described in sections 2.3 to 2.5 of this study. These data sheets are provided in Appendix B to the study. These categorise properties as buildings of historic and aesthetic significance, or as neutral or detracting to the character of the area.

This data will feed into Council's Review of the Leichhardt Development Control Plan (DCP) 2013 to help update Desired Future Character Objectives and Controls for the relevant Distinctive Neighbourhoods. It will also be used to inform Council's 2016 urban design studies of the Parramatta Road Corridor, including the Camperdown Industrial Precinct and future work on any extension of the Annandale Conservation Area (C1).

6.2 Heritage Character - Outside Parramatta Road HCA

There are two building typologies in the Parramatta Road Corridor study area outside the Parramatta Road Heritage Conservation Area ("C2") including:

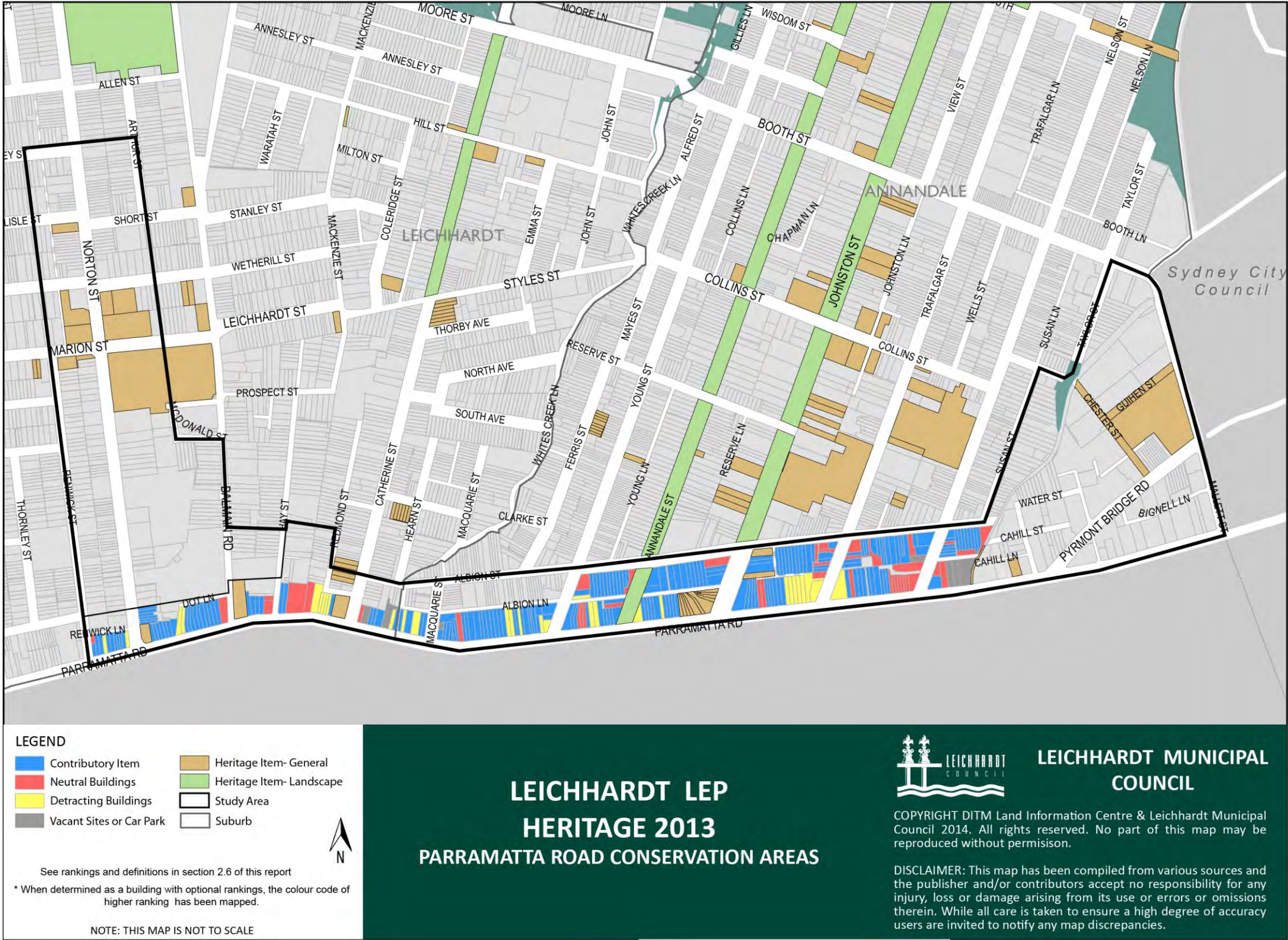
Building Typology A: Parramatta Road East - Factory / Commercial	From its intersection with Mallett Street to Johnston's Creek, Annandale and extending to Booth Street
Building Typology B: Residential	Susan, Taylor and Water Streets (located west of Johnston's Creek). Cahill, Mathieson, Water and Gordon Streets (located east of Johnston's Creek).

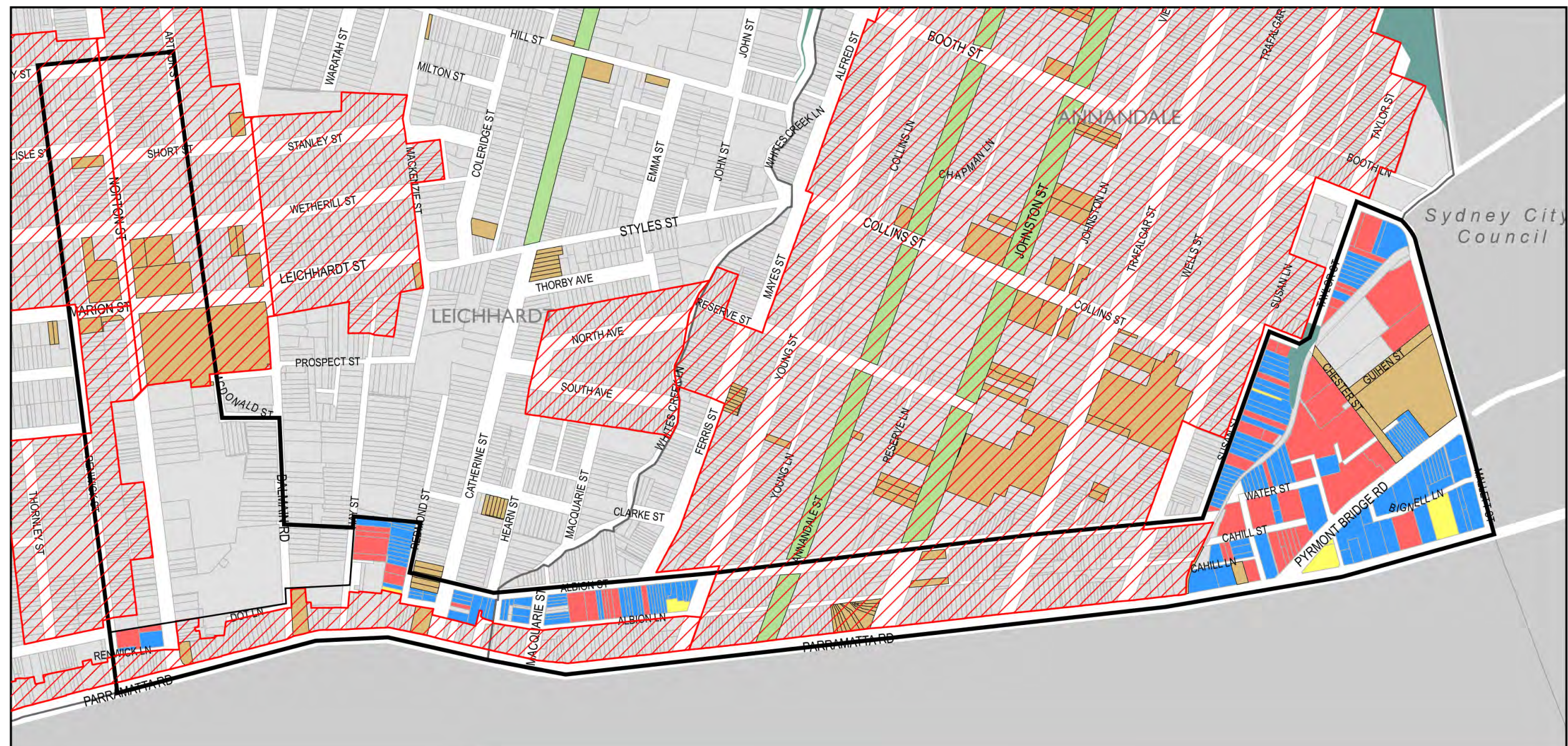
Industrial development prevails at the eastern end of the study area around Pyrmont Bridge Road, Booth Street, Mallet Street and Johnston Creek. This precinct, containing a number of factories and warehouses, lies east of Johnston's Creek and outside the Parramatta Road Heritage Conservation Area (C2). A number of residential properties, dating to the late-nineteenth century, are retained within the area. This precinct has its own distinct character and contains several heritage items, including a warehouse, listed as heritage items and located at 52-54 Pyrmont Bridge Road (also known as 21-37 Booth Street).

By the 1890s, the area was a mix of terraces, large houses and factory buildings. Caraher's Soap and Candle Factory on Parramatta Road sat alongside terrace houses, one hotel (McBrides) and at least one large residence (Diddleston). Near Johnston's Creek and the site of a former quarry, were several factory sites, including Murrays Bedding and Flock Factory at the end of Chester Street. From the 1930s, this area transitioned to mainly industrial use. That character has been retained in the present building forms with pockets of Victorian residential development evident. Some of these residential pockets west of the Camperdown Industrial Precinct and Johnston's Creek may be worthy of investigation for inclusion in the Annandale Conservation Area (C1).

Warehouse buildings date from the Federation, Inter-War and Post-War periods, the robust character of this precinct contrasts with the finer-grain character of the commercial strip. A distinctive pattern of rear lanes, used as loading docks, form part of the character of the area.

APPENDIX A - HERITAGE CONSERVATION AREA MAPPING





LEGEND

Buildings of Historic and Aesthetic Significance	Heritage Item- General
Neutral Buildings	Heritage Item- Landscape
Detracting Buildings	Study Area
Conservation Area	Suburb

See rankings and definitions in section 2.6 of this report

*Grey sites within the study area are of unknown character and can be potential redevelopment sites that are currently vacant or used as car-parks.

** When determined as building with optional rankings, the colour code of higher ranking has been mapped.

NOTE: THIS MAP IS NOT TO SCALE

LEICHHARDT LEP HERITAGE 2013 PARRAMATTA ROAD NON-CONSERVATION AREAS



**LEICHHARDT MUNICIPAL
COUNCIL**

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APPENDIX B - DATA SHEETS

Parramatta Road – From Johnston's Creek to Nelson Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photograph
-	Road Infrastructure	HI (local)	“Bridge at Parramatta Road” – Heritage Item A stone bridge was built over Johnston's Creek in 1841. Located under roadway and over Johnston's Creek - not readily visible from the street.	Existing Heritage Item (Item No I27) Forms part of conservation area (C1)	
1-13	Vacant site	U	Vacant site – partial brick wall visible behind temporary construction hoarding.	Existing development site. Assessment to be made following completion of construction. Forms part of conservation area (C1)	

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photograph
15	21st Century	N	Three-storey recent, mixed-use commercial and residential development. Light coloured face brickwork with render at ground floor level. Metal sheeting (facades) visible behind the brickwork.	Sympathetic alterations and additions possible . Any proposed development to respect the character of the conservation area. Forms part of conservation area (C1)	
17-19	Inter-War Georgian Revival Style (1930)	Potential HI	Two storey commercial building, “Annandale Hotel” – a “Tooths” hotel building constructed in 1930. Decorative plaster details and first floor verandah. Facebrick, quoins, external tiling to ground floor.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Any works to be undertaken in accordance with guidelines for Pubs and Hotels over 50 years within Conservation Area 2. Potential heritage item. Forms part of conservation area (C1)	

DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA

NBRS+PARTNERS

Parramatta Road – From Nelson Street to Trafalgar Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
21-33	Inter-War shop-top housing group.	N	Two storey attached shop top (group) - repetitive details and materials suggest the group extends from 23 – 31A. Repeated façade detail – under window (except #21). All windows to upper floor replaced with aluminium framed windows, some enlarged horizontally. Painted render (various colours), terracotta tiled hipped roof. #27 in a dilapidated condition. Modern shopfronts with awning over – except No 31A with an early timber and glass shopfront.	Sympathetic alterations and additions possible. Shopfront to be conserved in accordance with the Significant Shopfront guidelines. Potential development site - any proposed development to respect the character of the conservation area. Forms part of conservation area (C1)	

DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA

NBRS+PARTNERS

35	Federation Filigree style	C	Two storey double frontage shop top housing. Wrought iron filigree verandah balustrade and other detailing. Parapet with decorative urns and chimneys evident. Face brickwork has later addition paint. Face brickwork visible on parapet. Early or original shopfronts retained.	Retain and conserve the significant façade and character of the conservation area. Any additions to be located at the rear of the property. Shopfront to be conserved in accordance with the Significant Shopfront guidelines within Conservation Area 2. Forms part of conservation area (C1)	
37-43	Victorian Filigree style	C	Two storey group of attached shop top split into two double frontages. Wrought iron filigree verandah balustrade and other detailing. Painted rendered in various colours: (39 – cream; 41-43 – dark grey. Possibly originally painted cream (patches visible on upper floor front façade). Decorative urns mounted on parapet. Four, double frontage terraces (8 in total). No 39 - Lattice screen infill across first floor verandah. First floor verandah provides shopfront awnings. Shop fronts: Original timber shopfront retained at No 39. Later addition shopfronts at Nos	Retain, and where possible reinstate, the significant façade and character of the contributory item. Any additions to be located at the rear of the property. Shopfront to be conserved in accordance with the Significant Shopfront guidelines within Conservation Area 2. Forms part of conservation area (C1)	

DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA

NBRS+PARTNERS

			41-43.		
45	Federation	C	Single storey attached shop. Date on parapet - 1896. Masonry with rendered and painted finish (evidence of peeling paint). Modern shopfront with awning over.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Any additions to be located at the rear of the property. New shopfront must respond to the character of the conservation area. Forms part of conservation area (C1)	
47	Federation	C	Three-storey semi-detached terrace. Date on parapet – 1901. Rendered finish, paint has peeled away. First floor façade – original double hung window, door opening suggests a covered verandah – now removed. Modern shopfront with awning over.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Any additions to be located at the rear of the property. New shopfront must respond to the character of the conservation area. Forms part of conservation area (C1)	

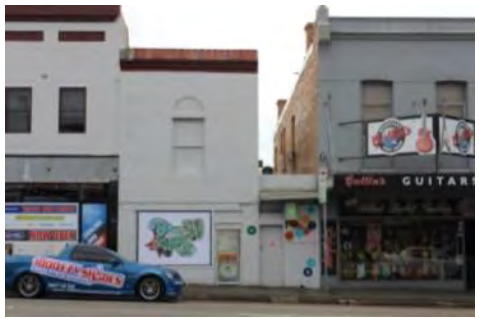
DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA

NBRS+PARTNERS

49	Inter-War Commercial	C	Two storey group of two semi-detached terraces (double frontage). Masonry walls with painted render. Simple geometric decorative detail repeated in parapet. Modern shopfront with awning over.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Any additions to be located at the rear of the property. New shopfront must respond to the character of the conservation area. Forms part of conservation area (C1)	
51-53	Late Victorian c1888	C	Two-storey shop top attached terrace. Date inscribed into façade (1888). Simple decorative details and decorative spheres mounted on parapet. First floor – timber framed windows are later addition to earlier door openings – replacing original French doors suggesting an original covered verandah balcony - now removed. Painted render. Modern shopfront with awning over.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Any additions to be located at the rear of the property. New shopfront must respond to the character of the conservation area. Forms part of conservation area (C1)	

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55	Federation	C	Two storey shop top attached terrace. Simple details on façade. Decorative urns on parapet. Masonry and painted render to principal façade – side elevation face brickwork. Upper floor – double hung sash windows, converted from doors – suggests a covered verandah – now removed. Modern shopfront with awning over.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Any additions to be located at the rear of the property. New shopfront must respond to the character of the conservation area. Forms part of conservation area (C1)	
57	Federation	N	Two storey shop top semi-detached building. Masonry painted brickwork. Flat parapet faced with introduced Mediterranean (flat) terracotta roof tiles. Decorative stucco detailing above upper level window. Painted over timber-framed window. Decorative inscribed plaster pattern in arch over window. Much of the integrity lost – original verandah removed. Infilled ground floor shopfront.	Sympathetic alterations and additions possible. Potential infill development site - any proposed development to respect the character of the conservation area. Forms part of conservation area (C1)	

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59	Inter-War	C	Two storey shop top building. Parapet with central pediment. Painted rendered finish. Simple decorative details on façade. Possibly original first floor verandah removed. No awning. Modern shopfront (ground floor).	Retain, and where possible reinstate, the significant façade and character of the contributory item. Any additions to be located at the rear of the property. New shopfront must respond to the character of the conservation area. Forms part of conservation area (C1)	
61	Late-20 th century Commercial	D	Two storey commercial building – corner infill. Painted corrugated iron and brick. Glass wall shopfront.	Potential development site - any proposed development to respect the character of the conservation area. Forms part of conservation area (C1)	

Parramatta Road – From Trafalgar Street to Johnston Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
69-77	Late-20th Century	D	Recent single-storey car garage – “Beaurepaires” (corner infill site).	Potential development site - any proposed development to respect the character of the conservation area. Forms part of conservation area (C1)	
79	Federation warehouse	C	Three-storey Federation warehouse, converted to commercial. Masonry, rendered and painted. Upper levels 2 & 3 intact. Decorative arches, simple detailing. Modern (GF) shopfront with awning over. Detracting signage on roof	Retain, and where possible reinstate, the significant façade and character of the contributory item. Any additions to be located at the rear of the property. New shopfront must respond to the character of the conservation area. Forms part of conservation area (C1)	

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81-83	Victorian Commercial	C	Two storey semi-detached shop top terraces. Semi-detached, double frontage. Simple detailing to on parapet with one remaining decorative urn. Windows – possibly originally doors – leading to a verandah (now removed). Modern shopfronts with awning over.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Any additions to be located at the rear of the property. New shopfront must respond to the character of the conservation area.	
85-87	Inter-War 1920s	C	Pair of two storey shop top terraces. Two-bay frontage. Simple detailing, repeated. Parapets with decorative pediment. Stylistically similar to adjoining building at Nos 89-93. Timber framed window – some panes have coloured glass. Modern shopfronts with awning over.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Any additions to be located at the rear of the property. New shopfront must respond to the character of the conservation area Forms part of conservation area (C1)	
89 - 93	Inter-War 1921	C	Group of three, two storey shop top terraces. Central block (#87) has date inscribed – 1921. Repeated architectural details: parapet and pediment shape, window shape. 89 – first floor shows painted render, unpainted facebrick, timber windows with small awning over, windows include panes of coloured	Retain, and where possible reinstate, the significant façade and character of the contributory item. Any additions to be located at the rear of the property. New shopfront must respond to the character of the conservation area Forms part of conservation area (C1)	

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			glass. 91 – (upper level) painted render, unpainted facebrick (with poor repointing attempt), timber windows with small awning over. Windows include panes of coloured glass. 93 – (upper level) painted render, painted facebrick, timber windows covered with roller shutter and with awning over. All – modern GF shopfronts with sloping awning over.		
93	Inter-War	N	Two storey semi-detached terrace with shop top use. Very simple façade. Upper level with minor detailing on parapet. Awning over first floor window. Later addition painted brickwork. Modern shopfront (circa 1980s), with awning over.	Potential development site - any proposed development to respect the character of the conservation area. Forms part of conservation area (C1)	
95	Mid-20th century	N	Single storey, infill attached shop. Modern shopfront (circa 1980s), with awning over. Impression of earlier building shown on adjacent wall of No 97 building.	Potential development site - any proposed development to respect the character of the conservation area. Forms part of conservation area (C1)	

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97-103	Inter-War - (1919) Commercial	C	Group of four (4), two storey attached commercial terraces. Painted brickwork. Date of "1919" inscribed on the building. Majority of original decorative detailing to parapet retained on upper level (except No 99). Decorative pediment on either end of the group. Modern (GF) shopfronts with awnings over.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Any additions to be located at the rear of the property. New shopfront must respond to the character of the conservation area. Forms part of conservation area (C1)	
103A	Inter-War Art Deco style – façade remodelling	C	The Empire Hotel was originally designed in the Victorian period and remodelled in 1936. Three-storey Art Deco style detailing on façade. Masonry - rendered and painted. Parapet details and verandahs removed in 1930s remodelling. Wraparound awning over ground floor. Prominent corner building.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Any works to be undertaken in accordance with guidelines for Pubs and Hotels over 50 years within Conservation Area 2. Forms part of conservation area (C1)	

Parramatta Road – From Johnston Street to Annandale Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
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105-119	Late-Victorian Filigree Commercial Goodman's Building 1890 and c1909	HI (state)	Building constructed in two stages 1890 and c1909. Decorative parapet includes balusters, pediments with "Goodman's Building" and decorative urns. Original two-storey commercial corner building with intact First Floor verandah and covered awning to Johnston Street. Decorative cast iron panels on balcony balustrade. Covered Ground floor with cast iron columns at. Decorative parapet. Modified awning and balcony on Parramatta Road (dating to 1928) is detracting. Removed during widening of Parramatta Road. Strong corner element.	Heritage Item of State significance (Item No I167, I168, I169, I170, I171, I172, I173) Retain, and where possible reinstate, the significant façade and character of the heritage item. Shopfronts to be conserved in accordance with the Significant Shopfront guidelines within Conservation Area 2. Forms part of conservation area (C1)	
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121-123	Late Victorian Commercial	C	Two-storey, masonry is rendered and painted (original verandah removed). Parapet with arched pediment in central bay. First floor - two timber framed windows modified following removal of door opening when verandah removed c1928. Modern shopfront with awning over	Retain, and where possible reinstate, the significant façade and character of the contributory item. Any additions to be located at the rear of the property. New shopfront must respond to the character of the conservation area. Forms part of conservation area (C1)	
125-139	Late Victorian Commercial	C D (No 131)	Original two-storey commercial building with evidence of an original verandah and awning (since removed). Decorative parapet includes balusters, pediments and some decorative urns. First floor – original timber framed door and side-light window configuration evident. Some doors have been infilled as below to create windows. Variety of later addition awnings over windows. Some evidence of early shopfront with modern awning over.	Retain, and where possible reinstate, the significant façade and character of the contributory item. No 131 is Detracting (D) due to lost façade details. There is the opportunity to recover the details. Potential to reinstate shopfronts using remnant original detailing. Shopfronts to be conserved in accordance with the Significant Shopfront guidelines within Conservation Area 2. Forms part of conservation area (C1)	 

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131 Part of Group at No 125-139	20 th Century façade	D	Originally formed part of the building identified as No 125-139 Parramatta Road. Late 20th century façade treatment has altered the original form. Parapet of No 131 has been removed, wall clad in metal sheeting. Detracting element within the building.	Where possible, reinstate the significant façade elements to recover the character of the contributory item.	
141-143	Federation / Inter-War Commercial	C	Single-storey commercial building with masonry rendered and painted. Parapet possibly replaced by modified version – “183” (possible original street numbering) evident on central arched pediment. Modern shopfront with awning over.	Retain, and where possible reinstate, the significant façade and character of the contributory item. New shopfront must respond to the character of the conservation area. Forms part of conservation area (C1)	
145-149	Late 20th century Commercial	D	Two-storey, facebrick commercial building with timber infill panelling and tiles – all painted. Metal and timber framed windows. No awning Poor corner element	Potential development site - any proposed development to respect the character of the conservation area. Forms part of conservation area (C1)	

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Annandale Street (Eastern Side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
			Side elevation of Nos 145-149 Parramatta Rd – Late 20th century Commercial building	See 145-149 Parramatta Road Forms part of conservation area (C1)	
	Albion Lane				
1 Annandale St	Inter-War Residential	C	Single-storey, free-standing cottage with terracotta tiled roof and rough rendered decorative walling (possibly later addition). Original casement windows have decorative coloured glass. Verandah shows Inter-War Californian bungalow style. Three single-storey masonry rendered garages with roller doors – later addition.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Forms part of conservation area (C1)	

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
Annandale St	Street trees in Road reserve of Annandale Street, Annandale	HI (local)	Street trees in Road reserve of Annandale Street, Annandale are identified in the Leichhardt LEP as having Local significance	Heritage Item of local significance (Item No I9). Ensure any works do not detract from this landscape element. Forms part of conservation area (C1)	

Annandale Street (Western Side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
			Corner elevation of No 151-157 Parramatta Road	See No 151-157 Parramatta Road Forms part of conservation area (C1)	
2-4 Annandale St	Late-20th Century Commercial	N	Two-storey masonry rendered commercial building with metal framed window and door openings. Loading dock to the south. Possibly a converted former warehouse.	Unlikely to recover the original building form. Alterations and additions are possible providing they do not compromise the conservation area. Forms part of conservation area (C1)	

6 Annandale St	Late-Victorian Cottage	Potential HI	Single-storey facebrick cottage with plaster render mouldings terracotta tiled roof and tessellated tiles to verandah. Palisade fence.	Retain and conserve the significant façade and character of the contributory item. Potential heritage item. Forms part of conservation area (C1)	
	Albion Lane				
6A Annandale St	Inter-War / Mid- 20th century	N	Single-storey former factory building built on street boundary.	Potential development site - any proposed development to respect the character of the conservation area. Forms part of conservation area (C1)	

8 Annandale St	Late-Victorian	N	Single-storey, free-standing cottage set back from street boundary with small garden. Walls masonry rendered and painted. Gabled roof has later addition terracotta tiles. Timber framed windows and timber shutters. Bay window at front. Alterations have reduced the Victorian character of the dwelling.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Any proposed development to respect the character of the conservation area	
			Albion Street corner		
Annandale St	Street trees, Annandale Street, Annandale	HI (local)	Street trees in Road reserve of Annandale Street, Annandale are identified in the Leichhardt LEP as having Local significance (Item No I9)	Heritage Item (Item No I9) Forms part of conservation area (C1)	

Parramatta Road – From Annandale Street to Young Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
151-157	Late Victorian Commercial	C / N	Two-storey, masonry rendered and painted corner building. Parapet with simple mouldings. First floor verandah has been removed. Corner pediment to parapet removed. First floor windows to Nos 151-153 altered with timber frames and proportions changed. Windows to Nos 155-157 altered and replaced with timber frames and timber awnings over with timber shingles. Modern shopfront with awning over.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Potential to reinstate First Floor windows and removed parapet using detailing from original. New shopfront to respond to the character of the conservation area. Forms part of conservation area (C1)	
159	Federation Commercial	C	Two-storey, masonry rendered and painted commercial building with simplified curved pediment to parapet. Moulded plaster horizontal banding and mouldings around windows. Evidence of cracking in walls. First floor windows (possibly former doors to verandah) replaced with aluminium framed windows.	Retain, and where possible reinstate, the significant façade and character of the contributory item. New shopfront must respond to the character of the conservation area. Forms part of conservation area (C1)	

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			Modern shopfront with awning over.		
161	Late-20th century commercial infill	D	Two-storey, with metal/concrete panel cladding over entire wall above awning. Modern shopfront with awning over.	Potential development site - any proposed development to respect the character of the conservation area. Forms part of conservation area (C1)	
163	Late-20th century commercial infill	D	Two-storey, with facebrick wall above awning over entire wall above awning. First floor aluminium framed windows. Modern shopfront with awning over.	Potential development site - any proposed development to respect the character of the conservation area. Forms part of conservation area (C1)	

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165	Late-Victorian 1897	C	Two-storey, masonry rendered and painted commercial building with intact parapet. Plaster moulding in horizontal banding including around windows. Originally part of a group combining Nos 165-181. First floor windows – one timber framed / one replaced with aluminium window. Modern shopfront with awning over.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Original building at Nos 165-181. Façade has been debased by alterations and removal of original fabric (including windows and first floor verandahs). There is the potential to reinstate First Floor windows and removed decorative plasterwork and parapet using detailing from original. New shopfront must respond to the character of the conservation area. Forms part of conservation area (C1)	
167-171	Late-Victorian 1897 Modified	N	Two-storey, masonry rendered and painted commercial building with parapet. Plaster mouldings removed in Late-20th century. Originally part of a group combining Nos 165-181. First floor windows and openings heavily modified and replaced with aluminium window. Modern shopfront with awning over.	See recommendations for No 165 Parramatta Road. Recommendations relevant for building comprising Nos 165-181. Forms part of conservation area (C1)	

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173-181	Late-Victorian 1897	C / N	Two-storey, masonry rendered and painted commercial building with intact parapet. Plaster moulding in horizontal banding. Removed from around windows at Nos 177-181. Originally part of a group combining Nos 165-181. First floor window openings heavily modified and replaced with aluminium windows. Modern shopfront with awning over. Corner building has lost much of its integrity through modifications and it not a strong corner element.	See recommendations for No 165 Parramatta Road. Recommendations relevant for building comprising Nos 165-181. Forms part of conservation area (C1)	 
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Young Street (Eastern Side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
		N / D	Side elevation of No 181 Parramatta Rd – Late Victorian commercial building. Mid-20th century masonry rendered and painted additions with first floor over three (3) garages and further four (4) single-storey garages	Potential development site at rear of building comprising Nos 165-181. Potential development site - any proposed development to respect the character of the conservation area. Forms part of conservation area (C1)	
	Albion Lane				
1 Young St	Late-20th century	D	Two-storey, facebrick commercial / residential terrace with central brick column at ground floor. Imitation aluminium lace-work to first floor verandah, aluminium windows.	Potential development site - any proposed development to respect the character of the conservation area. Forms part of conservation area (C1)	

3 Young St	Late-Victorian cottage	C	High brick wall / fence and later addition garage and tree prevent visibility to residence behind. Closer inspection reveals single-storey masonry rendered terrace, set back from boundary, with decorative plaster mouldings to window surrounds, including pilasters and glazed ceramic tiles.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Investigate original fence type. Encourage removal of high fence and replace with sympathetic fence of the house period and style. Forms part of conservation area (C1)	 
2/5 Young St	Late 20th-century residential building	N	Two-storey, facebrick building constructed on boundary and resembling factory construction. Timber-framed windows and two garage spaces.	Potential development site - any proposed development to respect the character of the conservation area. Forms part of conservation area (C1)	

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1/5 Young St	Late 20th-century commercial building	N	Forms part of Albion Street corner building - two-storey, rendered and painted masonry building constructed on boundary and resembling factory construction. Timber-framed windows.	Potential development site - any proposed development to respect the character of the conservation area. Forms part of conservation area (C1)	
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Young Street (Western Side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
		D	Corner elevation of No 183 Parramatta Road	Potential development site - any proposed development to respect the character of the conservation area.	
2A Young St	Federation Warehouse studio / residential	C	Two-storey facebrick, freestanding warehouse with stepped gabled parapet. Original timber-framed windows and doors. Arched front door opening with large timber doors. Evidence of painted signage on brickwork (indecipherable).	Retain, and where possible reinstate, the significant façade and character of the contributory item. Any developemnt to be undertaken in accordance with guidelines for Factory / Warehouses over 50 years within Conservation Area 2.	

2 Young St	Federation Warehouse conversion c1915 2012 - warehouse conversion	C	Free-standing, two-storey facebrick warehouse painted. Evidence in the parapet of lettering (since removed) "Brewery" / "Vinecar"?? Situated at the corner of Young Street and Albion Lane, First floor window openings increased to create recessed verandah. Replacement metal framed windows at first floor level. Ground Floor - original timber-framed windows and doors. New awning over main central door. A three-storey mixed use retail and residential addition at rear, dating to 2012.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Any developemnt to be undertaken in accordance with guidelines for Factory / Warehouses over 50 years within Conservation Area 2.	
			Albion Lane		
4 Young St	Late-20th century	D	Single-storey masonry rendered and painted commercial building. Aluminium cladding to upper section of elevation, above windows and door. Canvas awning above central entry door.	Potential development site - any proposed development to respect the character of the conservation area.	

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		C	Side of 140 Albion Street	Retain, and where possible reinstate, the significant façade and character of the contributory item. Potential to reinstate corner shopfronts using remnant original detailing. Shopfronts to be in accordance with the Significant Shopfront guidelines within Conservation Area 2.	
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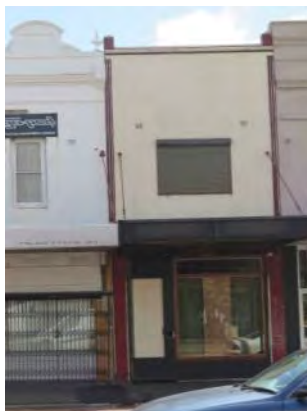
Parramatta Road – From Young Street to Macquarie Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
183	Late-20 th century 1960s/1970s	D	Two-storey, face brickwork with decorative steel handrail to first floor balcony.	Potential development site - any proposed development to respect the character of the conservation area.	
185	Mid-20th century	D	Two-storey, masonry rendered and painted infill building. Decorative elements removed. First floor aluminium windows. Modern shopfront with awning over.	Potential development site - any proposed development to respect the character of the conservation area.	

187	Federation	N / C	Remnant of larger building with parapet. First floor windows replaced earlier doors to verandah (now removed). Modern shopfront with awning over	Retain, and where possible reinstate, the significant façade and character of the contributory item. New shopfront must respond to the character of the conservation area.	
189A-191	Federation	C	Two-storey, masonry is rendered and painted (verandah has been removed). Parapet with pediment in central bay. First floor - two windows (of three) modified - one double window has timber framed brackets with shingle awning over. Modern shopfront with awning over	Retain, and where possible reinstate, the significant façade and character of the contributory item. New shopfront must respond to the character of the conservation area.	
193-197	Federation	C	Two-storey with evidence of verandah removed; Three bay windows with shingles under and rest parapet decorated.	Retain, and where possible reinstate, the significant façade and character of the contributory item. New shopfront must respond to the character of the conservation area.	

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199	Late 20th century	D	Two-storey commercial in-fill building, masonry rendered and painted. First floor window has security shutter over. Would have originally formed part of the existing building at Nos 201-203.	Potential infill development site - any proposed development to respect the character of the conservation area.	
201-203	Late-Victorian	C	Two-storey commercial building, masonry rendered and painted. Decorative parapet with urns. Verandahs removed and door openings converted to windows. Much of the original character and fabric of the building has been debased. Modern shopfront with awning over	Retain, and where possible reinstate, the significant façade and character of the contributory item. New shopfront must respond to the character of the conservation area	

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205-207	Mid-20th century Commercial infill	D	Single-storey, painted facebrick commercial building with arched pediment Modern shopfront with awning over	Potential infill development site - any proposed development to respect the character of the conservation area.	
209	Inter-War	C	Two-storey commercial building, masonry rendered and painted with painted facebrick decorative parapet. First floor windows modified and replaced with metal frame windows Modern shopfront with awning over	Retain, and where possible reinstate, the significant façade and character of the contributory item. New shopfront must respond to the character of the conservation area	

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Parramatta Road – From Young Street to Macquarie Street (cont'd)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
211	Federation	C	Two-storey commercial building, masonry rendered and painted. Identified in pediment as “Cash Palace”. Large window – possibly infilled balcony or windows and doors to verandah; Modern shopfront with awning over.	Retain, and where possible reinstate, the significant façade and character of the contributory item. New shopfront must respond to the character of the conservation area	
215-217	Federation - Art Nouveau	C	Two-storey commercial building, masonry rendered and painted with painted facebrick decorative parapet in Art Nouveau style. Infilled balconies – No 215 has been restored with original detailing (although balcony opening infilled with glass windows) Modern shopfront with awning over.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Potential to reinstate original façade details to No 217 to recover contribution to the character of the area. New shopfront must respond to the character of the conservation area	

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219-221	Late-Victorian – Free Classical	C	Two-storey commercial building, masonry rendered and painted with parapet in Classical style with balusters and embellishment – evidence of deterioration (date on pediment of 1893??). Original verandah removed (C1928) and original door openings converted to windows.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area.	
223	Late Victorian	C	Two-storey commercial building, masonry rendered and painted with parapet comprising decorative urns and pediment. First floor modified with later timber full-sized window (former door opening) to finished floor (balcony removed). Modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area.	

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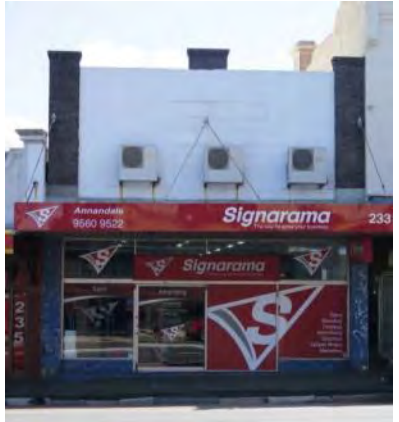
225	Federation – Post Office (1913)	Potential HI	Asymmetrical, single-storey facebrick post office building with prominent slate roof and chimney and street-facing gable. Date on gable apex is 1913. Sandstone decorative embellishment and capping stones. Arched entry to entry porch infilled with metal framed doorway Modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. Potential heritage item.	
227	Late-Victorian	C	Two-storey commercial building, masonry rendered and painted in three bays. Horizontal bands of decorative plaster mouldings. Original parapet appears to have been removed and replaced with simplified capping. First floor timber framed windows have been modified. Formerly door openings to verandah. Modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area.	

229	Federation	C	Two-storey commercial building, masonry rendered and painted. Horizontal bands of decorative plaster mouldings to parapet. Two bay windows at First floor. Modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area.	
231	Inter-War Art Deco	C	Two-storey commercial building, masonry rendered and painted. Decorative parapet using geometric form. First floor window modified with metal framed Remnants of Art Deco shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. Potential to conserve Art Deco style shopfront. Shopfront to be in accordance with the Significant Shopfront guidelines within Conservation Area 2.	

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Parramatta Road – From Young Street to Macquarie Street (cont'd)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
233	Inter-War Commercial 1925	N	Single-storey facebrick and rendered commercial building. Above awning modified and possibly hiding gabled roof behind but result in loss character and integrity. Date of 1925 in brickwork of raised parapet Modern shopfront with awning over.	Potential development site - any proposed development to respect the character of the conservation area.	
235-245A	Federation Commercial Remnant of Early Victorian (1840s) Residential	C	Historical anecdote: the residence of “Annan Grove” dating to 1840s is consolidated behind the facade of this building group. Evidence of roof behind parapet. Single-storey, masonry building with rendered parapet. Modern shopfront with awning over. Corner building without prominence due to the scale of the building.	Has some heritage potential. However, scale of the building provides little corner landmark qualities and contributes due to being of the period. Further investigations should be undertaken to determine the degree of intact fabric associated with “Annan Grove” consolidated within the Federation period building.	 

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Parramatta Road – From Macquarie Street to Catherine Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
247	Federation	C	Two-storey, face brick with decorative render parapet. Sympathetic addition facing Macquarie Street. Original verandah removed (c1928) and French doors replaced with infill windows. Timber awnings over first floor windows and timber infill below windows. Modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area	
247A	Inter-War	C	Two-storey commercial building; Timber framed sash windows on First floor. Original verandah removed (c1928) and windows replaced earlier French doors. Modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area	

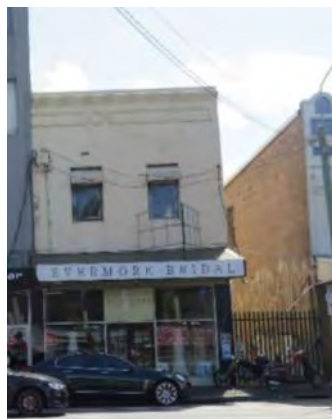
DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA

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249-251	Late-20th century	D	Three-storey, face brick commercial building with advertising screen above awning level Modern shopfront with awning over.	Potential infill development site - any proposed development to respect the character of the conservation area.	
253-255	Inter-War Art Deco	C	Two-storey, rendered masonry commercial building with Art Deco decorative features and elements, including glass block. Modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area.	
257	Late-20th century modifications	D	Two-storey, rendered masonry commercial building with heavily modified earlier façade including removal of parapet and decorative elements. Modern shopfront with awning over.	Potential infill development site - any proposed development to respect the character of the conservation area.	

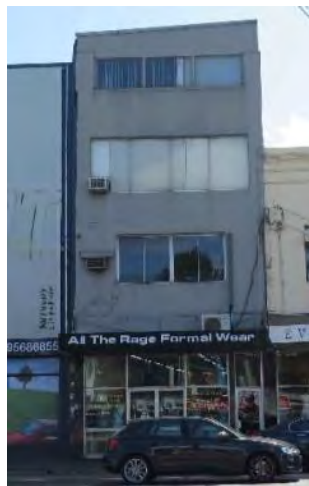
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259	Late-Victorian Free Classical	C	Two-storey commercial building with Infilled balcony on first floor. Decorative pilasters and parapet. Modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. Potential to recover details of first floor New shopfront must respond to the character of the conservation area.	
	Laneway + Canal		Laneway + Canal		
265	Federation / Inter- War	C	Two-storey commercial building is a comparatively intact portion of adjoining building at No 267. Decorative parapet. Original verandah removed (c1928) and windows replaced earlier doors to balcony. Modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item.	

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267	Late-20th century	D	Four-storey commercial building of rendered masonry with later addition aluminium windows	Potential infill development site - any proposed development to respect the character of the conservation area.	
269-277	Late-20th century	U	Two-storey commercial building with screen covering façade below. Unclear what is behind screen.	Further investigation to determine whether an earlier façade is evident or degree of intactness of façade behind.	

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279-281	Late-Victorian	C	Two-storey commercial building with decorative pediment to parapet and urns. No 181 has intact façade elements with timber-framed windows. Aluminium windows have replaced timber frames. Original verandah removed c1928 and door openings reconfigured as windows. Modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area.	
283-285	Late-Victorian	U	Two-storey commercial building – scaffolding erected at the time of inspection; Parapet removed.	Existing development site at Nos 283-285. Assessment of contribution to be made following completion of construction.	
287	Late-Victorian façade modified Commercial	N	Two-storey, rendered masonry commercial building with splayed corner. Modified earlier façade – removal of decorative elements in late 20th century. Modern shopfront with awning over.	Potential infill development site - any proposed development to respect the character of the conservation area.	

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NBRS+PARTNERS

Catherine Street (eastern side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
	Federation Commercial	N	See Parramatta Road Inventory. The two-storey corner building at No 287 Parramatta Road has lost much of the original fabric and character.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area.	
1-3 Catherine St	Federation Commercial	C	Some of the character of the two-storey building at Nos 1-3 (left on figure) has been retained. Despite considerable changes to shopfront and loss of some parapet details the overall character of the building has been retained.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear.	

3-5 Catherine St	Federation Commercial	C	Some of the character of the single-storey building at Nos 3-5 (has been retained above the awning. Despite considerable changes to shopfront and loss of some parapet details the overall character of the building has been retained.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear.	
	Laneway				
9 Catherine St	Late-20 th Century Commercial	N	The two-storey late 20 th Century addition to an adjoining terrace building.	Sympathetic alterations and additions possible. Potential infill development site - any proposed development to respect the character of the conservation area.	

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11 Catherine St	Late-Victorian Commercial	HA	The two-storey Late-Victorian commercial building was considerably modified in the Late 20 th Century upgrade works. It has lost much of the character of the original building. However, has retained the chimney, roof form and fire wall.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	
13-19 Catherine St	Late-Victorian Commercial	HA	The two-storey Late-Victorian commercial building was considerably modified in the Late 20 th Century upgrade works. It now operates as "House of Cerone". Later addition windows on the first floor and new sympathetic shopfronts have been added. Decorative parapet and pediments provide the character of the period.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	

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Catherine Street (western side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
2 Catherine St	Late-Victorian Residential	C	Single-storey face brickwork – painted as a later addition. Timber-framed sash window. With palisade fence to verandah	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear.	

4 + 6 Catherine St	Late-Victorian Filigree Residential	HA	Two x two-storey terraces No 4 has painted face brickwork. No 6 is rendered and painted. No 6 has later addition tiled roof. Both have decorative cast iron balustrading, frieze and brackets. Palisade fence to verandah at street boundary.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	
8-16 Catherine St	Federation Queen Anne Residential	HI (local)	Group of considerably intact speculative single-storey freestanding residential buildings constructed with Italianate details including projecting bay windows and decorative timber frieze to gable. Variety of roofs including original slate and later addition terracotta tiles and corrugated metal sheeting. Most have intact chimneys. Decorative cast-iron frieze and brackets. The group makes a positive contribution to the streetscape. Retained palisade fences.	All residences are listed as heritage items of local significance. Retain, conserve and where possible reinstate, the significant façade and character of the contributory item. Attempt to recover the significance and character of the group as a whole. Sympathetic alterations and additions possible at rear.	

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NBRS+PARTNERS

					
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DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA

NBRS+PARTNERS

Parramatta Road – From Catherine Street to Hay Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
289-295	Inter-War The Albert Palais 1934	HI (local)	Strong corner element. Masonry rendered and painted two-to-three storey theatre building. Decorative render elements with mostly intact windows.	Heritage Item of local significance (Listing No I684). Retain, and where possible reinstate, the significant façade and character of the heritage item. New shopfront to respond to the character and significance of the heritage item.	
297	Late-Victorian commercial	C	Remnant of façade. Two-storey, rendered and painted masonry with decorative parapet and rendered elements. First floor windows covered and detracting A/C unit installed on facade. Verandah removed c1928. Modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item.	

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299-301	Late-20th Century commercial	D	Two-storey building with metal cladding over First Floor Metal framed window and modern shopfront with awning over.	Potential infill development site - any proposed development to respect the character of the conservation area.	
303	Late-20th Century commercial	D	Two-storey building with metal cladding over First Floor. Metal framed window.	Potential infill development site - any proposed development to respect the character of the conservation area.	
305-307	Late-20th Century commercial	D	Two-storey building with screen over first floor	Potential infill development site - any proposed development to respect the character of the conservation area.	

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307-309	Late-20th Century commercial	D	Two-storey building - Bead shop	Potential infill development site - any proposed development to respect the character of the conservation area.	
311-323	Early-20th Century commercial	N	Rendered masonry with decorative parapet and rendered elements. Timber-framed sash windows with glass overpainted. Much of the façade has been debased by modifications. Detracting signage	Potential infill development site - any proposed development to respect the character of the conservation area.	
325-327	Inter-War 1930s	C	Face-brick with polychrome stripes. Partially painted brickwork is detracting. Parapet and rendered decoration. Infilled arched balcony with eyelet windows Strong corner element.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area.	

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NBRS+PARTNERS

Hay Street (eastern side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
		C	Rear of Parramatta Road – Bald Faced Stag Hotel	See Parramatta Road Inventory	
1 Hay St			Council Carpark and Substation looking south to rear of properties facing onto Parramatta Road		

Hay Street (western side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
			Rear of Parramatta Road with vacant site used for car parking		
			Carpark		

Parramatta Road – From Hay Street to Balmain Road

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
329-333	Late-20th Century commercial 1960s	N	Two-storey facebrick commercial building – painted. Modern shopfront with awning over	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. Potential development site - any proposed development to respect the character of the conservation area.	
335	Federation 1914	Potential HI	Single-storey facebrick building with parapet and decorative tiling. Unusual decorative façade treatment above awning.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area. Potential heritage item.	

337-339	Federation / Inter-War	C	Two-storey rendered masonry with decorative render to parapet. Timber-framed sash windows. Possible an original verandah removed c1928. Modern shopfront with awning over	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area.	
341	Federation Commercial	C	Single-storey rendered masonry building. Possibly with part of parapet removed, including urns, as a modification. Modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area.	
343-345	Inter-War Hotel	HI (local)	Bald Faced Stag Hotel. Two-storey facebrick hotel building with decorative glazed tiled arch feature and decorative moulding over first floor windows. Timber-framed, triple-hung and double-hung sash windows. Later addition parapet with "Est 1830". Rebuilt in 1926 after purchase by purchased by Tooheys Limited. Modern bar frontage with awning over. Prominent corner element	Listed as a heritage item of local significance (Item No I685) Retain, and where possible reinstate, the significant façade and character of the contributory item. Any works to be undertaken in accordance with guidelines for Pubs and Hotels over 50 years within Conservation Area 2.	

Parramatta Road – From Balmain Road to Norton Street

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NBRS+PARTNERS

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
347-349	Late-20th Century Commercial / residential	N	Three-storey facebrick commercial building; Splayed corner and derivative pediment.	Any alterations or additions to respect the character of the conservation area. Potential development site - any proposed development to respect the character of the conservation area.	
351-357	Late-Victorian commercial	C / D	Two-storey masonry and rendered façade partly demolished. Decorative pediment and pilasters. Modern shopfront with awning over	To be reviewed following completion of construction. Removal of part of the façade has debased heritage character of the building as a whole.	
359-367	Federation commercial	C	Two-storey masonry building with stepped pediment. Fanlight over First floor windows – mostly altered. Engraved decorative sgraffito to first floor. Original verandah removed c1928 and original door openings reconfigured as windows. Modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area	

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369	Federation / Inter-War Commercial	C	Two-storey commercial building with decorative pediment. First floor bay window. Later addition, painted brickwork. Modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area	
371-375	Federation / Inter-War Commercial	D	Single-storey with various alterations and additions to shopfront. Modern shopfront with awning over.	Potential development site - any proposed development to respect the character of the conservation area.	

377A-389	Late-Victorian commercial, 1885	C	Two-storey masonry and rendered commercial building. Evidence of structural cracking in principal façade. Decorative plaster moulding surrounds retained over 6 of 14 windows. Four extant urns atop parapet. Windows mostly replaced following removal of balconies c1928. Alterations and modifications to No 379 has resulted in loss of almost all of its decorative features. Modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area	
391-393	Inter-War Georgian Revival style (1926) Norton Hotel (formerly Imperial Hotel)	HI (local)	Two-storey facebrick with parapet and decorative plaster render. First-floor verandah with corner tower and splayed corner. Modern ground floor bar entry with awning over. Strong corner element.	Heritage Item of local significance (Item No 1686). Retain, and where possible reinstate, the significant façade and character of the contributory item. Any works to be undertaken in accordance with guidelines for Pubs and Hotels over 50 years within Conservation Area 2.	

Parramatta Road – From Norton Street to Renwick Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
395	Late 20th Century Commercial	D	Two-storey, face brick corner building on prominent corner; Metal framed windows; Mr Q Restaurant.	Potential development site - any proposed development to respect the character of the conservation area.	
397	Late-Victorian commercial	C	Two-storey masonry rendered commercial building with parapet and decorative pediment. Roundel with head in arch of parapet. Removed verandah with evidence of previous French doors converted to casement windows with fanlight over. Ground floor modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area	

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399-403	Late-Victorian Commercial	C	Two-storey masonry rendered commercial building with parapet, decorative pediment. Removed verandah with evidence of previous French doors converted to windows. Ground floor modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area	
405	Late-Victorian Filigree Commercial	C	Two-storey masonry rendered commercial building with parapet, decorative pediment – “1888” identified on pediment. First floor has original verandah with French doors. Modern shopfront with timber awning.	Retain, with potential to reinstate and conserve original façade details to contribute to the character of the area and contributory item. New shopfront must respond to the character of the conservation area	

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407	Late-Victorian Commercial	C	Two-storey masonry rendered commercial building with parapet and decorative pediment over three bays of windows. Intact timber framed windows to First Floor. Modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area	
409	Late-20th Century Commercial	D	Two-storey, masonry infill commercial building, with timber shutters over openings. Modern shopfront with awning over	Potential development site - any proposed development to respect the character of the conservation area. Design to be sensitive to the close proximity to contributory buildings within the conservation area - a group of Late-Victorian, two-storey commercial buildings.	

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411-415	Late-Victorian Commercial	C	Two-storey masonry rendered commercial building in three bays with parapet with finials and verandahs removed. First floor timber-framed casement and sash windows are later addition after verandah removal (c1928). Late 20th century alterations to corner bay. Modern shopfront with awning over.	Retain, with potential to reinstate and conserve original façade details to recover contribution to the character of the area and contributory item. New shopfront must respond to the character of the conservation area	
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Albion Street – Susan Street to Nelson Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photograph
2 Albion St	Federation + Alterations	N	Single-storey freestanding unadorned cottage. Considerably altered – originally Federation. Corrugated iron roof.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	
4 Albion St	Victorian Filigree	C	Single-storey semi-detached with dormer to roof. Part of a pair with #6. Corrugated iron roof. Alterations: dormer window; front fence (timber picket).	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible. Forms part of Conservation Area C1	

6 Albion St	Victorian Filigree	C	Single storey semi-detached. Pair with #4. Cast iron decorative details. Corrugated metal roofing. Solar panels fixed to all the northern roof plane. Palisade front fence.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible. Forms part of Conservation Area C1	
8 Albion St	Victorian Filigree	C	Single storey semi-detached. Pair with #10. Recently renovated. Cast iron front fence intact. Alterations; Terracotta tiled roof; tessellated (checkerboard) tiles front setback; façade re-rendered and painted, rendered with ashlar coursing; bull nosed verandah removed.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible. Forms part of Conservation Area C1	
10 Albion St	Victorian Filigree	C	Single storey semi-detached. Pair with #8. Dilapidated condition. Corrugated iron roof and bull nosed verandah. Alterations: Inter War chain wire fence with steel frame.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible. Forms part of Conservation Area C1	

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NBRS+PARTNERS

12 Albion St	Victorian Filigree – much altered	C	Single storey semi-detached – pair with #14. Much altered, Inter-War changes, modern changes. Elements of cast iron filigree. Alterations: terracotta tiled roof, new front door, brick low front wall (under construction).	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
14 Albion St	Victorian Filigree (altered)	C	Single storey semi-detached – pair with #12. Elements of cast iron filigree. Alterations: introduced gable on roof ridgeline; timber picket fence; terracotta tiled roof.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

16 Albion St	Victorian Filigree (altered)	C	Single storey semi-detached with roof dormer. Elements of cast iron filigree. Corrugated iron roof and bull nosed verandah. Alterations: Dormer window/door with Juliet balcony; timber picket fence; façade re-rendered and painted, rendered with ashlar coursing.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
18 Albion St	Victorian Filigree (altered)	C	Single storey semi-detached. Alterations: terracotta tiles roof; stripped of features; rendered with ashlar coursing; Inter-War iron fence.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

McCarthy Lane

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photograph
7	Inter-War	N	One-storey and two-storey non-descript light industry building.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	
15	21 st century	N	Three-storey attached terraces (x3). Corner site.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	

Nelson Street – from Albion Street to Parramatta Road (Eastern Side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photograph
11a Nelson St	Victorian Filigree	Potential HI	Single storey freestanding house, corner site - substantially intact (externally). Rendered with ashlar coursing. Corrugated roof and splayed verandah. Elements of cast iron filigree (verandah frieze, fringe, posts), front fence.	Retain, conserve and reinstate the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Potential to nominate as a heritage item. Forms part of Conservation Area C1	
11 Nelson St	Victorian (altered)	C	Single storey semi-detached. Elements of cast iron filigree - verandah posts and friezes, front fence. Bull nosed verandah. Alterations: quoins, terracotta tiled roof, bay projection.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

9A Nelson St	Modern (21st century)	N	Single storey new insert. Single storey. Sympathetic use of colour, scale, materials.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	
9 Nelson St	Victorian	C	Two storey terrace with addition at the rear, double block – attached garage. Simple parapet. Elements of cast iron filigree e.g. verandah railing. Alterations: front fence.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

7 Nelson St	Victorian (altered)	C	Single storey semi-detached, decorative elements retained – windows. Alterations: dormer window in roof, replaced corrugated iron roof, timber picket fence (high).	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
5 Nelson St	Federation (much altered)	C	Two storey free standing terrace. Corner site. Original elements retained western façade eg parapet details, decorative urns. Ground floor stripped of features, windows altered, timber verandahs added. Possible door and stair entry on south elevation (since removed)	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

3 Nelson St	Modern	N	Single storey, open space/ coffee shop. Corner site.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	
			Corner site – Annandale Hotel (addressed under Parramatta Rd Inventory).		

Nelson Street – from Albion Street to Parramatta Road (Western Side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photograph
23			Corner site (addressed under Parramatta Rd Inventory).		
21 Nelson St	Mid-20 th Century	N	One-storey and two storey light industrial shop/space, parking area. Painted brick.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	
2-4 Nelson St	Modern (21st century)	N	Three storey stepped terrace shop top housing. Facebrick work and elements of painted render/masonry.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	

6 Nelson St	N/A	U	Building site.	Forms part of Conservation Area C1	
6a Nelson St	Federation warehouse	C	Three-storey warehouse, adapted for commercial use. Original finish – painted brickwork. Later rendered (patches visible). Modern ground floor.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Works undertaken in accordance with guidelines for Factory / Warehouses over 50 years within Conservation Area 2. Forms part of Conservation Area C1	
8-14 Nelson St	Inter-War	C	Single-storey, Inter-War factory, one-storey and two-storey. Simple parapet facing Nelson Street with decorative plasterwork numbers. Original timber window frames, face brickwork.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Works undertaken in accordance with guidelines for Factory / Warehouses over 50 years within Conservation Area 2. Forms part of Conservation Area C1	

Albion Street – from Nelson Street to Trafalgar Street

DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA – ALBION STREET

NBRS+PARTNERS

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photograph
-	-	-	Two storey northern elevation of corner warehouse (address to Nelson Street)	Retain, and where possible reinstate, the significant façade and character of the contributory item. Works undertaken in accordance with guidelines for Factory / Warehouses over 50 years within Conservation Area 2. Forms part of Conservation Area C1	
26 Albion St	Inter-War (altered)	C	Single storey Inter-War house, much altered. Stripped gable visible. High brick and timber wall.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Aim to recover the significant fabric and character of the group. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

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28 Albion St	Modern (21st century)	N	Two storey new insertion. Commercial.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	Photograph to be inserted.
30 Albion St	Victorian	C	Two-storey semi-detached Victorian terrace group – forms part of Nos 32 and 34. Renovated, stripped of original features.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Aim to recover the significant fabric and character of the group. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
32 Albion St	Victorian	C	Two-storey semi-detached Victorian terrace. Forms part of group with Nos 30 and 34. Render/paint stripped back to face brickwork. High brick wall limits street presence.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Aim to recover the significant fabric and character of the group. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

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34 Albion St	Victorian	C	Two-storey, semi-detached terrace. Forms part of group with Nos 30 and 32. Render/paint stripped back to face brickwork. High brick wall limits street presence.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
36 Albion St	Victorian (altered)	C	Single storey semi-detached, with roof space dormer. Victorian details visible at ground floor. Alterations: New roof and dormer. Brick front wall.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

38 Albion St	Victorian/Federation (altered)	C	Single storey freestanding house with roof space with 2 dormer windows. Chimney indicates Late-Victorian / Early-Federation stylistic period.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
40 Albion St	Federation Arts and Crafts	C	Single storey semi-detached. Forms part of group with Nos 42 and 44. Painted walls and gable, corrugated iron roof. Simple details include rough cast rendered gable, chain link wire front fence. Alterations: altered front window, door.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

42 Albion St	Federation Arts and Crafts	C	Single storey semi-detached. Forms part of group with Nos 40 and 44. Painted, terracotta tiled roof. Simple details include rough cast rendered gable, painted brick front fence. Original window (wood, coloured glass).	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
44 Albion St	Federation Arts and Crafts	C	Single storey semi-detached. Forms part of group with Nos 40 and 42. Most intact of the group, slate roofing with terracotta ridge ornament. Simple details include rough cast rendered gable, painted brick front fence. Original window (wood, coloured glass).	Retain, conserve and reinstate the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Potential to nominate as a heritage item. Forms part of Conservation Area C1	

46 + 48 Albion St	Federation	C	Two storey attached terraces (pair). Externally generally intact. Sandstone pediment details.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
50a Albion St	Modern (21st century)	N	Two storey townhouse development. Battle-axe block – no street presence.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	
50b Albion St	Unclear (20th century)	N	Two storey light industrial. Corrugated iron roof and walls, brickwork. Battle-axe block – no street presence.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	

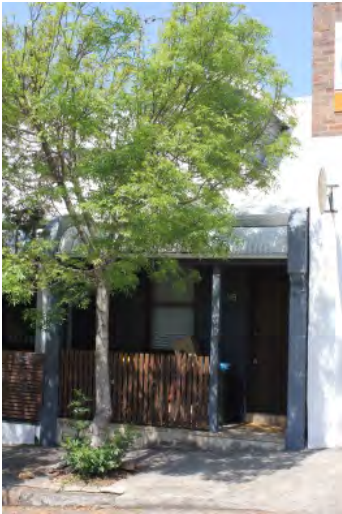
DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA – ALBION STREET

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52 Albion St	Victorian	C	Single storey semi-detached. Replaced verandah balustrade, window bars.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
54 Albion St	Victorian (altered)	C	Single storey semi-detached pair with #56. Skylight in roof elevation. Modern timber verandah balustrade.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

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56 Albion St	Victorian (altered)	C	Single storey semi-detached Pair with #54. Dormer window in roof elevation. Modern timber picket verandah balustrade.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
58-62 Albion St	Inter-War	N	Single storey light industrial – auto repair (corner site). Facebrick + some render.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	

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Trafalgar Street – Albion Street to Parramatta Road (eastern side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photograph
7 Trafalgar St	Federation	C	Two storey terrace. Side access only. Rendered finish (front façade) with ashlar coursing. Simple parapet details. Alterations: ground floor façade window enlarged.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

5 Trafalgar St	Inter-War facade	N	Single storey semi-detached. Possibly federation behind façade (chimney).	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	
3 Trafalgar St	Federation	C	Single storey semi-detached (pair with #1). Timber fretwork, finial; Quoins Modern aluminium window frames.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

1 Trafalgar St	Federation	C	Single storey semi-detached (pair with #3). Timber fretwork, finial; Quoins Modern aluminium window frames.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
			Corner site. Presentation to Parramatta Road. Refer to Parramatta Road Inventory sheet.	Forms part of Conservation Area C1	N/A

Trafalgar Street – Albion Street to Parramatta Road (western side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photograph
			Corner site “Beaurepaires.” Discussed under Parramatta Road inventory form.		N/A
69	Mid-20 th Century	N	Street address to (Parramatta Rd). Single storey light industrial workshop.	Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	
6 Trafalgar St	Victorian filigree	C	Single storey semi-detached (pair with #8). Substantially intact, cast iron detailing (frieze, front fence). Alterations: dormer window, replaced roof with blue terracotta tiles, verandah roof removed.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

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8 Trafalgar St	Victorian filigree	C	Single storey semi-detached (pair with #6). Substantially intact, cast iron detailing - front fence, window bars. Alterations: dormer window, replaced roof with red terracotta tiles.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
10 Trafalgar St	Modern (21st century).	N	Two storey modern attached terrace. Recessive in the streetscape.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	

12 Trafalgar St	Victorian filigree	C	Two storey semi-detached terrace. Intact exterior. Decorative elements, parapet with pediment. Cast iron filigree work including verandah frieze.	Retain, conserve and reinstate the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Potential to nominate as a heritage item. Forms part of Conservation Area C1	
14 Trafalgar St	Federation	C	Single storey semi-detached cottage with substantially intact exterior. Details include timber fretwork, half-timbered effect in gable, stained glass windows, Alterations: introduced timber lattice, French doors on front forward façade.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

16 Trafalgar St	Modern (20th century)	N	Two storey commercial building. Stripped façade textured render finish. Cast iron door/window screens. Terrazzo tiles (step treads) hints at original style.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	
18 Trafalgar St	Federation Corner shop.	C	Two storey corner terrace style. Shop top housing. Intact details include external wall tiling. Ground floor altered – windows extended, awning removed.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

Albion Street – From Trafalgar Street to Johnston Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photograph
62A+62B Albion St	Modern (21 st century)	N	Two storey modern group of attached terraces. 62a residential, 62b commercial business.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	
64 Albion St	Victorian (altered)	N	Single storey semi-detached with gabled roof form. Façade stripped of features and much altered. Chimney indicates Victorian origin. Alterations: façade clad in pine weatherboards, verandah removed, windows extended.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	

66 Albion St	Victorian	C	Single story semi-detached with hipped roof form. Façade appears altered to an extent. Original decorative elements retained, painted wall tiles, sandstone, timber frieze. Face brickwork recently repointed.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
68-70 Albion St	Inter-War	C	Two storey apartment block, "Toronto". Gabled roof form, face brickwork with render, half-timbered gable, stained glass windows. Modern brick and timber front wall.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

72 Albion St	Inter-War	C	Two storey apartment block "Albion Flats". Gabled roof form hidden behind parapet, facebrick work, render, low brick front wall with pipe rail.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
74 Albion St	Victorian Gothic	C	Single storey semi-detached (pair with #76). Prominent (pitched) gable, cast iron front fence and decorative posts. Alterations: façade features stripped, windows replaced, roof replaced, tessellated tile path partially removed.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

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76 Albion St	Victorian Gothic	C	Single storey semi-detached (pair with #74). Prominent (pitched) gable with intact bay window. Fine decorative architectural features intact including tessellated tile path, plasterwork. Roof replaced.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
78 Albion St	Victorian	C	Single storey freestanding terrace with gabled roof form. Substantially intact.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

80 Albion St	Victorian filigree	C	Single storey terrace with hipped roof form. Recently renovated. Details may be restored original or replica.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
82 Albion St	Victorian filigree	C	Two storey attached terrace group (x3). Group with #84, #86. Substantially intact - details include parapet, plasterwork, decorative urn, cast iron filigree.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

					
84 Albion St	Victorian filigree	C	Two storey attached terrace group (x3). Group with #82, #86. Substantially intact - details include parapet, pediment with name "Clarenza" worked in, plasterwork, cast iron filigree. Decorative urns on parapet removed, Inter-War era low brick/iron front wall.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

86 Albion St	Victorian filigree	C	Two storey attached terrace group (x3). Group with #82, #84. Substantially intact - details include parapet, plasterwork, decorative urn, cast iron filigree. Windows and doors replaced, Inter-War era low brick/iron front wall.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
88 Albion St	Victorian	C	Two storey semi-detached terrace with gabled roof form. Substantially intact - details include slate roof tiles, plasterwork, cast iron filigree. Inter-War era low rendered/iron front wall.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

Johnston Street – From Albion Street to Parramatta Road (eastern side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photograph
7 Johnston St	Federation	HI	Two to three storey free standing mansion (now commercial/residential). Externally intact. Locally listed heritage item I29 “Calliope.”	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
5 Johnston St	Inter-War	C	Three storey apartment building with hipped and gabled roof form. Some alterations, mainly intact externally. Plasterwork details including name “Nauroy.”	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

3 Johnston St	Federation Queen Anne/Arts and crafts	C	Single storey free standing house. Original federation form and detailing visible. Significant flat roof modern addition in front of original building line.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
1 Johnston St	Victorian filigree	HI	Three storey detached terrace, high intact externally. Decorative elements include cast iron filigree, plaster/render work to façade, parapet with intricate pediment, decorative terracotta chimney pots. Locally listed heritage item I28	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

103C Parramatta Rd	Modern	N	Two storey addition to the Empire Hotel. Already discussed (Parramatta Road inventory form).	Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	
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Johnston Street – From Albion Street to Parramatta Road (western side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photograph
2-12 Johnston St		HI (State)	“Goodman’s Building.” Corner site. Already discussed (Parramatta Road inventory form).	Heritage Item	
16 Johnston St	Federation Queen Anne	C	Single storey detached house with Externally substantially intact. Decorative features include dual colour face brickwork, architectural terracotta, timber finial, cast iron filigree, glazed tiles, slate roof tiles. Chiselled sandstone block fence with cast iron pickets (Victorian)?	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
18 – 20 Johnston St	Federation Queen Anne	C	Single storey pair of semi-detached terraces with hipped and gabled roof form (shared). Decorative features include dual colour face brickwork, architectural terracotta, timber finial, cast iron filigree, glazed tiles, slate roof tiles. Chiselled sandstone block fence with cast iron pickets (Victorian)? Consistent with #16.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

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22 Johnston St	Modern Late-20 th Century	N	Two to three storey apartment block. Possibly renovated Inter-War building. High rendered boundary wall.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	
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Albion Street – From Johnston Street to Annandale Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
22 Johnston St	Late 20th century - Residential	N	Two-storey masonry rendered and painted building with terracotta tiled hipped roof. Verandah along north and east elevations. Aluminium sliding windows. Corner element	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	
90-92 Albion St	Late Victorian / Federation Residential	C	Pair of two-storey semi-detached terraces houses. Decorative plaster mouldings. Prominent bays on both levels of front façade with terracotta tiled roofing. Decorative cast iron filigree panels (some missing). Juliette balcony of No 90 infilled. Timber barge board to gable (missing on No 90). Intact palisade fencing	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

94-98 Albion St	Late-Victorian Filigree Residential	Potential HI	Group of three free-standing two-storey terraces with gabled roofs with intact decorative timber bargeboards. Nos 94 and 98 are tiled and No 98 is corrugated metal sheeting. Bull-nose roof to first floor balconies. Decorative cast iron frieze, fringes and verandah panels to first floor (some frieze and fringe missing from No 96). Timber framed first floor French doors and ground floor windows with decorative plaster mouldings above. Intact palisade fences	Retain, conserve and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Potential to be a nominated as a heritage item. Forms part of Conservation Area C1	
100 Albion St	Late-Victorian Filigree Residential	Potential HI	Free-standing, two-storey rendered masonry painted, with slate hipped roof and tower over main entrance. Timber framed doors and windows with decorative plaster mouldings over. Tower parapet has balustrading and decorative urns in good condition. Decorative cast iron frieze, fringes and verandah panels to first floor. Bull-nose roof over verandah. Coloured glass panes to tower windows. Stained glass panels in front door are later addition.	Retain, conserve and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Potential to be a nominated as a heritage item. Forms part of Conservation Area C1	

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102 Albion St	Late-Victorian Residential	C	Free-standing, single-storey, symmetrical cottage with painted rendered masonry, timber-framed, double-hung sash windows and central door in the original configuration. Bull-nose verandah roofing is original. Timber verandah posts appear to be an Inter-War period modification with removed decorative filligree. Hipped roof with later addition tiling. Original chimneys are intact. Part of a group of cottages. Palisade fence is original.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
104 Albion St	Late-Victorian Residential	C	Single-storey, symmetrical cottage with painted rendered masonry later addition / modified timber-framed, sash windows and central door. Hipped roof with later addition tiling with removed chimneys. Tiled-roof to verandah with modified form. Later addition timber verandah posts. Part of a group of cottages. Modified timber fence	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

106 Albion St	Late-Victorian Residential	C	Free-standing, single-storey, symmetrical cottage with painted rendered masonry, timber-framed, double-hung sash windows and central door in the original configuration. Hipped roof with later addition tiling. Original chimneys are intact. Bull-nose verandah roofing has been replaced and tiled. Timber decorative elements to verandah are modification. Verandah floor tiles replaced. Part of a group of cottages. Palisade fence is original.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
108 Albion St	Late-Victorian Residential	C	Free-standing, single-storey, symmetrical cottage with painted rendered masonry, timber-framed, double-hung sash windows and central door in the original configuration. Hipped roof with later addition tiling. Original chimneys are intact. Bull-nose verandah roofing has been replaced and tiled. Timber decorative elements to verandah are modification. Verandah floor replaced with concrete. Three garages access from Annandale Street. Part of a group of cottages. Palisade fence is original.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

Albion Street – From Annandale Street to Young Street

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NBRS+PARTNERS

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
8 Annandale Street		C	Corner No 8 Annandale Street	Forms part of Conservation Area C1	
110-112 Albion St	Late-Victorian Residential	C	Single-storey pair of terraces painted rendered masonry, timber-framed, double-hung sash windows. Corrugated gabled roofs with dormer on front roof plane of No 110. Bull-nosed verandah roof. Decorative plaster mouldings above windows and doors. No 110 has decorative cast iron filigree to verandah. Fences have been altered – replaced with metal panels (110) and timber (112).	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	

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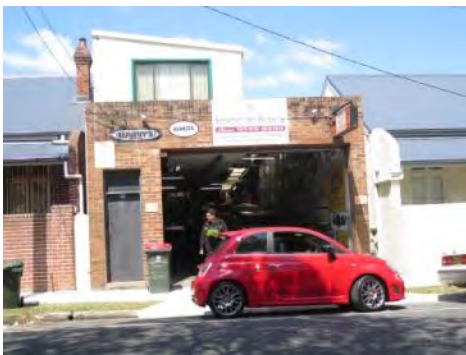
114-132 Albion St	Late- Victorian Residential	C	Row of ten, two-storey terraces with painted rendered masonry, timber-framed, double-hung sash windows at ground floor (arched window heads) and two French doors to first floor verandah (balcony infill to No 130). Decorative plaster mouldings above most windows and doors (removed from Nos 120 + 124). Firewalls to terraces divide group into bays. Original decorative cast-iron panels to verandah balustrades and decorative iron bracket and frieze filigree generally intact. Roofs generally have later addition tiles with intact chimneys (No 116 has corrugated sheet roofing). Dormer on front roof plane of Nos 124 + 126. Most have original palisade fence on stone bases – some with minor alterations. Nos 128 and 132 have later addition high masonry fences.	Retain, and where possible reinstate, the significant façade and character of the contributory items to recover the significance of the group as a whole. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	 
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134 + 136 Albion St	Late-Victorian (modified) Residential	C	Pair of single-storey terraces painted rendered masonry with Late -20th century corner addition. Later addition timber-framed windows. Corrugated gabled roofs to house and verandahs. Skylight on front roof plane of No 136. Original intact chimneys and decorative plaster element to firewall between terraces, provide Victorian remnants. Later addition fence	Retain, and where possible reinstate, the significant façade and character of the contributory item. Sympathetic alterations and additions possible at rear. Forms part of Conservation Area C1	
138 Albion St	20 th Century Residential	N	Corner building, possibly corner shop, site, has been modified as residential extension.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area. Forms part of Conservation Area C1	

Albion Street – From Young Street to Macquarie Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
140 Albion St	Late-Victorian / Federation Former shop / Residential	HA	Two-storey, former corner shop, built on boundary. painted rendered masonry, timber-framed, double-hung sash windows throughout. Parapet with decorative brick dentil mouldings, repeated on garage. Shop features, including door at splayed corner, windows and awning have been removed and converted to dwelling / apartments. Garage facing Albion Street	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	

142-144 Albion St	Late-Victorian Residential	HA	Pair of single-storey terraces painted rendered masonry, timber-framed, double-hung sash windows. Gabled roofs with later addition tiles – original chimneys retained. Bull-nosed verandah roof. Decorative plaster mouldings above windows and doors. Decorative cast iron filigree frieze to No 142 verandah. Intact palisade fence to No 142. Later addition masonry fence to No 144.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	
146 Albion St	Federation Residential	HA	Single-storey, semi-detached polychrome face brick cottage (recently repointed) with central door. Timber-framed casement windows with coloured panes. Gabled and verandah roofs with later addition corrugated sheeting – original chimney retained. Timber verandah posts and timber fretwork Later addition high brick fence.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	

148 Albion St	Post-War Workshop	N / D	Single-storey, face brick, infill workshop (auto electrician) constructed on street boundary. Later addition first floor residence c1970s.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area.	
150 Albion St	Federation Residential	HA	Single-storey, semi-detached painted face brick cottage with central door. Timber-framed casement windows with coloured panes. Gabled and verandah roofs with later addition corrugated sheeting – chimney removed. Timber verandah posts and timber fretwork. High rendered / painted masonry fence.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	

152-154 Albion St	Late-Victorian Residential	HA	Pair of single-storey workers terraces with masonry rendered and painted walls. Houses set back from street with front garden. Timber-framed, double-hung sash windows. Gabled roofs and verandah with corrugated sheeting – chimneys removed. Later addition (1960s) metal verandah posts and balustrading. Timber fence on brick upstand at street and between cottages.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	
156, 158, 160, 162 Albion St	Late-Victorian Residential	HA	Group of four, single-storey terraces with masonry rendered and painted walls with side door. Group raised above street level. Nos 158 and 160 have original timber-framed, double-hung sash windows. All have moulded plaster sills. Decorative cast iron filigree frieze to verandahs with balustrading. Gabled roofs and verandahs finished in corrugated sheeting – chimneys removed. Projecting party walls to roof with intact chimneys. Palisade fence at street boundary.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	

DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA – ALBION STREET

NBRS+PARTNERS

164 Albion St	Federation + Mid-20th century Residential	N	Single-storey timber cottage and addition (possible garage) with gables to street. Cottage set back from the street. Brick-veneer added to unite the façade possibly in the 1960s. Aluminium windows. Brick fence addition c1960s.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area.	
166 + 168 Albion St	Late-Victorian Residential	HA	Pair of single-storey workers terraces with masonry rendered and painted walls. Houses set above street level. Windows replaced with later addition aluminium windows and openings modified. Gabled roof with corrugated sheeting with dormers added to front roof plane – chimneys removed. Bull-nosed verandahs with later addition balustrading (1960s). Decorative plaster frieze to firewalls. Later addition masonry and metal rail fence.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	

170 Albion St	Federation	HA	Double-fronted, single-storey face-brick cottage. Verandah addition with Californian bungalow style gable facing street (1930s) have modified the street presentation. Later addition timber posts to verandah. Intact timber-framed casement windows. Original chimney evident. Later addition metal fence. Front elevation disguised with plantings. Further investigation required.	Retain, and where possible reinstate, the significant façade and character. There is material change that detracts from the place. However, an opportunity exists to recover the significance of the place. Sympathetic alterations and additions possible at rear.	
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172-174 Albion St	Late-Victorian Residential	HA	Pair of single-storey workers terraces with masonry rendered and painted walls. Houses set above street level. Windows replaced with later addition aluminium windows and openings modified. Gabled roof with corrugated sheeting – chimneys removed. Later addition masonry fence and metal gates.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	
176-178 Albion St	Inter-War Residential	HA	Single-storey, freestanding, Californian bungalow modified with later additions. Street-facing gable. Face brick rendered to front face (side walls retained face brick). Later addition roof tiles. Modified verandah detailing including timber balustrade. Later addition fence.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	

180 Albion St	Inter-War Residential	N	Single-storey, freestanding, Californian style bungalow modified with later additions. Street-facing gable. Face brick rough-cast rendered to front face (side walls retained face brick). Verandah infill. Evidence of original geometric pattern lead-light glazing to window below gable. Later addition face brick palisade fence.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area.	 
182 Albion St	Mid-20th century Residential	N	Heavily modified, free-standing single-storey residence from no apparent period or style.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area.	

DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA – ALBION STREET

NBRS+PARTNERS

184-186 Albion St	Late-Victorian Residential	N	Heavily modified, semi-detached single-storey double-fronted residence. Masonry rendered and painted walls and corrugated metal gabled roof – no chimney retained. Windows and doors have been replaced and infilled. Later addition metal fence.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area.	
188-190 Albion St	Late-Victorian Residential	HA	Pair of single-storey terraces with masonry rendered and painted walls. Terrace pair raised above street level. Have original timber-framed, double-hung sash windows with moulded sills. Gabled roofs finished in corrugated sheeting. No 190 has intact chimneys. No 188 has dormer to front roof plane. Bull-nosed verandahs with projecting party walls. Later addition timber fence on rendered masonry up stand and tall hedge planting.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	

192-198 Albion St	Late-20th century Residential	N	Residential infill – possibly using two-storey façade from previous warehouse. Masonry rendered and painted symmetrical façade with central entry and two garage openings.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area.	
200-202 Albion St	Late-20th century Residential	N / D	Residential infill – possibly using single-storey doubled street-facing elevation from previous warehouse. Masonry rendered and painted façade with entry and four garage openings.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	

17 Macquarie Street (Corner)	Late-Victorian / Federation Commercial / Residential	HA	17 Macquarie Street (Corner) Two-storey Masonry rendered and painted façade with side-entry from Albion Street.	Retain, and where possible reinstate, the significant façade and character of the item. Sympathetic alterations and additions possible at rear.	
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Macquarie Street (eastern side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
1A Macquarie St	Federation Warehouse	C	Two-storey face brick warehouse building (later addition painted brickwork) with projecting parapet. Office conversion. Later addition windows.	Retain, and where possible reinstate, the significant façade and character of the contributory item. Works undertaken in accordance with guidelines for Factory / Warehouses over 50 years within Conservation Area 2.	
	Albion Lane				
1 Macquarie St	Federation Residential	HA	Single-storey timber cottage with decorative timber finish to verandah and corrugated metal roof. Later addition masonry fence and hedge.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	

3-5 Macquarie St	Late-Victorian Residential	HA	Pair of single-storey terraces with terracotta tiles and chimney and decorative filigree to verandah. Timber framed windows. Later addition masonry and metal fence.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	
7-9 Macquarie St	Late-Victorian Residential	N	Pair of single-storey terraces with terracotta tiles and corrugated and chimneys. Dormer to roof of No 9. Later addition metal windows.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area.	
11-13 Macquarie St	Late-Victorian Residential	HA	Pair of single-storey terraces with terracotta tiles and chimneys removed. Decorative filigree to verandah of No 13, bull-nosed verandah and later addition windows. Later addition metal windows and carport at No 11. Later addition masonry and metal fence (No 11). Timber fence (No 9).	Retain, and where possible reinstate, the significant façade and character. Aim to recover fabric and character as part of a pair, Sympathetic alterations and additions possible at rear.	

15 Macquarie St	Late-Victorian Residential	HA	Two-storey residential building with masonry rendered and painted with parapet (matching No 17). Timber posts and balustrade to first floor verandah. Bull-nose verandah. Palisade fence	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	
17 Macquarie St	Late-Victorian Residential / Commercial	HA	Two-storey corner shop building with masonry rendered and painted with parapet (matching No 15). Built to boundary. Timber posts and balustrade to first floor verandah. Ground floor heavily modified. Side entry to first floor.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	

Macquarie Street (western side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
247 Parramatta Road		N	Development at the rear of No 247 Parramatta Road	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the conservation area.	
	Albion Lane				
2 Macquarie St	Late-Victorian Queen Anne Residential	HA	One of a group of three, single-storey, freestanding cottages. Bay window with decorative plasterwork to windows, tiled roof and chimney and timber fretwork to gable. Filigree work to verandah. Later addition fence – rendered masonry with tubular rail.	Retain, and where possible reinstate, the significant façade and character and the group of three dwellings. Sympathetic alterations and additions possible at rear.	

4 Macquarie St	Late-Victorian Queen Anne Residential	HA	One of a group of three, single-storey, freestanding cottages. Bay window with decorative plasterwork to windows, tiled roof and chimney removed and timber fretwork to gable. Filigree work to verandah. Original palisade fence.	Retain, and where possible reinstate, the significant façade and character and the group of three dwellings. Sympathetic alterations and additions possible at rear.	
6 Macquarie St	Late-Victorian Queen Anne Residential	HA	One of a group of three, single-storey, freestanding cottages. Bay window with decorative plasterwork to windows, tiled roof and chimneys with missing timber fretwork to gable. Filigree work removed from verandah. Additions at rear including garage. Later addition timber fence.	Retain, and where possible reinstate, the significant façade and character and the group of three dwellings. Sympathetic alterations and additions possible at rear.	

Albion Street – From Macquarie Street to Albion Lane

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
6 Macquarie Street (Corner)	Late-Victorian Residential	HA	6 Macquarie Street (Corner) Single-storey freestanding cottage.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	
204-206 Albion St	Federation	HA	Single-storey semi-detached dwellings with later addition render and paint to street-facing elevation and bagged and painted to side elevation. Original finish probably face brick. Tiled hipped roof with street-facing gables with timber fretwork. Chimneys retained at No 206. Arched central door entry with parapet at roof line.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	

Albion Street – From Albion Lane to Catherine Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
208 Albion St	Late-Victorian Residential	HA	Two-storey terraces with painted rendered masonry, timber-framed, double-hung sash windows at ground floor and two French doors with sidelights and fanlights to first floor verandah and front door. Original decorative cast-iron panels to verandah balustrades and decorative iron bracket and frieze filigree intact. Roof has later addition tiles with intact chimney. Corrugated metal sheeting to verandah. Terrazzo tiles to ground floor verandah. Original palisade fence.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	

210-212 Albion St	Late-Victorian Residential	HA	Pair of two-storey terraces face brick finish (render possibly removed) with timber-framed, double-hung sash windows at ground floor and French doors with fanlight to first floor verandah and front door. Original decorative cast-iron panels to verandah balustrades and decorative iron bracket and frieze filigree intact. Roof has later addition tiles (also over verandah) with intact chimneys. Later addition timber fence.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	
	Late-Victorian Commercial (modified)	HA	Corner of 19 Catherine Street (House of Corrone) Modified façade of Victorian two-storey building	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	

Parramatta Road (East) – From Mallett Street to Gordon Street to Pyrmont Bridge Road

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
160-162	Post-War Warehouse / Commercial	N	Former Bedford Trucks Sales and Service (1940s). Two-storey, rendered masonry and painted corner building. With replaced aluminium windows on first floor and modern shopfront below awning. Raised parapet feature on corner.	Potential development site – any proposed development to respect the character of the area. Sympathetic alterations and additions possible.	
164	Inter-War Commercial	HA	Former Bank of NSW Building. Two-storey face brickwork with sandstone decorative elements, including pilaster details. Semi-detached building with additions evident at rear. Timber framed windows on ground and first floors and original timber panel door. No awning. Original shopfront	Retain, and where possible reinstate, the significant façade and character. Potential heritage item.	

166-172	Late-20th century Commercial	D	Single-storey, free-standing, infill building constructed in concrete and glass. No awning	Potential development site. Any proposed development to respect the character of the area.	
174	Inter-War Commercial	HA	Two-storey, rendered and painted masonry building with painted face brickwork pilaster details. Signage "N Stenning & Co Pty Ltd". No windows on upper level. No awning.	Retain, and where possible reinstate, the significant façade and character. New shopfront to respond to the character of the area.	
176-178	Mid-20th century	N	Two storey commercial building, masonry-rendered and painted with aluminium windows and awning feature over central entry.	Potential development site – any proposed development to respect the character of the area. Sympathetic alterations and additions possible.	

182	Federation Commercial	HA	Two-storey, face brickwork with later addition paint. Parapet removed and first floor altered. Ground floor loading dock roller door. Later addition shopfront windows. "Olde English Tiles Australia.	Retain, and where possible reinstate, the significant façade and character.	
184-186	Federation Commercial	HA	Single-storey, symmetrical, face brickwork with later addition paint to ground floor and masonry rendered and painted parapet with simplified horizontal banding. Later addition shopfront with large plate glass.	Retain, and where possible reinstate, the significant façade and character.	
188	Federation Commercial	HA	Two-storey, symmetrical face brickwork with rendered decorative banding between floors and treatment over first floor windows. Evidence of early painted signage on ground floor brickwork. Original window and door configuration with arched awning over central door and arched decorative entry canopy. Evidence of recent brickwork repairs within elevation.	Retain, and where possible reinstate, the significant façade and character. Any development to be undertaken in accordance with guidelines for Factory / Warehouses over 50 years within Conservation Area 2. Potential heritage item	

DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA – PARRAMATTA ROAD (EAST OF JOHNSTON’S CREEK)

NBRS+PARTNERS

190-192	Inter-War Commercial	HA	Two-storey, masonry building with rendered and painted treatment at ground floor (possibly late addition) and polychrome face brickwork at parapet level. Original first floor timber-framed sash windows. Alterations at ground floor level.	Retain, and where possible reinstate, the significant façade and character.	
194-196	Inter-War / Federation Commercial / Factory	HA	Former Pearce Bros Ltd Motor Engineers. Two-storey, face brickwork (with later addition paint to front elevation) factory. Original timber framed windows and doors to ground floor and first floor. Two loading docks show an original opening to western garage entry. Horizontal banding of dentil brickwork to parapet. Forms part of factory at 101 Pymont Bridge Road Elevation along Gordon Street shows the original face brickwork unpainted.	Retain, and where possible reinstate, the significant façade and character. Any works to be undertaken in accordance with guidelines for Factory / Warehouses over 50 years within Conservation Area 2. Potential heritage item.	 
			Gordon Street		

DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA – PARRAMATTA ROAD (EAST OF JOHNSTON’S CREEK)

NBRS+PARTNERS

198-204	Late-20th Century "Mobil" Garage	D	Former site of Caraher's Soap Works (1880s). Former site of two-storey building occupied by W Crane Metal Platers (1940s). Triangular-shaped corner block with single-storey petrol station - "Mobil" corporate design.	Potential development site - any proposed development to respect the character of the area.	
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Parramatta Road (East) – From Pyrmont Bridge Road to Mathieson Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photograph
206	Federation/ Inter-War	N	Two storey warehouse/factory building extending the block (along Mathieson Street) from Parramatta Road to Cahill Street. Altered appearance. New paint colour introduced. Architectural style changes along western elevation (side façade). Parapet fronting Parramatta Road hidden behind metal perforated screen (form partially visible through screen).	Removal of screen required to determine degree of intactness of early façade behind.	

Parramatta Road (East) – From to Mathieson Street to Johnston's Creek

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photograph
208	Inter-War	N	Single storey commercial building. Appears Inter-War – but stripped of architectural features. Parapet hidden behind metal perforated screen (form partially visible).	Removal of screen required to determine degree of intactness of early façade behind.	
210	Late-Victorian Civic / Commercial	HI (local)	“Former Police Station, including interiors” (c1881). Single-storey sandstone cottage with corrugated metal roof. Later addition awning/verandah and signage attached to frontage. See heritage inventory sheet.	Existing Heritage Item (Item No I615) Retain and conserve the significant façade and character of the heritage item.	

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photograph
212-220	Inter-War Commercial	HA / N	Former commercial showrooms and office of York Motors (erected 1939). Two consolidated commercial buildings and shop - “Camperdown Mews”. Single-storey building with three-bay frontage is set back from the street with on grade car parking. Two storey building at street boundary with five-bay frontage. Painted masonry. Parapet (curved) repeats across both buildings. Decorative ceilings (plaster or pressed metal) visible through the upper floor windows.	Retain, and where possible reinstate, the significant façade and character. Potential to remove single-storey building setback from the street alignment for a new development.	

Mallett Street (western side) – From Parramatta Road to Bignell Lane

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
	Post War (1940s)	HA	Forms the east elevation of a masonry warehouse / commercial building with a street address of 160-162 Parramatta Road. Former Bedford Trucks Sales and Service (1940s). Two-storey, rendered masonry and painted corner building built to the boundaries. Simple parapet with unpainted face brickwork to Bignell Lane.	Retain, and where possible reinstate, the significant façade and character.	
			Bignell Lane		

Bignell Lane (southern side) – from Mallett Street to Pyrmont Bridge Road

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
			Mallett Street		
Bignell Lane	Post War (1940s) Warehouse / Factory	HA	Forms the north elevation of a two-storey masonry warehouse / commercial building with a street address of 160-162 Parramatta Road. Face brickwork shows the infill of former ground floor windows. Possibly associated with a Federation period warehouse.	Retain, and where possible reinstate, the significant façade and character.	

Bignell Lane			Vacant site behind No 164 Parramatta Road used as carpark.	Potential development site. Any proposed development to respect the character of the area.	
Bignell Lane	Late 20 th Century	D	Rear of Nos 166-172 Parramatta Road - Camperdown Fitness	Potential development site. Any proposed development to respect the character of the area.	

Bignell Lane	Late Victorian / Federation Warehouse	HA	Rear of 174 Parramatta Road (N Stenning & Co Pty Ltd) – Factory Warehouse. Face brickwork with two gabled frontages, hoist equipment. Sandstone walls along eastern elevations possibly associated with a former stable or out building associated with a Victorian residence to Parramatta Road. Evidence of sandstone kerbing along laneway.	Retain, and where possible reinstate, the significant façade and character.	
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Bignell Lane	Mid-20 th Century Warehouse	D	Rear of 176-178 Parramatta Road is a three-storey, painted face brickwork warehouse with metal windows on first and second floors. Loading docks on ground floor. Upholstery warehouse.	Potential development site.	
Bignell Lane	Mid-20 th Century Warehouse	D	Two-storey masonry warehouse building located at the rear of 182-184 Parramatta Road. Later addition render to walls.	Potential development site.	

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NBRS+PARTNERS

Bignell Lane	Mid-20 th Century Warehouse	HA	Two-storey warehouse is the east elevation of No 95 Pyrmont Bridge Road. Original steel framed windows on ground floor and replacement aluminium windows on first floor. Face brickwork with later addition paint.	Retain, and where possible reinstate, the significant façade and character.	
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Bignell Lane (northern side) – from Mallett Street to Pyrmont Bridge Road

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
Bignell Lane	Mid-20 th century Warehouse / Factory	N	Rear and side elevation showing one-storey warehouse building and loading dock with a street address at 63-65 Pyrmont Bridge Road. Face brickworks walls and simplified parapet.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	

Bignell Lane	Federation with Mid-20 th century additions Warehouse / Factory	HA	Located at the rear of terrace houses on Pymont Bridge Road. Originally a single-storey face brickwork warehouse – with a first floor later addition. South elevation painted as a later addition. Timber framed casement window on ground floor with others brick-infilled to create door openings.	Retain, and where possible reinstate, the significant façade and character.	
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DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA – MALLETT AND BOOTH STREETS

NBRS+PARTNERS

Bignell Lane	Mid-20 th Century	HA	West elevation of No 79 Pymont Bridge Road. Free-standing warehouse, two-storey face brickwork to south elevation with west elevation painted. Timber-framed windows on ground and first floors. Later addition concrete spandrel panels between levels.	Retain, and where possible reinstate, the significant façade and character.	
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Mallett Street (western side) – From Bignell Lane to Pyrmont Bridge Road

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
			Bignell Lane		
63-65 Pyrmont Bridge Road	Late-20 th Century Warehouse	N	Two-storey warehouse building with a street address at 63-65 Pyrmont Bridge Road. Walls and parapet of face brickwork with steel-framed windows	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
			Pyrmont Bridge Road		

Booth Street (western side) – From Pyrmont Bridge Road to Guihen Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Street Photo
			Pyrmont Bridge Road		
21-37 Booth St	Federation warehouse	HI (local)	Large single-storey Federation warehouse. Largely intact. Face brickwork, rendered details, high parapet with gable accent. Listed as address 52-54 Pyrmont Bridge Road.	Local heritage item (Item No I616) Retain, conserve and reinstate the significant façade and character of the heritage item and the area. Works to be undertaken in accordance with guidelines for Factory / Warehouses over 50 years within Conservation Area 2.	

Guihen Street – From Booth Street to Chester Street (northern side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Street Photo
			Guihen Street – heritage item I614 “kerb and gutter”		
	Late-20 th Century	D	See 1-19 Booth Street.	Potential development site. Any proposed development to respect the character of the area.	

Guihen Street – From Booth Street to Chester Street (southern side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
2-10 Guihen St	Federation Warehouse	HI (local) HA	Part of Local heritage item I616 “Warehouse”. Side elevation (to Guihen Street) intact, unpainted. Frontage to Booth Street (altered – painted) – detracts from the heritage item.	Heritage item of local significance (Item No I616) - “Warehouse”. Retain, conserve and reinstate the significant façade and character of the heritage item and the area. Remove detracting elements. Works to be undertaken in accordance with guidelines for Factory / Warehouses over 50 years within Conservation Area 2.	 (altered frontage to Booth St)  (frontage to Guihen Street)
			See 12 Chester Street.		

Booth Street (western side) – From Guihen Street to Taylor Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Street Photo
1-19 Booth St	Modern (20th century)	N	Single-storey concrete panel Warehouse. Side elevation to Guihen Street.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
			“Badu Park”		
4 Booth St	Federation	HA	Single storey free standing Federation cottage, converted to a café. Large modern detracting awning attached to front façade. Large signage is detracting	Retain, and where possible reinstate, the significant façade and character. Remove detracting elements.	

DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA – MALLETT AND BOOTH STREETS

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6-8 Booth St	Late 20 th Century additions	N	Group. #8 Federation commercial warehouse / corner shop. Painted face brickwork. Later addition windows. Ground floor altered. #6-8A Modern commercial terrace development. Attached to #8.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
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Pymont Bridge Road (southern side) – From Mallett Street to Parramatta Road

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
63 Pymont Bridge Rd	Mid-20 th Century	N	Face brickwork two-storey warehouse with later additions. Steel framed windows on first floor and large later addition shopfront windows on ground floor.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
65 Pymont Bridge Rd	Late-Victorian Filigree Residential	HA	Part of a group of speculative terraces. No 65: Two-storey, terrace rendered and painted with first floor verandah to part of first floor. Cast iron balustrading to verandah. French doors to verandah. Corrugated metal roofing with intact chimneys. Palisade fence at street boundary.	Retain, and where possible reinstate, the significant façade and character.	

67 Pymont Bridge Rd	Late-Victorian Filigree Residential	HA	Rendered and painted with intact ground floor windows with decorative plaster surrounds. Infill to first floor balcony with French doors and balustrade removed. Corrugated metal roof sheeting and intact chimneys. Palisade fence at street boundary.	Retain, and where possible reinstate, the significant façade and character.	
69-71 Pymont Bridge Rd	Late-Victorian Filigree Residential	HA	No 69: Rendered and painted with infill of ground floor and first floor. Corrugated metal roof sheeting and intact chimneys. High masonry fence. No 71: Rendered and painted with intact ground floor windows with decorative plaster surrounds. Infill to first floor balcony with French doors removed and balustrade retained. Later addition tiled roofing and intact chimneys. Palisade fence at street boundary.	Retain, and where possible reinstate, the significant façade and character.	

73-75 Pymont Bridge Rd	Late-Victorian Filigree Residential	HA	Both terraces are rendered and painted with intact ground floor windows with decorative plaster surrounds. Infill to first floor balcony with balustrade retained. Later addition tiled roofing and intact chimneys. Palisade fence at street boundary.	Retain, and where possible reinstate, the significant façade and character.	
77-93 Pymont Bridge Rd	Inter-War / Post-War Warehouse	HA	Two-storey rendered and painted	Retain, conserve and reinstate the significant façade and character of the heritage item and the area.	 

					
			Bignell Lane		
93-95 Pymont Bridge Rd	Post-War Warehouse	HA	Two-storey, rendered and painted warehouse. First floor has steel framed windows. Ground floor has later addition aluminium shopfront windows. Original metal framed windows on elevation facing laneway and painted brickwork.	Retain, conserve and reinstate the significant façade and character.	
95 Pymont Bridge Rd	Inter-War Warehouse	H	Two-storey warehouse in face brickwork. Face brickworks has been reconstructed using poorly-matching bricks. Later addition aluminium windows on first floor. Large loading dock opening .	Retain, conserve and reinstate the significant façade and character.	

DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA – PYRMONT BRIDGE ROAD

NBRS+PARTNERS

97-101 Pymont Bridge Rd	Federation Warehouse	HA	Two-storey and adjoining one-storey face brickwork warehouses with gabled elevation with original timber framed windows to first floor. Arched windows Timber louvres to vent. Later addition windows and doors on ground floor.	Retain, conserve and reinstate the significant façade and character.	
			Gordon Lane		
Pymont Bridge Rd	Late-20th Century “Mobil” Garage	D	Former site of Caraher’s Soap Works (1880s). Former site of two-storey building occupied by W Crane Metal Platers (1940s). Triangular-shaped corner block with single-storey petrol station - “Mobil” corporate design.	Potential development site - any proposed development to respect the character of the area.	
			Parramatta Road		

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NBRS+PARTNERS

Pymont Bridge Road (northern side) – From Booth Street to Parramatta Road

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
52-54 Pymont Bridge Rd	Federation Warehouse	HI (local)	Large single-storey Federation warehouse. Largely intact. Face brickwork, rendered details, high parapet with gable accent. Listed as address 52-54 Pymont Bridge Road.	Local heritage item (Item No I616) Retain, conserve and reinstate the significant façade and character of the heritage item and the area. Works to be undertaken in accordance with guidelines for Factory / Warehouses over 50 years within Conservation Area 2.	
56, 56A Pymont Bridge Rd	Victorian Filigree Residential	HA	Part of a group of speculative two-storey, terraces - rendered and painted with first floor verandah. Cast iron balustrading to verandah. French doors to verandah. Corrugated metal roofing with intact chimneys. Some modifications to windows and doors High masonry fence at street boundary.	Retain, and where possible reinstate, the significant façade and character.	

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58, 60 Pymont Bridge Rd	Victorian Filigree Residential	HA	Part of a group of speculative two-storey, terraces - rendered and painted with first floor verandah. Cast iron balustrading to verandah. French doors to verandah. Some modifications to windows and doors. Corrugated metal roofing with intact chimneys. High masonry fence at street boundary.	Retain, and where possible reinstate, the significant façade and character.	
62, 64 Pymont Bridge Rd	Victorian Filigree Residential	HA	Part of a group of speculative two-storey, terraces - rendered and painted with first floor verandah. Cast iron balustrading to verandah of No 62. Replacement verandah balustrade to No 60. French doors to verandah with some modifications to windows and doors. Tiled roofing with intact chimneys. High masonry fence at street boundary.	Retain, and where possible reinstate, the significant façade and character.	

64 Pymont Bridge Rd	Victorian Filigree Residential	HA	Part of a group of speculative two-storey, terraces - rendered and painted with first floor verandah. Cast iron balustrading to verandah and one infilled balcony. French doors to verandah with some modifications to windows and doors. Tiled roofing with intact chimneys. High masonry fence at street boundary.	Retain, and where possible reinstate, the significant façade and character.	
66, 68 Pymont Bridge Rd	Victorian Filigree Residential	HA	Part of a group of speculative two-storey, terraces - rendered and painted with first floor verandah. Cast iron balustrading to verandah and one infilled balcony. French doors to verandah with some modifications to windows and doors. Tiled roofing with intact chimneys. High masonry fence at street boundary.	Retain, and where possible reinstate, the significant façade and character.	

70 Pymont Bridge Rd	Late Victorian	HA	Two-storey corner building. Heavily modified. Infilled balcony. Modified shopfront	Retain, and where possible reinstate, the significant façade and character.	
			Chester Street		
72 Pymont Bridge Rd	Mid-20 th Century	N	Single-storey factory	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	

DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA – PYRMONT BRIDGE ROAD

NBRS+PARTNERS

74-98 Pymont Bridge Rd	Late 20 th Century	N	Two-storey warehouse and shops set back from the street with off-street parking	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
			Gordon Street		
110-112 Pymont Bridge Rd	Inter-War / Late 20 th Century additions	HA	Two-storey warehouse, rendered masonry and painted. New windows to both levels with large openings. Evidence of a Federation / Inter-War warehouse at Gordon Street.	Retain, conserve and reinstate the significant façade and character.	

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114-116 Pymont Bridge Rd		N	Three-storey warehouse, rendered masonry and painted. New windows to all levels with large openings.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
126 Pymont Bridge Rd	Late-20 th century	N	Single-storey warehouse	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
128-130 Pymont Bridge Rd	Inter-War	N	"Dempster House" – two storey warehouse, rendered masonry and painted. New windows to ground and first floors with large openings.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	

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206 Pymont Bridge Rd	Federation/ Inter-War	U	Two storey warehouse/factory building extending the block (along Mathieson Street) from Parramatta Road to Cahill Street. Altered appearance. New paint colour introduced. Architectural style changes along western elevation (side façade). Parapet fronting Parramatta Road hidden behind metal perforated screen (form partially visible through screen).	Removal of screen required to determine degree of intactness of early façade behind.	
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DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA – PYRMONT BRIDGE ROAD

NBRS+PARTNERS

Cahill Street (southern side) - end to Mathieson Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Street Photo
3 Cahill St	Victorian	HA	Single-storey, freestanding cottage. Much altered and appears in poor condition. Sandstone foundations with rendered and painted masonry walls.	Retain, and where possible reinstate, the significant façade and character.	
5-7 Cahill St	Open Space	N	“Cahill Park” Small raised open space set up as children's playground.		

Cahill Street (northern side) - Mathieson Street to end (rear of Gordon Street)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Street Photo
10 Cahill St	Post-War	N	Single storey factory. Converted to commercial offices/light industrial uses. Painted brick.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
12 Cahill St	Victorian filigree	HA	Two storey Victorian filigree semi-detached terrace. Isolated. Stripped of some original features and detailing. New paint colours introduced.	Retain, and where possible reinstate, the significant façade and character.	

16-18 Cahill St	Modern (20th century)	N	Three storey modern redbrick factory building.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
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Mathieson Street (eastern side) - from Parramatta Road to Cahill Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Street Photo
206b Mathieson St	Inter-War	HA	Two storey factory with high parapet and simple pediment. Unusually decorative elements include lead light windows. Extending the whole block from Parramatta Road to Cahill Street.	Retain, and where possible reinstate, the significant façade and character.	

Mathieson Street (western side) - from Parramatta Road to Cahill Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Street Photo
--	--	--	Building fronts Parramatta Road (see comments on 208 Parramatta Road).		N/A
--	--	--	Cahill Lane – no buildings front the lane.		
17 Mathieson St	Federation	HA	Single storey terrace, with unpainted face brickwork. Altered with poor attempt at repointing. Other decorative elements include timber brackets. Half-timbered dormer, tessellated tiles and terracotta finial.	Retain, and where possible reinstate, the significant façade and character.	

15 Mathieson St	Victorian filigree	HA	Single storey semi-detached terrace. Pair with #13. Appears intact although recently renovated, elements may be replaced. Cast iron work, sandstone block base to the front fence. Rendered and painted.	Retain, and where possible reinstate, the significant façade and character.	
13 Mathieson St	Victorian	HA	Single storey semi-detached terrace. Pair with #15. Areas of ashlar coursing visible. Considerably intact although in a poor physical condition. Cast iron work and front fence same as #15.	Retain, and where possible reinstate, the significant façade and character.	 

Mathieson Street (eastern side) - from Cahill Street to Water Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Street Photo
--	Post-War	N	Two storey factory block. Extends entire block with dual street addresses. See 10 Cahill Street and 1-11 Water street.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	

Mathieson Street (western side) - from Cahill Street to Water Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
11 Mathieson St	Post-War	N	Two-storey and three-storey masonry rendered and painted factory building. Currently used for light industry and commercial.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	

Water Street (northern side) – Mathieson Street to Gordon Street

DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA – CAHILL, MATTHIESEN, WATER AND GORDON STREETS

NBRS+PARTNERS

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Street Photo
2 + 4 Water St	Victorian	HA	Single storey pair of attached terraces. Painted brick, gabled roof. Modern alterations include front wall partition, timber paling front fence, tiles, doors.	Retain, and where possible reinstate, the significant façade and character.	
6 Water St	Federation	HA	Single-storey, freestanding cottage with half gabled roof. Painted brick with modern timber fence.	Retain, and where possible reinstate, the significant façade and character.	
8 + 10 Water St	Federation	HA	Single storey pair of attached terraces with gabled roof and small dormers. Change evident in comparing the pair. Decorative timber elements including finial and frieze. #8 – painted brick and timber, modern front wall of timber and brick.	Retain, and where possible reinstate, the significant façade and character.	

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NBRS+PARTNERS

			#10 – unpainted facebrick work, timber.		
12 Water St	Federation	HA	Single storey, stand-alone terrace house with gabled roof and small gablet. Decorative elements are the same as those on 8+10. Alterations include painted brick, new roof, modern timber paling fence and new door.	Retain, and where possible reinstate, the significant façade and character.	
14 Water St	Federation	N	Single – two storey standalone house. Much altered with prominent rear addition. Weatherboard with decorative elements including timber brackets and finial. Timber picket fence.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	

16 Water St	Federation	HA	Single storey weatherboard cottage with high pitched gabled roof. Since painted, high corrugated iron fence restricts street presence. Corrugated iron bull nose verandah and simple decorative timber pendant and finial.	Retain, and where possible reinstate, the significant façade and character.	
18-20 Water St	Victorian	HA	Single storey cottage with high pitched gabled roof. Original Federation building altered. Possibly since painted, imitation ashlar coursing, modern front fence of brick and timber.	Retain, and where possible reinstate, the significant façade and character.	
22 Water St	Federation	HA	Single storey freestanding cottage. Relatively intact externally. Slate roof. Timber frieze same as 8, 10, 12. Face brickwork – since painted (chimney shows original paint remnants). Other alterations include modern front fence of brick and timber, door.	Retain, and where possible reinstate, the significant façade and character.	

Water Street (southern side) – Mathieson Street to Gordon Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Street Photo
1-11 Water St	Inter-War	N	Four storey factory building converted into residential and commercial space. Addresses fronting Water street – present as residential.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character.	
13 Water St	Victorian	HA	Raised single storey freestanding house. Appears relatively intact externally. Cast iron front fence, corrugated iron bull nosed verandah with decorative timber brackets. Condition is poor.	Retain, and where possible reinstate, the significant façade and character.	

27 Water St	Federation	HA / N	Two storey factory extending the block from Water Street to Pymont Bridge Road. Facebrick, with sections painted.	Retain, and where possible reinstate, the significant façade and character.	
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Gordon Street (both sides) – from Pyrmont Bridge Road to end

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Street Photo
1	Late-20th century)	N	Modern infill – two-storey factory building.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
2	Inter-War	HA	Two storey factory building. Facebrick.	Retain, and where possible reinstate, the significant façade and character.	

Taylor Street (eastern side) – From Booth Street to Chester Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Street Photo
45+45b Taylor St	Modern	N	Single storey detached terrace. Modern. Red facebrick, corrugated iron roof.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
43 Taylor St	Federation	HA	Pair with #41. Single-storey, semi-detached terrace with gabled roof. Later addition rendered façade, corrugated iron roof. Later addition aluminium windows and door. Later addition low brick wall.	Retain, and where possible reinstate, the significant façade and character.	

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NBRS+PARTNERS

41 Taylor St	Federation	HA	Pair with #43. No 41 is the more intact of the pair. Single storey semi-detached terrace with gabled roof. Face brickwork façade, corrugated iron roof. Timber-framed casement windows. Later addition masonry fence.	Retain, and where possible reinstate, the significant façade and character.	
39 Taylor St	Victorian	HA	Single storey semi-detached terrace "Vaun". Painted and rendered brick, gabled roof with bullnose verandah in corrugated metal sheeting. Generally intact externally. Palisade fence	Retain, and where possible reinstate, the significant façade and character.	
37 Taylor St	Victorian	HA	Two storey Victorian semi-detached terrace. Flat high parapet concealing gabled roof. Upper floor covered verandah with intact timber posts.	Retain, and where possible reinstate, the significant façade and character.	

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NBRS+PARTNERS

35 Taylor St	Victorian altered	HA	Single storey detached terrace. Era undetermined. Rendered, hipped tiled roof and corrugated iron verandah roof. Modern front fence.	Retain, and where possible reinstate, the significant façade and character.	
33 Taylor St	Federation	HA	Pair with #31. Single storey semi-detached terrace. Rendered and painted, moulded parapet concealing gabled roof. Metal front fence.	Retain, and where possible reinstate, the significant façade and character.	 

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NBRS+PARTNERS

31 Taylor St	Federation	HA	Pair with #33. Single storey semi-detached terrace. Rendered and painted, Moulded parapet concealing gabled roof. Cast iron frieze. Low modern timber picket front fence.	Retain, and where possible reinstate, the significant façade and character.	
29 + 27 Taylor St	Modern (20th century)	N	Pair of two-storey semi-detached terraces. Twentieth century infill building.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
25 Taylor St	Federation	HA	Pair of single storey semi-detached terraces. High flat parapet, gabled roof behind. Substantially intact (exterior). Poor condition.	Retain, and where possible reinstate, the significant façade and character.	

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NBRS+PARTNERS

23-21 Taylor St	Modern (21st century)	N	Two storey townhouse development. 21st Century.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
			End of the street – children's playground, storm water drain.		

Chester Street – From Pymont Bridge Road to Taylor Street (Eastern side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Street Photo
72-72a Chester St	Victorian	HA	Two-storey terrace. 72a presents to Chester Street, however is addressed to Pymont Bridge Road (see Pymont Bridge Road inventory). Note: At the rear of the block (corner with Gehrig Lane) is an old Victorian stable building “The Stables”– now converted to residential.	Retain, and where possible reinstate, the significant façade and character.	
12 Chester St	Modern	HI	Rear of a warehouse building. Local heritage item (Item No I616)	Retain, conserve and reinstate the significant façade and character of the heritage item and the area. Works to be undertaken in accordance with guidelines for Factory / Warehouses over 50 years within Conservation Area 2.	

Chester Street – From Pyrmont Bridge Road to Taylor Street (western side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
	Victorian/Modern	HA	Addressed as 1 Gehrig Lane, presents to Chester Street. Two-storey small Victorian warehouse. Extends to Pyrmont Bridge Road as corrugated iron building.		
17 Chester St	Modern (20th century)	N	Two storey modern business park designed to look like a town house development. Brick, rendered elements.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
21-29 Chester St	Modern (20th century)	N	Two storey modern business park designed to look like a town house development. Brick, rendered elements.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	

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NBRS+PARTNERS

Lot 1 Chester St	Modern (20th century)	N	Single-storey and two storey workshop. Rendered.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
			Small park splits Chester Street. Pedestrian only access through to Taylor Street.		

Chester Street (eastern side) – From Taylor Street to Susan Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Street Photo
2a + 2b Chester St	Modern (20th century)	N	Pair of single storey stepped terraces. Each with dormer window in gabled roof (northern elevation). Sympathetic form, colours and materials to the character of the area.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
2 Chester St	Modern (20th century)	N	Single storey modern house. Designed to look like stepped terraces. Sympathetic use of colours, materials and form.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	

Susan Street (eastern side) – From Chester Street to Albion Street

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Street Photo
61 Susan St	Federation	HA	Single-storey detached cottage with later additions including painted brickwork. Gabled roof with corrugated metal sheeting. Timber posted verandah. Chain wire fence	Retain, and where possible reinstate, the significant façade and character.	
59 Susan St	Victorian	HA	Single-storey detached cottage with later additions including painted brickwork. Gabled roof with corrugated metal sheeting. Rear addition. Timber fence.	Retain, and where possible reinstate, the significant façade and character.	

57 Susan St	Federation workers cottage	HA	Single-storey, freestanding cottage with corrugated metal sheeting and chimney. Original form and scale clearly readable. Very similar in appearance to #53. Some later additions including door and aluminium windows.	Retain, and where possible reinstate, the significant façade and character.	
55 Susan St	Modern 20 th century	N	Single storey freestanding cottage with gabled frontage. Similar form and scale to houses in the vicinity.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
53 Susan St	Federation workers cottage.	HA	Single storey freestanding weatherboard cottage. Original form and scale clearly readable. Similar in appearance to #57. Some alterations including modern aluminium windows and new door. Timber picket fence.	Retain, and where possible reinstate, the significant façade and character.	

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NBRS+PARTNERS

51 Susan St	Inter-War (unclear)	N	Single storey house, set well back from the street boundary and presenting to the street from a lowered elevation. Only driveway, fence and parapet visible from the street.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
49 Susan St	Modern (20th century)	D	Two storey freestanding dwelling with detracting roof dormer. Modern, style, form and decorative elements imitate heritage styles present in the area.	Potential development site. Any proposed development to respect the character of the area.	
45-47 Susan St	Mid-20th century	N	Two storey house with rooms within the roof space. Modern, style, form and decorative elements imitate/reflect heritage styles present in the area.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	

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NBRS+PARTNERS

43 Susan St	Federation	HA	Single storey weatherboard semi-detached dwelling with gabled roof and bullnose verandah. Some alterations – new roof, door. Decorative elements include cast iron frieze.	Retain, and where possible reinstate, the significant façade and character.	
41 Susan St	Federation	HA	Single storey semi-detached, double fronted dwelling with later addition tiled gabled roof. Painted brick.	Retain, and where possible reinstate, the significant façade and character.	
39 Susan St	Modern (20th century)	N	Two-storey, weatherboard house. Modern built with design reflecting the established character of the area.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	

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NBRS+PARTNERS

37 Susan St	Federation	HA	Single-storey, freestanding dwelling house with hipped roof clad in corrugated metal sheeting. Brick building – front façade looks to have had render stripped back. Possibly recently renovated. Timber picket fence.	Retain, and where possible reinstate, the significant façade and character.	
35+33 Susan St	Modern (21st century).	N	One-storey and two-storey townhouse development. Form, scale and materials reflect the existing development in the area. Two separate buildings – 35 presents to the street, 33 situated at the rear of the block as a battle-axe.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
31 Susan St	Federation / Interwar bungalow	HA	Single storey bungalow with gabled roof form with large street facing gable. Appears to have been stripped of features somewhat. Front façade rendered and painted.	Retain, and where possible reinstate, the significant façade and character.	

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NBRS+PARTNERS

29 Susan St	Victorian	HA	One – two storey free standing terrace. Gabled roof form. Substantially intact. Original decorative elements include tessellated tiles, bullnose verandah. Some alterations, dormer addition visible at the rear.	Retain, and where possible reinstate, the significant façade and character.	
27a+27b Susan St	Federation	HA	Single-storey (to street), two-storey later addition at rear – dual occupancy townhouse. Sympathetic in terms of style, form and materials to existing development in the area.	Retain, and where possible reinstate, the significant façade and character.	
25 Susan St	Federation workers cottage.	HA	Single storey fibro and weatherboard cottage. Appears substantially intact.	Retain, and where possible reinstate, the significant façade and character.	

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NBRS+PARTNERS

23 Susan St	Federation	N	One-storey freestanding cottage with roof additions. Weatherboard building with corrugated iron with gabled roof form and integrated verandah. Ground level appears substantially intact. Later alterations visible, large 'pop up' inserted at roof ridge.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
21+19 Susan St	Victorian filigree	HA	Pair of single storey semi-detached terraces. Decorative corrugated iron filigree work. Later alterations visible. Stripped of some original details? Note central dormer, with half-timbered decorative pressed metal	Retain, and where possible reinstate, the significant façade and character.	 

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NBRS+PARTNERS

17 Susan St	Victorian	HA	Single storey (with basement) group of terraces 17 – 5. No 17 appears consistent although with some minor alterations – windows and door replaced.	Retain, and where possible reinstate, the significant façade and character.	
15 Susan St	Victorian	HA	Single storey (with basement) group of terraces 17 – 5. No 15 appears consistent although with some minor alterations – windows and door replaced. Roughcast render applied to façade.	Retain, and where possible reinstate, the significant façade and character.	
13 Susan St	Victorian	HA	Single storey (with basement) group of terraces 17 – 5. No 13 is Consistent form with group. Alterations include insertion of small dormer facing street, timber picket front fence.	Retain, and where possible reinstate, the significant façade and character.	

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NBRS+PARTNERS

11 Susan St	Victorian	HA	Single storey (with basement) group of terraces 17 – 5. No 11 is substantially intact. Alterations include painted façade, timber picket front fence.	Retain, and where possible reinstate, the significant façade and character.	
9 Susan St	Victorian	HA	Single storey (with basement) group of terraces 17 – 5. No 9 is similar in appearance to 11. Consistent with the group. Alterations include painted façade, timber picket front fence.	Retain, and where possible reinstate, the significant façade and character.	
7 Susan St	Victorian	HA	Single storey (with basement) group of terraces 17 – 5. No 7 appears to have undergone a recent renovation. Alterations include insertion of a small central dormer, painting of façade. Cast iron elements – note the verandah posts.	Retain, and where possible reinstate, the significant façade and character.	

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5 Susan St	Victorian	HA	Single storey (with basement) group of terraces 17 – 5. 5 is the last terrace in the group. Altered from the original. Two separate dormers introduced, one centred on the verandah and the second placed on the roof ridge. Note same cast iron decorative verandah post as number 7.	Retain, and where possible reinstate, the significant façade and character.	
3 Susan St	Victorian	HA	Single storey attached terrace - pair with #1. Appears consistent with the terraces on either side for scale. Decorative cast iron verandah post. Alterations may include re-rendering and painting – note imitation ashlar coursing.	Retain, and where possible reinstate, the significant façade and character.	 

DATA SHEET: PARRAMATTA ROAD CORRIDOR STUDY AREA – TAYLOR, CHESTER AND SUSAN STREETS

NBRS+PARTNERS

1 Susan St	Victorian	N	Single storey attached terrace - pair with #3. Appears consistent with the terraces on either side for scale. Painted an unsympathetic colour. Verandah infill. Solar panels placed on western roof elevation.	Sympathetic alterations and additions possible. Potential development site – any proposed development to respect the character of the area.	
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Redmond Street (eastern side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
1 Redmond St	Late-Victorian Residential	HA	Two-storey terrace with painted rendered masonry, timber-framed, double-hung sash windows at ground floor and French door to first floor verandah. Original decorative cast-iron panels to verandah balustrades and decorative iron bracket. Removed filigree frieze. Roof has later addition corrugated metal with intact chimney. Corrugated metal sheeting to verandah. Palisade fence to ground floor verandah.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	
3 – 5 Redmond St	Late-Victorian Residential	HA	Pair of single-storey terraces with painted rendered masonry to No 5 and removed from No 3, timber-framed, double-hung sash windows. Decorative cast-iron brackets and palisades to No 3. Timber brackets, post and fence to No 5. Roof has later addition corrugated metal with intact chimney. Skylights within roof.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	

Redmond St			Rear fences and garages to remainder of Redmond Street (eastern side)		
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Redmond Street (western side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
2 Redmond St		D	Rear of Parramatta Road property	Potential infill development site - any proposed development to respect the character of the area.	
4 Redmond St	Victorian / Federation	HA	Freestanding single-storey, single-fronted corner cottage (possibly remnant of a terrace group). Corrugated metal roofing with removed chimneys. Modified external render High metal fence.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	

6 – 8 Redmond St	Inter-War with Mid-20 th Century Façade addition Warehouse / Factory	N	Single-storey masonry warehouse / factory, appears to date to Inter-War period with later addition frontage.	Sympathetic alterations and additions possible at rear. Potential infill development site - any proposed development to respect the character of the area.	
10 Redmond St	Mid-20 th Century	N	Heavily modified single-storey dwelling with aluminium windows added. Corrugated metal roofing with removed chimneys. Later addition fences.	Sympathetic alterations and additions possible at rear. Potential infill development site - any proposed development to respect the character of the area.	

12 / 14 Redmond St	Federation	HA	Pair of single-storey terraces – heavily modified with aluminium windows added. Corrugated metal roofing with removed chimneys. Later addition fences.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	
16 / 18 Redmond St	Federation	HA	Pair of single-storey terraces – No 16 is face brickwork. No 18 altered with rendered and painted masonry walls, change of window. Corrugated metal roofing with chimneys retained. Later addition fences.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	

20 / 22 / 24 Redmond St	Federation	HA	Group of three, single-storey terraces masonry render and painted. Various alterations and additions to walls and windows. Various roofing materials with dormer to No 22. Chimneys retained. Later addition fences.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	
26 Redmond St	Inter-War Residential	HA	Timber framed and clad single-storey, freestanding bungalow with hipped and gabled corrugated metal roof. Verandah has turned timber posts. Later addition timber fence.	Retain, and where possible reinstate, the significant façade and character. Sympathetic alterations and additions possible at rear.	

28 / 30 / 32 Redmond St	Late-Victorian / Federation	HA / N	Group of three, single-storey terraces masonry render and painted. Various alterations including to windows. Various roofing materials with dormer to No 32. One chimney retained with others removed. Later addition fences.	Retain, and where possible reinstate, the significant façade and character. Attempt to recover the significance and character of the group. Sympathetic alterations and additions possible at rear.	
34 / 36 Redmond St	Victorian Residential	HA	Pair of single-storey terraces – hipped roof with corrugated metal roofing and chimney retained to No 36. Both altered with removal of render. Timber framed windows. Later addition masonry fences.	Retain, and where possible reinstate, the significant façade and character. Attempt to recover the significance and character of the pair. Sympathetic alterations and additions possible at rear.	

Hay Street (eastern side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
		HA	Rear of Parramatta Road – Bald Faced Stag Hotel	See Parramatta Road Inventory	
1 Hay St			Council Carpark and Substation looking south to rear of properties facing onto Parramatta Road		

1 Hay St			Council Carpark looking north		
3 Hay St	21 st Century Residential	N	Three-storey residential block	Sympathetic alterations and additions possible at rear. Potential development site - any proposed development to respect the character of the area.	

11-23 Hay St	21 st Century Residential	N	Two-storey residential block	Sympathetic alterations and additions possible at rear. Potential development site - any proposed development to respect the character of the area.	
25 Hay St	Mid-20 th Century	N	Single-storey cottage with face brickwork and hipped roof with terracotta tiles. Masonry and steel fence.	Sympathetic alterations and additions possible at rear. Potential infill development site - any proposed development to respect the character of the area.	

27 Hay St		N	Single-storey cottage with face brickwork and gabled roof with terracotta tiles. Masonry and steel fence.	Sympathetic alterations and additions possible at rear. Potential infill development site - any proposed development to respect the character of the area.	
29 Hay St	Late-Victorian	HA	One of a pair of single-storey double fronted villas with gabled slate roof with chimneys. Decorative plaster elements, bull-nosed verandah. Decorative cast iron filigree frieze, brackets and posts. Tessellated tiling to verandah and path. Palisade fence.	Retain, and where possible reinstate, the significant façade and character. Attempt to recover the significance and character of the adjoining dwelling. Sympathetic alterations and additions possible at rear. Potential to nominate as a heritage item.	

Hay Street (western side)

Street No	Predominant Architectural Style	Ranking	Comments – Relevant details / Materials / Descriptions	Recommendations	Site Photo
			Rear of Parramatta Road with vacant site used for car parking		
			Carpark		
26 Hay St	Federation Residential	HA	One of a group of six speculative, single-storey, freestanding cottages. Original face brickwork has been rendered. Later addition terracotta roofing with chimney removed. Timber arched trim over verandah. Later addition metal fencing.	Retain, and where possible reinstate, the significant façade and character. Attempt to recover the significance and character of the group. Sympathetic alterations and additions possible at rear.	

28 Hay St	Federation Residential	HA	One of a group of six speculative, single-storey, freestanding cottages. Original face brickwork has been rendered. Later addition terracotta roofing with chimney removed. Timber arched trim over verandah - balustrade removed. Later addition aluminium windows. Later addition metal fencing.	Retain, and where possible reinstate, the significant façade and character. Attempt to recover the significance and character of the group. Sympathetic alterations and additions possible at rear.	
30 Hay St	Federation Residential	HA	One of a group of six speculative, single-storey, freestanding cottages. Original face brickwork has been painted. Original slate roofing with terracotta ridging. Chimney removed. Timber arched trim over verandah removed. Later addition brick fencing.	Retain, and where possible reinstate, the significant façade and character. Attempt to recover the significance and character of the group. Sympathetic alterations and additions possible at rear.	

32 Hay St	Federation Residential	HA	One of a group of six speculative, single-storey, freestanding cottages. Original face brickwork. Later addition terracotta tile roofing with chimney removed. Timber arched trim to verandah removed. Bay removed and later addition aluminium window installed. Later addition brick fencing.	Retain, and where possible reinstate, the significant façade and character. Attempt to recover the significance and character of the group. Sympathetic alterations and additions possible at rear.	
34 Hay St	Federation Residential	HA	One of a group of six speculative, single-storey, freestanding cottages. Original face brickwork has been rendered. Later addition terracotta tile roofing with chimney removed. Timber arched trim over verandah retained. Later addition masonry fencing and tall hedge.	Retain, and where possible reinstate, the significant façade and character. Attempt to recover the significance and character of the group. Sympathetic alterations and additions possible at rear.	

36 Hay St	Federation Residential	HA	One of a group of six speculative, single-storey, freestanding cottages. Original face brickwork has been painted. Replacement slate roofing with intact chimney. Timber arched trim over verandah retained. Later addition masonry.	Retain, and where possible reinstate, the significant façade and character. Attempt to recover the significance and character of the group. Sympathetic alterations and additions possible at rear.	
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