



## Peer Review

Document number: H-1019

Review of Comprehensive Heritage Study Proposed

Cumberland Heritage List

Not Including Westmead Locality

For



Cumberland City Council

October 2022



Aerial image on front cover of the Westmead locality from 1943. Source: NSW Spatial Services, *SIXMaps*, <https://maps.six.nsw.gov.au>, downloaded 11<sup>th</sup> January 2022.

Nimbus Architecture and Heritage Pty Ltd				
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## Executive Summary

Following the establishment of the Cumberland Council in 2016, the process of determining items to be included on the Cumberland Heritage List has been ongoing. Extent Heritage Advisors were engaged to complete a heritage study of the Local Government Area (LGA) and produced the *Cumberland LGA Comprehensive Study Stage 1 – Main Report Volume 1 – Project Context*. This document established a thematic history of the LGA, reviewed the existing heritage items within the boundaries of the LGA, outlined potential items for delisting and items for State Heritage Register Nomination, identified areas that required further heritage documentation, and produced mapping.

This was followed by the *Cumberland LGA Comprehensive Heritage Study Stage 2 – Secondary Report* which provided an outline of proposed new heritage items and heritage conservation areas (HCAs) for inclusion in the Cumberland Heritage List, with the provision of Heritage Inventory Sheets for the items and HCAs.

After the completion of both reports and community consultation, Nimbus Architecture and Heritage have been engaged to provide a peer review of these 63 items, 4 HCAs and extension to one HCA, and the associated inventory sheets. Nimbus Architecture and Heritage have collaborated with DFP Planning, who have provided specialised heritage planning advice in relation to the objections from the community that were received by Council.

The initial peer review assessment has focused on Westmead. This includes the ten (10) potential heritage items and potential extension of curtilage to one (1) heritage item, the proposed Westmead Conservation Area and the proposed extension to the existing Toohey's Palm Estate Conservation Area. This revised issue includes an assessment of the remaining potential heritage items and potential heritage conservation areas across the other suburbs.

The review largely agrees with the findings of the Study, although there are areas of deviation regarding the contributory status and proposed listing of some items. Comments and recommendations have been provided where the opinion of Nimbus Architecture and Heritage differs from that of Extent Heritage Advisors.



# 1.0 Introduction

## 1.1 Background

This Peer Review document has been prepared to inform Cumberland City Council representative Mr Daniel Cavallo – Director Environment and Planning, on the comments and recommendations from a peer review of the potential heritage items, potential heritage conservation areas and potential extension of a heritage conservation area.

All photographs included in this report were taken by Nimbus Architecture and Heritage during site inspections in December 2021 and January 2022, unless otherwise noted.

This revised issue of the report (Issue H) includes amendments in response to feedback from Council. Please note, potential heritage items and HCAs within the Westmead locality have been extracted from the larger report and included in Revision G. This report (Issue H) addresses the heritage items and HCAs within the Cumberland Council LGA.

## 1.2 Site Identification

The sites referred to in this report will be listed in tables below. There are 63 potential heritage items, 5 potential heritage conservation areas and a potential extension to one existing heritage conservation area. This report has excluded those items within the Westmead locality and addressed the other potential items and HCAs within the Cumberland Council LGA.

## 1.3 Heritage Management Framework

The following assessment does not relate to items that are already included on Schedule 5 of a Local Environmental Plan, in the amalgamation and creation of the Cumberland Local Environmental Plan.

The assessment relates to items that are not yet formally listed as heritage items in any statutory listing, but have been identified by Extent Heritage Advisors in their Cumberland LGA Comprehensive Heritage Study Reports as potential heritage items.

The following resources were utilised in the review process:

- NSW Heritage Office, *Assessing Heritage Significance*, NSW Heritage Manual 2, 2001.
- Heritage Council of New South Wales, *Heritage Listing Explained: What it means for you*, Office of Environment and Heritage, 2017.
- Heritage Council of New South Wales, *New South Wales Historical Themes*.
- Heritage Council of New South Wales, *Levels of Heritage Significance*, 2008.
- NSW Heritage Office, *Local Government Heritage Guidelines*, 2002.

## 1.4 Methodology

The report has been prepared in accordance with the guidelines of the *Australian ICOMOS Charter for places of Cultural Significance, 2012*, (adopted 31<sup>st</sup> October 2012) the *NSW Heritage publication, NSW Heritage Manual and the NSW Heritage Office publication Statement of Heritage Impact (SoHI)*.

Cumberland City Council is currently in Stage 2 for the proposed listing of 63 new Heritage Items and four (4) potential Heritage Conservation Areas (HCAs) and one (1) extension to an existing HCA within the Local Government Area (LGA).

Cumberland Council commissioned a Comprehensive Heritage Study which was carried out by Extent Heritage Pty Ltd. The final version was completed on the 14<sup>th</sup> of December 2020. A copy of the Stage 1 and 2 reports were submitted to Nimbus Architecture and Heritage Pty Ltd for background information to allow a succinct Peer review of the potential heritage items and HCAs.

This report has been prepared to complete a peer review of the potential heritage items and conservation areas as assessed by Extent Heritage in their *Cumberland LGA Comprehensive Heritage Study Stage 1 and Stage 2* reports.

As part of an ongoing process for Stage 2, community consultation and feedback were sought. Numerous objections were submitted to council providing feedback on the potential heritage items and heritage conservation areas. As noted on the Cumberland Council website, Jeff van Veghel (Strategic Planner) is the planner co-ordinating the community's feedback. Jeff has provided Nimbus Architecture and Heritage Pty Ltd with a list of objections broken down into themes. There are 9 themes which include: (1) Heritage significance, (2) Future developments, (3) Property value, (4) Financial burden, (5) Landowner rights, (6) Previous heritage study assessment, (7) Effectiveness of heritage listing, (8) Economic impact and (9) Fairness.



To ensure that the assessment is not unduly swayed by any bias, the assessment of objections has been undertaken separately from the visual assessment and assessment of the heritage potential of each site. This has been completed by independent heritage planners at DFP Planning. They have provided an assessment of the objections and this has been integrated into the report as an appendix.

## 1.5 Author

This Peer Review has been prepared by Nicole Manley, Heritage Consultant at Nimbus Architecture and Heritage Pty Ltd and reviewed by Christopher Roehrig, Principal: Heritage at Nimbus Architecture and Heritage Pty Ltd in accordance with Nimbus Architecture and Heritage Pty Ltd quality assurance program. An external peer review has been undertaken by Brian McDonald of DFP Planning. The draft and final edit of Westmead HCAs and potential heritage items was extracted and set out in Revisions G and H of this report by Celeste Greeves, Heritage Consultant at Nimbus Architecture and Heritage.

## 1.6 Acknowledgements

The author appreciates the contributions of the following people in the preparation of this report as follows:

- Jeff van Veghel, Cumberland City Council Strategic Planner, for support during project establishment, assistance during site inspections and during peer review documentation.
- Brian McDonald, DFP Planning Principal Urban Designer, for provision of Planning advice and commentary.
- Amy Cropley, DFP Planning Urban Designer/Principal Planner, for provision of Planning advice and commentary.'
- Kaitlin McCaffery, Cumberland City Council Senior Strategic Planner, support during the final drafting of the Westmead HCAs and potential heritage items within the Westmead locality.

## 1.7 Report Limitations

This Peer Review is based on an assessment of the heritage aspects of the proposed heritage listing of additional items in the new Cumberland Council Local Environmental Plan. The assessments regarding planning and in response to the objections raised by residents

have been completed by DFP Planning. It is assumed that any other details, legal matters or non-heritage matters are assessed by others.

No further historical research has been completed as part of the review. The review is limited to a desktop analysis of the information provided and a visual assessment of the heritage items, with site inspections undertaken by Nimbus Architecture and Heritage in December 2021. Inspections of the internal spaces of each site were not undertaken as access was not provided. The assessment is therefore limited to a visual assessment from the public domain.

Condition and integrity assessments were only undertaken from the public domain and do not include an in-depth analysis of the current condition of the buildings. Interior and rear conditions are not known, nor are any internal modifications that may have taken place.

The internal configuration and intactness of the buildings are not considered in this assessment, as access was not granted to the inside of the premises. It is instead the external, front façade that bears the most weight in the assessment, which contributes to the streetscape character and illustrates a significant historical layer that is highly or moderately intact.

This assessment does not consider potential impacts on Aboriginal heritage or ecological communities in the study area. It does not locate or assess any potential or known archaeological deposits on the subject site or in its surrounds.

The following resources were utilised as documentary evidence for this report:

- Heritage Inventory Sheets for each potential heritage item, heritage conservation area and extension of heritage conservation area, by Extent Heritage, 2020.
- *Cumberland LGA Comprehensive Heritage Study Stage 1 – Main Report Volume 1 – Project Context*, Extent Heritage Advisors, March 2020.
- *Cumberland LGA Comprehensive Heritage Study Stage 2 – Secondary Report*, Extent Heritage Advisors, February 2021.
- Public feedback to the early consultation on potential additions to the Cumberland Heritage list, provided by Cumberland Council.

## 1.8 Definitions

The following assessment includes the terms *contributory*, *condition*, and *integrity*. These terms are explained below to provide further clarity on their interpretation.

### 1.8.1 Contributory

Contributory items can be defined as elements that positively add to the significance of the precinct, particularly relating to the key characteristics of the HCA. Currently, the Cumberland Development Control Plan 2021 does not include a definition of 'contributory'. The definition of contributory as in the *Stage 2* report is: "*elements that contribute to the significance of the precinct.*"

Nimbus Architecture and Heritage recommend an expanded definition of contributory to provide a clearer understanding of the concept:

*Elements that contribute to the significance and character of the precinct by way of displaying a key historical era and/or theme. Contributory elements can reflect a high or moderate degree of integrity, and remain recognisable despite reversible alterations.*<sup>1</sup>

The contributory buildings within the proposed HCAs (reviewed in the following sections of this report) should then conform with the prominent design characteristics to contribute to a cohesive whole. Minor alterations to dwellings, such as the replacement/repair of windows, doors, and roof coverings, will still allow the dwellings to contribute to the HCA. Additions constructed to the side or rear that do not disrupt the interpretation of the earlier design intent will not rule out contribution.

### 1.8.2 Condition and Integrity

The condition and integrity of the dwellings inform the degree of contribution that they make towards the comprehensive whole of the proposed HCA.

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<sup>1</sup> Expanded definition drawn from the definition in the Sydney Development Control Plan 2012, Glossary of Terms, which states: "*buildings that make an important and significant contribution to the character of a heritage conservation area of heritage streetscape and have a reasonable to high degree of integrity and date from a key development period of significance. Contributory buildings are defined as buildings which are from a significant historical period layer, highly or substantially intact or significant historical period layer, altered yet recognisable and reversible.*"



The **condition** of heritage structures is generally broken down into three categories: poor, fair and good.


**Integrity** can be defined as the degree to which a place or component of a place retains the form and completeness of its physical fabric, historical associations, use or social attachments that give the place its cultural significance. The integrity of a place is assessed under three headings: (1) High; (2) Moderate; and (3) Low

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## 2.0 Auburn


### 2.1 Potential Heritage Items




Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS2	Former Auburn Post Office	4 and 4A Auburn Road and Kerr Parade	Local	<p>The proposed heritage item falls within the boundaries of the proposed South Parade Heritage Conservation Area.</p> <p>Alterations have been made to the ground floor of the Federation style former Post Office (constructed in 1912) that reduces the aesthetic significance of the site.</p> <p>The heritage inventory sheet states that "in its current state, the building cannot be considered a good representative example of its [type] due to the heavily modified façade." Despite this, the parapet roof and upper level retains evidence of the earlier design and the upper storey is highly intact.</p> <p>An investigation of the interior did not take place, therefore the integrity of the interior is not known.</p> <p>The heritage inventory sheet does not note that the site is within a proposed HCA.</p>	The exterior of the former Post Office <b>should be considered for individual listing</b> . While the item is within the proposed HCA, it is a differentiation in architectural form and style in comparison to the other Auburn Road shopfronts, and it has a historical significance that expands on the history of the remainder of the HCA.	 <p>HS141_Auburn Road_4</p>  <p>HS141_Auburn Road_4(1)</p>




Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
				Condition: Good		
				Integrity: Moderate		
HS3	Pritchard's Building	6-14 Auburn Road	Local	<p>The proposed heritage item is located within the proposed South Parade Conservation Area.</p> <p>Pritchard's Building stands as a prominent shopfront on Auburn Road. The scale and architectural detailing contribute to its aesthetic significance. The original form of the upper level is highly intact, despite the alterations to the lower level and replacement of original windows. It is representative of the Inter-War Free Classical style with Art Deco motifs.</p> <p>The heritage inventory sheet does not note that the site is within the potential HCA.</p> <p>Condition: Good</p> <p>Integrity: High</p>	<p>The exterior of Pritchard's Building <b>should be considered for individual listing</b>. While the item is within the proposed HCA, it is a differentiation in architectural form and style from the other shopfronts along Auburn Road, and has a historical significance contributes to the remainder of the HCA.</p>	 <p>HS141_Auburn Road_6-14</p>






Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS4	Federation Shopfronts	23 and 25 Auburn Road	Local	<p>The proposed heritage item is located within the proposed South Parade Conservation Area.</p> <p>The Federation Shopfronts are intact, representative example of Federation Free Style commercial buildings that stand out due to their prominent, detailed design to the upper level, despite the alterations to the ground floor.</p> <p>Condition: Fair</p> <p>Integrity: Moderate</p>	<p>The exterior of the Federation Building <b>should be considered for a group listing</b>. While the item is within the proposed HCA, it is a differentiation in architectural form and styling to the other shopfronts along Auburn Road, and has a historical significance that differs to the remainder of the HCA.</p>	 <p>HS141_Auburn Road_23-25</p>
HS5	Late Victorian Shopfront	60-62 Auburn Road	Local	<p>The heritage inventory sheet notes that 60-62 Auburn Road are recommended for listing and 64 Auburn Road is not recommended.</p> <p>The ground floor of 60-62 Auburn Road has been considerably altered for use as contemporary commercial building, however the upper level is intact and displays late Victorian detailing in the moulding to the parapet. There is evidence of masonry infill below the aluminium window frames, suggesting an earlier doorway.</p> <p>While 64 Auburn Road exhibits historical details and is reflective of the late Victorian commercial architecture, it has been considerably altered and its</p>	<p>The Late Victorian Building at 60-62 Auburn Road. The parapet detailing, corbelling with coping and windows pattern to the first floor are intact, which provides a good example of detailing found on the Later Victorian period shops. <b>The Late Victorian Shopfront should therefore be considered for individual listing at a local level.</b></p> <p>As noted in the heritage inventory sheet, 64 Auburn Road has been considerably altered which has resulted in a low degree of integrity. 64 Auburn Road <b>should not be considered for listing at a local level</b>. There are other</p>	 <p>HS5</p>




Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
				<p>significance reduced through the demolition of 66 Auburn Road and construction of the neighbouring commercial building, effectively demolishing half of the historical façade.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p>	<p>examples of shopfronts in the LGA that better display the characteristics of the type.</p>	
HS6	'The Towers' – Federation Shopfronts	111-117 Auburn Road	Local	<p>The item is a set of four, Federation Free Style shopfronts that present as a cohesive whole. The two central bays are mirrored, and the outer bay on each side likely match.</p> <p>Despite the alterations to the ground floor, the upper level and parapet (above the awning level) are highly intact. There is intrusive signage and timber screen to No. 111, which obscures the upper level.</p> <p>Alterations including modifications to the ground floor, the addition of air conditioner condenser units to the awning of No. 115 and infilled windows reduces the integrity of the building to an overall moderate degree.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p>	<p>The exterior of the Federation Building <b>should be considered for a group listing.</b></p>	 <p>HS6</p>

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS7	Federation Queen Anne Residence	151 Auburn Road	Local	<p>The Federation Queen Anne Residence is a good, intact example of the type. It exhibits original details, including timber details to verandah posts, timber windows and entry door, restrained terracotta ridge capping detail to the roof and terracotta chimney pots. The original tiled floor of the verandah remains in place.</p> <p>The low brick fence, hedges and well kept garden contribute to the setting.</p> <p>The side addition is set back from the front and does not detract from the aesthetic appeal of the dwelling.</p> <p>Condition: Good</p> <p>Integrity: High</p>	The Federation Queen Anne Residence <b>should be considered for individual listing at a local level.</b>	 <p>HS7</p>  <p>HS7(1)</p>
HS10	Auburn Gallipoli Mosque	1-3 Dartbrook Road 1-19 Gelibolu Road	Local (potentially State)	<p>The Auburn Gallipoli Mosque presents as a rare example of its type across Sydney and possibly the state.</p> <p>Reflective of Ottoman style Mosques, it features handcrafted and artisanal details, with an arched portico below an elaborate façade and lead clad domed roof.</p>	<p>The Auburn Gallipoli Mosque <b>should be considered for individual listing at a local level.</b></p> <p>The inventory sheet states that the Mosque may be of state heritage significance. To achieve state heritage listed status, the item should first be included in the local heritage list. A full assessment of the site can then be completed to</p>	 <p>HS10</p>


Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
				<p>It is a landmark feature structure is visible from the railway line.</p> <p>Condition: Good</p> <p>Integrity: High</p>	determine its degree of significance, and to inform an application to list the site as a state heritage item.	 <p>HS10(1)</p>
HS11	'The Manse' – Federation Residence	21 Harrow Road	Local	<p>'The Manse' presents as a Federation residence that is intact. The polychromatic brickwork to the walls and chimneys introduces contrasting colours to create variations and design elements. There are terracotta finials and chimney pots and detailing to the timber bargeboards.</p> <p>A contemporary shade structure and carport are located to the side. A concrete ramp and steps, with metal handrails, have been added to increase equitable accessibility of the residence.</p> <p>Security grills to the timber double hung windows and doors detract from the aesthetic significance of</p>	'The Manse' Federation Residence <b>should be considered for individual listing at a local level.</b>	 <p>HS11</p>  <p>HS11(1)</p>




Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
				<p>the site, as does the signage on the front facade.</p> <p>The single storey addition at the rear does not contribute to the significance of the site.</p> <p>Condition: Moderate</p> <p>Integrity: Fair</p>		 <p>HS11(2)</p>
HS12	Inter-War Residence	1 Kihilla Road	Local	<p>The Inter-War Residence carries a high degree of integrity and is in a good condition. It displays Federation features, and includes original elements such as terracotta tiled hipped and gabled roof with finials, chimney pots, and timber bracket details to underside of verandah.</p> <p>The tidy garden setting positively contributes to its aesthetic significance.</p> <p>There is a concrete driveway, intrusive metal bars to the front windows and a metal gate to the side with a freestanding garage at the rear. These elements do not contribute to the significance of the site.</p> <p>Condition: Good</p> <p>Integrity: High</p>	The exterior of the Federation Bungalow <b>should be considered for individual listing</b> . It is not known if the interiors are also intact for inclusion in the listing.	 <p>HS12</p>  <p>HS12(1)</p>








Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS14	Kihilla Road Workers' Cottages	42-44 and 33-43 Kihilla Road (recommended for listing in original study)  34-40 Kihilla Road (not recommended for listing in original study)	Local	<p>The heritage inventory sheet notes that 42-44 and 33-43 Kihilla Road are recommended for listing and that 34-40 Kihilla Road are not.</p> <p>Collectively, the dwellings represent the residential development of Auburn in the 1920s. The consistency in design and style contributes to the interpretation of the whole.</p> <p>No. 34 – late 20<sup>th</sup> century, two storey construction that does not reflect the scale and design of the other cottages.</p> <p>36-38 – a degree of change has occurred to these two dwellings, although this is not as significant as the change at No. 40. The early design intent is still visible and they contribute to the overall setting.</p> <p>Overall, the group is similar to the architectural style in the proposed Northcote Street Conservation Area. HS14, however, includes a lower degree of intrusive additions to the front of the dwellings and the dwellings are generally of a better condition. Where the HCA has non-contributory dwellings located between, the listing for HS14 includes less non-contributory items. However, this still does not</p>	<p><b>Consider inclusion of Nos. 36-38 in the listing</b> (noted as not recommended for listing in the original study). From a visual inspection and based on the descriptions provided in the heritage inventory sheet, they do not appear significantly reduced in integrity compared to the remainder of the dwellings.</p> <p><b>Nos. 34 and 40 are not recommended for listing</b> (as noted in the original study) owing to the era of construction of No. 34 and the stylistic differences and alterations to No. 40.</p> <p>The exteriors of the Kihilla Road Worker's Cottages at Nos. 42-44 and 33-43 represent contributory items within their setting. <b>The dwellings should only be considered for listing as a group or as contributory items within a Heritage Conservation Area.</b></p> <p>Refer to similar items within the Northcote Heritage Conservation Area of similar architectural style and merit.</p>	 <p>HS14_33</p>  <p>HS14_35</p>  <p>HS14_37</p>









Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
				<p>elevate the residences to listing as individual heritage items.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p>		 <p>HS14_38</p>  <p>HS14_39</p>  <p>HS14_40</p>

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
						 <p>HS14_42</p>
						 <p>HS14_43</p>
						 <p>HS14_44</p>




Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS15	Federation Residence	79 Macquarie Road	Local	<p>The Federation Residence is an intact, representative example of an early Federation/early Victorian residence.</p> <p>The well-kept garden setting and general maintenance of the dwelling contributes to its significance. It is in an overall good condition, although there is cracking evident to the base of the walls, below the windows.</p> <p>The palisade fence is an intrusive element. A carport shelter is constructed to the side, along the driveway.</p> <p>The surrounding streetscape includes dwellings of Federation era. Although smaller in scale and less prominent, they are largely in a good condition and are reflective of the later subdivision.</p> <p>Condition: Good</p> <p>Integrity: High</p>	<p>The exterior of the Federation Residence <b>should be considered for individual listing</b>. It is not known if the interiors are also intact. Investigation of the interiors could be considered.</p>	 <p>HS15</p>  <p>HS15(1)</p>





Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS18	Federation Bungalow	59 Mary Street	Local	<p>Currently in use as a childcare centre, the Federation Bungalow maintains a moderate degree of integrity despite intrusive alterations. It includes original stained glass windows and timber detailing (obscured by intrusive security bars).</p> <p>A brick fence to the side and the palisade fence to the front are intrusive.</p> <p>The freestanding ca. 1980s garage structure does not contribute to the significance of the site.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p>	The exterior of the Federation Bungalow <b>should be considered for individual listing</b> . It is not known if the interiors are also intact for inclusion in the listing.	 <p>HS18</p>  <p>HS18(1)</p>  <p>HS18(2)</p>





Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS19	'Victorian Manor' – Federation Queen Anne Residence	65 Northumberland Road	Local	<p>The Victorian Manor residence is largely intact with minor alterations and additions.</p> <p>The low brick fence is contributory, although the infill metal fencing and gate are intrusive.</p> <p>The neighbouring dwelling is visually similar in architectural style and form. It retains original features, including stained glass panels, round accent window and timber detailing, although the rendered and painted finish of the walls detracts from its aesthetic value.</p> <p>Condition: Good</p> <p>Integrity: High</p>	<p>The exterior of the Victorian Manor <b>should be considered for individual listing</b>. It is not known if the interiors are also intact for inclusion in the listing.</p> <p>In addition to the recommendations, if the opportunity arises, it would be favourable to reinstate round accent window and stained glass details to windows as evident at neighbouring 67 Northumberland Road.</p>	 <p>HS19</p>  <p>HS19(1)</p>
HS22	Melton Hotel	135 Parramatta Road	Local	<p>The Melton Hotel is located in a prominent corner position on a busy thoroughfare. As an Inter-War style hotel, it also references earlier design motifs of the Federation Anglo-Dutch Style architecture.</p> <p>It retains many original features and detailing, such as the tiled walls to the ground floor, double leaf timber doors, double hung timber windows.</p> <p>There have been some alterations and additions, although these are</p>	<p>The exterior of the Melton Hotel <b>should be considered for individual listing</b>. It is not known if the interiors are also intact for inclusion in the listing.</p>	 <p>HS22</p>  <p>HS22(1)</p>




Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
				largely located to the rear of the hotel and are not prominent features when viewed from the public domain.		
				Condition: Good		
				Integrity: High		
HS23	'Auburn Emporium' – Federation Building	160-174 Parramatta Road	Local	<p>The group is a Federation commercial structure with multiple shopfronts.</p> <p>The structure is divided into bays with asymmetrical square topped parapets with a shared design. The central parapet reads 'Auburn Emporium.'</p> <p>The original form is retained to the upper level, although some bays are altered with changes to window frames and forms.</p> <p>The ground floor has been significantly altered, although the aesthetic significance is maintained through the upper level.</p> <p>Condition: Fair</p> <p>Integrity: Moderate</p>	The exterior of the Auburn Emporium <b>should be considered for a group listing.</b>	 <p>HS23</p>  <p>HS23(1)</p>






Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
						 <p>HS23(2)</p>
HS24	Warehouse	259-263 Parramatta Road	Local	<p>The warehouse is a representative example of modernist industrial architecture. Externally, it is highly intact. The front portion (painted white) carries higher aesthetic significance, although the simplified saw tooth portion positively contributes to the overall site.</p> <p>A sign plate on the side elevation reads 'Cypress + Sons.'</p> <p>It is in a good condition, although there is evidence of failing pebblecrete to the front stairs.</p> <p>Condition: Good</p> <p>Integrity: High</p>	The exterior of the warehouse <b>should be considered for individual listing.</b>	 <p>HS24</p>  <p>HS24(1)</p>





Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS25	Auburn Hotel	43 Queen Street	Local	<p>The Auburn Hotel represents two separate eras of construction, dating from 1914 and 1969. The original portions are reflective of the Federation and Art Deco styles, whilst also displaying modernist, Post-War aesthetic intentions.</p> <p>The original, ca. 1914 features carry a higher degree of significance although the 1969 works contribute to understanding the history of the Hotel.</p> <p>The interior of the Hotel was not assessed.</p> <p>Condition: Fair</p> <p>Integrity: High</p>	The exterior of the Auburn Hotel <b>should be considered for individual listing.</b>	 <p>HS25</p>  <p>HS25(1)</p>  <p>HS25(2)</p>
HS26	Auburn Presbyterian Church	29 Queen Street		<p>The Auburn Presbyterian Church is an example of Federation ecclesiastical architecture. It features polychromatic brick walls, arched stained glass windows with timber frames, and original timber panelled doors.</p> <p>The site is bound with a brick fence with a bullnose top course. It is</p>	The Auburn Presbyterian Church <b>should be considered for individual listing.</b>	 <p>HS26</p>

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
				<p>generally in a good condition, with some areas requiring repair.</p> <p>Despite the construction of two additions, the degree of integrity is high due to the retention of most original features.</p> <p>Condition: Good</p> <p>Integrity: High</p>		 <p>HS26(1)</p>  <p>HS26(2)</p>
HS27	St John of God Catholic Church and St John's Catholic Primary School	73-77 Queen Street 82-84 Queen Street 2 Alice Street	Local	<p>The listing incorporates two separate sites that are adjacent to each other.</p> <p>The Federation style Church retains its early features, such as arched stained glass windows with cement sills, decorative mouldings, gabled roof with capping and rendered string course detail contrasting to the brickwork. The garden landscaping contributes to its setting.</p> <p>The School grounds include multiple buildings, although the central building of significance is known as 'Alphonsus Memorial</p>	<p>St John of God Catholic Church and St John's Catholic Primary School <b>should be considered for a group listing.</b></p> <p>It is recommended that a clear distinction be made about the degree of significance of the other buildings on the school grounds, and significant view corridors be established, to assist in any future development of the site.</p>	 <p>HS27_School</p> 





Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
				<p>Building.' It is a large, Federation building that exemplifies key characteristics of educational architecture of the era.</p> <p>Ecclesiastical motifs and detailing are visible to the gable ends, including a statue of Mary on the projecting wings.</p> <p>The single storey, contemporary building within the school grounds does not contribute to the heritage significance of the site.</p> <p>Condition: Good</p> <p>Integrity: High</p>		<p>HS27_School(1)</p>  <p>HS27_Church</p>
HS29	Inter-War Shopfronts	57-71 Rawson Street	Local	<p>The row of shops from 57-71 Rawson Street exhibits aesthetic significance through its display of Inter-War commercial architecture. While the ground floor has been altered to each shopfront, they are moderately intact above the awning level.</p> <p>The door and window openings are altered on the ground floor to facilitate contemporary commercial use, although timber windows and moulding to the parapets remain.</p>	The exterior of the Inter-War Building <b>should be considered for a group listing.</b>	 <p>HS29</p> 



Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
				<p>The shop at Nos. 57-59 is freestanding although contributes to the whole.</p> <p>It appears that the parapet form of No. 61 has been infilled although the original form remains evident when viewed in context of Nos. 73-67.</p> <p>Nos. 69-71 appear as a pair and differ in parapet design to the remainder of the shops.</p> <p>Collectively, they present as a moderately intact example of different Inter-War commercial architecture.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p>		<p>HS29(1)</p>  <p>HS29(2)</p>  <p>HS29(3)</p>  <p>HS29(4)</p>





Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS30	Federation Commercial Building	73-77 Rawson Street	Local	<p>The Federation Free Style commercial building is located in a prominent position adjacent to the station.</p> <p>It includes original features to the upper level, which contributes to a high degree of integrity externally. The alterations to the ground floor are significant, resulting in a low degree of integrity in this area.</p> <p>The ground floor is considerably altered to facilitate contemporary use, with signage, modified window and door openings and tiled wall finish.</p> <p>The first floor is rendered roughcast and smooth rendered finishes and is largely intact, and features timber arched windows to upper floor.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p>	The exterior of the Federation Commercial Building <b>should be considered for listing.</b>	 <p>HS30</p>  <p>HS30(1)</p>  <p>HS30(2)</p>
HS31	Inter-war Shopfronts	97-119 Rawson Street	Local	<p>The Inter-War Shopfronts are a good representative example of commercial development from this era. The condition varies across the upper levels, with cracking to lintels evident to some shops.</p>	The exterior of the Inter-War Buildings <b>should be considered for a group listing.</b>	 <p>HS31</p>



Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
				<p>The shops are a landmark feature that are visible from the train station platforms.</p> <p>The shopfronts of 97-111 Rawson Street present with a consistent parapet design and detailing to the upper level. Alterations to the window forms of 105-109 reduce the integrity of these shopfronts, although when read as a consistent whole, the shopfronts still contribute to the overall aesthetic appeal. Air conditioner condenser units to the awnings are intrusive.</p> <p>The shopfronts of Nos. 113-115 present as a single storey pair with the same parapet treatment as Nos. 97-111. Signage across the top is intrusive.</p> <p>Nos. 117-119 present as a cohesive whole with three bays, that reference the remainder of the shops in the row and appear as an expanded design, altered to extend across the three bays. The windows have intrusive security bars and an air conditioner condenser unit on the awning.</p> <p>Condition: Fair</p> <p>Integrity: Moderate</p>		 <p>HS31_97-99</p>  <p>HS31_103-105</p>  <p>HS31_109-111</p>  <p>HS31_113-115</p>

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
						 <p>HS31_117-119</p>
HS33	Federation Residence	96 Station Street	Local	<p>The Federation Residence is an intact example of its type. It includes original slate tiles to the roof, terracotta finials, roughcast chimneys with exposed brick details and chimney pots, and timber windows.</p> <p>Its external condition overall appears to be fair and it has a high degree of integrity, although there are intrusive bars to the windows and a mesh gate to the side of the verandah. Some slate tiles have slipped and there is biological growth across the roof. There is evidence of cracking to the rendered base of the verandah.</p> <p>The statement of significance notes that the site is “well-kept.” This contrasts with the final statement of the physical description, which states that some elements are in a poor</p>	<p>The exterior of the Federation Residence <b>should be considered for individual listing.</b></p> <p>The statement of significance should be altered to remove the statement that the dwelling is “well-kept.”</p>	 <p>HS33</p>

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
				condition and the building is in a fair condition overall.		
				Condition: Fair		
				Integrity: High		
HS35	Federation Workers' Cottage	106 Vaughan Street	Local	<p>The worker's cottage is an early example of development in the area. The timber clad structure includes original elements, such as decorative wrought iron brackets to the underside of the verandah. The timber cladding to the verandah is likely an infill element.</p> <p>The condition appears to be fair externally, with peeling paint, rusted corrugated roofing over the verandah, and cracks to steps.</p> <p>There is an addition to the side that is likely of an early construction phase, infilling an extension of the verandah.</p> <p>A free-standing garage is set back and to the side of the dwelling.</p> <p>Condition: Fair</p> <p>Integrity: Moderate</p>	The exterior of the Federation Worker's Cottage <b>should be considered for individual listing.</b>	 <p>HS35</p>  <p>HS35(1)</p>

## 2.2 Potential Heritage Conservation Area

The potential Northcote Street Heritage Conservation Area and South Parade Heritage Conservation Area have been assessed as areas that are locally significant for their historical associations, aesthetic appeals and representativeness.

### 2.2.1 Northcote Street Heritage Conservation Area

*Note: there is an inconsistency in colour coding in the HCA contributory maps, where maps are coloured for Contributory and Non-Contributory items. Refer to the Westmead Estate HCA for colour coding compared to the below and following Contributory Maps.*



**Figure 1.** Contributory map showing the contributory, non-contributory and heritage items within the proposed Northcote Street Heritage Conservation Area. Source: Extent Heritage Advisors, Northcote Street Heritage Conservation Area Heritage Inventory Sheet.







**Figure 2.** Curtilage map showing the proposed boundaries of the Northcote Street Heritage Conservation Area, indicated within the red lines. Source: Extent Heritage Advisors, Northcote Street Heritage Conservation Area Heritage Inventory Sheet.






The following table assesses whether the dwellings within the proposed HCA meet the definition of contributory, and whether they should be marked as such in the proposed HCA.




Item	Name	Listing	Statement of Significance
HS140	Northcote Street Heritage Conservation Area	Local	<p><i>The Northcote Street Heritage Conservation Area (HCA) is significant at the local level for its historic, aesthetic, and representative values. The HCA is historically linked to the early subdivision of James Owens' 60-acre land grant. This land was subdivided and sold in 1914 by the Suburban Development Co. Limited with lots sold and developed between 1914 and 1925. The streetscape retains evidence of this early subdivision pattern which first occurred in the 1880s and continued to have land sales from 1914 until 1925. Northcote Street HCA provides evidence of the pattern of residential development in Auburn during the turn of century, with a specific focused on providing land for workers cottages.</i></p> <p><i>The HCA has demonstrated aesthetic values as an intact streetscape which comprises of late Federation Workers' Cottages. The consistent form, setback, materiality, and design contributes to the aesthetic value of the area. The HCA demonstrates representative qualities of a subdivision tailored to the working class.</i></p>





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
38	Northcote Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	<p>Dwelling conforms to the general form and description of the proposed HCA as a timber clad structure with a corrugated metal, gable ended roof. A timber door is visible behind an aluminium security door. Windows are timber framed and include stained glass. An intrusive garage addition has been constructed to the front of the dwelling, however <b>This item contributes to the conservation area.</b></p>	 <p>HS140_Northcote_38</p>


Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
40	Northcote Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Dwelling conforms to the general form and description of the proposed HCA as a timber clad structure with a corrugated metal, gable ended roof. An aluminium security door has been installed, and security grills are placed on the windows. Original windows may be in place. An intrusive gate is located to one side. <b>This item contributes to the conservation area.</b>	 HS140_Northcote_40
42	Northcote Street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Dwelling is a large, two storey infill structure from ca. 21 <sup>st</sup> century. It does not reference the scale of the original dwellings. <b>This item does not meet the threshold of contributory.</b>	 HS140_Northcote_42
44	Northcote Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Dwelling conforms to the general form and description of the proposed HCA as a timber clad structure with a corrugated metal, gable ended roof. An aluminium security door has been installed. Timber window frames and some original window panes are retained. <b>This item contributes to the conservation area.</b>	 HS140_Northcote_44



Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
46	Northcote Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Dwelling conforms to the general form and description of the proposed HCA as a timber clad structure with a corrugated metal, gable ended roof. A security door has been installed. Original timber frames remain although glazing is likely to be a replacement. <b>This item contributes to the conservation area.</b>	 HS140_Northcote_46
48	Northcote Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	Dwelling conforms to the general form and description of the proposed HCA as a timber clad structure with a corrugated metal, gable ended roof. A security door has been installed and original windows removed. An intrusive awning sits above the window. <b>This item contributes to the conservation area.</b>	 HS140_Northcote_48
53	Northcote Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Dwelling conforms to the general form and description of the proposed HCA as a timber clad structure with a terracotta tiled, gable ended roof. Solar panels have been added to the roof. A security door has been installed in front of a glazed door. Original timber window frames and stained glass are intact. <b>This item contributes to the conservation area.</b>	 HS140_Northcote_53

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
55	Northcote Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Dwelling conforms to the general form and description of the proposed HCA as a timber clad structure with a corrugated metal, gable ended roof. The recessed gable end is clad in timber shingles. A security door has been installed. Timber window frames and stained glass windows are intact. <b>This item contributes to the conservation area.</b>	 HS140_Northcote_55
57	Northcote Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Dwelling conforms to the general form and description of the proposed HCA as a timber clad structure with a corrugated metal, gable ended roof. Timber window frames with stained glass windows are retained. An intrusive carport cover is located to the side. <b>This item contributes to the conservation area.</b>	 HS140_Northcote_57
57A	Northcote Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Dwelling conforms to the general form and description of the proposed HCA as a timber clad structure with a corrugated metal, gable ended roof. Timber window frames with stained glass windows are retained. An intrusive carport is located to the site. <b>This item contributes to the conservation area.</b>	 HS140_Northcote_57A

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
59	Northcote Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Dwelling conforms to the general form and description of the proposed HCA as a timber clad structure with a corrugated metal, gable ended roof. Security screens to the door and windows replace original elements. A mechanical roof vent (whirlybird) has been installed to the roof. <b>This item contributes to the conservation area.</b>	 HS140_Northcote_59
61	Northcote Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Dwelling conforms to the general form and description of the proposed HCA as a timber clad structure with a corrugated metal, gable ended roof. <b>This item contributes to the conservation area.</b>	 HS140_Northcote_61
45-51, 67-71	Northcote Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	<p><b>These dwellings are not included within the boundaries of the proposed HCA.</b> It is noted that these dwellings continue the same form and scale of the dwellings in the HCA.</p> <p>While the dwellings vary in integrity, the form, scale and architectural details are largely consistent with those in the proposed HCA. They were likely constructed at a similar time and as part of the same worker's cottage group. <b>This group of residences have the potential to contribute to the HCA.</b></p>	 HS140_Northcote_45-51  HS140_Northcote_67-69

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
						Infill dwellings are also located throughout the area and between (but not including) 61 and 67 Northcote Street, which are non-contributory.	 <p>HS140 Northcote 71</p>

	Comments	Recommendations
<b>Overall</b>	<p>The visual assessment has revealed that the proposed conservation area is consistent with the statement of significance, with cohesive collection of Federation Workers Cottages that reflect a predominant form, scale and design. There is only one non-contributory dwelling in the proposed HCA, which is a recently constructed two storey dwelling.</p> <p>The contributory status of the dwellings within the HCA boundaries as noted in the heritage inventory sheet is consistent with the findings of the visual assessment. The boundaries of the proposed HCA do not, however, capture all the Federation Worker's Cottages in the vicinity. There are an additional seven cottages to the west of the HCA boundaries that also reflect the same architectural style and historical connections as the dwellings included in the current boundaries, as noted in the Recommendations column of this table.</p> <p>Generally, the condition of the dwellings across the HCA is fair to good and the integrity is moderate.</p>	<p>There are an additional seven dwellings to the western side of Northcote Street that reflect the dominant form, scale and characteristics of the HCA and which have not been included in the HCA boundary:</p> <ul style="list-style-type: none"> <li>45, 47, 49, 51 Northcote Street (not included in the initial boundaries of the HCA)</li> <li>67, 69, 71 Northcote Street (not included in the initial boundaries of the HCA)</li> </ul> <p>These dwellings contribute to the same understanding of the worker's cottage grouping and are likely of the same phase of construction. They are generally in a good condition with a moderate degree of integrity; they are therefore a good example of their type.</p> <p>Consideration should be given to extend the HCA boundaries to include these dwellings. The dwellings at Nos. 63 and 65 Northcote Street, however, are not considered as contributory to the HCA.</p>

Comments	Recommendations
<p>From our understanding of the history, site context and streetscape, we believe that the proposed Northcote Street HCA represents the historical themes (as set out by Heritage NSW in the New South Wales Historical Themes table, October 2001) of:</p> <ul style="list-style-type: none"> <li>• 4 Building settlements, towns and cities (towns, suburbs and villages)</li> <li>• 4 Building settlements, towns and cities (land tenure)</li> <li>• 5 Working (labour)</li> </ul> <p>These NSW Historical Themes are not noted in the HCA inventory sheet. It is recommended that these themes are incorporated into the inventory sheets.</p>	<p>It is recommended that the NSW Historical Themes for the HCA be listed in the inventory sheet.</p> <p>It should be noted that the exteriors of the dwellings exhibit most significance in this HCA. No internal inspections were completed, therefore the internal configurations and integrity of the interiors is not documented.</p>





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**Figure 4.** Curtilage map showing the proposed boundaries of the South Parade Heritage Conservation Area, indicated within the red lines. Source: Extent Heritage Advisors, South Parade Heritage Conservation Area Heritage Inventory Sheet.






Item	Name	Listing	Statement of Significance				
HS141	South Parade Heritage Conservation Area	Local	<p><i>The South Parade Heritage Conservation Area (HCA) is of local significance for its historic, aesthetic, and representative values. Built between c.1913 and 1940, the buildings along South Parade and Auburn Road are historically associated with the early subdivision of Auburn Estate for residential, commercial, and industrial activities. The later subdivisions of the Vale's Estate highlight the significant historical patterns of development in Auburn which is reflected in the remaining buildings. Auburn's built heritage reflects key phases of development, commencing in the Federation period and continuing in the Inter-War period. The collective integrity of the streetscape contributes to the aesthetic values of the urban landscape and demonstrates representative qualities of early and mid-twentieth century town planning resulting from early subdivisions of land grants and the transition away from industrial activity. This is retained in the architectural form, pattern of settlement and road alignments.</i></p>				
Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
1-3	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	<p>Art deco style, large building curving around the street corner. The ground floor has been altered with new entrances and stone finish to the base. All windows are aluminium frames. Original form and design intent remains visible.</p> <p><b>The building contributes to the character of the HCA.</b></p>	 HS141 Auburn Road 1-3
2	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	<p>Federation-style building, with terracotta tiled, transverse gabled roof form. The rendered first floor incorporates original timber, arched windows. The ground floor has been altered with contemporary openings. <b>The building contributes to the character of the HCA.</b></p>	 HS141 Auburn Road 2-2E




Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
2C	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Features original doors and windows to upper level, although with intrusive security bars. The parapet is a distinguishing feature between the two neighbouring buildings. There is cracking to walls of upper level and intrusive signage across the façade. Ground floor is altered. <b>The building contributes to the character of the HCA.</b>	 HS141_Auburn Road_2-2C
2E	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Bay of three shops with terracotta tiled, transverse gabled roof form. Original timber double hung windows remain to two of the three upper level bays, which are exposed brick finish. Aluminium slider windows are in place in the remaining bay. <b>The building contributes to the character of the HCA.</b>	 HS141_Auburn Road_2E
2G	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Large retail building that curves around the street corner. Parapet façade is higher than the neighbouring 2E Auburn Road. Rendered and painted brick shows signs of minor cracking and plant growth to top course. All windows have been replaced with aluminium frames. Ground floor entrance has been altered and glazed awnings have been added. <b>The building contributes to the character of the HCA.</b>	 HS141_Auburn Road_2G

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
4A	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Noted as a proposed heritage item (HS2). The ground floor has been significantly altered, although the Federation style remains visible in the upper portion of the building, with some original timber windows and other features on the upper level and parapet. <b>The building contributes to the character of the HCA.</b>	 HS141_Auburn Road_4(1)
4	Auburn Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	There is a plaque on the ground floor façade that is listed as a movable heritage item in the Cumberland LEP 2021 (item I3). The building encompasses three shops that present as one building. The ground floor has been significantly altered and the upper level no longer retains historical detailing, with metal louvres dominating the façade. <b>Due to the loss of fabric and low Integrity the building does not contribute to the character of the HCA.</b>	 HS141_Auburn Road_6-8
5	Auburn Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	Ground floor is significantly altered. The upper level appears to have been altered with a single large window infilled. The parapet also appears to have been altered. Despite the alterations, the original pressed metal ceiling to the awning remains intact. <b>Due to the loss of fabric and low Integrity, the building does not contribute to the character of the HCA.</b>	 HS141_Auburn Road_5-9




Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
							
							HS141 Auburn Road 7
7	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Ground floor is significantly altered. The parapet retains its original façade design intent remains visible, including timber double hung windows within an arched bay, although an intrusive grill has been installed over the window. Signage obscures part of the facade. There is a pressed metal ceiling to the underside of the awning. <b>The building contributes to the character of the HCA.</b>	
							HS141 Auburn Road 5-9
							
							HS141 Auburn Road 7
6-14	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Noted as 'Pritchard's Building 1930' in the centre parapet. This item is a proposed heritage item (HS3). It presents as Inter-War Free Classical shops. The ground floor has been significantly altered although the upper level remains intact. <b>The building contributes to the character of the HCA.</b>	
							HS141 Auburn Road 6-14(3)





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
9	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	The original design intent of the upper façade remains visible, although with an intrusive colour scheme. Original windows have been replaced with aluminium frames. <b>The building contributes to the character of the HCA.</b>	 HS141 Auburn Road 5-9
11	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Ground floor has been significantly altered. The upper floor retains an early bay of two double hung windows with decorative awning, although a secondary window has been added/alterd that is intrusive. The concrete lintel above the fixed window is exposed and suggests a later date of installation. <b>The building contributes to the character of the HCA.</b>	 HS141 Auburn Road 11
13	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Ground floor is significantly altered. The upper floor retains original window form and parapet design, although windows have been replaced with new aluminium frames. <b>The building contributes to the character of the HCA.</b>	 HS141 Auburn Road 13-15









Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
15	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Upper level façade is consistent with 17-19 Auburn Road. Illuminated signage and colour scheme detracts from visual appeal, although original features remain. The ground floor has been significantly altered. <b>The building contributes to the character of the HCA.</b>	 HS141 Auburn Road 13-15
16	Auburn Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	The ground floor is considerably altered. The original upper façade treatment has been altered and no longer reflects the original design intent. <b>Due to the loss of fabric and low integrity the building does not contribute to the character of the HCA.</b>	 HS141 Auburn Road 16-18
17-19	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Two shops with cohesive design across the façade. The ground floor has been significantly altered although the upper level remains intact. The rhythm/pattern of the windows to the upper level is evident, contributing to the original period of development. <b>The building contributes to the character of the HCA.</b>	 HS141 Auburn Road 17-19






Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
18	Auburn Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	18 Auburn Road retains more of the original façade treatment than 16 Auburn Road, although the ground floor has been significantly altered. There are minimal architectural embellishments or distinctive fabric that best describes the period of construction; <b>therefore, the building does not contribute to the character of the HCA.</b>	 HS141_Auburn Road_16-18
20	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Ground floor façade has been significantly altered. The upper level retains original simplified parapet design and original timber double hung windows. The staggered roof form of the side elevation is evident from the street. <b>The building contributes to the character of the HCA.</b>	 HS141_Auburn Road_20
21	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Ground floor has been significantly altered although the upper level façade remains intact. <b>The building contributes to the character of the HCA.</b>	 HS141_Auburn Road_21




Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
22	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Corner presenting shop which has been significantly altered to the ground floor. The upper floor parapet is obscured by signage. Original windows have been replaced with aluminium windows. The original form and materiality remain evident despite these changes. <b>The building contributes to the character of the HCA.</b>	 HS141_Auburn Road_22
22A	Auburn Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	Upper level and ground floor no longer resemble earlier features, with a bank of aluminium windows dominating the façade. <b>It is not contributory to the character of the HCA.</b>	 HS141_Auburn Road_22A
23-25	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Noted as potential heritage item HS4. Two examples of Federation shops with a mirrored design. No. 23 retains timber windows while No. 25 has timber and aluminium frames. Both retain stained glass to the archived window bays. <b>The building contributes to the character of the HCA.</b>	 HS141_Auburn Road_23-25
27-29	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Pair of two shops with mirrored details. The ground floor has been significantly altered and windows and frames to the upper level have been replaced, although the design to the parapet remains. <b>The building contributes to the character of the HCA.</b>	 HS141_Auburn Road_27-29

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
31-33	Auburn Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Pair of two shops with mirrored details. The ground floor has been significantly altered although the upper level retains early designs. Signage obscures the parapets. There are minimal architectural embellishments or distinctive fabric that best describes the period of construction; <b>therefore, the building does not contribute to the character of the HCA.</b>	 HS141_Auburn Road_31-33
35-39	Auburn Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	The large format shop incorporates three shops and is on a prominent corner block. The ground floor has been significantly altered, and the windows to the upper level have been replaced with fixed aluminium windows. The original form and design remain evident. <b>The building contributes to the character of the HCA.</b>	 HS141_Auburn Road_35-39(1)
76-78	South Parade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Pair of two shops which may once have mirrored each other. The ground floor of both has been significantly altered. The upper floor of No. 76 has aluminium, rectangular windows while No. 78 has the original timber, fixed windows within an arched form. '1913' is inscribed in the parapet. <b>The building contributes to the character of the HCA.</b>	 HS141_South Parade_76-78




Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
80-86	South Parade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Pair of two shops that may once have mirrored each other. An original timber bay window remains to No. 80. Infill aluminium windows to No. 86 may have replaced a matching bay. The ground floor has been significantly altered although the early design intent remains visible in the upper level. <b>The building contributes to the character of the HCA.</b>	 HS141_South Parade_80-86
88-90	South Parade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Presents as a single shop. One double hung timber window remains while the other has been replaced. The ground floor is significant altered although the original design intent remains visible. <b>The building contributes to the character of the HCA.</b>	 HS141_South Parade_88-90
92-94	South Parade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	'Harley House' inscribed at the top of the parapet. Original timber windows to the upper level remain, although the ground floor has been significantly altered. <b>The building contributes to the character of the HCA.</b>	 HS141_South Parade_92-94





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
96-98	South Parade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Ground floor is significantly altered. original windows replaced with aluminium frames. The upper level façade is not visible due to intrusive, detracting signage covering the entirety. It is not possible to determine whether this item is contributory with the current signage covering the entire front façade, therefore, without any visual evidence of intact fabric that best describes the period of construction, <b>it is recommended that this site be considered as non-contributory to the HCA.</b>	 HS141_South Parade_96-98
100-102	South Parade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	The original design intent remains visible, with double hung windows and form retained. The ground floor has been significantly altered. The large number of air conditioner condenser to the awning units is intrusive. <b>The building contributes to the character of the HCA.</b>	 HS141_South Parade_100-102
106-108	South Parade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Visually similar in design to 102-104 South Parade, the upper floor has been altered with aluminium windows and air conditioner units to the windows and awning. An intrusive, corrugated awning has been added to the windows. The original form remains evident, although the ground floor has been altered. <b>The building contributes to the character of the HCA.</b>	 HS141_South Parade_106-18





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
110-112	South Parade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	The original form of the ground and upper floor are no longer evident, with signage and aluminium windows detracting from the façade. <b>It does not contribute to the character of the HCA.</b>	 HS141 South Parade 110-112
114-116	South Parade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	Pair of shops that present as a whole. The ground floor has been altered, with signage to the upper level and replacement aluminium windows detract from the façade. <b>The building is not contributory to the character of the HCA.</b>	 HS141 South Parade 114-116
118-120	South Parade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	'1929' inscribed to top of parapet. Retains early design features and moulding around windows and to the upper walls, although windows have been replaced with aluminium frames. Ground floor is significantly altered. <b>The building contributes to the character of the HCA.</b>	 HS141 South Parade 118-120



Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
122	South Parade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Windows to upper level appear to be boarded up, although the original shape and design of the facade remains evident. Ground floor has been significantly altered. <b>The building contributes to the character of the HCA.</b>	 HS141_South Parade_122
124-126	South Parade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	Pair of earlier shops, with terracotta tiled, transverse gabled roof form. Original windows have been replaced with aluminium sliders and air conditioner condenser units below the windows/on the awnings detract from the façade. <b>Due to significant change to original fabric, the pair of shops do not contribute to the HCA.</b>	 HS141_South Parade_124-126
128-136	South Parade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Three shops with three matching bays at 128-132 and a differing design to 134-136. A contemporary, glazed addition has been constructed to create additional levels although is set behind the parapet. <b>The original building contributes to the character of the HCA. The rear addition does not contribute to the character of the HCA.</b>	 HS141_South Parade_128-136


Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
138-140	South Parade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Pair of shops with mirrored design to exposed brick parapet. Ground floor has been significantly altered. <b>The building contributes to the character of the HCA.</b>	 HS141 South Parade 138-140
142-146	South Parade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Presents as three shops with a consistent design across the parapet. Inscribed with 'Stuart House' across the façade. Ground floor has been altered although the upper level façade remains intact. <b>The building contributes to the character of the HCA.</b>	 HS141 South Parade 142-146
148-150	South Parade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Pair of shops with mirrored design. No. 148 is in a poorer condition than No. 150. Original design intent to upper level remains visible despite alterations to the ground floor. <b>The building contributes to the character of the HCA.</b>	 HS141 South Parade 148-150
152-154	South Parade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Inscribed with 'Ritchie House' to upper level façade. Original detailing to the façade remains, despite alterations to ground floor. <b>The building contributes to the character of the HCA.</b>	 HS141 South Parade 152-154

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
156-158	South Parade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Pair of shops with mirrored design. The original design intent remains despite alterations to the ground floor. <b>The building contributes to the character of the HCA.</b>	 HS141_South Parade_156-158
160-164	South Parade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Three shops that present as one building, with consistent terracotta tiled, transverse gabled roof front and exposed brick upper level. No original windows remain and the ground floor has been significantly altered, although the original design intent is visible. The group of shops illustrates a later phase of construction, however they are simplistic in their design approach with little or no architectural merit for the period and style. <b>They are therefore not considered as contributory to the HCA.</b>	 HS141_South Parade_160-164
		Comments			Recommendations		
<b>Overall</b>		The heritage listing of the proposed South Parade Conservation Area will contribute towards the retention of a historically significant streetscape within Auburn.			The Heritage Inventory Sheet should be updated with a map indicating the contributory and non-contributory items. The existing heritage item (item I3) and proposed heritage items (item HS2, HS3, HS4) should also be noted on this map.		
		The proposed conservation area presents a considerable variety in façade treatment across the HCA, which displays the development			The following items should be considered as non-contributory:		
					<ul style="list-style-type: none"> <li>4 Auburn Road</li> </ul>		

Comments	Recommendations
<p>of different design motifs and architectural eras, reflective of the changing needs and aesthetic appeals of society.</p> <p>The awning travels almost uninterrupted throughout the HCA, creating a degree of consistency despite varying heights and minimal retention of the ground floor features and original pressed metal awning ceilings.</p> <p>Generally, the condition is fair, with many items within the HCA requiring minor conservation works. The general integrity of the HCA is moderate, as the HCA consists largely of shopfronts that have been altered significantly at the ground floor level, but have a high degree of original fabric retained above the awning level.</p> <p>A consistent intrusive element across the HCA is the placement of air conditioner condenser units on top of the awnings, which is visually detracting. Likewise, security grills to windows and large signage boards that obscure the façade are intrusive.</p> <p>It is noted that the Heritage Inventory Sheet does not indicate which items are contributory and non-contributory. A map should be provided to illustrate this, as provided in the other proposed HCAs. During the site inspection, it was noted that some items within the proposed HCA should be considered as non-contributory, due to their degree of integrity, intactness and/or age.</p>	<ul style="list-style-type: none"> <li>• 5 Auburn Road</li> <li>• 16-18 Auburn Road</li> <li>• 22A Auburn Road</li> <li>• 31-33 Auburn Road</li> <li>• 96-98 South Parade</li> <li>• 110-112 South Parade</li> <li>• 114-116 South Parade</li> <li>• 124-126 South Parade</li> <li>• 160-164 South Parade</li> </ul> <p>The remainder of the items can be considered as contributory.</p> <p>The NSW Heritage historical themes should be included in the heritage inventory sheet. It is recommended that the following themes are included:</p> <ul style="list-style-type: none"> <li>• 3 Developing local, regional and national economies – commerce</li> <li>• 4 Building settlements, towns and cities – towns, suburbs and villages</li> <li>• 4 Building settlements, towns and cities – land tenure</li> <li>• 4 Building settlements, towns and cities – accommodation</li> <li>• 8 Developing Australia's cultural life – creative endeavour</li> </ul> <p>Additionally, should the opportunity arise, it would be favourable to relocate the air conditioner condenser units to the rear of the shops.</p>

## 3.0 Berala



### 3.1 Potential Heritage Items

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS38	Victorian Cottage	32 Woodburn Road	Local	<p>The cottage is reflective of Victorian era residential architecture, despite alterations reducing the original fabric.</p> <p>It features a transverse gable roof and projecting gable with lace detail to timber bargeboards.</p> <p>The projecting gable end includes two slim, arched window forms with contemporary aluminium casement windows in place of the original timber windows. The other window to the side of the front door is also an aluminium frame and is an infill of an earlier door opening.</p> <p>There is an intrusive metal looptop fence to the front boundary and minimal landscaping.</p> <p>Condition: Fair</p> <p>Integrity: Moderate</p>	<p>The exterior of the Victorian Cottage <b>should be considered for individual listing.</b></p> <p>The secondary dwelling at the rear should be noted as an item that does not contribute to the significance of the site.</p>	 <p>HS38</p>




## 4.0 Clyde

### 4.1 Potential Heritage Items



Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS41	Headstone and Memorials	Factory Street, western side, near Clyde Railway Station	Local	<p>The Headstone and Memorials are located behind a palisade fence and close to the property boundary. It was not possible to enter the site at the time of inspection, although the items were visible from the street.</p> <p>The wider setting has been impacted upon by the construction of the industrial buildings on the site, although a curtilage has been retained.</p> <p>It is a unique combination of memorials, including a plaque commemorating Thomas Brunton (founder of the Australian Flour Mills), a memorial fountain to John Spencer Bruton (Thomas Brunton's grandson and prominent miller), and a headstone dedicated to John Spencer Brunton's dog.</p> <p>Condition: Good</p> <p>Integrity: High</p>	The Headstone and Memorials should be considered for listing.	 <p>HS41</p>  <p>HS41(1)</p>




## 5.0 Granville

### 5.1 Potential Heritage Items



Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS44	Federation Cottage	8 Hewlett Street	Local	<p>The Federation Cottage is within the existing Granville HCA – Residential Precinct.</p> <p>The cottage is a good example of its type. It has a high degree of integrity and appears to be in a good condition externally.</p> <p>It has a hipped, corrugated roof, moulded timber valance detail to the verandah, face brick, timber double hung windows and stained glass windows to the sides of the verandah.</p> <p>There is a cement faced, curved stairway that leads to the verandah and a metal fence marking the boundary.</p> <p>There is contradicting information in the Statement of Significance and the historical information provided in the heritage inventory sheet. The Statement of Significance notes a construction date of ca, 1895, while the history notes 1910 as the construction date.</p> <p>Condition: Good</p> <p>Integrity: High</p>	<p>The Federation Cottage <b>should be considered for listing.</b></p> <p>Historical information should be revised to determine the date of construction; and update the Statement of Significance and/or historical information accordingly.</p>	 <p>HS44</p>

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS45	Former Masonic Temple	13 Jamieson Street	Local	<p>The Former Masonic Temple is located within the existing Granville HCA – Civic Precinct.</p> <p>The Former Masonic Temple is of aesthetic and historic significance. It appears to be in a good condition externally with moderate integrity.</p> <p>The front façade incorporates rendered lintels, sills and columns, evoking stylistic tendencies of classical temples. The stepped parapet of the front façade contributes to its dominance and scale.</p> <p>The front elevation is of primary significance, with the side elevation being a secondary view with lesser significance.</p> <p>An adjoining single storey addition is located to the north. Intrusive security screens have been added to the ground floor windows on the front façade.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p>	The Former Masonic Temple <b>should be considered for listing.</b>	 <p>HS45</p>  <p>HS45(1)</p>

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS46	Victorian Cottage	32 The Avenue	Local	<p>The Victorian Cottage is located within the existing Granville HCA – Residential Precinct.</p> <p>The cottage is a good example of its type. It carries a moderate degree of integrity and appears to be in a good condition externally.</p> <p>It is a weatherboard clad, single storey structure with hipped roof and corrugated sheeting. It retains original multi-paned double hung window, although some have security screens. The metal loop fence, painted driveway and security screens detract from the significance of the site.</p> <p>The exterior of the cottage has been repainted since the assessment was completed for the heritage inventory sheet.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p>	The Victorian Cottage <b>should be considered for listing.</b>	 <p>HS46</p>
HS48	St Aphanasius Ukrainian Orthodox Church and Hall	45 William Street	Local	<p>The St Aphanasius Ukrainian Orthodox Church and Hall are two separate buildings. They reflect two distinct phases of development, with the Church constructed in 1956 and the Hall in 1988. While the Church displays traditional influences of Orthodox churches, it incorporates modifications to the Basilican plan.</p> <p>The Hall is a simplified structure that sits alongside the Church with matching</p>	The St Aphanasius Ukrainian Orthodox Church and Hall <b>should be considered for listing.</b>	 <p>HS48</p>



Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
				<p>polychromatic brickwork and a lower ridge height. The Church is the dominant form on the site, owing to the ornate details and increased height of the domed spires.</p> <p>The Church and Hall hold a high degree of integrity and appear to be in a good condition externally.</p> <p>Condition: Good</p> <p>Integrity: High</p>		 <p>HS48(1)</p>  <p>HS48(2)</p>
HS50	William Street Federation Cottages Group	112-122 William Street	Local	<p>The William Street Federation Cottages are a row of six semi-detached cottages, presenting as three pairs of cottages. They are a good example of the type and generally appear to be in a good condition externally, with a moderate to high degree of integrity.</p> <p>The Federation design features are consistent across the dwellings, although these have been retained varyingly across the group.</p> <p>Nos. 112-114 hold the highest degree of integrity across the group, with the</p>	The William Street Federation Cottages Group <b>should be considered for a group listing.</b>	 <p>HS50_112-114</p>






Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
				<p>retention of original timber window frames and coloured glazing, and arched form of the entry portico. These elements have been altered varying across the remainder of the group.</p> <p>No. 122 has the lowest degree of integrity across the cottages and detracts from the aesthetic appeal of No. 120, due to the roughcast rendered façade, changes to the front window and arched entry portico, and the wire mesh fence.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p>		 <p>HS50_116-118</p>  <p>HS50_120-122</p>

## 6.0 Guildford

### 6.1 Potential Heritage Items

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS51	Post-War Austerity Style House	38 Bolton Street	Local	<p>The dwelling is highly intact and well maintained, displaying a good example of restrained architectural features, including the triple fronted façade, reflective of the Post-War Austerity style residential developments.</p> <p>It has Marseilles tiles to the hipped roof and one large brick chimney. There is a circular window under the projecting hipped roof, near the front entrance. The other windows are timber double hung frames. The dwelling is accessed via the recessed verandah, which has a geometric metal balustrade.</p> <p>The front boundary is marked with a low brick fence and established hedge, and includes an original metal gate that matches the fencing to the verandah. An established conifer tree to the northern corner is beside two dwarf conifers that frame the stairs.</p> <p>Free-standing garage at rear is visually separate and does not</p>	The exterior of the Post-War Austerity Style House <b>should be considered for individual listing.</b>	 <p>HS51</p>  <p>HS51(1)</p>

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
				detract from or contribute to the aesthetic significance of the site.		
				Condition: Good		
				Integrity: High		
HS52	Federation Bungalow	214 Guildford Road	Local	<p>The Federation Bungalow is a good example of its type. It has a moderate degree of integrity and appears to be in a good condition externally.</p> <p>It has a terracotta, hipped and projecting gable roof to roof proper with finials and chimney pot to the chimney, and a terracotta roof to the verandah. The verandah is supported by polychromatic brick piers and timber brackets with Art Nouveaux carved details. The projecting gable end to the roof proper and the verandah are roughcast.</p> <p>Below the projecting gable end is a bay window with four stained glass casement windows with transoms. Windows to the front façade, under the verandah, include three timber framed stained glass casement window.</p> <p>The front yard is paved and includes mature planting that is not</p>	<p>The exterior of the Federation Bungalow <b>should be considered for individual listing</b>.</p> <p>Consideration should be given to also include Recommendations 12 and 13, in the future event that the recent addition be demolished and a new addition constructed.</p>	 <p>HS52</p>

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
				likely to be from the original landscaping.  Condition: Good  Integrity: Moderate		
HS53	Californian Bungalow	59 Rosebery Road	Local	<p>The Californian Bungalow is a good example of its type. It has a high degree of integrity and is in a good condition.</p> <p>It is an asymmetrical form with a double gabled frontage. The gable ends are clad with timber weatherboards and there is a timber louvered vent to the recessed, larger gable end. A bay window with four timber casement windows is located under both gable ends.</p> <p>The front boundary is defined with a timber picket fence. The garden is well maintained, with non-significant plantings.</p> <p>An awning has been added to the side elevation and a freestanding garage has been constructed beyond.</p> <p>Condition: Good</p> <p>Integrity: High</p>	The exterior of the Californian Bungalow <b>should be considered for individual listing.</b>	 <p>HS53</p>  <p>HS53(1)</p>

6.2 Potential Heritage Conservation Area

The potential Talbot Road Conservation Area has been assessed as an area that is locally significant for historic, aesthetic and representative aspects.





Figure 5. Contributory map showing the contributory, non-contributory and heritage items within the proposed Talbot Road Conservation Area. Note that the red boundary line differs between the contributory map and the curtilage map. Source: Extent Heritage Advisors, Talbot Road Conservation Area Heritage Inventory Sheet.











Figure 6. Curtilage map showing the proposed boundaries of the Talbot Road Conservation Area, indicated within the red lines. Note that the red boundary line differs between the contributory map and the curtilage map. Source: Extent Heritage Advisors, Talbot Road Conservation Area Heritage Inventory Sheet.




The following table assesses whether the dwellings within the proposed HCA meet the definition of contributory, and whether they should be marked as such in the proposed HCA.






Item	Name	Listing	Statement of Significance				
HS144	Talbot Road Conservation Area	Local	<p><i>The Talbot Road Conservation Area is of local heritage significance for its historic, aesthetic and representative values. Constructed between 1915 and 1930, the area is historically linked to the residential growth of the Guildford area that followed the land sales of William Stimson's original land grant, known as the Shrewsbury Estate Subdivision. The Talbot Road Heritage Conservation Area retains an intact example of that subdivision pattern and demonstrates the growth of the Guildford area between 1915 and 1930. The conservation area retains an intact and consistent streetscape that features Federation period and Inter-War buildings. Due to the similarities in age, design, materials, form and landscape values, the area is an aesthetically significant urban landscape. The Talbot Road Heritage Conservation Area demonstrates representative qualities as an intact collection of residential buildings constructed in the Federation and Inter-War period. This conservation area contains a group of Federation and Inter-War houses locally listed as the Talbot Road Precinct (I240 Parramatta LEP; I166 Cumberland LEP).</i></p>				
Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
84	Bursill Street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Heritage Inventory Sheet notes this item as non-contributory and not recommended for listing within the HCA boundaries. A multistorey development is under construction and <b>does not contribute to the character of the HCA.</b>	 <p>HS144 Bursill 84</p>
86	Bursill Street	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Heritage Inventory Sheet notes this item as non-contributory and not recommended for listing within the HCA boundaries. The site is currently vacant and <b>does not contribute to the character of the HCA.</b>	 <p>HS144 Bursill 86</p>



Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
265	Guildford Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Heritage Inventory Sheet notes this item as non-contributory and not recommended for listing within the HCA boundaries. It is a contemporary development that <b>does not contribute to the character of the HCA.</b>	 HS144_Guildford Road_265
271	Guildford Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Heritage Inventory Sheet notes this item as non-contributory and not recommended for listing within the HCA boundaries. It is a commercial structure that <b>does not contribute to the character of the HCA.</b>	 HS144_Guildford Road_271
66-68	Mountford Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	<p>Heritage Inventory Sheet notes this item as non-contributory and not recommended for listing within the HCA boundaries.</p> <p>It is a ca. 21<sup>st</sup> century construction that presents as six residences across three semi-detached dwellings.</p> <p><b>It does not contribute to the character of the HCA.</b></p>	 HS144_Mountford_66-68  HS144_Mountford_66-68(1)




Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
							 <p>HS144 Mountford 66-68(2)</p>
73-75	Mountford Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	<p>Heritage Inventory Sheet notes this item as non-contributory and not recommended for listing within the HCA boundaries.</p> <p>It is a multistorey residential development that <b>does not contribute towards the character of the HCA.</b></p>	 <p>HS144 Mountford 73-75</p>  <p>HS144 Mountford 73-75(1)</p>
77-79	Mountford Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	<p>Heritage Inventory Sheet notes as non-contributory and not recommended for listing within the HCA boundaries.</p> <p>It is a multistorey residential development that <b>does not contribute towards the character of the HCA.</b></p>	 <p>HS144 Mountford 77-79</p>




Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
							
1	Talbot Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Heritage Inventory Sheet notes this item as non-contributory and not recommended for listing within the HCA boundaries. It is a two storey residential dwelling that was constructed ca. 21 <sup>st</sup> century and that <b>does not contribute to the character of the HCA.</b>	HS144 Mountford 77-79(1) 
2	Talbot Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Heritage Inventory Sheet notes this item as non-contributory and not recommended for listing within the HCA boundaries. There are six, two storey dwellings from ca. 21 <sup>st</sup> century across the site. The six two storey dwellings <b>do not contribute to the character of the HCA.</b>	HS144 Talbot 1 
							HS144 Talbot 2




Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
3-5	Talbot Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Heritage Inventory Sheet notes this item as non-contributory and not recommended for listing within the HCA boundaries.  It is a multistorey residential development that <b>does not contribute towards the character of the HCA.</b>	 HS144 Talbot_3-5
4	Talbot Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Heritage Inventory Sheet notes this item as non-contributory and not recommended for listing within the HCA boundaries. It is a single storey residence of recent construction that <b>does not contribute to the character of the HCA.</b>	 HS144 Talbot_4
6	Talbot Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Heritage Inventory Sheet notes this item as non-contributory and not recommended for listing within the HCA boundaries.  It is of a similar era of construction to the contributory items in the HCA and is reflective of the form and scale of the contributory dwellings. However, as it is located further north of the contributory buildings, the boundary would have to be increased significantly, with multiple non-contributory buildings in between.	 HS144_Talbot_6






Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
<p><b>No. 6 Talbot Road contributes to the character of the HCA.</b> It makes a positive contribution to the streetscape character, owing to its degree of integrity and condition.</p>							
7	Talbot Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Heritage Inventory Sheet notes this item as non-contributory and not recommended for listing within the HCA boundaries. It is a large, two storey development of recent construction that <b>does not contribute to the character of the HCA.</b>	 <p>HS144_Talbot_7</p>
8	Talbot Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	<p>Heritage Inventory Sheet notes as non-contributory and not recommended for listing within the HCA boundaries.</p> <p>It is of a similar era of construction to the contributory items in the HCA and is reflective of the form and scale of the contributory dwellings. However, as it is located further north of the contributory buildings, the boundary would have to be increased significantly, with multiple non-contributory buildings in between. <b>No. 8 Talbot Road contributes to the character of the HCA.</b></p>	 <p>HS144_Talbot_8</p>




Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
8A	Talbot Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	Heritage Inventory Sheet notes this item as non-contributory and not recommended for listing within the HCA boundaries. It has been significantly altered and does not reflect the characteristics of the HCA and <b>does not contribute to the character of the HCA.</b>	 HS144 Talbot 8A
9	Talbot Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	Heritage Inventory Sheet notes this item as non-contributory and not recommended for listing within the HCA boundaries. It has been significantly altered and <b>does not contribute to the character of the HCA.</b>	 HS144 Talbot 9
9A	Talbot Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Heritage Inventory Sheet notes this item as non-contributory and not recommended for listing within the HCA boundaries. It is a multistorey residential development that <b>does not contribute to the characteristics of the HCA.</b>	 HS144 Talbot 9A




Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
10	Talbot Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Heritage Inventory Sheet notes this item as non-contributory and not recommended for listing within the HCA boundaries. It is a ca. mid-late 20 <sup>th</sup> century dwelling that <b>does not reflect the form and character of the HCA.</b>	 HS144_Talbot_10
11	Talbot Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Heritage Inventory Sheet notes this item as a listed heritage item. It is part of the existing listing, 'Talbot Road Precinct,' item I164 (11-23 and 12-24 Talbot Road). It is a red brick, single storey dwelling that retains original features such as finials to the terracotta tiled, hipped and gabled roof, chimney pots and stained glass window details. <b>It contributes to the character of the HCA and should be considered for Individual heritage listing</b> as it provides a good example of its type.	 HS144_Talbot_11
12	Talbot Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Heritage Inventory Sheet notes this item as a listed heritage item. It is part of the existing listing, item I164. It is a red brick, single storey dwelling that retains original features such as stained glass window details, rough cast portions to the gable end and verandah wall and timber detailing to the verandah. <b>The garden setting positively contributes to the item, which is contributory to the</b>	 HS144_Talbot_12



Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
						HCA. The dwelling should be considered for Individual heritage listing as it provides a good example of its type.	
13	Talbot Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Heritage Inventory Sheet notes this item as a listed heritage item. It is part of the existing listing, item I164. It is a rendered brick, single storey dwelling that retains original features such as shingles to the gable end and below the window, lattice windows to the front bay of three casement windows. <b>It is contributory to the HCA.</b>	 HS144_Talbot_13
14	Talbot Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Heritage Inventory Sheet notes this item as a listed heritage item. It is part of the existing listing, item I164. It is a red brick, single storey dwelling with three shingle clad gables on the front façade. It retains original windows, and timber elements. <b>It contributes to the character of the HCA and should be considered for Individual heritage listing</b> as it provides a good example of its type.	 HS144_Talbot_14
15	Talbot Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Heritage Inventory Sheet notes this item as a listed heritage item. It is part of the existing listing, item I164. It is a timber clad, single storey dwelling with one large, timber clad gable end. It retains two bays of early stained glass windows, with an entrance to the side of the dwelling. <b>It contributes to the character of the HCA.</b>	 HS144_Talbot_15

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
16	Talbot Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Heritage Inventory Sheet notes this item as a listed heritage item. It is part of the existing listing, item I164. It is a single storey, blonde brick dwelling with contrasting brick details. It features a curved verandah wall and roof, and retains timber double hung window frames. <b>It contributes to the character of the HCA.</b>	 HS144_Talbot_16
17	Talbot Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Heritage Inventory Sheet notes this item as a listed heritage item. It is part of the existing listing, item I164. It is a single storey, fibro clad dwelling consistent with the form and scale of the HCA. <b>It contributes to the character of the HCA.</b>	 HS144_Talbot_17
18	Talbot Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	Heritage Inventory Sheet notes this item as non-contributory. It falls within the existing heritage listing for Item I164. While the form of the original dwelling is still visible, it has been altered with a high brick wall to infill the verandah, a timber screen fence to the side and mechanical shutters, such that these works limit the visibility of any remaining original features. This item <b>does not significantly contribute to the HCA.</b>	 HS144_Talbot_18



Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
19	Talbot Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Heritage Inventory Sheet notes this item as a listed heritage item. It is part of the existing listing, item I164. It is a painted brick, single storey dwelling with hipped terracotta roof form. The verandah has been altered to include a sandstone post, although retains original double hung timber stained glass windows. <b>It contributes to the character of the HCA.</b>	 HS144_Talbot_19
20	Talbot Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Heritage Inventory Sheet notes this item as a listed heritage item. It is part of the existing listing, item I164. It is a single storey, brick dwelling with original stained glass windows. <b>It is contributory to the character of the HCA.</b>	 HS144_Talbot_20
21	Talbot Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Heritage Inventory Sheet notes this item as a listed heritage item. It is part of the existing listing, item I164. It is a single storey, dwelling with polychromatic brickwork creating detail to the verandah. There is peeling paint to the timber windows and fascia, and the verandah has been infilled with glazing, although it appears to be in a relatively sound and intact condition. <b>It contributes to the character of the HCA.</b>	 HS144_Talbot_21

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
22	Talbot Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Heritage Inventory Sheet notes this item as a listed heritage item. It is part of the existing listing, item I164. It is a weatherboard clad, single storey dwelling with two gable ends. It is consistent with the form and scale of the HCA, and <b>positively contributes to the character of the HCA and should be considered for Individual heritage listing.</b>	 HS144_Talbot_22
23	Talbot Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	<p>Heritage Inventory Sheet notes this item as a listed heritage item. It is part of the existing listing, item I164. It is a single storey, rendered dwelling. The garden is overgrown and there is peeling paint to the timber elements, although it retains the original form, timber windows and a rounded verandah setting.</p> <p>The proposed heritage inventory sheet identifies the dwellings within the HCA as constructed between ca. 1915-1930, including 23 Talbot Road, which is noted for heritage listing under item I164. Upon further research, the SIXMaps 1943 aerial image indicates that the current structure was not on the site prior to 1943. <b>Further research is required</b> to establish date of construction and possibility of removal from the Heritage Inventory Sheet.</p>	 HS144_Talbot_23
						 Source: NSW Spatial Services, SIXMaps 1943 aerial imagery, downloaded 15 <sup>th</sup> March 2022.	

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
24	Talbot Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Heritage Inventory Sheet notes this item as a listed heritage item. It is part of the existing listing, item I164. It is a good example of the type, being a single storey, brick dwelling with rendered base, timber windows and well maintained setting. The item <b>contributes to the character of the HCA and should be considered for Individual heritage listing</b> as it provides a good example of its type.	 HS144_Talbot_24
25	Talbot Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Heritage Inventory Sheet notes this item as non-contributory and not recommended for listing within the HCA boundaries. It is a contemporary, two-storey structure in use as a childcare centre. It <b>does not contribute towards the character of the HCA.</b>	 HS144_Talbot_25

	Comments	Recommendations
<b>Overall</b>	<p>The visual assessment has revealed that the proposed conservation area is consistent with the statement of significance, with a cohesive collection of Federation and Inter-War dwellings that reflect a predominant form, scale and design.</p> <p>Each of the items noted as contributory to the HCA in the heritage inventory sheet are included under the blanket listing for the 'Talbot Road</p>	<p>The Heritage Inventory Sheet contributions map should be updated to reference the addresses of each property as noted by the Planning Portal. There are some instances where the numbering does not align with the Planning Portal:</p> <ul style="list-style-type: none"> <li>• 2 Talbot Road (noted on the contributions map as 1/2 Talbot Road)</li> <li>• 6 Talbot Road (noted as 1/6 Talbot Road)</li> </ul>

## Comments

Precinct,' listed as item I164 under Schedule 5 of the Cumberland LEP 2021, which encompasses 11-23 and 12-24 Talbot Road.

The heritage listing of the proposed Talbot Road Conservation Area will therefore increase the statutory heritage listings covering the already listed heritage items within the HCA. According to the curtilage map on page 3 of the inventory sheet, these items form the extent of the proposed HCA. However, the map on page 7 indicates that the heritage curtilage extends further to include all of the properties as listed in the table above.

In addition to the buildings noted as contributory (located to the south of Mountford Avenue), there are two dwellings to the north of Talbot Road that may be considered as contributory (Nos. 6 and 8 Talbot Road). While these items conform to the prominent character of the HCA, there is one multi-storey development and multiple smaller residential developments located between No. 8 and the nearest contributory item (No. 12). Including these two items as contributory would therefore increase the boundaries of the HCA.

Generally, the condition of the dwellings appears to be good and the integrity is high, externally.

It is also noted that the heritage inventory sheet does not include the NSW Heritage historical themes for the conservation area. These should be

## Recommendations

- 9A Talbot Road (noted as 9 Talbot Road).

Additionally, to reduce confusion, the two maps within the heritage inventory sheet should reflect the same boundaries of the HCA and should note the heritage curtilage (or buffer zone) as a separate aspect to reduce any visual impact of future works to the adjacent properties.

From our assessment of the history, site context and streetscape, we believe that the proposed Talbot Road Conservation Area represents the following historical themes (as set out by Heritage NSW in the New South Wales Historical Themes table, October 2001):

- 4 Building settlements, towns and cities – towns, suburbs and villages
- 4 Building settlements, towns and cities – land tenure
- 8 Developing Australia's cultural life – creative endeavour

It is recommended that these themes be included in the heritage inventory sheet.

The non-contributory nature of the following items should be reassessed and included as contributory to the HCA:



- 6 Talbot Road






Comments	Recommendations
included in the inventory sheet, as noted in the adjacent recommendations column.	<ul style="list-style-type: none"> <li>• 8 Talbot Road</li> </ul> <p>These dwellings appear to be consistent with the predominant design, form and scale of the contributory items within the proposed HCA.</p>








## 7.0 Lidcombe




### 7.1 Potential Heritage Items

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS54	Late Victorian Cottage	3 Beatrice Street	Local	<p>The Late Victorian Cottage is a two storey dwelling that is in a good condition and has a moderate degree of integrity.</p> <p>It is representative of domestic Late Victorian architecture with a transverse gable and a projecting gable end that features two narrow timber double hung windows, and two additional timber double hung windows to the recessed façade. A privacy wall is constructed to the external edge of the verandah and includes moulded detailing to the top.</p> <p>Two dormer windows have been added to the roof, which are timber clad and have double hung windows.</p> <p>The heritage inventory sheet notes the modifications that detract from its aesthetic significance, such as the low stone fence with palisade infill and gate, which are not original to the site and are inscribed with 'Larcombe Villa'.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p>	The exterior of the Late Victorian Cottage <b>should be considered for individual listing.</b>	 <p>HS54</p>  <p>HS54(1)</p>




Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS57	James Street Federation Bungalows	2-10 James Street	Local	<p>The James Street Federation Bungalows is a group of five dwellings that display similar Federation architectural detailing with a varying degree of integrity, ranging from moderate to high.</p> <p>While No. 4 differs in its presentation to the street, incorporating two gable ends to the front façade, it still fits within the broader group as a Federation Bungalow.</p> <p>The remainder of the dwellings retain original features such as stained glass windows within timber casement frames, terracotta finials and chimney pots, timber valances to the verandah and entrance porticos.</p> <p>The varying fence treatment reduces the visual consistency across the group but is not a significantly detracting feature.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p>	The exterior of the James Street Federation Bungalows <b>should be considered for a group listing.</b>	 <p>HS57_2</p>  <p>HS57_4</p>  <p>HS57_6</p>  <p>HS57_8</p>  <p>HS57_10</p>





Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS58	Brown's Buildings – historic main street facade	4-10 John Street	Local	<p>The façade of Brown's Buildings is a prominent feature on the street, displaying Federation commercial architecture across a row of five shopfronts.</p> <p>The ground floor has been considerably altered, although the upper level retains the original form and features.</p> <p>It presents as a red brick façade with blonde brick details, including contrasting string courses and "Brown's Buildings" inlaid in brick. The scalloped parapet is finished with blonde brick.</p> <p>There are five pairs of windows, two of which retain original double hung timber windows with fanlights, the remaining three have been replaced with aluminium frames. The original form of the façade and window openings has been retained.</p> <p>There are three intrusive air conditioning units and a satellite dish, and cement render below the windows of Nos. 4-6.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p>	The Brown's Buildings – historic main street facade <b>should be considered for heritage listing.</b>	 <p>HS58</p>  <p>HS58(1)</p>





Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS59	Lidcombe's Former Masonic Temple	72-74 Joseph Street	Local	<p>Lidcombe's Former Masonic Temple is of aesthetic and historic significance, and is in a good condition with moderate integrity.</p> <p>The front façade incorporates rendered lintels, sills and columns, evoking stylistic tendencies of classical temples. The parapeted gable of the front façade contributes to its dominance and scale.</p> <p>The front elevation is of primary significance, with the side elevation, fronting Raymond Street, being a secondary view with lesser significance.</p> <p>Alterations have been made to the southern (side) elevation, including an external fire stair, infilled doorway and glass tiles to window openings.</p> <p>A single storey addition is located to the north, and another to the west (rear). A separate, free-standing building is also located to the north and within the boundaries of the site. It should be noted that this building is of recent construction and does not contribute to the significance of the site.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p>	<p>The exterior of the former Masonic Temple <b>should be considered for individual listing</b>.</p> <p>Recommendations 12 and 13 relating to future development and planning should also be included, in the event that the existing adjacent building and additions are demolished and replaced.</p>	 <p>HS59</p>  <p>HS59(1)</p>  <p>HS59(2)</p>





Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
						 <p>HS59(3)</p>
HS60	'Clara Villa' – Victorian Cottage	84 Joseph Street	Local	<p>The 'Clara Villa' dwelling is a good, intact example of a Victorian Cottage.</p> <p>It has a transverse gable roof and bullnose verandah with corrugated sheeting. There are three doors to the front façade, with a transom above each. The centre door retains stained glass transom and sidelight.</p> <p>The front façade is the primary elevation, although the side, fronting Victoria Street, is visible and is a secondary view.</p> <p>There is an early addition to the rear, which has been extended with a covered verandah.</p> <p>Condition: Good</p> <p>Integrity: high</p>	<p>The exterior of the 'Clara Villa' Victorian Cottage <b>should be considered for individual listing.</b></p>	 <p>HS60</p>  <p>HS60(1)</p>






Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS64	Federation Cottage	50 Kerrs Road	Local	<p>This weatherboard clad Federation cottage is a good example of its type. It has a hipped corrugated roof with bullnose verandah, supported by timber posts and valance.</p> <p>It has a timber front door with aluminium security screen, and timber double hung windows, with flyscreen mesh.</p> <p>It is diagonally oriented to the street, which has been replicated in neighbouring properties.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p>	The exterior of the Federation Cottage <b>should be considered for individual listing.</b>	 <p>HS64</p>
HS66	Lidcombe Anglican Church and St Stephen's Church Hall	Corner Mark and Taylor Streets	Local	<p>The Lidcombe Anglican Church and St Stephen's Church Hall present two distinct phases of development on the site. The Church, constructed in 1916, is the prominent element on the site and carries a higher degree of significance.</p> <p>It maintains original features, including slate roofing, bell tower and bell, stained glass windows and stone coping to the parapeted gables, and stone frames to window and door arches.</p> <p>The Church Hall contributes to the setting and the site history, although does not carry the same degree of heritage significance as the Church.</p>	The Lidcombe Anglican Church and St Stephen's Church Hall <b>should be considered for a group listing.</b>	 <p>HS66</p>  <p>HS66(1)</p>




Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
				<p>Constructed in 1966, the red brick draws a visual cohesiveness across the site although the form and design does not draw upon that of the Church. It is more reflective of modern design, and includes a hit and miss brick panel to the centre, with the stone and marble foundation stones set below.</p> <p>An additional building is located within the site boundaries, to the south of the Church, used as the Rectory. It was constructed at a later date and does not considerably influence the heritage significance of the site.</p> <p>Condition: Good</p> <p>Integrity: High</p>		 <p>HS66(2)</p>  <p>HS66(3)</p>  <p>HS66(4)</p>  <p>HS66(5)</p>




Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS67	St Andrew's Ukrainian War Memorial Church	27-29 Mary Street	Local	<p>The St Andrew's Ukrainian War Memorial Church is a prominent church building with modern design features and influences of Byzantine Ukrainian architecture.</p> <p>It features a rendered arched portico around the curved front façade, with large stained glass windows to the front and a circular domed cupola with stained glass windows, clad in copper roof sheeting.</p> <p>The site also includes other buildings (parish hall, presbytery, convent and chapel, apartments), each of which are blonde brick like the main church, set to the side and rear and at a lower ridge height than the Church. Statues of religious figures are placed in front of the buildings. Generally, these buildings contribute to the setting and the use of the site, although are not the prominent element of significance.</p> <p>Condition: Good</p> <p>Integrity: High</p>	The St Andrew's Ukrainian War Memorial Church <b>should be considered for listing.</b>	 <p>HS67</p>  <p>HS67(1)</p>  <p>HS67(2)</p>  <p>HS67(3)</p>





Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
						 <p>HS67(4)</p>
HS69	Victorian Cottage	33 Nottinghill Road	Local	<p>The Victorian Cottage is in a deteriorated condition, with cracking to walls, verandah base and stone window sills; unstable verandah awning, an intrusive fibro-clad addition to the rear, peeling paint to window frames and possible rising damp/salt damage. Steel bracing has previously been installed, evident on the side (northern) elevation.</p> <p>This condition is noted in the inventory sheet, which is detracting from its aesthetic significance.</p> <p>Conservation works would be required to bring the building back to a good condition, although the building does retain original features and is reflective of the earlier subdivision pattern.</p> <p>Condition: Poor</p> <p>Integrity: High</p>	<p>The Victorian Cottage <b>should be considered for listing and a defined heritage/boundary curtilage be identified that best describes its setting.</b></p> <p>As noted in the inventory sheet, conservation works are required to rectify the current deterioration. The condition, however, should not dissuade heritage listing, as it is possible to return the building back to a good condition with appropriate conservation works.</p>	 <p>HS69</p>  <p>HS69(1)</p>  <p>HS69(2)</p>





Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS70	Post-War Factory	27 Nyrang Street	Local	<p>The Post-War Factory is a good example of industrial modern architecture with Art Deco influences. The front façade is banded with a continuous row of windows along the length of the building, interrupted in the centre with the main entrance. The single storey height is stepped around the entrance to increase to three storeys in height.</p> <p>The front façade and the associated administration building carry the highest degree of aesthetic significance across the site. The original saw tooth portion of the warehouse is largely not visible from the street.</p> <p>A small substation structure and a carpark are located to the side. These elements carry a lower degree of significance. The factory is set back from the road, allowing space for a lawn and mature plantings.</p> <p>Condition: Good</p> <p>Integrity: High</p>	The Post-War Factory <b>should be considered for listing.</b>	 <p>HS70</p>  <p>HS70(1)</p>  <p>HS70(2)</p>



Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS71	Former Jantzen Swimwear Factory	32 Parramatta Road	Local	<p>The Former Jantzen Swimwear Factory is a good example of both Art Deco and Post-War, modernist industrial architecture, with two distinct phases of construction evident in one façade.</p> <p>There are two main entrances on the front façade, which are separated by a protruding tower in the centre, demarcating the line between the original factory and the addition. Both entrances are enunciated with a stairway and cantilevered awning. Some windows to the earlier portion have been altered with aluminium frames and a glazed door replaces the original.</p> <p>Areas of deterioration, such as broken window panes, peeling paint, old signage and overgrown garden beds, detract from the aesthetic significance of the site.</p> <p>Despite the deterioration and alterations, the original design intent, forms and features remain. It would be possible to rectify the deterioration without significantly compromising the integrity and aesthetic features.</p> <p>The space now appears to be used for storage.</p> <p>Condition: Fair</p> <p>Integrity: Moderate</p>	The Former Jantzen Swimwear Factory <b>should be considered for listing.</b>	 <p>HS71</p>  <p>HS71(1)</p>  <p>HS71(2)</p>



Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
						 <p>HS71(3)</p>  <p>HS71(4)</p>  <p>HS71(5)</p>

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS74	'Eldridge's Buildings' – Federation Shopfronts	36-40 Railway Street	Local	<p>Eldridge's Buildings is a row of three Federation shops that present as a cohesive whole. All three shops are stylistically similar above the awning, although the central section differs with a rendered nameplate to the parapet.</p> <p>The ground floor of each has been considerably altered, although the upper level and parapets remain intact. Alterations to the windows of the upper level are inconsistent across the three, although the original form remains visible.</p> <p>Signage, air conditioner condenser units and the colour scheme to the central shopfront are detracting.</p> <p>Aside from peeling paint, the buildings appear to be in a good condition externally. It has a moderate level of integrity.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p>	The 'Eldridge's Buildings' – Federation Shops <b>should be considered for listing.</b>	 <p>HS74</p>  <p>HS74(1)</p>  <p>HS74(2)</p>  <p>HS74(3)</p>

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS75	Russian Old Rite Orthodox Christian Church	56-60 Vaughan Street	Local	<p>The Russian Old Rite Orthodox Christian Church has landmark qualities owing to its scale and design.</p> <p>The metal tile clad onion domes that sit atop towers contrast to the white brick of the building, creating a striking frontage and dominant form.</p> <p>There is a secondary building to the side of the site, which is a single storey structure with minimal architectural detailing in comparison to the Church. Other buildings are located to the rear of the Church, although these are not visible from the public domain.</p> <p>While the Church was constructed ca. 1991-2001, it is significant for its connections to the Russian migrant community and its aesthetic contributions to Lidcombe.</p> <p>Heritage listing a site that is less than 30 years old will contribute towards its retention for future generations without alterations that would otherwise detract from the site.</p> <p>Condition: Good</p> <p>Integrity: High</p>	<p>The Russian Old Rite Orthodox Christian Church <b>should be considered for listing.</b></p>	 <p>HS75</p>  <p>HS75(1)</p>  <p>HS75(2)</p>  <p>HS75(3)</p>

## 8.0 Mays Hill



### 8.1 Potential Heritage Items

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS77	Sydney Murugan Temple	217 Great Western Highway	Local	<p>The Sydney Murugan Temple is a rare example of the type, which displays traditional architecture of Hindu temples.</p> <p>The Temple was constructed in 1994, which indicates the increasing Tamil population in the area. Heritage listing a site that is less than 30 years old will contribute towards its retention for future generations without alterations that would otherwise detract from the site.</p> <p>It derives cultural significance through its association with the story of diversity and immigration in Australia.</p> <p>It is a landmark building, with a monumental entrance that towers higher than the remaining complex.</p> <p>Condition: Good</p> <p>Integrity: High</p>	The Sydney Murugan Temple <b>should be considered for listing.</b>	 <p>HS77</p>  <p>HS77(1)</p>



## 9.0 Merrylands



### 9.1 Potential Heritage Items

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS78	Victorian Weatherboard Cottage	30 Abbot Street	Local	<p>The Victorian Weatherboard Cottage is a good example of its type. It has a high degree of integrity externally and appears to be in a good condition.</p> <p>The ca. 1891 weatherboard cottage has a transverse gable roof with bullnose verandah, and features timber framed double hung windows and filigree lace verandah brackets. The well-maintained garden setting positively contributes to the site.</p> <p>Condition: Good</p> <p>Integrity: High</p>	The exterior of the Victorian Weatherboard Cottage <b>should be considered for listing.</b>	 <p>HS78</p>
HS79	Federation Bungalow	291 Merrylands Road	Local	<p>The Federation Bungalow is a good example of its type. It appears to be in a good condition with a moderate degree of integrity externally.</p> <p>It features a double fronted gable and jerkin head façade with timber battens and diamond motif to the gable ends, with terracotta finials to the terracotta tiled roof. There are two window openings, which retain timber window frames to each of the three casement</p>	The exterior of the Federation Bungalow <b>should be considered for listing.</b>	 <p>HS79</p>

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
				windows and coloured fanlight glazing above each window.		
				The site is now used for commercial purposes and has a carpark at the rear.		
				Condition: Good		
				Integrity: Moderate		



## 10.0 South Wentworthville

### 10.1 Potential Heritage Items

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS84	Late Victorian Cottage	64 Jersey Road	Local	<p>The Late Victorian Cottage is a good example of its type. It appears to be in a good condition and has a high degree of integrity externally.</p> <p>The ca. 1890s weatherboard clad, single storey dwelling has a hipped roof with corrugated sheeting to the bullnose verandah. The timber posts and valance to the verandah are sympathetic to the original. A timber panelled door is visible behind the aluminium security door, and windows to the front are timber framed with aluminium flyscreens.</p> <p>The inventory sheet notes that the "roof has been re-sheeted with decramastic pressed metal." The finish is visually similar to terracotta tiles, although it is possible that the roof is decramastic pressed metal.</p> <p>Condition: Good</p> <p>Integrity: High</p>	The exterior of the Late Victorian Cottage <b>should be considered for listing.</b>	 <p>HS84</p>  <p>HS84(1)</p>

## 11.0 Wentworthville

### 11.1 Potential Heritage Items

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS87	St Pauls Anglican Church and Hall	16-18 Pritchard Street East	Local	<p>The St Pauls Anglican Church and Hall reflect two distinct eras of construction, with the hall dating from 1919 and the Church from 1960. Both are good examples of ecclesiastical architecture of their respective eras (Federation and modern architecture). Both buildings appear to be in a good condition and have a high degree of integrity externally.</p> <p>The Federation style Church Hall displays the earlier phase of construction on the site and is connected to the early establishment of the Church of England in Wentworthville. It retains original elements, such as multi-pane timber windows and timber panelled doors.</p> <p>The Church indicates the growth of the congregation in the 1950s and 1960s. It displays mid-century modern architectural characteristics and includes a later single storey extension.</p> <p>Condition: Good</p> <p>Integrity: High</p>	The exterior of the St Pauls Anglican Church and Hall <b>should be considered for a group listing.</b>	 <p>HS87</p>  <p>HS87(1)</p>

## 12.0 Appendices

*Documentation prepared by DPF Planning:*

Peer Review of Cumberland LGA Comprehensive Heritage Study by Extent Heritage Advisors,  
Guidelines for Assessing Submissions, February 2022.

Cumberland LGA Comprehensive Heritage Study Peer Review, Proposed Westmead Estate  
Conservation Area and Extension to Toohey's Palm Estate Conservation Area, February 2022.



