

Woodville Road Corridor Planning Framework

Statement of Heritage Impact

Prepared for Cumberland City Council

September 2023 – Final 0.1



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Executive summary

Extent Heritage Pty Ltd has been commissioned by Cumberland City Council (Council) to prepare a Statement of Heritage Impact for the Woodville Road Corridor Planning Framework. Woodville Road is major arterial connection through Western Sydney. To address the strategic direction of Woodville Road Corridor (hereafter referred to as the 'Corridor' or 'project area'). Council have prepared a new planning framework to deliver changes to planning controls on targeted sites within the Corridor, to allow development to capitalise on land use opportunities. It is intended that the planning framework will inform a Planning Proposal to amend the Cumberland Local Environmental Plan (LEP) and Cumberland Development Control Plan (DCP).

The purpose of the new planning framework is to encourage a consistent built form, enhance amenity and encourage job growth within the Woodville Road Corridor. To achieve the outcomes of the planning framework, Council will require amendments to land zoning, height of building, floor space ratio and lot size. Three precincts within the Woodville Road Corridor have been identified, based on suitability for redevelopment, ability to act as a catalyst and generate activity. They are Woodville North Precinct, Merrylands East Precinct and Woodville South Precinct. Within these precincts, there are twenty-nine (29) sites which have been selected for specific Planning Proposals.

Within the project area, there are approximately thirty-two (32) known local heritage items and one (1) heritage conservation area, with a further eighteen (18) known local heritage items and one (1) potential heritage item in the vicinity of the project area. The purpose of this report is to assess the potential heritage impact of the planning framework on the significance and fabric of known and potential heritage items within the corridor and its surrounds.

This report identifies potential risks and safeguards to avoid or minimise impacts through planning controls and mitigations. Recommendations for heritage enhancement opportunities are also provided. This report specifically relates to built heritage and includes recommendations and conclusions drawn from the impact assessment.

This Statement of Heritage Impact has considered the potential impacts of the Woodville Road Corridor Planning Framework on the heritage significance of known and potential heritage items within the corridor and its surrounds. The assessment of heritage impacts contained in Section 8 of this report has determined that the proposed planning framework will have a minor and inconsequential visual impact on the setting of most of the heritage items located within and in a 100 metre buffer of the Woodville Road Corridor.

However, there are six (6) heritage items located in close proximity to the specific Planning Proposal sites that will be affected by the proposed planning amendments, they are:

- Grimwood street group, I40;
- Semi-detached cottages, I42;
- Single storey residence, I37;

- Cottage, I38;
- Granville South Public School, I169; and
- Electricity substation, I170

The impacts of the planning changes have been assessed as having a moderate to major visual impact on those sites that may result in adverse impacts to significance. A range of recommendations are provided to mitigate and reduce this potential impact, for consideration in future stages of planning within the project area.

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List of abbreviations

Abbreviation	Meaning
CMP	Conservation Management Plan
DA	Development application
DP&E	Department of Planning and Environment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
Growth Centres SEPP	State Environmental Planning Policy (Sydney Region Growth Centres) 2006
HCA	Heritage Conservation Area
Heritage Act	<i>Heritage Act 1977 (NSW)</i>
SEPPI	State Environmental Planning Policy (Infrastructure) 2007
LEP	Local Environmental Plan
NSW	New South Wales
S170 Register	Section 170 State Agency Heritage and Conservation Register
SEPP	State Environmental Planning Policies
SHI	State Heritage Inventory, NSW
SHR	State Heritage Register
SoHI	Statement of Heritage Impact

1. Introduction

1.1 Project description

Extent Heritage Pty Ltd has been commissioned by Cumberland City Council (Council) to prepare a Statement of Heritage Impact for the Woodville Road Corridor Planning Framework. Woodville Road is major arterial connection through Western Sydney. To address the strategic direction of Woodville Road Corridor (hereafter referred to as the ‘Corridor’ or ‘project area’). Council have prepared a new planning framework to deliver changes to planning controls on targeted sites within the Corridor, to allow development to capitalise on land use opportunities. It is intended that the planning framework will inform a Planning Proposal to amend the Cumberland Local Environmental Plan (LEP) and Cumberland Development Control Plan (DCP). The project was informed by a holistic review of planning controls and strategic outcomes identified in Council’s strategic planning and policy documents such as *Cumberland 2030: Our Local Strategic Planning Statement*.

The purpose of the new planning framework is to encourage a consistent built form, enhance amenity and encourage job growth within the Woodville Road Corridor. To achieve the outcomes of the planning framework, Council will require amendments to land zoning, height of building, floor space ratio and lot size. Three precincts within the Woodville Road Corridor have been identified, based on suitability for redevelopment, ability to act as a catalyst and generate activity. They are Woodville North Precinct, Merrylands East Precinct and Woodville South Precinct. Within these precincts, there are twenty-nine (29) sites which have been selected for specific Planning Proposals.

Within the project area, there are approximately thirty-two (32) known local heritage items and one (1) heritage conservation area, with a further eighteen (18) known local heritage items and one (1) potential heritage item in the vicinity of the project area. The purpose of this report is to assess the potential heritage impact of the planning framework on the significance and fabric of known and potential heritage items within the corridor and its surrounds.

This report identifies potential risks and safeguards to avoid or minimise impacts through planning controls and mitigations. Recommendations for heritage enhancement opportunities are also provided. This report specifically relates to built heritage and includes recommendations and conclusions drawn from the impact assessment.

1.2 Approach and methodology

The methodology used in the preparation of this Statement of Heritage Impact (SOHI) is in accordance with the principles and definitions as set out in the guidelines to *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (the *Burra Charter*) (Australia ICOMOS 2013) and the latest version of the *Statement of Heritage Impact Guidelines* (Heritage Office and Department of Urban Affairs and Planning 2002), produced by the former NSW Office of Environment and Heritage (now the Department of Planning and Environment).

This SOHI will review the relevant statutory heritage controls, assess the impact of the proposal on the subject property and make recommendations as to the level of impact.

1.3 Limitations

The site was inspected and photographed by the Hayley Edmonds and Reuel Balmadres on 20 September 2022. The inspection was undertaken as a visual study only.

The historical overview provides sufficient historical background to provide an understanding of the place in order to assess the significance and provide relevant recommendations, however, it is not intended as an exhaustive history of the site.

This assessment does not include an assessment of Aboriginal heritage or historical archaeology.

1.4 Authorship

The following staff members at Extent Heritage have prepared this statement of heritage impact:

- Kim Watson, Senior Heritage Advisor; and
- Reuel Balmadres, Research Assistant.

This report was reviewed by Lisa Trueman, Principal Heritage Advisor and Dr Leo Martin, Associate Director.

1.5 Ownership

The Woodville Road Corridor project area is located within the Cumberland Local Government Area and subject to the provisions set within the *Cumberland Local Environment Plan 2021*, enforced by Cumberland City Council. Woodville Road is owned and managed by Transport for NSW.

1.6 Terminology

The terminology in this report follows definitions presented in the *Burra Charter* (Australia ICOMOS 2013). Article 1 provides the following definitions:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the *place* including elements, fixtures, contents and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of a *place*, and its *setting*. Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means changing a *place* to suit the existing *use* or a proposed use.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another place.

Related object means an object that contributes to the cultural significance of a place but is not at the place.

Associations mean the connections that exist between people and a place.

Meanings denote what a place signifies, indicates, evokes or expresses to people.

Interpretation means all the ways of presenting the cultural significance of a place.

2. Site identification

2.1 The Corridor

Woodville Road is a main arterial road that travels on a north south axis through Western Sydney. Woodville Road intersects Parramatta Road in the north at the suburb of Holroyd, in the City of Parramatta local government area (LGA) and culminates in the south at the Hume Highway in Lansdown at the border of the Fairfield and Canterbury-Bankstown LGAs.

The section of Woodville Road located with the Cumberland LGA extends for four (4) kilometres across the suburbs of Granville, Merrylands and Guildford. The road itself is a six (6) lane, 25-metre-wide road managed by Transport for NSW.

The Corridor is bounded to the north by the Western railway line and the water supply pipeline at the south. The eastern extent of the corridor is generally defined by Margaret Street, Walter Street, Florrie Street, Excelsior Street, and Rowley Road. The western extent of the corridor is generally defined by Randle Street, Grimwood Street, Bennalong Street, Montrose Avenue, Harold Street, Townsend Road, West Street, Milner Road, and Salisbury Road.

Within the project area, Woodville Road is bisected by a number of main suburban roads including William Street, Merrylands Road, Louis Street, Oxford Street, Guildford Road, and Rawson Road.

3. Heritage planning context

The project area is subject to the following statutory and non-statutory controls relevant to built heritage:

- *Heritage Act 1977 (NSW)*
- *Environmental Planning and Assessment Act 1979*
 - *Cumberland Local Environmental Plan 2021*

3.1 Statutory heritage listings

3.1.1 Heritage Act 1977 (NSW)

State Heritage Register

There are **no** items of State heritage significance identified on the State Heritage Register (SHR) under the *Heritage Act 1977 (NSW)* within the project area.

3.1.2 Cumberland Local Environmental Plan 2021

The Cumberland Local Government Area is an amalgamation of the former Auburn, Holroyd and parts of the City of Parramatta LGA. The Cumberland LEP 2021 is the principal planning document that applies to land within the Cumberland LGA. The Cumberland LEP supersedes the former Auburn LEP, Holroyd LEP and parts of Parramatta LEP within Cumberland LGA.

Within the project area, there are thirty-two (32) known local heritage items and one (1) heritage conservation area listed on the Cumberland LEP 2021. The local heritage items located within the project area are summarised in Table 1.

3.2 Non-statutory heritage listings

3.2.1 National Trust (NSW)

The National Trust of Australia is a private, not-for-profit organisation that operates as an advocate and educator, with a mission to conserve Australia's heritage. The National Trust of Australia maintains a register of landscapes, townscapes, buildings, industrial sites, cemeteries, and other items or places that the Trust determines have cultural significance and are worthy of conservation.

There is one item within the project area listed on the National Trust (NSW) Register:

- Pipe Head to Potts Hill Water Supply Pipelines (9273).

3.3 Summary of heritage status

The following table outlines the heritage status of the project area.

Table 1. Summary of heritage status.

Register/listing	Item listed (Y/N)	Item name	LEP ID
Statutory listings			
World Heritage List	N	-	-
National Heritage List	N	-	-
Commonwealth Heritage List	N	-	-
State Heritage Register	N	-	-
Cumberland Local Environmental Plan 2021, Schedule 5	Y	Granville Conservation Area – Residential Precinct	C4
		Stone Cottages	I28
		Single-storey residence	I37
		Cottage	I38
		Grimwood Street Group	I40
		Semi-detached Cottages	I42
		Single-storey residence	I46
		Single-storey residence	I47
		Single-storey residence	I48
		Single-storey residence	I64
		Tuena	I65
		Single-storey residence	I66
		Kerb and guttering	I106
		Single-storey residence	I107
		Single-storey residence	I108
		Single-storey residence	I110
		Single-storey residence	I111
		Single-storey residence	I112
		Single-storey residence	I113
		Single-storey residence	I118
William Street Group	I119		
Single-storey residence	I122		

Register/listing	Item listed (Y/N)	Item name	LEP ID
		Glencoe	I132
		Water Pipeline	I133
		Cloverdale	I162
		Cottage	I168
		Granville South Public School	I169
		Electricity Substation	I170
		Milestone	I171
		Cottage	I195
		House	I199
		House	I203
		Milestone	I220
Non-statutory listings			
Register of the National Trust (NSW)	Y	Pipe Head to Potts Hill Water Supply Pipelines	9273

3.4 Heritage items in the vicinity

To adequately capture heritage items in the vicinity, a buffer zone of approximately 100 metres was applied to the project area. This review considered heritage items identified on the State Heritage Register (SHR) and Schedule 5 of the Cumberland, Fairfield and Parramatta LEPs.

Within the designated buffer zone, eighteen (18) known local heritage items were identified on schedule 5 of the Cumberland LEP. No items in the vicinity were identified on the SHR or Schedule 5 of the Fairfield and Parramatta LEPs.

Based on our review of the *Cumberland Heritage Study: Stage 2* (Extent Heritage 2020) there is one (1) potential heritage item within the 100-metre buffer zone of the Corridor.

Table 2. Summary of local heritage items within the vicinity of the project area.

Name	Address	Significance	LEP ID
Single storey residence	7 Daniel Street, Granville	Local	I31 (Cumberland LEP)
Single storey residence	9 Daniel Street, Granville	Local	I32 (Cumberland LEP)
Single storey residence	11 Daniel Street, Granville	Local	I33 (Cumberland LEP)
Holy Trinity Church Group	40 Grimwood Street, Granville	Local	I41 (Cumberland LEP)
Single storey residence	18 Hewlett Street, Granville	Local	I45 (Cumberland LEP)

Name	Address	Significance	LEP ID
Single storey residence	5 Margaret Street, Granville	Local	I63 (Cumberland LEP)
Single storey residence	14 Spring Garden Street, Granville	Local	I91 (Cumberland LEP)
Conjoined residences	24-26 Spring Garden Street, Granville	Local	I92 (Cumberland LEP)
Conjoined residences	28-30 Spring Garden Street, Granville	Local	I93 (Cumberland LEP)
Stone Bridge	The Avenue, Granville	Local	I104 (Cumberland LEP)
Single storey residence	11 Walter Street, Granville	Local	I109 (Cumberland LEP)
Granville Public School	133 William Street, Granville	Local	I117 (Cumberland LEP)
Cottage	183 William Street, Granville	Local	I120 (Cumberland LEP)
Railway memorial	Crescent Street, Holroyd	Local	I121 (Cumberland LEP)
Goodlet & Smith (brickmaking plant and chimney and Hoffman kiln and chimney)	Holroyd	Local	I172 (Cumberland LEP)
Homes for the Unemployed cottage	46 Bertha Street, Merrylands	Local	I196 (Cumberland LEP)
The Lodge	56 Merrylands Road, Merrylands	Local	I207 (Cumberland LEP)
Cottage	59 Merrylands Road, Merrylands	Local	I208 (Cumberland LEP)

Table 3. Summary of potential local heritage items within the vicinity of the project area.

Name	Address	Significance	Cumberland Heritage Study 2020
Federation Bungalow	214 Guilford Road, Guildford	Local	HS52

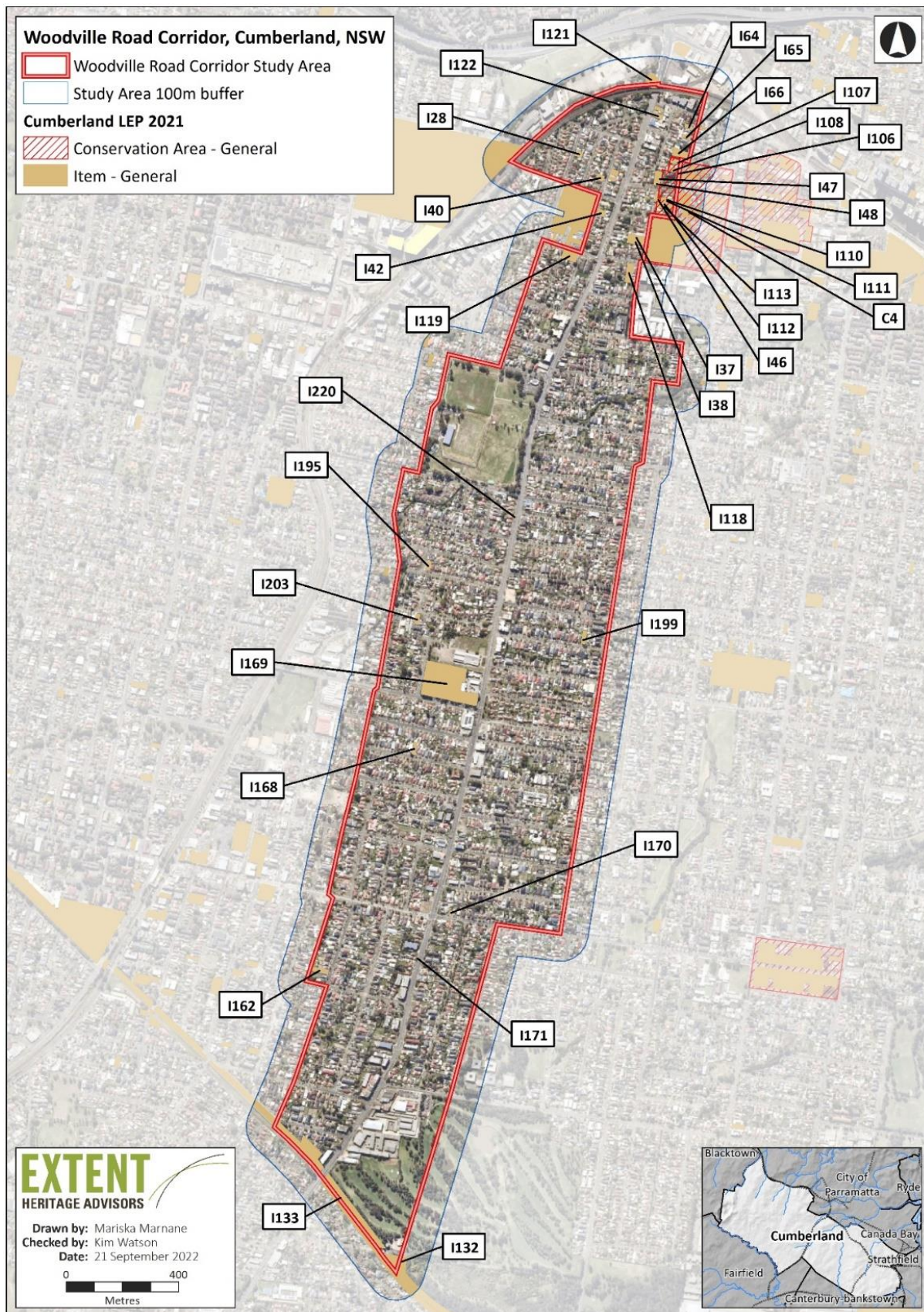


Figure 1. Map of identified local heritage items within the project area and 100 metre buffer zone. Source: Cumberland City Council.

3.5 Planning context

3.5.1 Land zoning

The current zoning that applies to the Woodville Road Corridor is predominately R2 Low Density Residential, with some sections along Woodville Road zoned R3 Medium Density Residential and R4 High Residential Zones. Areas zoned E1 Local Centre (formerly B2) and E3 Productivity Support (formerly B6) are concentrated at the centre of the corridor, at the intersection of Woodville Road and Lansdowne Street and E4 General Industrial zoned land (formerly IN1) is located near the intersection of Rawson Road and Woodville Road. There are two areas zoned RE1 Public Recreation.



Figure 2. CLEP 2021 Zoning Map.
Source: CM+ 2023, Woodville Road
Planning Framework, 13

3.5.2 Building height

The project area currently has a relatively low building height, with areas zoned R2 with a maximum building height of 9 metres. Areas zoned R3 and R4 have a maximum height control of 11 metres. Land parcels zoned E3 (formerly B6) and E4 (formerly IN1) generally have a maximum height control of 12 metres, and land zoned E1 (formerly B2) have a maximum height control of 31 metres.



Figure 3. CLEP 2023 Building height map.
Source: CM+ 2023, Woodville Road Corridor Planning Framework. 14

4. Historical context

The section of this report relies largely on the thematic history contained in the *Cumberland LGA Comprehensive Heritage Study* (Extent Heritage 2020) as well as detailed analysis of historical plans, aerials and photographs. Additional sources are referenced where they have been used.

4.1 Aboriginal history

The land on which the project area sits has been Aboriginal Country for countless generations. From Deep Time to the present day, Aboriginal communities have lived and worked here, maintaining strong communities, and caring for Country.

For thousands of years prior to colonisation, the Sydney region was occupied and used by the Darug people, whose territory extended from the Blue Mountains to the coast. 'Darug' is derived from the Aboriginal word for 'yam' (Western Sydney Parklands 2021).

As part of Darug Land, the Bidjigal people occupied the area now known as Merrylands and Guildford. Surrounding clans include the Burramattagal around Parramatta and Granville, the Cennemegal or Weylmaly Clan near Prospect and Greystanes, and the Wangal and Wategoro clans near Auburn and Homebush Bay (Cumberland City Council n.d. a). Boundaries placed between suburbs are a colonial construct, that obscure the connections between these places.

Aboriginal sites across the Greater Western Sydney region provide tangible evidence of continued land use and occupation by Aboriginal people. Numerous site and artefacts, particularly lithics, demonstrate the history and connection of the Darug people with the Cumberland Plains. The Cumberland Plains was used as a camping and meeting place for the Darug people travelling over the Blue Mountains and into Parramatta and Sydney (Western Sydney Parklands 2021).

Aboriginal groups living and travelling throughout the Cumberland Plains made extensive use of the diverse flora and fauna of this local environment, maintaining the landscape with seasonal fire management. The waterways, soils and resources encountered by the European settlers when they arrived were carefully managed and manipulated, rather than a 'natural' environment unaffected by human activity (Karskens 2009, 28-29). Resources were available from both the land and water, including wallabies, kangaroos, possums, birds, fish, eels and oysters (Goodall and Cazdow 2009, 32).

The Parramatta River and its tributaries including the Duck River were exploited for eels, fish, shellfish and molluscs, travelling and fishing in canoes made from bangalay and stringybark (Kass et al. 1996, 6). Throughout the former woodlands of the project area, men trapped and hunted larger animals such as possums but also gathered bull ants and witchetty grubs. Fire management was also used to hunt larger game (Goodall and Cazdow 2009, 32). Women dug yams out of riverbanks, collected berries, seeds and fruits, obtained nectar from native flowers and collected eucalyptus leaves for medicinal purposes (Goodall and Cazdow 2009, 6).



Figure 4. By Water to Parramatta, 1819. Source: National Museum of Australia, Call No. NMA 1986.0117.6189.

4.2 Early European development

The Cumberland Plains was first settled at Parramatta, north of the project area, on 2 November 1788 by Governor Arthur Phillip with the intention to develop an agricultural community on promising fertile land surrounding the river. A party of convicts was immediately sent to clear the ground for cultivation. Shortly after, Governor Philip ordered a town laid out, oriented around the river and the hillside on which the governor's house was soon built. (Kass 2008). Initially named 'Rose Hill' in honour of Secretary to the British Treasury, George Rose, the traditional name for the area, 'Parramatta', the Aboriginal word meaning 'Head of the River', or 'Place where eels lie down', was readopted in 1791 (Kass 2008).

An overland route was cut through thick bush, roughly following an established Aboriginal track linking Sydney with Parramatta between 1789 and 1791 (Department of Main Roads New South Wales 2000, 3). Following this, the first grants surrounding the settlement at Parramatta was located at Rosehill to James Ruse in April 1791, northeast of the project area (Karskens 1991, 21). The overland track ushered the movement of settlement west with records indicating Parramatta had a population of 1,970 people compared to 1,170 in Sydney by 1792 (Department of Main Roads New South Wales 2000, 3).

As part of a wider policy to establish self-sufficient food production for the colony, the granting of land was expanded but the rate increased rapidly during the tenure of the officers of the New South Wales Corps, between Governor Bligh's overthrow in 1808 and the arrival of Governor Macquarie in 1812. Governor Macquarie favoured small-scale farming which he considered contributed more to the 'general welfare of the colony' while his attitudes to grazing was less enthusiastic and regarded it as an 'unproductive occupation' (Karskens 1991, 43).

Despite attempts to lay out land according to its suitability for tillage, a process of amalgamation of grants into large estates counteracted the original layouts. Many small grantees quickly sold their land to nearby wealthy landowners, who soon acquired large tracts. This accumulation of large land grants by single landowners is particularly evident in areas such as Granville, Auburn, Guildford, and Wentworthville.

4.3 Development of Woodville Road (1814-1900)

4.3.1 Early settlement and landowners

Drainwell Estate

The first land grant in the Granville area was to Thomas Davies, Lieutenant of the New South Wales Corps, consisting of 100 acres. Davies' grant was later consolidated along with other early grants provided to members of the New South Wales Corps by Garnham Blaxcell (Dictionary of Sydney 2008). Blaxcell arrived in the colony onboard the HMS *Buffalo* in 1802 where he was the acting purser. Once in the colony, Blaxcell found favour with the newly appointed Governor Philip Gidley King and he held multiple official positions including the Deputy Commissary, acting Provost Marshal, and finally acting Secretary which was held between 1804 to 1806 (Vincent 2008).

During Blaxcell's position as acting Secretary, Blaxcell was granted an extensive holding of 1,125 acres by Governor King on 1 January 1806 located in the present suburb of Granville (Vincent 2008). Known as the Drainwell Estate, the property was bounded by Parramatta to the north, Clyde Street to its east, and the present Woodville Road to its west (Dictionary of Sydney 2008). The northern extent and most of the eastern side of Woodville Road within the project area was located in part of the Drainwell Estate (refer to Figure 5).

Blaxcell did not reside at the Drainwell Estate and there was minimal development of the property as it was used as land collateral for his vast commercial enterprises (Dictionary of Sydney 2008). By 1816, Blaxcell suffered a series of unsuccessful speculations which led him into heavy debt. To avoid legal proceedings, Blaxcell fled the colony in April 1817 (Vincent 2008).

Prior to Blaxcell's departure, the Drainwell Estate was mortgaged to Sir John Jamison (Dictionary of Sydney 2008). Jamison, a physician, and politician, had inherited several grazing properties around Sydney and Penrith in 1811 before arriving in the colony in 1814 aboard the HMS *Broxbornebury* (Walsh 2006). Much like Blaxcell, Jamison was another absentee landlord and while the estate was used to run some cattle, was left relatively undeveloped (Dictionary of Sydney 2008).

In addition to the Drainwell Estate, the western side of the northern extent of Woodville Road comprising part of the project area was granted to John Watts and H. Lambley consisting of twenty-five acres on 15 September 1796 (Karskens 1991, 53).

Church and School Estate

A large portion of the project area on the western side of Woodville Road was gazetted as the Church and School Estate in 1825. Under a government decree, a portion of Crown Land from each parish was granted to the church to raise revenue (Elias and Coppins 2013, 19). The area comprised of 1000 acres set in a square. It was bounded by the present Woodville Road to the east, Merrylands Road to the north, Fowler Road to the west, and Guildford Road to the south. The eastern boundary and surrounding lands form part of the project area (refer to Figure 6).

Considered a no-man's land, the Church and School Estate consisted of dense scrub and ironbark brush that was freely logged by early settlers. The estate was left undeveloped with the exception of a group of road gang huts. Arranged in a U-shape, the huts were located along the middle of Dog Trap Road forming the estate's east boundary (located within the project area). The clay brick fireplaces of the huts remained visible along the road until the 1920s (Karskens 1991, 42).

Campbell Estate, Lackey and Haywood properties

Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin, and the Lackey Family. The suburb of Guildford was named after the Earl of Guildford, friend of ex-military officer, Lieutenant Samuel North who received 640 acres in 1837 (Karskens 1991, 53). North's estate was located south of the Church and School Estate, west of the project area (refer to Figure 6). The estate was left undeveloped under North as he resided and ran properties elsewhere in the colony (Karskens 1991, 53).

The southern extent of the project area along the road south was occupied by land granted to John Lackey, William Haywood, and John Thomas Campbell (refer to Figure 6). The estate belonging to Campbell comprised of 1000 acres which was granted on 30 June 1825. Campbell was the vice regal secretary and was part of the founding of the Bank of New South Wales in 1816. As a private citizen, Campbell was a prominent landowner with extensive properties at Bringelly and Rooty Hills where he kept stock cattle and horses (Holder 2006). Campbell's estate located on the eastern side of Woodville Street, formed the southeast extent of the project area. The Lackey and Haywood properties formed part of the project area on the western side of Woodville Street (refer to Figure 6).



Figure 5. Extract of the 1835 Parish of Liberty Plains map showing early land ownership on the eastern side of Woodville Road. Source: Department of Land and State Archives in Council of the Municipality of Auburn 1992.

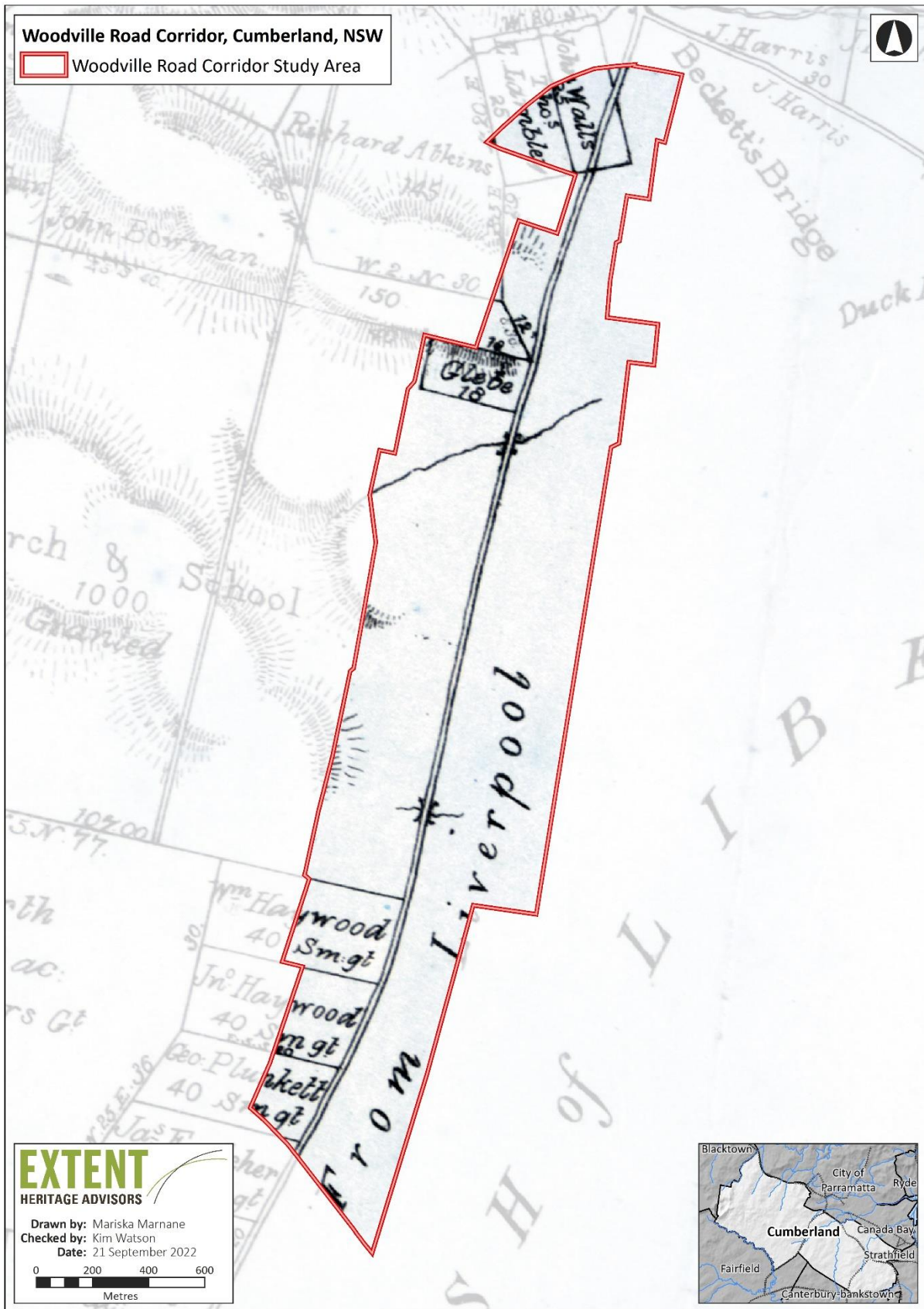


Figure 6. Extract of the c1850 Parish Map of St John showing the early ownership of land on the eastern side of Woodville Road. Source: National Library of Australia, Ferguson rare map collection, MAP F 360.

4.3.2 Establishment of Dog Trap Road

Following Governor Macquarie's inspection of the farmland around the upper reaches of the Georges River in 1810, the township of Liverpool was erected. To connect Liverpool with Sydney and Parramatta, construction of roads southwards commenced in 1813-1814 (Department of Main Roads New South Wales 2000, 14-15). William Roberts, an entrepreneurial ex-convict, was contracted to build a road from Liverpool to the Western Road near Parramatta in April 1814. It generally formed the boundary between the Parish of St John on the western side and Parish of Liberty Plains on the eastern side of the road, comprising part of the project area. The new road south from Parramatta to Liverpool, later named Dog Trap Road (now known as Woodville Road), was completed in May 1816 (Wotherspoon 2011).

Under Sir John Jamison's ownership, part of the Drainwell Estate, located along the east side of the road, was named the Dog Trap Farm after the numerous wild dogs that inhabited the area. This, along with the notorious presence of bushrangers led to the naming of the new road south, Dog Trap Road. The dogs were considered a pest and a bounty was offered for their capture with Governor Charles Fitzroy establishing a dog trapping club in the 1840s (City of Parramatta 2020).

As part of the early road improvements, two toll bars were erected in 1810 along the road linking Sydney and Parramatta. The first toll bar was situated at Sydney. The second toll bar was relocated in 1829 from an earlier location to the junction with Dog Trap Road on the Drainwell Estate, north of the project area (refer to Figure 7) (Pollon 1983, 94).

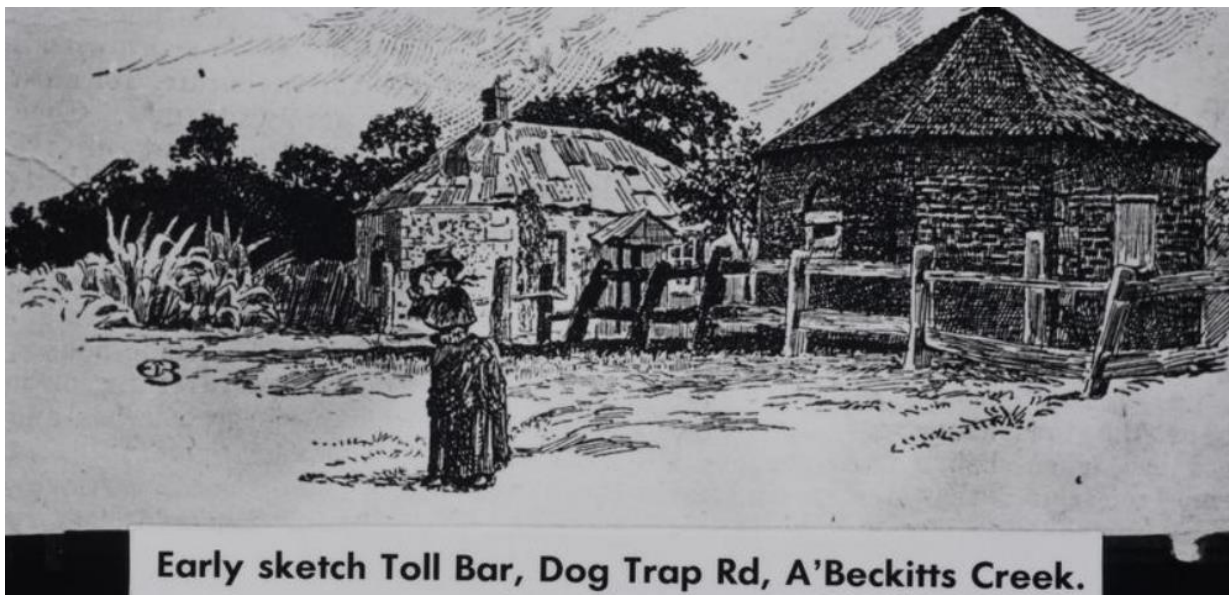


Figure 7. Sketch of the toll bar at Dog Trap Road, c1830-1840. Source: City of Parramatta, LSP00369

4.3.3 Early development and renaming of Dog Trap Road

An early establishment along the Dog Trap Road was the Maurice O'Connell Inn, locally known as 'Lackey's Pub'. Owned and operated by ex-convict William Lackey on two land parcels granted in 1838, the pub was located within the project area south of the present junction between Guildford Road and Woodville Road (refer to Figure 8) (Sahni 2015).

Aside from Lackey's Pub and the group of road gang huts located along the western side of the road, development did not occur along Dog Trap Road until the establishment of some small orchards in the 1840s (Karskens 1991, 42). A second inn, the Vauxhall Inn was established in 1853 by Randolph John Want along with some bark huts rented to railway workers at the junction of Dog Trap Road, A'Becketts Bridge, and the toll bar, north of the project area (Karskens 1991, 42, 74).

Lackey's pub was then operated by William Lackey's son, John Lackey from the early 1860s (Sahni 2015). By this time, the forests of the wider area were mostly cleared by timber getters and local loggers, allowing John Lackey to establish an estate named Woodville. Woodville comprised of a substantial home, vineyard, orange orchard and farm where they ran sheep in the adjoining land purchased following the subdivision of the Drainwell Estate (Pollon 1983, 289). Dog Trap Road was subsequently renamed Woodville Road in 1879 after John Lackey's estate and to remove any connotations to the wild dogs and bushrangers of the area (Karskens 1991, 42).



Figure 8. Extract of the subdivision map of the Drainwell Estate indicating the Lackey property and establishment along Dog Trap Road, c1870. Source: State Library of New South Wales, Z/SP/G10 IE9029103



Figure 9. Later photograph of Woodville Road in the vicinity of Lackey's Pub, n.d. *Source:* City of Parramatta, Local Studies photo collection in Sahni 2015.

4.3.4 Arrival of the railway

In 1850, the New South Wales Government approved the construction of a steam-powered railway line between Sydney and Parramatta by the Sydney Railway Company. Twenty-four acres of land at the northern extent of the Drainwell Estate was purchased for the construction of the railway yard and terminus, station, and associated buildings (Pollon 1983, 303). The station consisting of a single wooden platform and wood framed annex, was opened to traffic on 26 September 1855 (Elias and Coppins 2013, 26).

Construction of the Main South Line from the Parramatta terminus to Liverpool, commenced in 1855, and was opened by January 1856. The railway line was further extended from the Parramatta Junction at Granville to Parramatta proper in 1860 (Karskens 1991, 74). Following this, the present railway station at Granville was opened in place of the original terminus. As with the Western Line, intermediate stations were opened along the Main South Line, at Guildford in 1876, and Merrylands in 1878, both located west of the project area (Karskens 1991, 74). The stations opened in the 1870s and 1880s were the result of lobbying by speculative local landowners looking to benefit from the potential of subdivision (Karskens 1991, 74).

The opening of intermediate stations is a direct reflection of the level of population development in the vicinity and the stations quickly became the focus of local development. As the populations grew around the railway stations, early land holdings were subdivided and sold as residential housing blocks. Along the railway line, several industrial enterprises were established, taking advantage of the 'greenfield land' with railway connections to the city.

Granville was amongst the first of these towns to develop, driven greatly by the establishment of several significant industrial enterprises in the vicinity of the railway line.

4.3.5 Early industrialisation and subdivision

Subdivision of the Drainwell Estate and the Want Estate

The arrival of the railway ushered a new phase of growth and industrialisation centred around the railway stations. The first twenty years following the opening of the station at Granville saw slow development with only twenty residences in the area, surrounded by orchards (Pollon 1983, 303). Under the ownership of Sir John Jamison, The Drainwell Estate remained largely undeveloped and was mainly used to run cattle. The first subdivision of the Drainwell Estate occurred in 1862 into large blocks ideal for small farms and villas. The subdivided estate was put up for auction by Richardson and Wrench on 19 May 1862 (refer to Figure 10) (Pollon 1983, 303).

The western side of the northern extent of Woodville Road within the suburb of Granville project area formed part of the estate of Randolph John Want comprising of smaller land grants consolidated from c1840 (Primary Application Number 15279). The estate was subdivided for sale in the mid-1870s during which time there was a Roman Catholic Church reserve fronting Randle Street (refer to Figure 11).



Figure 10. Subdivision map of the Drainwell Estate, 1863. Source: National Library of Australia, MAP F 782.

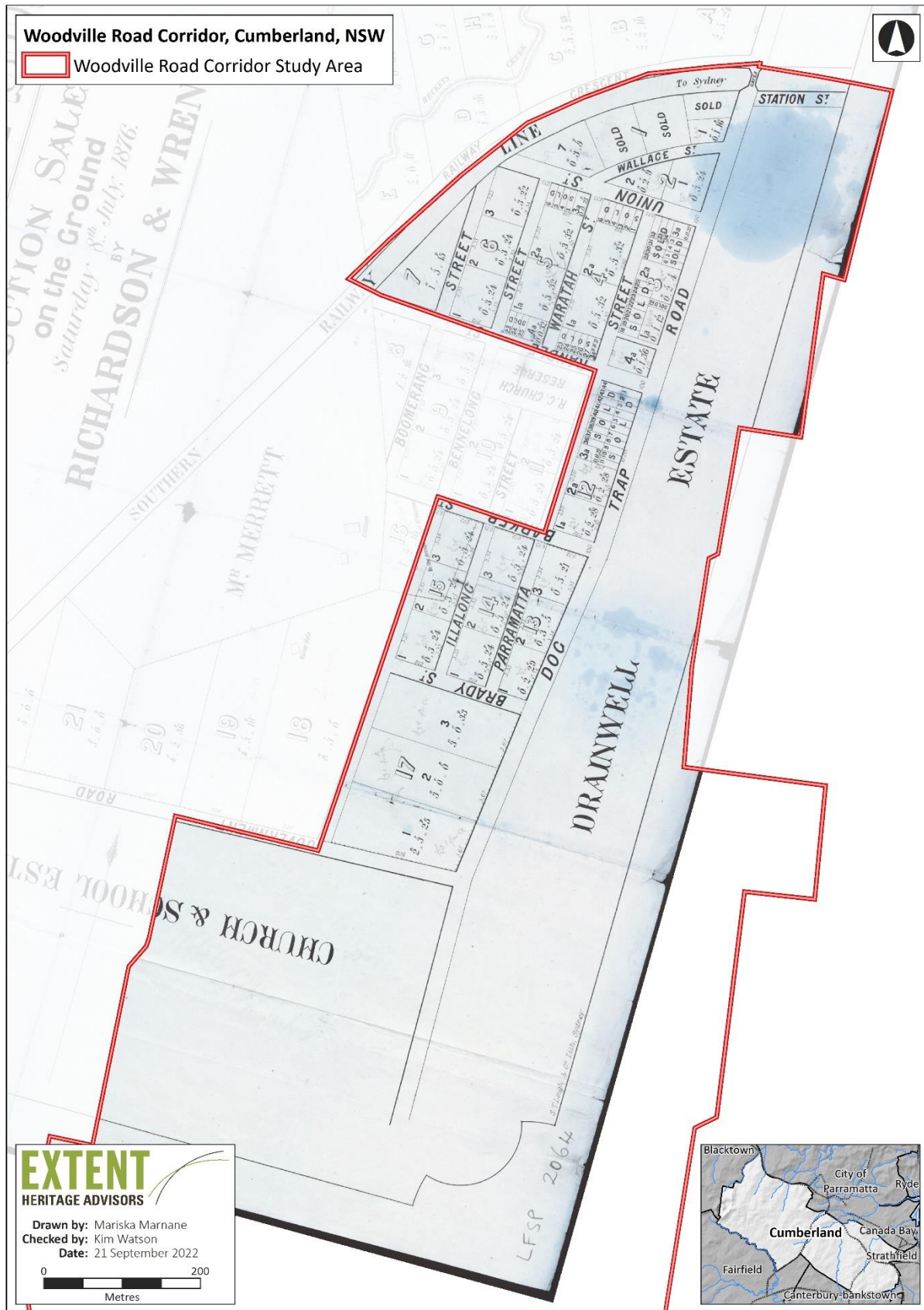


Figure 11. Subdivision plan of the Randolph John Want estate, 1876. Source: National Library of Australia, MAP LFSP 2064, Folder 130.

Subdivision of Church and School Estate

A second wave of subdivision occurred in the early 1880s further accelerating development of the area (Pollon 1983, 304). The extensive and deserted Church and School Estate was subdivided into allotments approximately sixteen to eighteen acres large and was sold from 1871 (Karskens 1991, 83). Landowners along this portion of Woodville Road within the project area included R. Harper, H. Baker, P. Hayes, H. White, and J. Smith (refer to Figure 12). Streets extending west from Woodville Road within the project area established from the subdivision and subsequent development of the former Church and School Estate include Claremont Street, Patten Avenue, Baker Street, Bertha Street, Lansdowne Street, Oxford Street, McArthur Street, Woodstock Street, Bursill Street and Mountford Avenue.

A portion of the former Church and School Estate was acquired for the purposes of a local park following public pressure to set aside land of public spaces. Originally intended to be part of a water reserve, Granville Park was enclosed and established in June 1886 and included part of the original path of Duck Creek.

The southern extent of the project area on the western side of Woodville Road was owned mainly by the Lackey Family, William Haywood, and George Plunkett. By 1879, Lackey's property known as 'Woodville' was divided and sold (Pollon 1983, 304). The 1887 Parish of St John map shows the southern extent of the project area defined by the land reclaimed for the use and construction of the pipeline from Guildford to Potts Hill between 1886 and 187, bisecting Plunkett's grant and Woodville Road (refer to Figure 12). Streets extending west of Woodville Road within the former properties of the Lackey Family, Haywood and Plunkett include Guildford Road, Rhodes Avenue, Henry Street and Chiltern Road.

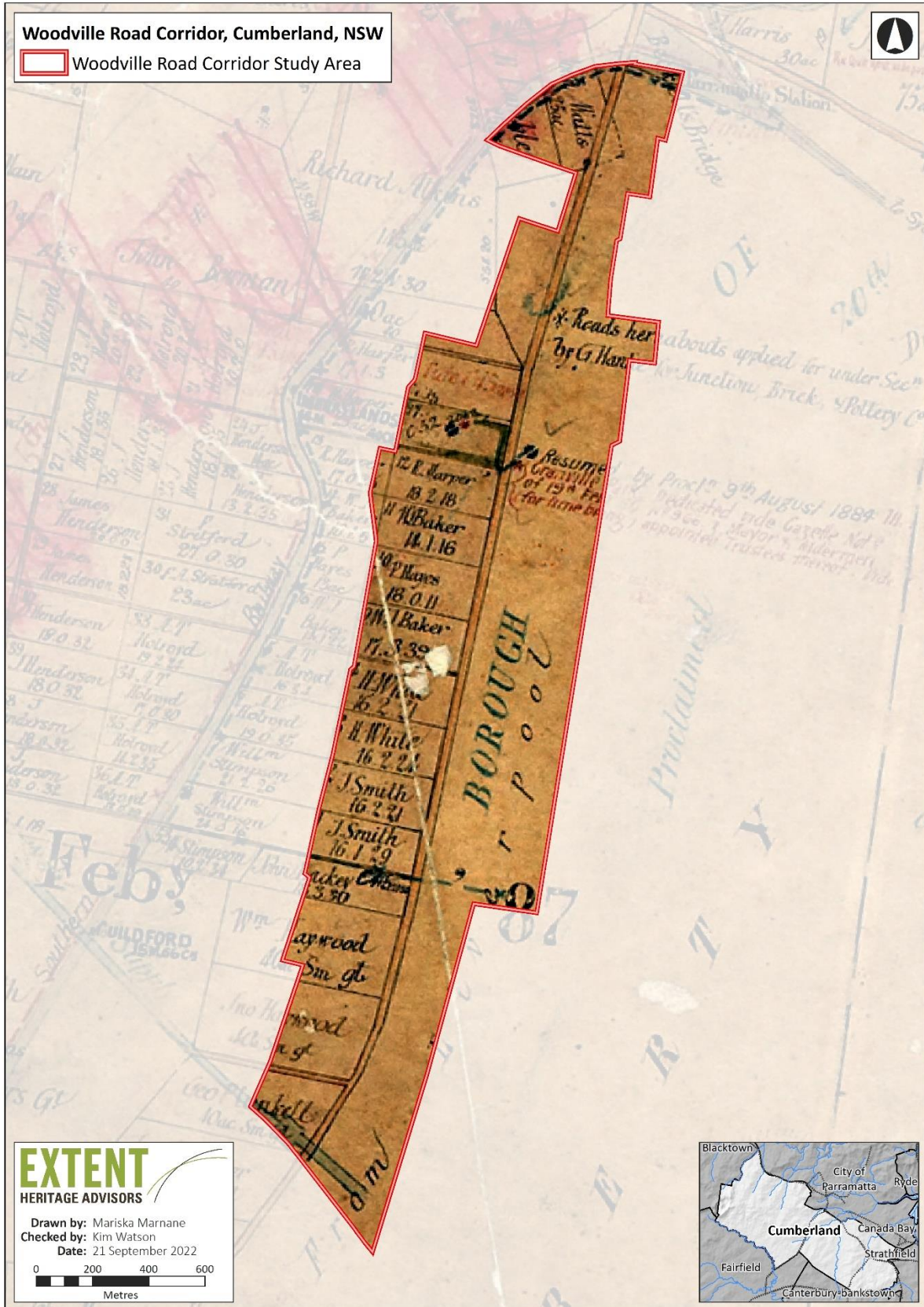


Figure 12. Extract of the Parish of St John Map showing the subdivision of the western side of Woodville Road, originally gazetted as ‘church and school land’. Source: Historical Lands Records Viewer, Parish Map, Parish of St. John.

Subsequent development of the project area

The later subdivision patterns of major estates along Woodville Road varied from narrow allotments intended for workingmen with frontages around twenty feet, to cottage lots with frontages of forty-five to fifty feet. The sizing of allotments slightly further from the railway favoured the establishment of villas, small farms, orchards, and vineyards with slightly larger street frontages (Karskens 1991, 86).

Smaller allotments ideal for worker's cottages were generally located closer to the railway stations and surrounding industries, particularly around the northern extent of the project area within Granville (refer to Figure 10 and Figure 11). Within the project area, larger newly subdivided allotments were generally located along the middle to southern extent of Woodville Road and surrounding land within the project area. These lots ranged from approximately ten to eighteen acres large and generally formed part of the original Drainwell Estate and Church and School Estate (refer to Figure 10 to Figure 12).

This phase of residential development is still evident with the extant Victorian residences, often workers' cottages located at the northern extent of the project area, in close proximity to the railway line and former industrial sites. Victorian residences within and surrounding the project area are generally located in Granville, along Bennalong Street, Daniel Street, Hewlett Street, Margaret Street, Walter Street. These residences typically present a modest brick form with a simple pitched roof and minimal detailing. Earlier residences were also constructed in with sandstone blocks as seen at 15 and 17 Bennalong Street, Granville (LEP ID I28).

Several new churches and schools was constructed to service the growing population of the area. This includes the Holy Trinity Church (LEP ID I41) located on Grimwood Street, Granville, west of the project area, which opened in 1882 as the first Roman Catholic Church in the Granville district, located on Randle Street in the estate formerly owned by Randolph John Want (Pollon 1983, 306). The Granville Public School (LEP ID I117), located on William Street, Granville, east of the project area, was established in 1883 as the first public school in the area (Pollon 1983, 307). This was followed shortly by the Granville South Public School in 1889 along Oxford Street and Woodville Road, located within the project area.

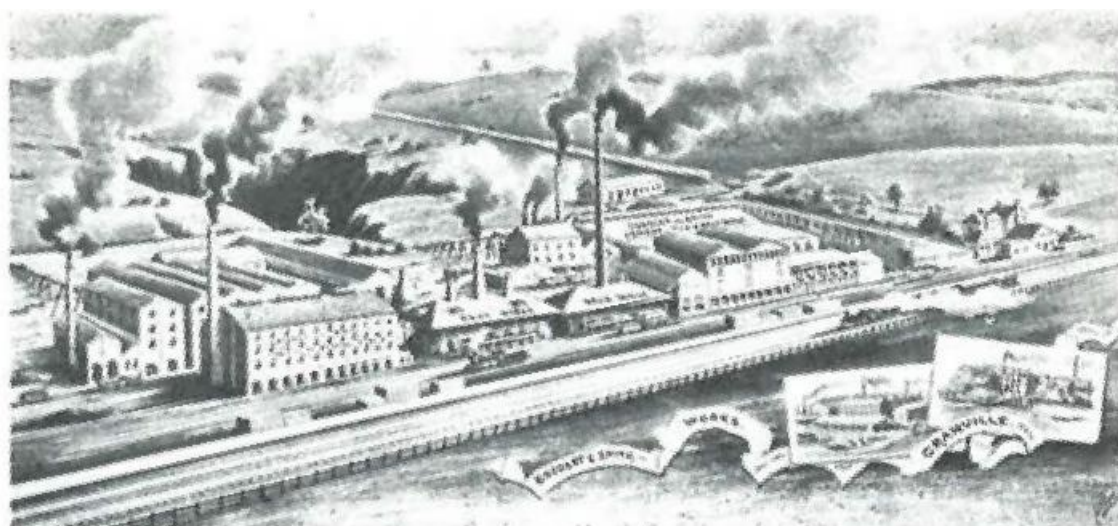
Industrialisation

Prior to the railway line opening, aside from small scale farming and orchards, local industry within the project area was largely limited to timber getting with local settlers taking advantage the land heavily grown with gum, box, and ironbark trees (Pollon 1983, 303). Most of the timber was sent to Parramatta for processing, however the largest saw pit was located at the corner of Robertson Street and Guildford Street, Guildford, east of the project area (Pollon 1983, 303). To complement the timber getting industry, the burning of timber for charcoal was also practiced, providing houses and forges with the necessary fuel (Pollon 1983, 303).

A major industrial development was the establishment of the Goodlet and Smith works (LEP ID I172) in 1884, taking over the Junction Brick and Pottery Works at the border of Granville and Merrylands, located west of project area (Karskens 1991, 78). Clay works were previously established by Arthur Holroyd at William Sherwin's estate, Sherwood Scrubs located west of the project area, from the late 1860s, taking advantage of the rich clay soil later proximity to the railway station at Merrylands (Karskens 1991, 76-77). The Goodlet and Smith works covered

around five acres of land and was equipped with extensive railway sidings, produced terracotta Marseilles roofing tiles, dry-pressed bricks and cement (refer to Figure 13 and Figure 14) (Karskens 1991, 78).

Other large industrial enterprises began operations in Granville following the opening of the railway. Early operations included woollen mills and the manufacture of agricultural machinery in the early 1880s. Further down the line at Clyde, northeast of the project area, included flour mills, a kerosene refinery, a Ford Company's motor works, the Sandown meatworks, James Hardie's fibro cement works, Wunderlich's tiliary, and the West Coast kalsomine works (Pollon 1983, 304). However, the increased rate of industrial development was put to a halt in 1893 following the global economic depression and financial investment from the United Kingdom decreased (Elias and Coppins 2013, 50).



GOODLET & SMITH, Ltd.,
CEMENT, BRICK AND TILE WORKS,
GRANVILLE.

Figure 13. Sketch view of the Goodlet and Smith works, 1904. *Source:* Mitchell Library in Karskens 1991, 79.



Figure 14. Aerial photograph of the Goodlet and Smith Works, undated. Source: Holroyd City Council Library Service in Elias and Coppins 2013, 60.

4.4 Development of Woodville Road in the early twentieth century

By the turn of the century, improving economic conditions saw an uptick in industrial and residential development throughout the project area. Increased demand for cheap building land saw the Prospect and Sherwood Council help break up large land holdings by introducing increased rates in 1908 on ‘unimproved land’. This led to landowners choosing to sell their land to developers for subdivision. The new subdivisions were marketed as 20-acre farmlets, creating the semi-rural character of the landscape west of the railway line and project area. This further bolstered residential growth and further subdivision of the earlier estates along the railway line, including around Granville, Merrylands, Guildford, and Woodville Road (Elias and Coppins 2013, 52-53).

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

Similarly, Merrylands residential development relied heavily on nearby industries and the railway station. Residential subdivisions advertised their proximity to the railway station as a selling point. Brick and pottery production became a prominent industry in the area and brickyards operated to supply local demand. By this time, the pottery and brick making industry was flourishing and larger facilities were constructed, such as the Goodlet and Smith Brickworks.

Guildford into the early twentieth century was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as a brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

Historical aerials indicate intersperse suburbanisation throughout the project area and surrounds by 1930. The area, set into neatly aligned streets reflected the concentration of suburban development around the railway stations at Granville, Merrylands and Guildford. The central section and eastern side of Woodville Road within the project area was less concentrated and remained interconnected with a series of informal tracks between aligned streets (refer to Figure 15).



Figure 15. Historical aerial of the project area along Woodville Road, 1930. Source: NSW Historical Imagery.

The arrival of the Great Depression slowed the residential and industrial boom in the area. Unemployed relief workers were utilised by council and other government agencies to work on infrastructure projects, including by the Water Board to build the woodstave pipelines and work on the canals (Ellis and Coppins 2013, 97). During this period, some residences were constructed by the Homes for Unemployed Trust consisting of simple, weatherboard residences specifically for unemployed people (refer to Figure 16). Several residences were constructed throughout Guildford and Merrylands, including within the project area at 46 Bertha Street (LEP ID I196).

The Department of Main Roads constructed concrete milestones along Woodville Road in the mid-1930s. The milestones were used by stagecoaches travelling from Sydney along Liverpool Road to Parramatta. Two of the four original milestones remain within the project area along Woodville Road, between Claremont Street and Patten Avenue (LEP ID I220), and between Rhodes Avenue and Guildford Road (LEP ID I171).



Figure 16. Example of a home constructed by the Homes for Unemployed Trust in Holroyd, c1930. *Source:* GPO, Mitchell Library, State Library of New South Wales in Ellis and Coppins 2013, 97.

A major development within the area during World War II was the construction of the US Naval Base Hospital No. 10 – Navy 135 at Granville Park. It operated between 1943-1945 with 600 beds and a staff of 170. Following the end of the war, the hospital was run by the Australian Army for a short while before being converted to housing for migrants arriving from post-war Europe. The buildings were later used by the NSW Housing Commission to provide accommodation for homeless families but were eventually demolished in the early 1960s, and the park was returned to the local council (refer to Figure 18) (City of Parramatta 2020 b).

The end of the war also signalled the beginning of major suburban development spurred by the increase in post-war migration, growth of affluence, and new and affordable construction technology. Historical aerials indicate that the project area and surrounds was largely suburbanised with low-density residential houses by 1947 (refer to Figure 17).



Figure 17. Historical aerial of the project area along Woodville Road, 1943. *Source: NSW Historical Imagery.*



Figure 18. Historical aerial showing the US Naval Base Hospital No. 10 at Granville Park, fronting Woodville Road along its eastern boundary, 1943. Source: NSW Historical Imagery.

4.5 Development of Woodville Road in the late twentieth century

The post-war period saw the influx of migrants settling from Europe to the greater Western Sydney region, including the project area. In addition to British immigrants, the post-war migrant settlers were mainly from Malta and Italy. Other countries represented were Austria, Germany, Greece, Hungary, Latvia, Lithuania, the Netherlands, Poland, Ukraine, the former USSR, former Czechoslovakia and former Yugoslavia (Brookham and Kass, 69).

Although waves of post-war immigration brought a range of ethnically different groups who brought their own practices, customs, eating habits, ways of building and systems of belief, this process was restricted by the White Australia Policy (Gwyther 2008). The policy was abandoned in the 1970s with the Whitlam's Government introduction of Ethnic Communities Councils and with the Fraser Government's adoption of cultural pluralism. This allowed for migration from Asian and non-European countries. The post-war migrants experienced a period of economic growth and an economy with a need for labour following the building boom of the 1960s and increased demand for housing. (Gwyther 2008).

Suburban growth continued at an accelerated pace during the post-war period with the number of homes in the area doubling between 1947 and 1954 (Ellis and Coppins 2013, 100). Traditional building materials were in short supply, resulting in the construction and cladding of residences with fibrous asbestos sheeting (fibro) that was both cheaper and much readily available (Ellis and Coppins 2013, 100).

By the 1960s, the population of the area had tripled to over 65,000 people and to 78,000 by the 1970s. By this period, the material shortages of the post-war period were resolved, and 'modern' brick veneer residences became the predominant housing type (Ellis and Coppins 2013, 110). These post-war austerity residences have remained the dominant housing typology within the suburban landscape of the project area and surrounding suburbs of Western Sydney. The 1960s also saw council enforce a basic standard of infrastructure such as sealed road, kerbs, guttering, and drainage (Ellis and Coppins 2013, 110). However, some early road infrastructure remains extant including within and surrounding the project area including the sandstone kerb and guttering along the length of Walter Street, Granville (LEP ID I106) and the stone bridge crossing a creek under The Avenue, Granville (LEP ID I104).

Densification of the suburban landscape increased when the trend of residential development shifted to the construction of two to three storey brick walk-up apartments began in the 1970s. These apartments were mostly concentrated around the vicinity of the Granville, Merrylands and Guildford railway stations and accompanying high streets, located outside the project area (Ellis and Coppins 2013, 111).



Figure 19. Historical aerial of the project area along Woodville Road, 1951. *Source:* NSW Historical Imagery.

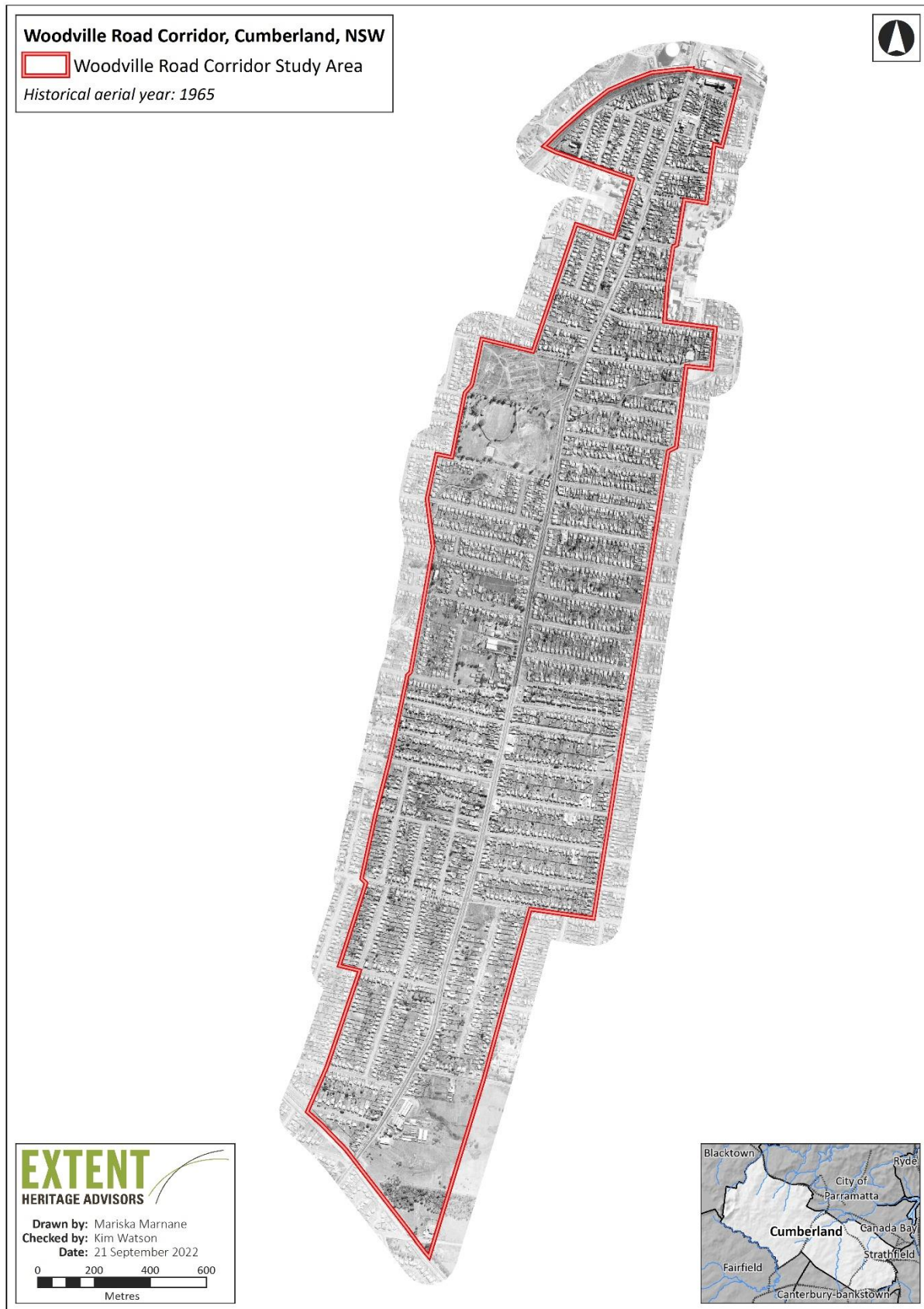


Figure 20. Historical aerial of the project area along Woodville Road, 1965. *Source:* NSW Historical Imagery.



Figure 21. Historical aerial of the project area along Woodville Road, 1970. Source: NSW Historical Imagery.



Figure 22. Historical aerial of the project area along Woodville Road, 1975. *Source:* NSW Historical Imagery.



Figure 23. Aerial photograph of the junction of Woodville Road and Guildford Road, 1972. *Source:* Community Archives Collection, City of Parramatta, ACC002/103/006.

4.6 Woodville Road today

Woodville Road remains a major arterial road linking the project area to the Greater Western Sydney region and beyond. It serves over 33,100 vehicles daily and remains an important route for private and heavy vehicle movements linking the suburbs it crosses to other major roads including Parramatta Road, the M4 Western Motorway, and the Hume Highway (Transport for NSW 2019). As of the 2021 Census, the Merrylands-Guildford area forming part of the project area, had a combined population of over 163,800 residents (Australian Bureau of Statistics 2021)

The suburban development along Woodville Road remains indicative of the various historical phases of subdivision, growth and migration. The diverse range of Victorian, Federation, Inter-

War, post-war residences, institutions, and features found within and surrounding the project area contribute to the wider suburban landscape and setting of Woodville Road.

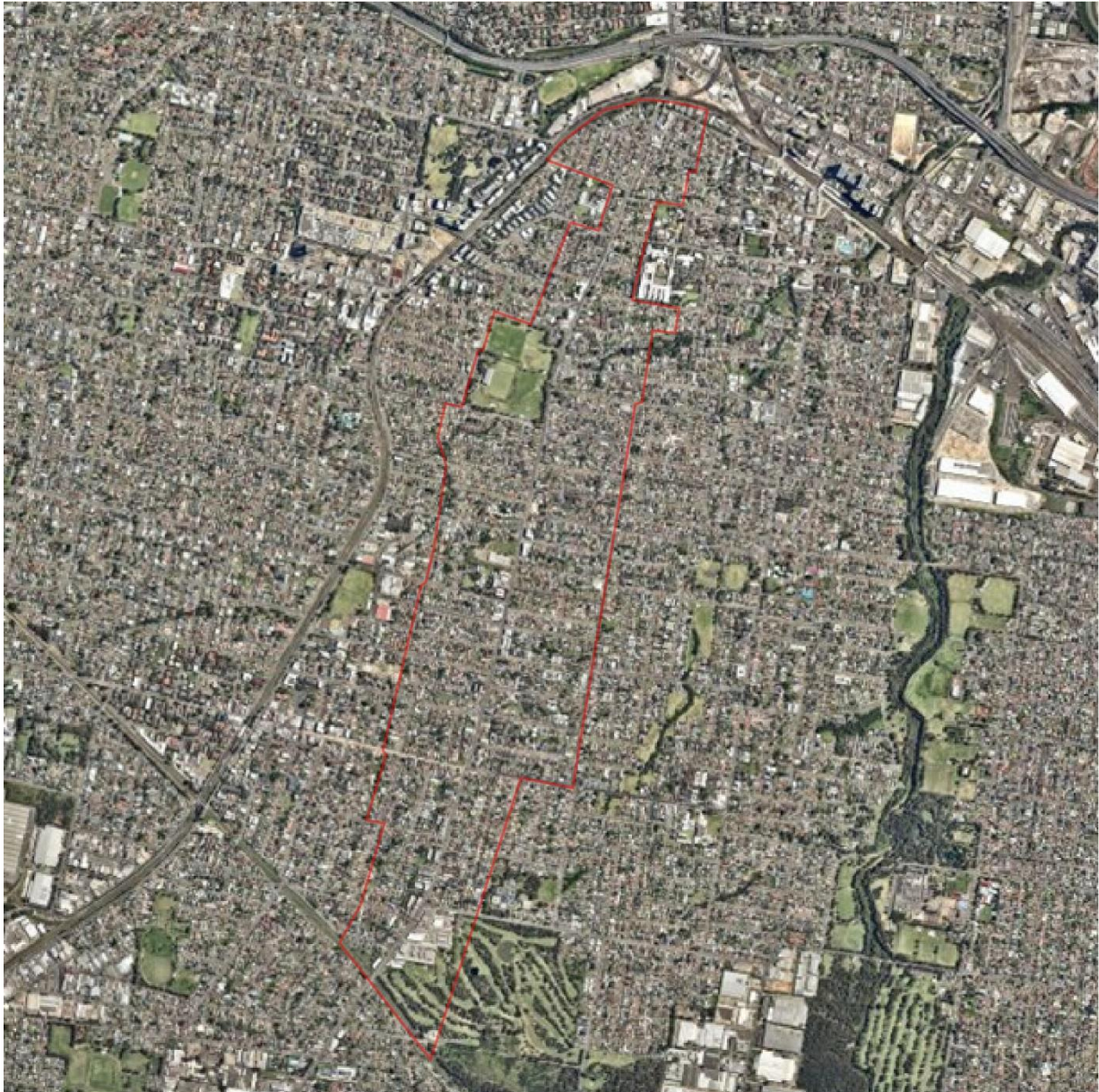
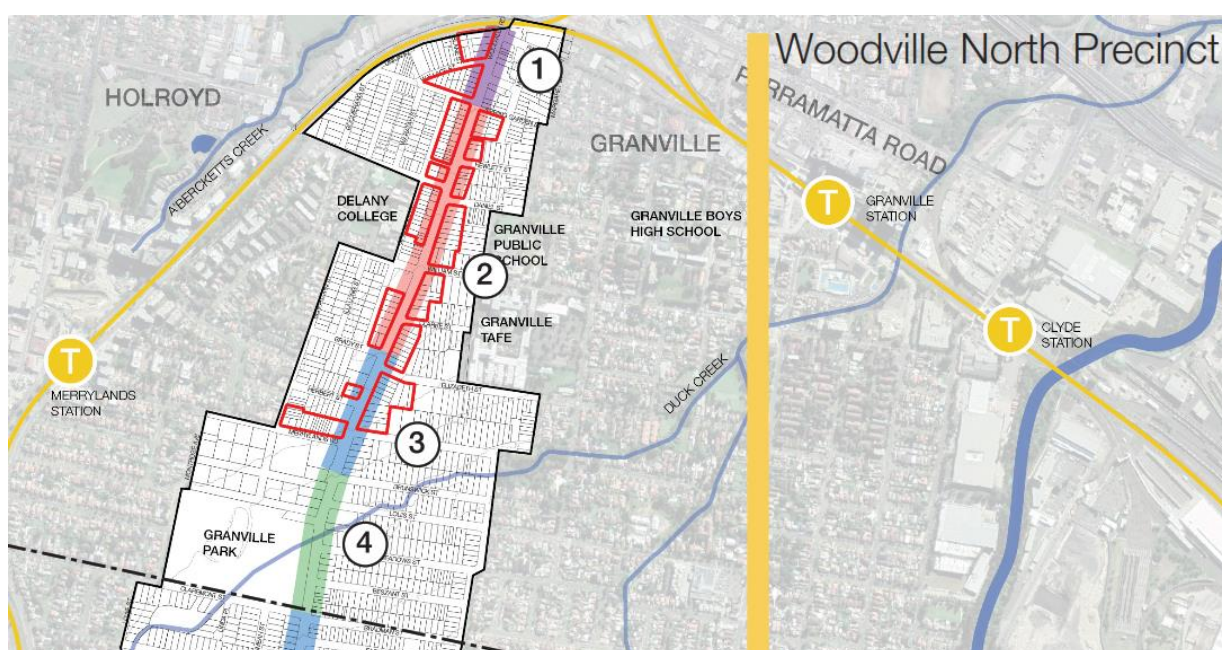


Figure 24. Present aerial of Woodville Road and the project area within its local context. *Source:* Nearmap, March 2023.

5. Physical description

Extent Heritage carried out a physical assessment of the project area on 20 September 2022. The analysis involved an investigation into the built form and landscape setting. It does not provide a detailed investigation of all fabric for all heritage items but an overview of the elements of the place to assist in determining significance. Please refer to Appendix A for complete inventory sheet of heritage items within the project area.

5.1 Woodville Road Corridor



5.1.1 Overview of Woodville Road

Woodville Road is a bi-directional main arterial road aligned on a north-south axis in Western Sydney. The section of Woodville Road comprising of the project area extends for four (4) kilometres bisecting the suburbs of Holroyd, Granville, Merrylands and Guildford within the Cumberland City Council LGA. The project area is approximately located one (1) kilometre south of the Parramatta CBD and twenty (20) kilometres west of the Sydney CBD.

The project area is bounded by the road underpass at the railway line to the north and the water supply pipeline at Guildford to the south. Within the project area, Woodville Road is bisected by a number of main suburban roads including William Street, Merrylands Road, Louis Street, Oxford Street, Guildford Road, and Rawson Road. Woodville Road is bisected by seven (7) pedestrian crossings which are formed across the junctions with Randle Street, William Street, Merrylands Road, Louis Street, Oxford Street, Guildford Road and Rawson Road.

The stretch of Woodville Road within the project area presents an alignment of three road lanes with a concrete laid footpath and nature strip on each side, separated by a narrow concrete

kerb. Woodville Road lacks standardised street tree plantings and any mature trees and plantings are located on the residential front yards adjacent to the road.



Figure 25. View south along Woodville Road from the junction of Claremont Street.



Figure 26. View south along Woodville Road from the junction with Brady Street.



Figure 27. View north along Woodville Road from the junction of William Street.



Figure 28. View north along Woodville Road from the junction with Lansdown Street.



Figure 29. View south along Woodville Road from the junction with Chiltern Road.



Figure 30. View north along Woodville Road along the junction with Rhodes Ave.

5.1.2 The precincts

The project area is defined into three internal precincts: Woodville Road North, Merrylands East, and Woodville Road South.

Woodville North

Woodville North forms the northern extent of the project area. It is generally defined by the railway line to the north, and Merrylands Road and John Street to the south. The topography gently slopes uphill, south along Woodville Road from the railway line. Woodville Road begins descending downhill towards Granville Park past William Street and Clarke Street.

The landscape is characterised by a mix of medium and low-density residential development with some commercial development along Woodville Road. The area typically presents smaller, closely spaced residential allotments due to its early subdivision and development owing to the proximity to the railway line and industries to the north. This is particularly evident east of Woodville Road along Hewlett Street, Spring Garden Street, Walter Street and Daniel Street with a higher concentration of residences dating from the late Victorian period.

Woodville North includes a number of educational institutions including Delany College, Granville Public School and TAFE NSW Granville.



Figure 31. View north along Woodville Road.



Figure 32. View south along Woodville Road.



Figure 33. View along Wallace Street



Figure 34. View south from Union Street to Woodville Road.



Figure 35. View along Woodville Road.



Figure 36. Intersection of William Street and Woodville Road.



Figure 37. view south along Woodville Road.



Figure 38. View from 152 William Street to Woodville Road.



Figure 39. View along Florrie Street, Granville.



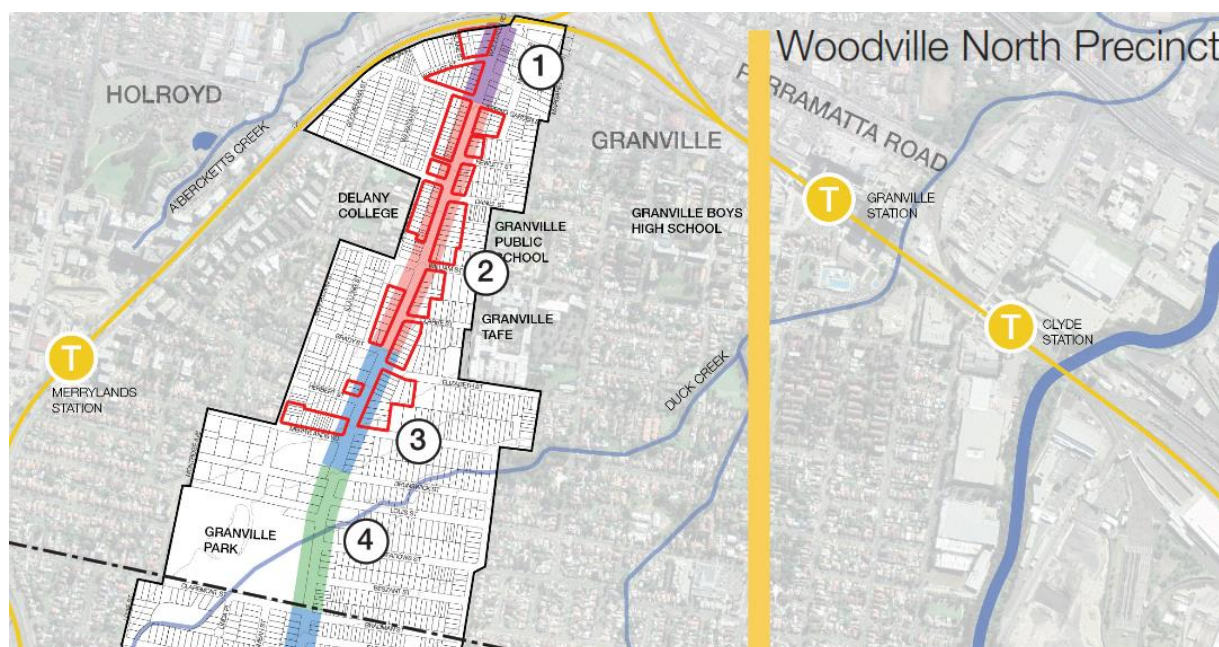
Figure 40. View to 8 and 10 Florrie Street, looking towards Planning Proposal site.



Figure 41. View north along Woodville Road



Figure 42. View from Grimwood Street towards heritage item.



Woodville North Precinct Key Characters:

- ① Industrial uses present at the northern tip
- ② Low rise houses are dominant in this section of the corridor
- ③ Buildings up to four storeys with a mix of uses present close to the Merrylands / Woodville Road intersection
- ④ A regional park bookends this precinct to the south providing recreational and leisure facilities

Figure 43. Urban design analysis of Woodville North Precinct. *Source: CM+ 2023, 27.*

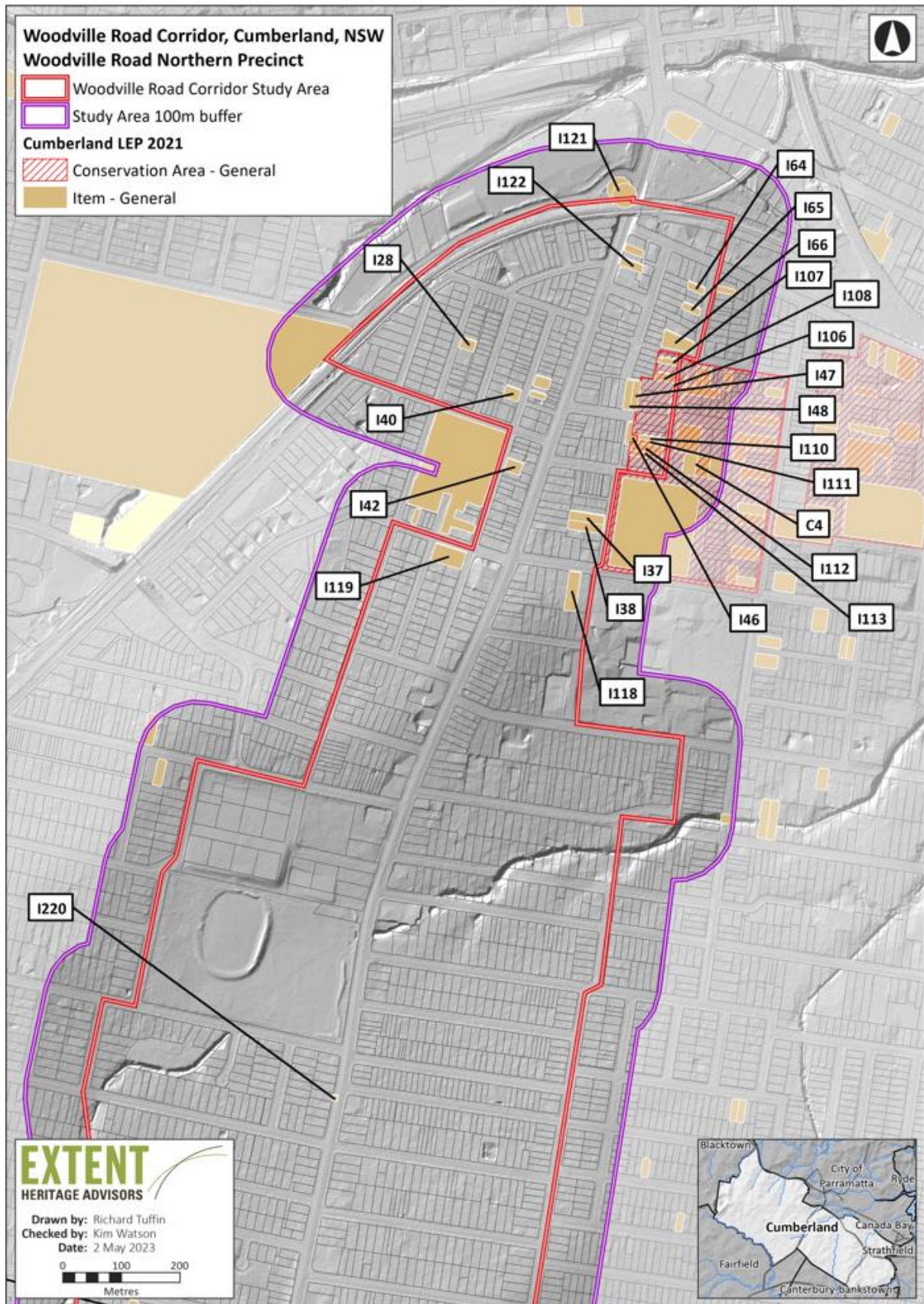


Figure 44. Heritage items in the vicinity of Woodville North Precinct.

Merrylands East

Merrylands East forms the central section of the project area. It is generally bounded by Granville Park to the north, and Guildford Road to the south. The topography runs uphill past the channelised crossing with Duck Creek between Louis Street and Meadows Street beside Granville Park. The undulating topography of Woodville Road generally descends along the cross streets to the east and west.

The landscape is characterised by low-density residential development with larger, suburban allotments. There are a number of medium density mixed residential and commercial developments along Woodville Road. Residences within Merrylands East typically present as weatherboard or brick veneer Post-War austerity style with interspersed contemporary development including townhouses.



Figure 45. View along Woodville Road.



Figure 46. Woodville Road within the Merrylands East Precinct.



Figure 47. View from corner of Oxford and Highland Streets to Granville South Public School.



Figure 48. View along Highland Street.



Figure 49. View to low-scale commercial precinct next to Granville South Public School.



Figure 50. View along Woodville Road.



Figure 51. Overview of existing development along Woodville Road within the Merrylands East Precinct.



Figure 52. Overview of existing development along Woodville Road within the Merrylands East Precinct.



Figure 53. Overview of the John Cootes site within Merrylands East Precinct.



Figure 54. View along Woodville Road.



Figure 55. View to Granville South Public School.



Figure 56. View to shopping complex adjacent to Granville South Public School along Woodville Road.



Merrylands East Precinct Key Characters:

- A town centre is emerging near the John Cootes Site
- ⑤ Three to four storey mixed use buildings / shop top housing are scattered along this section of the corridor

Figure 57. Urban design analysis of Merrylands East Precinct. *Source: CM+ 2023, 27.*



Figure 58. Heritage items in the vicinity of Merrylands East Precinct.

Woodville South

Woodville South forms the southern extent of the project area. It is generally bounded by Guildford Road to the north and the pipelines to the south. The topography generally runs uphill from Guildford Road before descending past Rawson Road towards the pipelines.

The landscape is characterised by low-density residential development with larger, suburban allotments with medium-density residential development along Woodville Road. The Medium density residential, commercial, and light industrial development is centred along the southern extent of the project area, south of Rawson Road. The southern extent of Woodville Road South is occupied by the Woodville Golf Course.



Figure 59. View of the commercial development along Woodville Road and Rawson Road.



Figure 60. Overview of existing development along Woodville Road within the Woodville South Precinct.



Figure 61. Overview of existing development along Woodville Road within the Woodville South Precinct.



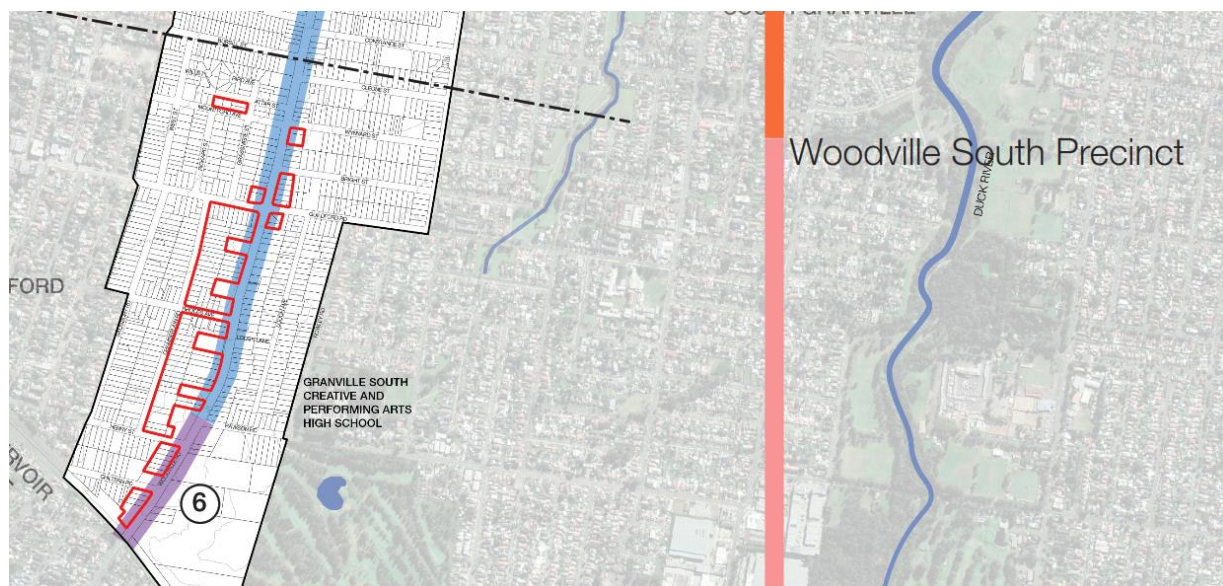
Figure 62. Overview of existing development along Woodville Road within the Woodville South Precinct.



Figure 63. Overview of existing development along Woodville Road within the Woodville South Precinct.



Figure 64. Overview of existing development along Woodville Road within the Woodville South Precinct.



Woodville South Precinct Key Characters:

- ⑤ Three to four storey residential flat buildings and mixed use developments are located along both sides of the corridor
- ⑥ Warehouses and industrial buildings are dominant on the southern end of the corridor

Figure 65. Urban design analysis of Woodville South Precinct. *Source:* CM+ 2023, 27.



Figure 66. Heritage items in the vicinity of Woodville South Precinct.

5.1.3 Place types

Residential buildings (private)

The suburban landscape of the project area is characterised by low-density residential development. The typology most represented throughout the project area consists of post-war austerity brick veneer or weatherboard clad dwellings of one to two storeys. However, some dwellings from the earlier Victorian and Federation eras can be found within the project area. The Victorian and Federation dwellings are generally located at the north of the project area, closer to the railway line and station at Granville.

Contemporary residential developments including townhouse complexes can be found interspersed throughout the project area. These dwellings typically present a larger massing and contemporary form and materiality compared to the predominant post-war housing typology. In addition, the project area includes several two to four storey apartment developments located along Woodville Road.



Figure 67. View to the 'Semi-detached cottages' at 43-45 Grimwood Street (LEP ID I42).



Figure 68. View to the 'Stone cottages' at 15-17 Bernalong Street (LEP ID I28).



Figure 69. View to the Federation period weatherboard cottages, 'William Street Group' (LEP ID I119) from the junction with Grimwood Street.



Figure 70. View to the Federation era 'Single storey residence' (LEP ID I118) along William Street.



Figure 71. View to Post-War and contemporary residential development along Kimberley Street.



Figure 72. View east to townhouse development along William Street to Woodville Road from the junction with Grimwood Street.



Figure 73. View to medium-density residential development along the junction of Woodville Road with Merrylands Road.



Figure 74. View to medium-density residential development along the junction of Woodville Road and Earl Street.

Commercial buildings

Within the project area, larger commercial developments are found along Woodville Road including shops, restaurants, fast food outlets, petrol stations, garages, and car dealerships. The largest concentration of commercial developments is located at the southern extent of the project area on the eastern side of Woodville Road area consisting of a group of showrooms, a motel, a self-storage complex, and business park. Smaller individual businesses and convenience stores can be found interspersed throughout the project area, away from Woodville Road.



Figure 75. View east to commercial developments along Woodville Road from the junction with Woodstock Road.



Figure 76. Overview of commercial development along Woodville Road (west side) beside Granville South Public School.



Figure 77. View to commercial development along Woodville Road opposite the junction with Kimberley Street.



Figure 78. View to the commercial development at the junction of Woodville Road with Oxford Street.



Figure 79. View north to commercial development along Woodville Road the junction with Chiltern Road.



Figure 80. Overview of the commercial development along Rawson Road.

Religious buildings

A number of religious institutions are located within the project area. These mainly consist of Inter-War and post-war austerity churches, including the Holy Trinity Church on Randle Street (LEP ID I 41), Emmanuel Evangelical Church at 195 Woodville Road, Merrylands East Presbyterian Church at 130 Excelsior Road, and the Guildford Community of Christ at 308 Woodville Road. The project area also includes smaller weatherboard churches including the Church of Christ at 118 Bennalong Street. Mosques located within the wider suburban landscape including the Granville Mosque, Guildford Mosque, and Assalam Mosque, although these are located outside the boundaries of the project area.



Figure 81. View west along Randle Street to the 'Holy Trinity Church Group' (LEP ID I41).



Figure 82. View east along Randle Street to the 'Holy Trinity Church Group' (LEP ID I41).



Figure 83. Overview of the Church of Christ non-denominational along Bennalong Street.



Figure 84. Overview of the Guildford Community of Christ.

Education

A number of schools service the suburbs of Granville, Merrylands and Guildford from the kindergarten to tertiary level. The first public school established in Granville in 1884, the 'Granville Public School' (LEP ID I117) is located at 133 William Street, within the project area. Other schools, both public and private, within the project area include the Holy Trinity Primary School, Delany College, TAFE NSW – Granville, 'Granville South Public School' (LEP ID I169), and Granville South Creative and Performing Arts High School.



Figure 85. View east along William Street to TAFE NSW Granville.



Figure 86. Overview of Granville South Public School from Kenelda Ave.

Utilities

Water

The project area includes a variety of interrelated water services. The wider area was historically serviced by Prospect Reservoir and the Lower Prospect Canal, and pipelines, which formed part of the Upper Nepean Scheme along a corridor that stretches from Prospect Reservoir to the Sydney Water Pipehead at Albert Street, Guildford. From Guildford, water is pumped via pipelines to the reservoirs at Potts Hill. Key features associated with the Sydney Water Pipehead include the Pipehead to Potts Hill 'Water pipeline' (LEP ID 133). The pipelines are located within an enclosed corridor, extending through the suburb of Guildford, forming the southern boundary of the project area.

The area also includes various stormwater drains and localised works to improve sanitation with the canalisation of creeks including Duck Creek. Duck Creek extends northeast from Guildford, crossing bisecting Granville Park and Woodville Road at the junctions with Louis Street and Meadows Street.

Electricity

The project area includes heritage listed substations. There are two main types of substations extant in the area: those supplied by the Sydney Municipal Council and smaller standardised substations provided by the former local municipality. This includes the 'Electrical substation' also known as the 'P. & G.E.S. Co. Ltd substation No. 18' at 476A Woodville Road (LEP ID I170).



Figure 87. View northwest along the Pipelines from Barbers Road.



Figure 88. View northwest to the 'Electricity substation' (LEP ID I170).

Parks and reserves

The project area includes a number of parks and reserves which form important open green spaces for recreation, sport and entertainment. Urban parks and reserves also ensures the preservation and conservation of local flora and fauna within an otherwise highly developed and suburbanised landscape.

The Waddangalli Woodland Reserve is representative of a reclaimed natural landscape, located in Guildford along the southern extent of the project area. The reserve, formed through the amalgamation of a series of small farms and includes remnants of the critically endangered Cumberland Shale Plains Woodland. The reserve is home to various native species was declared a Wildlife Protection Area. The southern extent of the project area, east of Woodville Road also includes the extensive Woodville Golf Course, bounded by Rawson Street to the north.

The Granville Park is the largest public park within the project area. It includes sporting fields, an oval, stadium and various public amenities. The perimeter of the park is planted with native trees including brush box and eucalyptus species. The young to mature trees form the main extent of planted trees along Woodville Road.

Other public parks and reserves within the project area include the Illoura Reserve, Bennalong Park, Maurice O'Connell Reserve, and Fred Newman Reserve.



Figure 89. View north to Granville Park from Claremont Street.



Figure 90. View south to Granville Park from Merrylands Road.



Figure 91. Overview of the Waddangalli Woodland Reserve from Campbell Hill Road east of the project area.



Figure 92. View southeast to the Woodville Golf Course from Rowley Road

5.1.4 Key features of heritage items within the project area

Within the project area, there are thirty-two (32) heritage items and one (1) heritage conservation area listed on Schedule 5 of the Cumberland LEP 2021. Key features of each heritage item are noted below. For complete descriptions please refer to Appendix A for the complete inventory sheet of each item.

LEP ID	High-level description
C4	<p data-bbox="328 1666 943 1697">'Granville Conservation Area - Residential Precinct':</p> <ul data-bbox="328 1715 1394 2004" style="list-style-type: none"> <li data-bbox="328 1715 1182 1747">▪ The precinct represents the period of growth between 1880s-1930s. <li data-bbox="328 1765 1370 1883">▪ Predominantly residential in character with Victorian, Federation and Inter-War buildings with varied subdivision patterns and allotment sizes. Residences typically consist of single to double storey freestanding suburban homes with semi-detached and terraced residences. <li data-bbox="328 1901 1078 1933">▪ Predominantly brick buildings with tile. Slate or iron roofing. <li data-bbox="328 1951 1394 2004">▪ Consistent front setbacks to residences dating from the Federation period allowing for gardens visible over low front fences.

LEP ID	High-level description
	<ul style="list-style-type: none"> Precinct also features remnant early features such as street trees, sandstone kerbing and gutters.
I28	<p>'Stone cottages', 15-17 Bennalong Street, Granville:</p> <ul style="list-style-type: none"> Built in the Victorian architectural style. Item comprises two freestanding single storey cottages. Face sandstone masonry construction with low-pitched and broad hipped roofs clad with corrugated sheet metal. Symmetrical façade with a front porch Deep setback with contemporary front fencing. No significant landscape features or elements identified from the public domain. Fair condition.
I37	<p>'Single storey residence', 8 Florrie Street, Granville:</p> <ul style="list-style-type: none"> Built in the Federation bungalow architectural style. Item comprises a single-storey double fronted bungalow. Timber construction clad with weatherboard and fibro boards with a hipped roof clad with asbestos roof tiling. Asymmetrical façade with a projecting hipped bay with raised front porch. Deep setback with a timber post and rail fence with crimped wire. No significant landscape features or elements identified from the public domain. Fair condition.
I38	<p>'Cottage', 10 Florrie Street, Granville:</p> <ul style="list-style-type: none"> Built in the Federation bungalow architectural style. Item comprises a single-storey double fronted bungalow. Timber construction clad with weatherboard and fibro boards with a hipped roof clad with asbestos roof tiling. Asymmetrical façade with a projecting hipped bay with raised front porch. Deep setback with contemporary steel post and panel fence. No significant landscape features or elements identified from the public domain. Poor condition.
I40	<p>'Grimwood Street Group', 23, 27, 28 and 30 Grimwood Street, Granville:</p> <ul style="list-style-type: none"> Built in the Victorian architectural style. Item comprises four single-story freestanding Victorian workers' cottages. Timber construction clad with weatherboard with hipped roofs clad with corrugated sheet metal. Group presents both an asymmetrical double fronted and symmetrical single fronted form with front verandah. Slight setback with low steel and timber picket fencing. No significant landscape features or elements identified from the public domain. Fair condition.

LEP ID	High-level description
I42	<p>'Semi-detached cottages', 43-45 Grimwood Street, Granville:</p> <ul style="list-style-type: none"> ▪ Built in the Victorian architectural style. ▪ Item comprises single-storey semi-detached Victorian residences. ▪ Bagged brick construction with a low-pitched hipped roof clad with corrugated sheet metal. ▪ Symmetrical front façade with a front verandah. ▪ Deep setback with front garden, steel post and panel fence and timber picket fence. ▪ No significant landscape features or elements identified from the public domain. ▪ Fair condition.
I46	<p>'Single storey residence', 20 Hewlett Street, Granville:</p> <ul style="list-style-type: none"> ▪ Built in the Federation Arts and Crafts style. ▪ Item comprises a single-storey freestanding Federation bungalow. ▪ Face brick construction with an open gable roof clad with slate tiles. ▪ Asymmetrical double fronted façade with front verandah. ▪ Deep setback with timber picket fence. ▪ Intact timber detailing and half-timbered gables, crested terracotta ridge capping and chimneys. ▪ Good condition.
I47	<p>'Single storey residence', 21 Hewlett Street, Granville:</p> <ul style="list-style-type: none"> ▪ Built in the Victorian architectural style. ▪ Item comprises a single-storey freestanding Victorian workers' cottage. ▪ Timber construction clad with weatherboard with a low-pitched hipped roof clad with corrugated sheet metal. ▪ Symmetrical front façade with a front verandah. ▪ Deep setback with low brick wall with palisade fence and gate. ▪ No significant landscape features or elements identified from the public domain. ▪ Fair condition.
I48	<p>'Single storey residence', 23 Hewlett Street, Granville:</p> <ul style="list-style-type: none"> ▪ Built in the Victorian architectural style. ▪ Item comprises a single-storey freestanding Victorian workers' cottage. ▪ Timber construction clad with weatherboard blockwork with a low-pitched hipped roof clad with corrugated sheet metal. ▪ Symmetrical front façade with a front verandah. ▪ Deep setback with timber picket fence. ▪ No significant landscape features or elements identified from the public domain. ▪ Fair condition.
I64	<p>'Single storey residence': 8 Margaret Street, Granville:</p> <ul style="list-style-type: none"> ▪ Built in the Victorian architectural style.

LEP ID	High-level description
	<ul style="list-style-type: none"> ▪ Item comprises a single-storey freestanding Victorian workers' cottage. ▪ Timber construction clad with weatherboard with a low-pitched hipped roof clad with corrugated sheet metal. ▪ Symmetrical front façade with a front verandah. ▪ Deep setback with contemporary steel post and panel fence. ▪ No significant landscape features or elements identified from the public domain. ▪ Poor condition.
I65	<p>'Tuena': 14 Margaret Street, Granville:</p> <ul style="list-style-type: none"> ▪ Built in the Federation architectural style. ▪ Item comprises a single-storey freestanding Federation bungalow. ▪ Timber construction clad with weatherboard blockwork with an open gable and hipped roof clad with corrugated sheet metal. ▪ Asymmetrical double fronted façade with front verandah. ▪ Slight setback with sympathetic timber picket fence. ▪ No significant landscape features or elements identified from the public domain. ▪ Fair condition.
I66	<p>'Single storey residence': 24 Margaret Street, Granville:</p> <ul style="list-style-type: none"> ▪ Built in the Federation Arts and Crafts style. ▪ Item comprises a single-storey freestanding Federation bungalow. ▪ Face brick construction with an open gable and hipped roof clad with slate tiles. ▪ Asymmetrical double fronted façade with front verandah. ▪ Deep setback on a wide allotment with a wrought iron front fence. ▪ Intact timber detailing to the front porch and gable. ▪ Fair condition.
I106	<p>'Kerbing and guttering', Walter Street, Granville:</p> <ul style="list-style-type: none"> ▪ Item comprises remnant sandstone kerbing and guttering to both sides of Walter Street. ▪ Fair condition.
I107	<p>'Single storey residence': 4 Walter Street, Granville:</p> <ul style="list-style-type: none"> ▪ Built in the Victorian architectural style. ▪ Item comprises a single-storey freestanding Victorian workers' cottage. ▪ Timber construction clad with weatherboard with a broad open gable roof clad with corrugated sheet metal. ▪ Symmetrical front façade with front verandah. ▪ Deep setback with a contemporary steel post and panel fence. ▪ No significant landscape features or elements identified from the public domain. ▪ Fair condition.
I108	<p>'Single storey residence': 10 Walter Street, Granville:</p>

LEP ID	High-level description
	<ul style="list-style-type: none"> ▪ Built in the Victorian architectural style. ▪ Item comprises a single-storey freestanding Victorian workers' cottage. ▪ Stuccoed masonry construction with a broad open gable roof clad with corrugated sheet metal. ▪ Symmetrical front façade with an altered masonry front verandah. ▪ Deep setback with a contemporary palisade fence. ▪ No significant landscape features or elements identified from the public domain. ▪ Good condition.
I110	<p>'Single storey residence': 26 Walter Street, Granville:</p> <ul style="list-style-type: none"> ▪ Built in the Federation Arts and Crafts style. ▪ Item comprises a single-storey freestanding Federation bungalow. ▪ Timber construction clad with weatherboard and an open gable and hipped roof clad with corrugated sheet metal. ▪ Asymmetrical double fronted façade with projecting open gable and side main entrance porch. ▪ Deep setback on a narrow allotment with a sympathetic low timber picket fence. ▪ No significant landscape features or elements identified from the public domain. ▪ Good condition.
I111	<p>'Single storey residence': 28 Walter Street, Granville:</p> <ul style="list-style-type: none"> ▪ Built in the Federation architectural style. ▪ Item comprises a single-storey freestanding Federation bungalow. ▪ Bagged brick construction with a hipped roof clad with corrugated sheet metal. ▪ Symmetrical front façade with front porch. ▪ Deep setback on a narrow allotment with a sympathetic low timber picket fence. ▪ No significant landscape features or elements identified from the public domain. ▪ Good condition.
I112	<p>'Single storey residence': 30 Walter Street, Granville:</p> <ul style="list-style-type: none"> ▪ Built in the Victorian architectural style. ▪ Item comprises a single-storey freestanding Victorian workers' cottage. ▪ Face brick construction with a low-pitched and broad open gable roof clad with asbestos roof tiling. ▪ Symmetrical front façade with front porch. ▪ Deep setback with a contemporary steel post and panel fence. ▪ No significant landscape features or elements identified from the public domain. ▪ Fair condition.
I113	<p>'Single storey residence': 32 Walter Street, Granville:</p> <ul style="list-style-type: none"> ▪ Built in the Victorian architectural style. ▪ Item comprises a single-storey freestanding Victorian workers' cottage.

LEP ID	High-level description
	<ul style="list-style-type: none"> ▪ Face brick construction with a high-pitched clad with corrugate sheet metal. ▪ Symmetrical front façade with front porch. ▪ Deep setback with a sympathetic low timber picket fence. ▪ No significant landscape features or elements identified from the public domain. ▪ Good condition.
I118	<p>‘Single storey residence’: 152 William Street, Granville:</p> <ul style="list-style-type: none"> ▪ Built in the Federation Arts and Crafts style. ▪ Item comprises a single-storey Federation bungalow. ▪ Face brick construction with an open gable and broad hipped roof clad with slate tiling. ▪ Asymmetrical double fronted façade with a projecting open gable bay and deep front verandah. ▪ Deep setback on a wide allotment with a Post-war era front brick wall. ▪ Timber window, gable and front verandah detailing remains intact. The residence is unique for its window’s walk creating a prominent element along the streetscape. ▪ Fair condition.
I119	<p>‘William Street Group’, 170, 172, 174, 176 and 178 William Street, Granville:</p> <ul style="list-style-type: none"> ▪ Built in the Federation architectural style. ▪ Item comprises a row of five single-storey freestanding Federation bungalows. ▪ Timber weatherboard construction on a brick foundation with an open gable roof clad with corrugated sheet metal. ▪ Similarly arranged asymmetrical double fronted form with a projecting open gable and raised front verandah. ▪ Deep setback with low front brick walls, steel panel fencing and timber picket fencing. ▪ No significant landscape features or elements identified from the public domain. ▪ Fair condition.
I122	<p>‘Single storey residence’: 15 Woodville Road, Granville:</p> <ul style="list-style-type: none"> ▪ Built in the Victorian architectural style. ▪ Item comprises a single-storey freestanding Victorian residence. ▪ Masonry construction consisting of face brick with a stuccoed gable bay. Open gable roof clad with corrugated sheet metal. ▪ Asymmetrical double fronted façade with a projecting open gable bay and front verandah. ▪ Narrow setback on a raised allotment with a sympathetic timber picket fence. ▪ Intact cast iron elements to the front verandah. Prominent high pitched open gable with projecting bay window. ▪ Good condition.
I132	<p>‘Glencoe’: 3 Barbers Road, Guildford:</p> <ul style="list-style-type: none"> ▪ Built in the Federation architectural style.

LEP ID	High-level description
	<ul style="list-style-type: none"> ▪ Item comprises a single-storey freestanding Federation workers' cottage. ▪ Timber construction clad with fibro boards with an open gable roof clad with corrugated sheet metal. ▪ Symmetrical single-fronted façade with front verandah. ▪ Wide setback set on a large allotment bordered by the pipeline corridor. ▪ No significant landscape features or elements identified from the public domain. ▪ Poor condition.
I133	<p>'Water pipeline', Guildford:</p> <ul style="list-style-type: none"> ▪ Item comprises water pipelines within an established corridor between Prospect Reservoir, Pipehead and Potts Hill. ▪ Item is in active usage as part of water infrastructure.
I162	<p>'Cloverdale': 29 Salisbury Road, Guildford:</p> <ul style="list-style-type: none"> ▪ Built in the Federation architectural style. ▪ Item comprises a single-storey freestanding Federation workers' cottage. ▪ Timber construction clad with weatherboard with a low-pitched hipped roof clad with corrugated sheet metal. ▪ Symmetrical single-fronted façade with front verandah. ▪ Wide setback on a large allotment with a contemporary front timber panel fence. ▪ No significant landscape features or elements identified from the public domain. ▪ Good condition.
I168	<p>'Cottage', 27 Woodstock Street, Guildford:</p> <ul style="list-style-type: none"> ▪ Built in the Victorian architectural style. ▪ Item comprises a single-storey freestanding Victorian residence. ▪ Stuccoed masonry with an open gable and hipped roof clad with corrugated sheet metal. ▪ Asymmetrical double fronted façade with a projecting open gable bay and front verandah. ▪ Wide setback with a sympathetic timber picket fence. ▪ Intact chimneys. ▪ Good condition.
I169	<p>Granville South Public School, 276 Woodville Road, Guildford:</p> <ul style="list-style-type: none"> ▪ Built in the Victorian architectural style. ▪ Item comprises a late Victorian school building with additional contemporary school buildings. ▪ Late Victorian school building comprises of a single-storey masonry structure with open gable bays and a hipped and gable roof clad with corrugated sheet metal. ▪ Late Victorian school building is in active use as part of the Granville South Public School campus. ▪ Good condition.

LEP ID	High-level description
I170	<p>'Electricity substation', 467A Woodville Road, Guildford:</p> <ul style="list-style-type: none"> Item comprises a freestanding Interwar era substation building. Face brick construction. Symmetrical front façade with a flat parapet and centred entrance. Wide setback and open frontage to Guildford Road located at the rear of 467 Woodville Road. Intact die cast lettering to the front façade parapet. In active usage as a substation. <p>Good condition.</p>
I171	<p>'Milestone', Adjacent to 488 Woodville Road, Guildford:</p> <ul style="list-style-type: none"> Item comprises a concrete milestone marker. Marker is painted with incised lettering. Item is located on the nature strip on the western side of Woodville Road in front of 488 Woodville Road. Fair condition.
I195	<p>'Cottage', 29 Bertha Street, Merrylands:</p> <ul style="list-style-type: none"> Built in the Federation architectural style. Item comprises a single-storey freestanding Federation workers' cottage. Timber construction clad with weatherboard with a low-pitched hipped and gable roof clad with asbestos roof tiling. Asymmetrical double fronted façade with a projecting open gable bay and front verandah. Wide setback on a large allotment with a contemporary front timber panel fence. No significant landscape features or elements identified from the public domain. Good condition.
I199	<p>'House', 3 Early Street, Merrylands:</p> <ul style="list-style-type: none"> Built in the Federation architectural style. Item comprises a single-storey freestanding Federation Arts and Crafts workers' cottage. Timber construction clad with weatherboard with a broad hipped clad with corrugated sheet metal. Symmetrical front façade with front verandah Wide setback with a sympathetic timber picket fence. No significant landscape features or elements identified from the public domain. Good condition.
I203	<p>'House', 30 Lansdown Street, Merrylands:</p> <ul style="list-style-type: none"> Built in the Victorian architectural style. Item comprises a single-storey freestanding Victorian residence.

LEP ID	High-level description
	<ul style="list-style-type: none"> ▪ Timber construction clad with weatherboard with an open gable and hipped roof clad with corrugated sheet metal. ▪ Asymmetrical double fronted façade with a projecting open gable bay and deep return front verandah. ▪ Wide setback with a sympathetic timber picket fence. ▪ No significant landscape features or elements identified from the public domain. ▪ Good condition.
I220	<p>'Milestone', Adjacent to 198 Woodville Road, Merrylands:</p> <ul style="list-style-type: none"> ▪ Item comprises a concrete milestone marker. ▪ Marker is painted with incised lettering. ▪ Item is located on the nature strip on the western side of Woodville Road in front of 198 Woodville Road. ▪ Fair condition.

5.2 Settings and views

The project area is set along a major arterial connection through Western Sydney. Woodville Road extends through the suburbs of Granville, Merrylands and Guildford. This area is predominately residential in character. Low low-density residential development dating from the Victorian period through to the present day is characteristic of this area. There are a variety of dwellings within the project area that are representative of the various phases of development and include Victorian, Federation, Inter-War, post-war, and contemporary development. Along Woodville Road itself, there are several commercial and medium-density residential development.

Key views of the project area are obtained along Woodville Road. The relatively straight alignment of the road and lack of street tree plantings provide long view corridors along Woodville Road. These corridors are framed by the gentle topographical changes and surrounding low to medium density residential and commercial development along Woodville Road.

Roads and streets adjacent to Woodville Road present a typical suburban character including wider footpaths and nature strips with interspersed street tree plantings. Residential setbacks and front yards further frame views along the suburban streets. Wider views of the suburban landscape can be obtained from Granville Park, the largest public park locate located within the project area.



Figure 93. View north along Woodville Road from junction with Guildford Road.



Figure 94. View south along Woodville Road from the junction with Merrylands Road.



Figure 95. View west along Guildford Road from the junction with Rickard Street.



Figure 96. View north along Bennalong Street from the junction with Australia Street.

6. Heritage significance

The NSW Heritage Manual was developed by the Heritage Office and the former NSW Department of Urban Affairs and Planning to provide the basis for an assessment of heritage significance of an item or place. This is achieved by evaluating the place or items significance in reference to specific criteria, which can be applied at a national, state, or local level (Heritage NSW, 2023). The NSW Assessing Heritage Significance details these specific criteria which are quoted in Section 6.1.1 below. (Heritage NSW, 2023). The significance of the study area is assessed against these criteria below.

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

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

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

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

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

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

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

6.1 Existing statements of significance

As noted previously there are thirty-two (32) known local heritage items and one (1) heritage conservation area listed on the Cumberland LEP 2021 that are located within the project area. The following Statements of Significance for each local heritage item are quoted from the Inventory sheets prepared by Extent Heritage for the *Cumberland Comprehensive Heritage Study* (2020).

Heritage item	Statement of significance
<p>‘Granville Conservation Area - Residential Precinct’ (C4)</p>	<p>The Granville Conservation Area – Residential Precinct is a locally significant heritage conservation area for its historic, aesthetic and representative values. The conservation area is at the civic, religious and residential heart of Granville and, together with the Civic Precinct Conservation Area, the area collectively represents Granville’s great periods of growth and prosperity between the 1880s - 1930s. The area is predominantly residential in character, with a range of intact, representative and aesthetically significant housing types, ages and sizes including Victorian, Federation and Inter-War dwellings. Combined with the street layout, plantings, some sandstone edging remnants, the area reflects the substantial role played by Granville in the development of</p>

Heritage item	Statement of significance
	western Sydney, the way in which it developed and the nature of its social structure.
'Stone Cottage' (I28)	The cottages at 15 and 17 Bennalong Street are of local significance for their historic, associative and aesthetic values. Built c.1890, the dwellings were constructed in association with industrial and commercial development of Granville from 1880 to 1930s. The item has additional significance for its association with local builder and stonemason, Horace James Melville, who constructed the cottages with stones which had previously formed the wall around Parramatta Park. The item has some aesthetic significance as a pair of Victorian period cottages; however, this is reduced by the accumulative impact of unsympathetic alterations and additions which are not in keeping with the character of the buildings.
'Single storey residence' (I37)	The house at 8 Florrie Street is of local significance for its historic and aesthetic values and is a representative example of late Federation style houses in the area. Built c. 1924, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area. The item has additional aesthetic significance as it contributes positively to the overall streetscape character. This is enhanced by the similarities in age, design, use and materials with other houses along the street.
'Cottage' (I38)	The house at 10 Florrie Street is of local significance for its historic and aesthetic values and is a representative example of late Federation style houses in the area. Built in c.1925, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area. The item has additional aesthetic significance as it contributes positively to the overall streetscape character. This is enhanced by the similarities in age, design, use and materials with other houses along the street.
'Grimwood Street Group' (I40)	The Grimwood Street Group is of local significance for its historic, associative, aesthetic and representative values. The group is a representative example of Victorian workers cottages built between 1880 and 1890. The dwellings relate to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area. The group is also significant for its association with local carpenter, Joseph Flynn, who appears to have built the cottages. The group has aesthetic significance as it contributes positively to the overall streetscape character. This is enhanced by the similarities in age, design, use and materials with other houses along the street.
'Semi-detached cottages' (I42)	The pair of semi-detached residence at 43-45 Grimwood Street, Granville is of local heritage significance for its historic, aesthetic, rarity and representative values. Built in c. 1882-1891, the pair of semi-detached Victorian houses relate to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. In this area, the cottages are now rare examples of early workers cottages. The pair make an important contribution to the historic streetscape.
'Single storey residence' (I46)	The cottage at 20 Hewlett Street is of local significance for its historic, aesthetic and representative values. Built in 1914, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area. The building retains its aesthetic significance as an intact Federation Arts and Crafts cottage through the retention of much of its original fabric and architectural

Heritage item	Statement of significance
	<p>detailing. The dwelling makes a positive contribution to the neighbouring heritage conservation area, Granville Conservation Area – Residential Precinct, which forms the eastern boundary of the property. This is enhanced by the similarities in age, design, use and materials with other houses along the street. The cottage demonstrates representative qualities of a high-quality and intact Federation Arts and Crafts cottage built in Granville, c.1914.</p>
<p>‘Single storey residence’ (I47)</p>	<p>The house at 21 Hewlett Street is of local significance for its historic, aesthetic and representative values. Built in 1894, the dwelling relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area.</p> <p>The cottage retains its aesthetic significance as an intact late Victorian cottage. The dwelling makes a positive contribution to the overall streetscape character of Hewlett Street. This is enhanced by the similarities in age, design, use and materials with other houses along the street. The cottage demonstrates representative qualities of a high-quality and intact late Victorian cottage built in Granville, c.1894.</p>
<p>‘Single storey residence’ (I48)</p>	<p>The house at 23 Hewlett Street is of local significance for its historic and aesthetic values, and as a representative example of an early Federation cottage in the area. Built in 1895, the dwelling relates to the late nineteenth century development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes positively to the overall streetscape character of the Conservation Area. This is enhanced by the similarities in age, design, use and materials with other houses along the street.</p>
<p>‘Single storey residence’ (I64)</p>	<p>The house at 8 Margaret Street, Granville is of local significance for its historic and aesthetic values and is representative as a modest Federation period cottage in the area. Built in 1905, the cottage is historically linked with the residential growth of Granville that occurred in association with the industrial and commercial development of the area. The cottage is of aesthetic significance as an intact early vernacular Federation period workers cottage. This significance is enhanced by the similarities in age, design, use and materials with other cottages in the area.</p>
<p>‘Tuena’ (I65)</p>	<p>The Federation cottage, ‘Tuena’ at 14 Margaret Street, Granville is of local significance for its historic, aesthetic and representative values. Built in 1912, the item is historically significant for its link to the early twentieth century residential development of Granville that occurred in conjunction with the relocation of several large manufacturing industries to the area. The building retains its aesthetic significance as an intact weatherboard Federation cottage that retains much of original fabric. The dwelling makes a notable contribution to the character of the streetscape. The item demonstrates representative qualities of an intact weatherboard Federation cottage.</p>
<p>‘Single storey residence’ (I66)</p>	<p>The house at 24 Margaret Street, Granville is of local significance for its historic and aesthetic values, and as a representative example of a modest Federation period cottage. Built in 1914, the building is historically linked with the early twentieth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. The item retains its aesthetic</p>

Heritage item	Statement of significance
	<p>significance as an intact Federation cottage with much of its original fabric and detailing intact.</p> <p>The dwelling makes a positive contribution to the heritage character of Margaret Street which is enhanced by the similarities in age, design, use and materials with other houses along the street. The item demonstrates representative qualities of an intact Federation cottage.</p>
<p>‘Kerb and guttering’ (I106)</p>	<p>The sandstone kerb and gutter along Walter Street is of local significance for its historic and aesthetic values and is representative of the high-quality municipal infrastructure works of the former municipality of Granville. Dating to c.1882, the item forms part of a wider development of the streetscape surrounding the site. The kerbs and guttering form an integral part of the overall streetscape character of the Granville Conservation Area – Residential Precinct along Walter Street.</p>
<p>‘Single storey residence’ (I107)</p>	<p>The cottage at 4 Walter Street, Granville is of local significance for its historic, associative and aesthetic values, and as a representative example of early Victorian housing in the area. Built in 1881, the cottage was home of John Scarborough, once an alderman of Granville Council, and then Lucien Grimwood, who was also an Alderman of Granville. It was constructed during the early subdivision and residential development of Granville which occurred in response to the relocation of large manufacturing industries nearby. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes to the overall streetscape character of the Conservation Area. The cottage has additional value as part of a group of cottages of similar age, design, use and materials, located at Nos. 4, 10 and 11 Walter Street.</p>
<p>‘Single storey residence’ (I108)</p>	<p>The cottage at 10 Walter Street, Granville is of local significance for its historic and associative values. The cottage was home of John Finnigan, an Alderman of Granville Council between 1890 and 1901. Built c.1885, it forms part of the early building stock of the area that developed with the relocation of large industrial activities to the area. It has additional significance as part of the Granville Conservation Area – Residential Precinct with similarities in age, design, use and materials with other historic buildings on the street, though its individual aesthetic significance and contribution to the overall streetscape character of the Conservation Area has been impacted by modifications to the front elevation. The cottage has additional value as part of a group of cottages of similar age, design, use and materials, located at No. 4 and 11 Walter Street.</p>
<p>‘Single storey residence’ (I110)</p>	<p>The cottage at 26 Walter Street, Granville is of local significance for its historic and aesthetic values, and as a representative example of a Federation period dwelling in the area. Built c. 1910, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area from the nineteenth century. It has aesthetic significance as a modest but well-kept Federation dwelling with a simple form and classic timber detailing. It has additional aesthetic significance as part of the Granville Conservation Area – Residential Precinct, as it contributes positively to the overall streetscape character of the conservation area. This is enhanced by its similarities in age, design, use and materials to dwellings located along the street, in particular at No. 28 which was built by the same owner.</p>
<p>‘Single storey residence’ (I111)</p>	<p>The cottage at 28 Walter Street, Granville is of local significance for its historic and aesthetic values, and as a representative example of a Federation period dwelling. Built c. 1910, the dwelling relates to the early</p>

Heritage item	Statement of significance
	<p>twentieth century development of Granville which continued to be driven by industrial activity in the wider area from the nineteenth century. It has aesthetic significance as a modest but well-kept Federation dwelling with a simple form and classic timber detailing. It has additional aesthetic significance as part of the Granville Conservation Area – Residential Precinct, as it contributes positively to the overall streetscape character of the conservation area. This is enhanced by the similarities in age, design, use and materials to dwellings located along the street, in particular at No. 26 which was built by the same owner.</p>
<p>‘Single storey residence’ (I112)</p>	<p>The dwelling at 30 Walter Street, Granville is of local significance for its historic, aesthetic and associative values. Built c.1886, the Victorian cottage is associated with William Cambridge, a known builder of early Granville. It also relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries nearby. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes to the overall streetscape character of the Conservation Area, although its aesthetic value has been impacted by the provision of a pressed metal tile roof. The significance of the dwelling is enhanced by the similarities in age, design, use and materials to the dwellings located along the street, in particular at No. 32 which was built by the same owner.</p>
<p>‘Single storey residence’ (I113)</p>	<p>The cottage at 32 Walter Street is of local significance for its historic, aesthetic, associative and representative values. Built c.1886, the cottage is associated with William Cambridge, a known builder of early Granville. It also relates to the late nineteenth century development of Granville when industrial activities such as Clyde engineering railway works sparked residential development. The dwelling has aesthetic significance for its form and Victorian era detailing. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes positively to the overall streetscape character of the Conservation Area. The significance of the dwelling is enhanced by the similarities in age, design, use and materials with the dwellings located along the street, in particular at No. 30 which was built by the same owner. The item demonstrates representative qualities as an intact Victorian period residence in the Granville area.</p>
<p>‘Single storey residence’ (I118)</p>	<p>The dwelling at 152 William Street, Granville is locally significant for its historic and aesthetic values. The item is a representative example of quality early Federation Bungalow-style houses in the area. Built in 1914, the dwelling relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. The dwelling was constructed by, and was the residence for, a prominent local builder named Charles Glasson. Glasson was one of the most active builders in Granville during the early twentieth century, particularly along William Street. The item is of high aesthetic significance as an intact and quality example of an early Federation Bungalow, and it is architecturally distinct for its central ‘widows walk’.</p>
<p>‘William Street Group’ (I119)</p>	<p>The William Street Group is locally significant for its historic, associative and representative values. Built in 1908, the group is historically linked to the residential growth of Granville that occurred in conjunction with the industrial and commercial development of the area. The dwellings are associated with builder Charles Glasson, one of the most active builders in Granville during the early twentieth century. The ability to interpret this</p>

Heritage item	Statement of significance
	<p>history is enhanced by the presence of five dwellings of same date, style and original detail.</p>
<p>'Single storey residence' (I122)</p>	<p>The cottage at 15 Woodville Road is locally significant for its historic, aesthetic and associative values. Built 1883-1884, the Victorian dwelling relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. Furthermore, this house is presumed to be the most intact surviving example of the work of H. J. Melville, a builder who was very active in Parramatta and Granville in the late nineteenth century. The dwelling has some aesthetic significance as a modest Victorian dwelling which retains its key decorative features and its overall form. It is readily identifiable as part of the historic building stock in the area and makes a positive contribution to the streetscape.</p>
<p>'Glencoe' (I132)</p>	<p>The cottage 'Glencoe' is of local significance for its historic and aesthetic values as a representative example of a Federation workers cottage. Built in 1910, the cottage was constructed for the maintenance workers who maintained the nearby water supply pipeline. The building retains its aesthetic significance through its form, although this is reduced by the fibro sheet cladding.</p>
<p>'Water pipeline' (I133)</p>	<p>The following statement of significance has been quoted from the NSW Office of Environment and Heritage, Section 170 Heritage and Conservation Register listing sheet for 'Pipehead to Potts Hill Pipelines' (2016).</p> <p>The significance attached to these pipelines stems from their association as an integral element with the Upper Nepean Scheme, Sydney's first reliable water supply. The scheme was the first of its kind in NSW. It involved the harvesting of water in the Southern Highlands and major transportation to Sydney via canals, aqueducts and pipelines. The storage was initially only at Prospect Reservoir, but years later major storages were added at Cataract, Cordeaux, Avon and Nepean. There had been a similar scheme in Yan Yean outside Melbourne in 1856, as well as others at Bendigo and Ballarat. The scheme was the first of its kind in Australia and involved the harvesting of water in the Southern Highlands, storage thereof and then major transport to Sydney via canals, aqueducts and pipelines. The Pipehead to Potts Hill Water Supply consists of three pipelines built between 1888 and 1925. In particular, Pipeline No.1 commissioned in 1888 is especially significant, as this was the first link between Pipehead (at Guildford) and the Potts Hill No.1 Reservoir, the scheme's major service reservoir for the gravitational supply of Sydney's water. Now, over 100 years since the Upper Nepean Scheme was commissioned, the pipelines have not become obsolete, but by virtue of boosters, are still key components of Sydney's water supply system. In addition, the pipelines display superb late 19th century hydraulic construction techniques which were state-of-the-art technology of the time in Australia. Also, the three pipelines laid side by side illustrate the advancements in major pipeline construction over a span of some 37 years. Pipeline No.1 (1888) was constructed from wrought iron, Pipeline No.2 (1900) from mild steel and Pipeline No.3 (1925) from electrically welded steel plates. Finally, it was the changeover from open canal to No.1 Pipeline that gave Pipehead its name,</p>

Heritage item	Statement of significance
	<p>further adding to the significance of the pipelines. The site is now arguably the most important operations and control centre for Sydney's water supply system. The pipes are a visual feature of the landscape along which they run. The physical curtilage of the Pipehead to Potts Hill Pipelines extends to the boundary of Sydney Water Corporation land along the route of the pipelines. The curtilage includes the pipelines and all infrastructure associated with the pipelines such as valve houses, flow metres, cross-connections and pumping stations.</p>
<p>'Cloverdale' (I162)</p>	<p>The cottage at 29 Salisbury Road is of local significance for its historic, aesthetic, rarity and representative values. Historically, the cottage is associated with significant land subdivisions that facilitated the development of Guildford, notably the Lackey's Estate subdivisions. The land was purchased in 1908 by George Friend, a dairyman of South Granville and by 1912 the small cottage had been constructed. This cottage is aesthetically significant as a small, intact Federation workers cottage which is enhanced by its intact weatherboards and early rear extension dating to 1925. The building makes an important contribution to the streetscape character and is a representative and rare example of modest Federation-style cottages in the Guildford area.</p>
<p>'Cottage' (I168)</p>	<p>The cottage at 27 Woodstock Street, Guildford is of local significance for historic and aesthetic values and as a representative example of a late Victorian cottage. Built c.1890, the item is located on one of the oldest estates in Guildford, known as the Church and School Estate, and was later subdivided in 1882 as part of the Woodstock Estate subdivision. The house is aesthetically significant as a relatively intact Victorian cottage and the dwelling makes a positive contribution to the streetscape.</p>
<p>'Granville South Public School' (I169)</p>	<p>Granville South Public School is of local significance for its historic and aesthetic values and as a representative example of late Victorian period school buildings. Founded in 1889, the site and buildings are associated with the provision of public education to the growing population of the local area. The complex includes a set of buildings, with a number of structures indicative of the standard design of educational facilities in NSW at the time of their creation. The established plantings along Woodville Road and Oxford Street enhance the aesthetic significance of the school and are also historically significant as they relate to the school's extension in 1902.</p>
<p>'Electricity substation' (I170)</p>	<p>The Electricity substation is of local significance for historic, aesthetic, technical and representative reasons. The substation illustrates the mid twentieth century technology utilised in the generation and distribution of electricity supply in the area by the former Parramatta & Granville Electricity Supply Co. The building is an intact and representative example of the standardised electricity substations constructed in the Inter-War period, designed and built to harmonise with surrounding houses.</p>
<p>'Milestone' (I171)</p>	<p>The Woodville Road Milestones Group are of local significance for their historic, associative, aesthetic, rarity and representative heritage values. The milestones are historically significant in their role of marking out the four-mile journey along Woodville Road from Liverpool to Parramatta. They are good examples of the use of concrete for milestones in the 1930s and are associated with the Department of Main Roads their implementation of the "Type D" milestones for use in urban situations. They are a tangible reminder of the use of road markers, originally</p>

Heritage item	Statement of significance
	<p>established by Governor Macquarie across the Cumberland Plain. The milestones have aesthetic significance through their notable lettering and form, and their role as a landscape element. They are the last two remaining of four milestones along Woodville Road. The milestones as a pair, and consideration with other milestones in the rest of Sydney, are rare.</p>
<p>‘Cottage’ (I195)</p>	<p>The cottage at 29 Bertha Street, Merrylands is of local significance for its historic, associative and representative values. Built c.1917, the residence was the first cottage built by the Granville Voluntary Workers Association (VWA) established by John Nobbs, Richard E. Burns and Hector Kirkpatrick. The VWA was a body formed during World War One to erect houses for men incapacitated by the war or to house their widows. Although modified, the cottage retains key architectural features that demonstrates representative qualities of a late Federation cottage.</p>
<p>‘House’ (I199)</p>	<p>The residence at 3 Earl Street, Merrylands is of local significance for its historic, aesthetic and representative values. Built c.1917, the item relates to the development of the ‘Park Hill Estate’ subdivision which stemmed from Garnham Blaxcell’s ‘Drainwell Estate’. The residence remains one of the earliest residences built on the street and is associated with early twentieth century development of Granville that occurred in conjunction with industrial activity in the area and the movement of people away from Sydney. The residence retains its aesthetic significance as a highly intact Federation Arts and Crafts cottage which presents well to the street. The item demonstrates representative qualities of Federation Arts and Crafts cottages, built 1917.</p>
<p>‘House’ (I203)</p>	<p>The cottage at 30 Lansdowne Street, Merrylands is of local significance for its historic, aesthetic and representative values. Built c.1910, the cottage is historically associated with the 1881 land subdivision of the ‘Brookvale Estate’ which followed the opening of Merrylands Railway Station and facilitated the development of the surrounding area for housing and small farms. The residence retains its aesthetic significance a highly intact Federation cottage with fine detailing to the roof and verandah. The item is a good representative example of an intact Federation cottage.</p>
<p>‘Milestone’ (I1220)</p>	<p>The Woodville Road Milestones Group are of local significance for their historic, associative, aesthetic, rarity and representative heritage values. The milestones are historically significant in their role of marking out the four-mile journey along Woodville Road from Liverpool to Parramatta. They are good examples of the use of concrete for milestones in the 1930s and are associated with the Department of Main Roads their implementation of the "Type D" milestones for use in urban situations. They are a tangible reminder of the use of road markers, originally established by Governor Macquarie across the Cumberland Plain. The milestones have aesthetic significance through their notable lettering and form, and their role as a landscape element. They are the last two remaining of four milestones along Woodville Road. The milestones as a pair, and consideration with other milestones in the rest of Sydney, are rare.</p>

7. Proposed works

7.1 Rationale

Woodville Road is a major north-south connection through Western Sydney that has been subject to several past rezoning patterns resulting in inconsistent built forms, land uses and streetscapes. In order to address the strategic direction of Woodville Road, Cumberland City Council are preparing a planning framework to address the future land use of the Corridor. The planning framework was informed by a holistic review of planning controls and strategic outcomes identified in Council's strategic planning and policy documents such as *Cumberland 2030: Our Local Strategic Planning Statement*.

The purpose of the planning framework is to encourage a consistent built form, enhance amenity and encourage job growth within the Woodville Road Corridor. Three precincts within the Woodville Road Corridor have been identified, based on suitability for redevelopment, ability to act as a catalyst and generate activity. They are Woodville North Precinct, Merrylands East Precinct and Woodville South Precinct. In order to achieve the outcomes of the planning framework, Council will require amendments to land zoning, height of building, floor space ratio and lot size. A planning proposal will be prepared to amend the existing planning controls for specific sites within the three precincts to permit a total of over 3,696 additional dwellings and 20,788m² of non-residential Gross Floor Area (GFA).

7.2 Outline

The Planning Proposal, as detailed in the Woodville Road Corridor Planning Framework Urban Design Report, prepared by Conybeare Morrison International Pty Ltd for Cumberland Council and dated April 2023, intends to modify the planning controls that apply to land use zones, the height of buildings and floor space ratio along Woodville Road. Height, density controls and potential built form parameters determine the desired master plan for the area.

This will include the following amendments to the Cumberland LEP 2021 and LEP maps for twenty-nine (29) Planning Proposal sites:

- **Land zoning** – the Planning Proposal intends to rezone land along Woodville Road currently zoned 'R2' for low density residential development to 'R4–high density residential' development.
- **Building height** – the Planning Proposal intends to increase the building height to a maximum of 12 storeys along Woodville Road. The current zoning permits buildings to be 9 metres in areas zoned R2 and 12 metres for buildings in areas zoned 'E3–Productivity Support'.
- **Floor space ratio** – the Planning Proposal intends to increase the Floor Space Ratio.

Proposed Medium Growth 3D



Figure 97. 3D model of Planning Proposal sites within the Woodville North Precinct. Source: CM+ 2023

Proposed Medium Growth 3D



Figure 98. 3D model of Planning Proposal sites within the Merrylands East Precinct. Source: CM+ 2023

Proposed Medium Growth 3D



Figure 99. 3D model of Planning Proposal sites within the Woodville South Precinct. *Source: CM+ 2023*

8. Assessment of heritage impact

The assessment of the degree of impacts made in this report has been based on the ICOMOS *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (2011). While the guideline was prepared for the Heritage Impact Assessment to evaluate the impact of developments on the outstanding universal value (OUV) of World Heritage properties, the definitions and evaluation matrix can be applied to the values of any heritage significant place. Appendix 3B of the ICOMOS guideline provides an example guide for assessing magnitude of impact to built heritage and historic urban landscapes. The definitions for gradings of impact specific to this project and the project area are taken from this guideline and are outlined in the below table.

Table 4. Impact gradings (ICOMOS 2011).

Impact grading	Built heritage or Historic Urban Landscape attributes
Major	Changes to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.
No change	No change to fabric or setting.

8.1 Heritage impacts of the planning framework

The following section assesses the impact of the proposed planning framework, as outlined in Part 7 of this report.

8.1.1 Impact of rezoning

The heritage items and conservation area located within the Woodville Road Corridor all have a low scale residential character. These items and areas require appropriate planning controls to ensure future development will not adversely impact their identified heritage values, through sensitive consideration of building height, scale, form and character. Heritage buildings, landscapes and conservation areas make a strong contribution to the character of the place. It is important their setting is understood so that any future changes to the area respond sensitively to the existing character and achieve a positive heritage outcome.

The Burra Charta defines setting as:

Setting means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.

Setting may include structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.

It further notes:

Conservation requires the retention of an appropriate setting. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the cultural significance of the place.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Rezoning must consider potential impacts to the views, setting and fabric of heritage items resulting from eventual development. The planning framework has made a considered effort to limit potential impacts by considering the local heritage context of this area. The planning framework has limited areas of uplift to allotments along the Woodville Road Corridor to locations where no individual heritage items or Heritage Conservation Areas are located.

However, there are some heritage items within the project area that would be indirectly impacted by the proposal to increase the permissible height of buildings within the project area. In instances where heritage items are directly adjacent to Planning Proposal sites, it is important to include a transitional area between heritage items and areas earmarked for uplift to minimise and reduce heritage impacts. Strong DCP controls will be required to ensure that any future development is of a scale and character suitable to the heritage significance of items in the vicinity. Planning controls will need to respond to the scale, form, massing, setback, and materiality as the increased zoning has the potential to impact on setting with potential risks arising from overshadowing, scale, and massing.

Recommendations to minimise impacts through the retention the subdivision pattern and pattern of setbacks, as well as the space surrounding and setting of heritage items are provided to avoid the potential isolation of heritage items within an urban landscape.

Woodville Road North Precinct

The planning framework's vision for the Woodville Road North Precinct seeks to retain a residential zoning with development uplift to facilitate and encourage medium to high density development. Woodville Road North has a distinct residential character, with several important historic places in the project boundary and in the vicinity of the precinct. These include:

- Granville Conservation Area - Residential Precinct (C4)
- Stone Cottages (I28)
- Single storey residence (I37)
- Cottage (I38)
- Grimwood Street Group (I40)
- Semi-detached cottages (I42)
- Single storey residence (I46)
- Single storey residence (I47)
- Single storey residence (I48)

- Single storey residence (I64)
- Tuena (I65)
- Single storey residence (I66)
- Kerb and guttering (I106)
- Single storey residence (I107)
- Single storey residence (I108)
- Single storey residence (I110)
- Single storey residence (I111)
- Single storey residence (I112)
- Single storey residence (I113)
- Single storey residence (I118)
- William Street Group (I119)
- Single storey residence (I122)

Table 5. Summary of heritage impacts for items in the vicinity of Woodville Road North Precinct.

Heritage item	Impact assessment
‘Granville Conservation Area - Residential Precinct’ (C4)	Direct impacts: Nil The planning framework will see no change to the planning controls within the HCA.
	Indirect impacts: Negligible An appropriate zoning and building height are retained within and in the vicinity of the HCA, supporting appropriate planning objectives for matters relating to heritage.
‘Stone cottages’ (I28)	Direct impacts: Nil The planning framework will see no change to the planning controls applicable to 15 and 17 Bennelong Street Granville.
	Indirect impacts: Minor The proposed increase height of buildings and zoning along Woodville North will have a minor and inconsequential impact on the views and setting of the heritage item.
‘Single storey residence’ (I37) ‘Cottage’ (I38)	Direct impacts: Moderate The planning framework intends to rezone and increase the building height and FSR of properties along Woodville Road between Daniel and William Streets. Adjoining this parcel of land is two single storey Federation cottages at 8 and 10 Florrie Street, Granville. Although there is no change to the planning controls applicable to these items, the planning framework represents a substantial increase to the height of development in the immediate vicinity of the items. The resulting development has the potential to visually impact the setting of the locally listed heritage items. Careful consideration to the built form of new development will be required to ensure future development responds to the scale, massing, materiality, setback and character of the heritage item.
	Indirect impacts: Moderate The proposed planning controls have the potential to visually impact the locally listed heritage item. Careful consideration to the built form of new development will be required to ensure future development responds to the scale, massing,

Heritage item	Impact assessment
	<p>materiality, setback and character of the item. Increased density and building height in the surrounding area has the potential to isolate the heritage items, if not carefully managed in the adjoining allotments.</p> <p>The following recommendations provide guidance on ways to minimise and reduce the heritage impact:</p> <ul style="list-style-type: none"> ▪ Where new development is proposed for this area, the building height should be limited to four storeys in the vicinity of this heritage item. ▪ It is important to retain the visual relationship between items and their setting, particularly conserving the space at the rear of historic houses. Future development should have a deep setback from the item to avoid overshadowing, retain sightlines, and where possible respond to the neighbouring subdivision pattern, character and materiality. ▪ New development should avoid cantilevering over the heritage item. ▪ Where lot amalgamation will occur at the rear of heritage items, it is recommended historic setback patterns and subdivision patterns are retained to ensure continuity in the streetscape. ▪ Landscape treatment to provide a green buffer zone between new developments and historic items is encouraged. ▪ The use of sympathetic or complementary materials to ensure that new built form does not dominate the heritage place.
<p>‘Grimwood Street Group’ (I40) ‘Semi-detached cottages’ (I42)</p>	<p>Direct impacts: Major</p> <p>The Planning Proposal intends to rezone and increase the building height and FSR of properties along Woodville Road between Randal and Union Streets. Two local heritage items are located within this land, being single storey cottages.</p> <p>The proposed planning controls represent a substantial increase in permissible height and present a risk to the setting of these heritage items. It is recommended the proposed height and FSR are reduced to minimise impacts to the setting. The additional residential density should be relocated to areas with lesser heritage impact.</p> <p>The following recommendations provide guidance on ways to minimise and reduce the heritage impact:</p> <ul style="list-style-type: none"> ▪ Where new development is proposed for this area, the building height should be limited to four storeys in the vicinity of heritage items. ▪ It is important to retain the visual relationship between items and their setting, particularly conserving the space at the rear and side of historic houses. Future development should have a deep setback from the item to avoid overshadowing, retain key sightlines from Grimwood Street, and where possible respond to the neighbouring subdivision pattern and character. ▪ New development should avoid cantilevering over the heritage item. ▪ Using roadways is an appropriate device to create and maintain space between new developments and historic buildings. ▪ Where lot amalgamation will occur at the rear of heritage items, it is recommended historic setback patterns and subdivision patterns are retained to ensure continuity in the streetscape and avoid isolating heritage items.

Heritage item	Impact assessment
	<ul style="list-style-type: none"> ▪ Landscape treatment to provide a green buffer zone between new developments and historic items is encouraged. ▪ This may require a reduced FSR to achieve the desired outcome. ▪ The use of sympathetic or complementary materials to ensure that new built form does not dominate the heritage place. <hr/> <p>Indirect impacts: Major</p> <p>The proposed changes represent a substantial increase in bulk and height that has the potential to adversely impact on the heritage significance of these items. It is recommended strong DCP controls are developed to ensure that any future development is of a scale and character suitable to the heritage significance.</p>
<p>‘Single storey residence’ (I46)</p>	<p>Direct impacts: Nil</p> <p>The planning framework will see no change to the planning controls applicable to 20 Hewlett Street, Granville.</p> <hr/> <p>Indirect impacts: Negligible</p> <p>An appropriate zoning and building height is retained in the surrounding area, supporting appropriate planning objectives for matters relating to heritage.</p> <p>The proposed increase height of buildings and zoning along Woodville North will have a negligible impact on the views and setting of the heritage item.</p>
<p>‘Single storey residence’ (I47)</p> <p>‘Single storey residence’ (I48)</p>	<p>Direct impacts: Nil</p> <p>The planning framework will see no change to the planning controls applicable to the heritage items along Hewlett Street, Granville.</p> <hr/> <p>Indirect impacts: Minor</p> <p>While the heritage items along Hewlett Street are physically separated from the project area by neighbouring properties and roadways, development within the project area will form a backdrop to the heritage items. Consideration to the future built form will be required to ensure the future development responds to the scale, massing, setback and setting to have a minor impact on the views and setting.</p>
<p>‘Single storey residence’ (I64)</p> <p>‘Tuena’ (I65)</p> <p>‘Single storey residence’ (I66)</p>	<p>Direct impacts: Nil</p> <p>There is no change to the planning controls for heritage items along Margaret Street.</p> <hr/> <p>Indirect impacts: Negligible</p> <p>The proposed increase in height of buildings and zoning along Woodville North will have a negligible impact on the views and setting of the heritage items. An appropriate zoning and building height are retained in the surrounding area, supporting appropriate planning objectives for matters relating to heritage.</p>
<p>‘Kerb and guttering’ (I106)</p>	<p>Direct impacts: Nil</p> <p>There is no change to the planning controls relevant to the Walter Street kerb and guttering.</p> <hr/> <p>Indirect impacts: Nil</p>

Heritage item	Impact assessment
	<p>Given the distance from the area of uplift and nature of the heritage item, there will be no impact on the heritage significance of this item.</p>
<p>‘Single storey residence’ (I107) ‘Single storey residence’ (I108) ‘Single storey residence’ (I110) ‘Single storey residence’ (I111) ‘Single storey residence’ (I12) ‘Single storey residence’ (I113)</p>	<p>Direct impacts: Nil</p> <p>The planning framework will see no change to the planning controls relevant heritage items along Walter Street, Granville.</p> <hr/> <p>Indirect impacts: Minor</p> <p>Although an appropriate zoning and building height are retained in the surrounding area, careful consideration to the built form will be required to ensure any future development responds to the scale, massing, materiality, setback and character of the heritage items in the vicinity. The proposed planning changes will have a minor impact on the views and setting of heritage items along Walter Street.</p>
<p>‘Single storey residence’ (I118)</p>	<p>Direct impacts: Nil</p> <p>There is no change to the planning controls directly applicable to the heritage item at 152 William Street, Granville.</p> <hr/> <p>Indirect impacts: Minor</p> <p>The proposed planning controls represent a substantial increase in permissible height of surrounding development and presents a risk to the setting of this heritage item. The resulting development under this new planning framework will have a minor adverse impact on the views and setting of the item. Careful consideration to the built form will be required to ensure the new development responds to the scale, massing, setback and character of the item.</p>
<p>‘William Street Group’ (I119)</p>	<p>Direct impacts: Nil</p> <p>There is no change to the planning controls applicable to the heritage item along William Street Granville.</p> <hr/> <p>Indirect impacts: Nil</p> <p>Given the distance from the proposed area of uplift and nature of the heritage item, the Planning Proposal will have no impact on the heritage significance of this item.</p>
<p>‘Single storey residence’ (I122)</p>	<p>Direct impacts: Nil</p> <p>There is no change to the planning controls relevant to the heritage item at 15 Woodville Road, Granville.</p> <hr/> <p>Indirect impacts: Nil</p> <p>Given the distance from the area of proposed uplift, there will be no impact on the heritage significance of this item.</p>

Merrylands East Precinct

The planning framework’s vision for the Merrylands East Precinct seeks to transform the existing landscape into a local centre, to facilitate employment opportunities and mixed uses within this area. Within this precinct there are six locally listed heritage items. They include:

- ‘Cottage’ (I168)
- ‘Cottage’ (I195)
- ‘House’ (I199)
- ‘House’ (I203)
- ‘Milestone’ (I220)
- ‘Granville South Public School’ (I169)

Table 6. Summary of heritage impacts to heritage items in the vicinity to Merrylands East Precinct.

Heritage item	Impact assessment
‘Cottage’ (I168) ‘Cottage’ (I195) ‘House’ (I199) ‘House’ (I203) ‘Milestone’ (I220)	<p>Direct impacts: Nil</p> <p>There is no change to the planning controls applicable to heritage items in the vicinity of the Merrylands East Precinct.</p> <hr/> <p>Indirect impacts: Nil</p> <p>Given the distance between the Planning Proposal sites and the heritage items in the vicinity of the Merrylands East Precinct, there is no impact to the views and setting of these heritage items. The planning proposal will have no impact on the heritage significance of these items.</p>
‘Granville South Public School’ (I169)	<p>Direct impact: Minor</p> <p>The planning framework intends to rezone and increase the building height and FSR of the commercial precinct along Woodville Road between Lansdowne Street and Granville South Public School.</p> <p>Although there is no change to the planning controls applicable to this heritage item, the proposal represents a substantial change to the setting in the immediate vicinity of the item. The resulting development has the potential to visually impact the setting Granville South Public School.</p> <hr/> <p>Indirect impact: Moderate</p> <p>The planning framework represents an amplification to an existing Council approved Development Application which would see the construction of a mix-use development ranging from five (5) to nine (9) storeys. The cumulative impact of development under this new planning framework will have a moderate adverse impact on the views and setting of this item.</p> <p>The following recommendations provide guidance on ways to minimise and reduce the heritage impact:</p> <ul style="list-style-type: none"> ▪ Strong DCP controls will be required to guide and manage future works. Careful consideration of the built form will be required to ensure the new development responds to the scale, massing, setback and character of the item. ▪ Where new development is proposed for this area, a building height and setback of upper storeys should be considered in areas adjoining a

Heritage item	Impact assessment
	<p>heritage item. This will be particularly for development adjacent to the northern boundary of school. The building height should include a four storey podium height for buildings neighbouring the curtilage of the heritage item with a setback that reduces the visual appearance of the upper storeys when viewed from the public domain.</p> <ul style="list-style-type: none"> ▪ It is important to retain the visual relationship between items and their setting, particularly conserving around historic buildings. Future development should have a deep setback from the item to avoid overshadowing, particularly along the northern boundary of the school. ▪ Recommend a reduction in building height to limit additional overshadowing of buildings within the curtilage for the school. ▪ The use of sympathetic or complementary materials to ensure that new built form does not dominate the heritage place.

Woodville South Precinct

The planning framework’s vision for the Woodville Road South Precinct will build on the residential zoning of the area with a focus on higher density residential development opportunities. Within this area, there are five (5) locally listed heritage items. They include:

- ‘Glencoe’ (I132)
- ‘Water pipeline’ (I133)
- ‘Cloverdale’ (I162)
- ‘Electricity substation’ (I170)
- ‘Milestone’(I171)

Table 7. Summary of heritage impacts for items within the project area, in the vicinity of Woodville South Precinct

Heritage item	Impact assessment
‘Glencoe’ (I132)	<p>Direct impacts: Nil</p> <p>The planning framework will see no change to the planning controls applicable to this heritage item.</p>
	<p>Indirect impacts: Negligible</p> <p>Given the distance from the Woodville Road South Precinct and the heritage item, the proposal to increase the height of buildings will have no impact on the views and settings of the item. Appropriate zoning and building heights are retained in the surrounding area, supporting planning objectives for matters relating to heritage.</p>
	<p>Direct impacts: Nil</p>

Heritage item	Impact assessment
<p>‘Water pipeline’ (I133)</p>	<p>The planning proposal will see no change to the planning controls applicable to this heritage item.</p> <hr/> <p>Indirect impacts: Minor</p> <p>The Planning Proposal will have a minor impact on the setting and views of the Pipehead to Potts Hill Pipelines. The following recommendations provide guidance on ways to minimise and reduce the heritage impact:</p> <ul style="list-style-type: none"> ▪ It recommended future development adjacent to the item is limited to four storeys, with buildings stepping in height away from historic features. ▪ An appropriate space between future development and the Pipelines should be retained.
<p>‘Cloverdale’ (I162)</p>	<p>Direct impacts: Nil</p> <p>The planning proposal will see no change to the planning controls applicable to this heritage item.</p> <hr/> <p>Indirect impacts: Negligible</p> <p>Given the distance from the Woodville Road South Precinct and the heritage item. The proposal to increase the height of buildings will have no impact on the views and setting of the item. An appropriate zoning and building height is retained in the surrounding area, supporting appropriate planning objectives for matters relating to heritage.</p>
<p>‘Electricity Substation’ (I170)</p>	<p>Direct impacts: Minor</p> <p>Although there is no change to the planning controls applicable to this heritage item, the proposal represents a substantial increase to the building heights within the immediate vicinity of the item. The resulting development has the potential to visually impact the setting Granville South Public School.</p> <hr/> <p>Indirect impacts: Moderate</p> <p>The planning framework represents a substantial increase in building height that has the potential to have a visual impact on the heritage significance of the electricity substation. Future development under this planning framework will have a moderate adverse impact on the views and setting of the item.</p> <p>The following recommendations provide guidance on ways to minimise and reduce the heritage impact on the substation:</p> <ul style="list-style-type: none"> ▪ Where new development is proposed for this area, the building height should be limited to a four storey podium wall with a setback to reduce the visual appearance of the upper storeys when viewed from the public domain. ▪ It is important to retain the visual relationship between items and their setting, particularly conserving the space at the rear and side of historic buildings. Future development should have a deep setback from the item to avoid overshadowing and isolating the heritage item with the new context. ▪ Using roadways is an appropriate device to create and maintain space between new developments and the historic building. ▪ Development in the vicinity should aim to complement the scale, materiality, character and form of the building. New development should avoid cantilevering over the heritage item.

Heritage item	Impact assessment
	<ul style="list-style-type: none"> ▪ Landscape treatment to provide a green buffer zone between new developments and historic items is encouraged. ▪ The use of sympathetic or complementary materials to ensure that new built form does not dominate the heritage place.
<p>‘Milestone’(I171)</p>	<p>Direct impacts: Minor</p> <p>The proposal will have a minor and inconsequential impact to the planning controls applicable to this heritage item.</p>
	<p>Indirect impacts: Minor</p> <p>Although the proposal represents a substantial increase in building height and density, this change will have a minor and inconsequential impact on the setting of the Milestone. The Milestone’s significance is embodied in its connection to Woodville Road.</p> <p>It is important an appropriate curtilage is retained about the Woodville Road Milestone. The inventory for the item notes this includes the requirement to retain a 1 metre radius around the item. Key recommendations for the future planning near the item include:</p> <ul style="list-style-type: none"> ▪ The item must remain legible in the landscape as an early marker along Woodville Road. ▪ It is recommended the item is retained in the grassed verge. ▪ Future development must consider the location of the marker to ensure it is not inadvertently impacted by new development or new roads / driveways. ▪ It may be appropriate to design a landscape feature around the item to protect and enhance the item within its location.

8.1.2 Curtilage and subdivision

The proposed planning framework has been prepared with a targeted approach to rezoning within three precincts within the Woodville Road Corridor. Future development within these targeted precincts will inevitably result in lot amalgamation. However, as there are no heritage items located within the specified precincts, the proposed planning framework would not result in any changes to the heritage curtilage of individual heritage items within the project area.

8.1.3 Heritage items in the vicinity

There are several heritage items within a 100-metre buffer of the project area. Given the location of the twenty-nine (29) sites at the centre of the three precincts, there is limited visual impacts to the setting of individual heritage items captured within this buffer zone.

Table 8. Summary of heritage impacts to items in the vicinity of the project area.

Heritage item	Impact assessment
<p>‘Single storey residence’ (I31)</p> <p>‘Single storey residence’ (I32)</p> <p>‘Single storey residence’ (I33)</p>	<p>Indirect impacts: Nil</p> <p>The proposed planning framework will have no impact on the heritage items at 7, 9 and 11 Daniel Street, Granville. Planning controls applied to these sites support appropriate planning objectives for matters relating to heritage.</p>
<p>‘Holy Trinity Church Group’ (I41)</p>	<p>Indirect impacts: Moderate</p> <p>The Holy Trinity Church Group is located along Grimwood Street, Granville. While located outside the project area, the heritage item is directly adjacent to the Planning Proposal sites in the Woodville North Precinct. Key features of significance within this heritage item include the MacKillop Hall built in 1908 which presents an intact brick federation church hall and the Holy Trinity War Memorial Church built in 1965 which celebrates the Post-War ecclesiastical style. Each building individually and collectively is assessed as making a positive contribution to the streetscape and holding landmark qualities.</p> <p>The resulting development under this proposed planning framework has the potential to have a moderate adverse impact on the views and setting of this item. Careful consideration must be given to the height of the adjacent development to ensure there is no overshadowing affecting the item.</p>
<p>‘Single Storey Residence’ (I45)</p>	<p>Indirect impacts: Nil</p> <p>The proposed planning framework will have no impact on the Federation Bungalow located at 18 Hewlett Street, Granville. The planning controls applied to this site support appropriate planning objectives for matters relating to heritage. The item retains a prominent corner position within the Granville Residential Precinct Conservation Area.</p>
<p>‘Single Storey Residence’ (I63)</p>	<p>Indirect impacts: Nil</p> <p>The proposed planning framework will have no impact on the heritage significance of this item. The planning controls applied to this site support appropriate planning objectives for matters relating to heritage. Furthermore, given the distance from the Planning Proposal sites, there are no potential impacts to arising from resulting development.</p>
<p>‘Single storey residence’ (I91)</p> <p>‘Conjoined residences’ (I92)</p> <p>‘Conjoined residences’ (I93)</p>	<p>Indirect impacts: Nil</p> <p>The proposed planning framework will have no impact to the heritage items at 14, 26, 26, 28 and 30 Spring Garden Street, Granville. The planning controls applied to these sites support appropriate planning objectives for matters relating to heritage. The setting is further supported and enhanced by the HCA controls.</p>
<p>‘Stone Bridge’ (I104)</p>	<p>Indirect impacts: Nil</p> <p>The proposed planning framework will have no impact to the stone bridge over Duck Creek on The Avenue.</p>
<p>Single Storey Residence (I109)</p>	<p>Indirect impacts: Nil</p>

Heritage item	Impact assessment
	<p>The proposed planning framework will have no impact to the heritage item at 11 Walter Street, Granville. Appropriate planning controls applicable to this item are retained. The setting of this item will be adequately retained within this landscape.</p>
<p>‘Granville Public School’ (I117)</p>	<p>Indirect impacts: Minor</p> <p>The proposed planning framework will have no impact on the heritage significance of Granville Public School. Granville Public School is historically significant at the local level as one of the earliest public schools in the area, completed in 1880. Key buildings of significance include the main school building which is located on the corner of Lena and Daniel Streets, away from the Planning Proposal sites within the Woodville North Precinct. The setting is further supported and enhanced by the HCA controls.</p> <p>There are no potential impacts to arising from resulting development.</p>
<p>‘Cottage’ (I120)</p>	<p>Indirect impacts: Nil</p> <p>The proposed planning framework will have no impact to the heritage item at 183 William Street, Granville. Appropriate planning controls applicable to this item are retained. The setting of this item will be adequately retained within this landscape</p>
<p>‘Railway memorial’ (I121)</p>	<p>Indirect impacts: Nil</p> <p>The proposed planning framework will have no impact to the heritage significance of the Railway memorial. The monument is significant as it marks the terminus of the first NSW railway journey between Sydney and Parramatta in 1855. The Planning Proposal will not impact these values or setting of this item.</p>
<p>Goodlet & Smith (brickmaking plant and chimney and Hoffman kiln and chimney) (I172)</p>	<p>Indirect impacts: Nil</p> <p>The proposed planning framework will have no impact to the heritage significance of the Goodlet & Smith site. The site is appropriately conserved within its existing landscape and situated at a suitable distance from the Planning Proposal Sites.</p>
<p>Homes for the Unemployed cottage (I196)</p>	<p>Indirect impacts: Nil</p> <p>The proposed planning framework will have no impact to the heritage significance of this item. The proposal will see no change to their setting.</p>
<p>‘The Lodge’ (I207) ‘Cottage’ (I208)</p>	<p>Indirect impacts: Nil</p> <p>The proposed planning framework will have no impact on the heritage significance of these items. The proposal will see no change to their setting.</p>

9. Statutory controls

9.1 Heritage Act 1977 (NSW)

The Heritage Act 1977 (NSW) provides protection for items of State heritage significance that are listed on the State Heritage Register, as well as for unlisted archaeological relics. Works proposed for items protected by the *Heritage Act 1977* are approved by the Heritage Council of NSW or its delegates, as appropriate.

Extent Heritage comment

There are no items of State heritage significance within or in the vicinity of the project area. As such, the provisions of the Act are not applicable.

9.2 Environmental Planning and Assessment Act 1979

Environmental planning instruments made under the *Environmental Planning and Assessment Act 1979* (NSW) (EPA Act) include state environment planning policies (SEPPs), that deal with matters of state or regional environmental planning significance, and local environmental plans (LEPs), that guide planning decisions for local government areas. The relevant environmental planning instrument is *Cumberland Local Environmental Plan 2021*.

Planning Proposal are assessed by the Department of Planning and Environment under delegation of the Minister. Planning Proposals must be consistent with Ministerial Directions issued under Section 9.1(2) of the *Environmental Planning and Assessment Act 1979*. The objective of Direction 3.2 *Heritage Conservation* is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. It applies to all relevant planning authorities when preparing a planning proposal. Direction 3.2(1) *Heritage Conservation* notes a planning proposal must contain provisions that facilitate the conservation of:

- (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,
- (b) Aboriginal objects or Aboriginal places that are protected under the *National Parks and Wildlife Act 1974*, and
- (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.

Extent Heritage comment

This report fulfils the assessment requirements under Part 9.1 of the *EP&A Act*.

This report has determined the planning proposal ranges in impact from minor and inconsequential, with six heritage sites assessed as having a moderate to major impact on the heritage significance of heritage items within the project area.

9.2.1 Cumberland Local Environmental Plan 2021

Clause 5.10 of the Cumberland LEP 2021 applies to heritage conservation and 5.10(4) requires, among other things, that before granting consent Council must assess the effect of a proposed development on the heritage significance of the item or conservation area concerned.

Clause 5.10(5) specifies that Council may, before granting consent, require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

Extent Heritage comment

This Statement of Heritage Impact assesses the potential impacts of the proposed planning framework and may be used in fulfilment of the requirement for Cumberland City Council to consider matters that may affect the environment, including heritage.

10. Conclusion and recommendations

10.1 Conclusion

This Statement of Heritage Impact has considered the potential impacts of the Woodville Road Corridor Planning Framework on the heritage significance of known and potential heritage items within the corridor and its surrounds. The assessment of heritage impacts contained in Section 8 of this report has determined that the proposed planning framework will have a minor and inconsequential visual impact on the setting of most of the heritage items located within and in a 100 buffer of the Woodville Road Corridor.

However, there are six (6) heritage items located in close proximity to the specific Planning Proposal sites that will be affected by the proposed planning amendments, they are:

- Grimwood street group, I40;
- Semi-detached cottages, I42;
- Single storey residence, I37;
- Cottage, I38;
- Granville South Public School, I169; and
- Electricity substation, I170

The impacts of the planning changes have been assessed as having a moderate to major visual impact on those sites that may result in adverse impacts to significance. A range of recommendations are provided below to mitigate and reduce this potential impact. These recommendations are for consideration in future stages of planning within the project area.

10.2 Recommendations

The following recommendations should be considered in the future stages of planning for the Woodville Road Corridor, to allow for the appropriate retention of the setting of heritage items within the project area by protecting their setting within a well-considered urban landscape.

Precinct-wide recommendations

- The statutory curtilages of existing built heritage items (as identified on Schedule 5 of the Cumberland LEP 2021 and illustrated in part 3 of this report) should be retained and well-integrated into the design of new developments. Particular care should be given to heritage items in the vicinity of the Woodville North Precinct, specifically items I40 and I42.
- Development close to heritage items should not overwhelm the heritage item in scale, bulk, form, and design. A transitional zone comprising low-density development and lower building heights should be retained in the blocks surrounding heritage items. Refer to Figure 103 and Figure 104 for transitional zones between areas proposed for uplift and heritage

items and conservation areas in the vicinity of Woodville North Precinct and Merrylands East Precinct. There are no transitional zones proposed for Woodville South Precinct.

- Planning controls for each precinct should have a considered approach for areas directly adjacent to heritage items to ensure that the wider setting of these items is retained. For uplift within a Planning Proposal (PP) Site that includes a local heritage item, it is recommended a lower FSR and building height is explored, where feasible, to minimise adverse impact to the heritage items within that area.
- It is important to retain the visual relationship between items and their setting, particularly conserving the space at the rear and side of historic houses. Future development should have a deep setback from heritage items to avoid overshadowing, retain key sightlines to the heritage items and where possible respond to the neighbouring subdivision pattern and character.
- Where lot amalgamation occurs at the rear of heritage items, it is recommended historic setback patterns and subdivision patterns are either retained or interpreted in the new development to ensure continuity in the streetscape and avoid development that isolates a heritage item and is disproportionate to the scale of nearby heritage items.
- New development must incorporate sympathetic or complementary materials to ensure the new built form does not dominate the heritage place.
- A landscaped treatment to provide a green buffer zone between new developments and historic items is encouraged. Similarly, using roadways is an appropriate device to create and maintain space between new developments and historic buildings.

Woodville North Precinct site specific recommendations

- PP Site 3.2
 - Uplift within PP Site 3.2 will have an indirect impact on the setting of heritage item I40, 'Grimwood Street Group'. It is recommended development is scaled down to the rear of the item to retain key sightlines from Grimwood Street to this heritage (refer to Figure 100).
 - It is also recommended that development at the rear is limited to four storeys to avoid overshadowing and retain an appropriate setting for the heritage item. New development should step in height away from historic features and avoid cantilevering over the historic built elements.
 - The new development must consider the massing, scale and materiality of the new built form to ensure it is complementary to 'Grimwood Street Group'.
 - Landscape treatment to provide a green buffer zone between new development and this heritage items is encouraged.

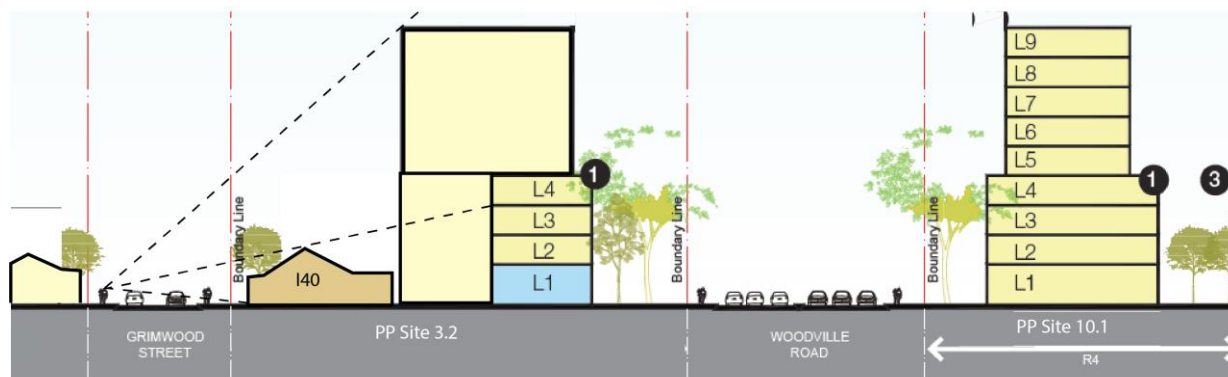


Figure 100. Indicative sightlines from Grimwood Street to 'Grimwood Street Group' (I40). Diagrams are not to scale. *Source:* CM+ 2023 with Extent Heritage overlay.

▪ Site 5.1 & Site 5.2

- Uplift within PP Site 5.1 and 5.2 will have an indirect impact on the heritage significance of heritage item I42, 'Semi-detached cottages. Where new development is proposed for this area, the building height should be limited to four storeys in the vicinity of this item.
- To achieve this, it is recommended development is scaled down to the north and south of this item to reduce potential impacts arising from overshadowing and retain key sightlines from Grimwood Street (refer to Figure 101). Development must not exceed nine (9) storeys and should be stepped in height away from the historic features. Development should avoid cantilevering over historic buildings.
- It is important this item is carefully integrated into the design of new developments to facilitate an appropriate and considered approach commensurate to the heritage values of the place.
- The use of sympathetic or complementary materials to ensure that new built form does not dominate the heritage place is encouraged.
- Using roadways is an appropriate device to create and maintain space between new developments and historic buildings.
- Landscape treatment to provide a green buffer zone between new developments and this heritage item is encouraged.



Figure 101. Indicative sightlines from Grimwood Street to 'Semi-detached cottages'(I42). Diagrams are not to scale. *Source:* CM+ 2023 with Extent Heritage overlay.

■ PP Site 12.1

- Uplift within PP Site 12.1 has the potential to indirectly impact on the setting of heritage items I37 and I38, 'single storey residence' and 'cottage'. Where new development is proposed for this area, building height should be limited to four storeys in the vicinity of this heritage item. To achieve this, development should be scaled down to the east. Development must not exceed nine (9) storeys and should step in height away from historic features.
- Future development should have a deep setback from the item to avoid overshadowing, retain key sightlines from Florrie Street, and where possible respond to the neighbouring subdivision pattern and character (refer to Figure 102).
- Where lot amalgamation will occur at the rear of heritage items, it is recommended historic setback patterns and subdivision patterns are retained to ensure continuity in the streetscape.
- The use of sympathetic or complementary materials to ensure that new built form does not dominate the heritage place is encouraged.
- Landscape treatment to provide a green buffer zone between new developments and historic items is encouraged.

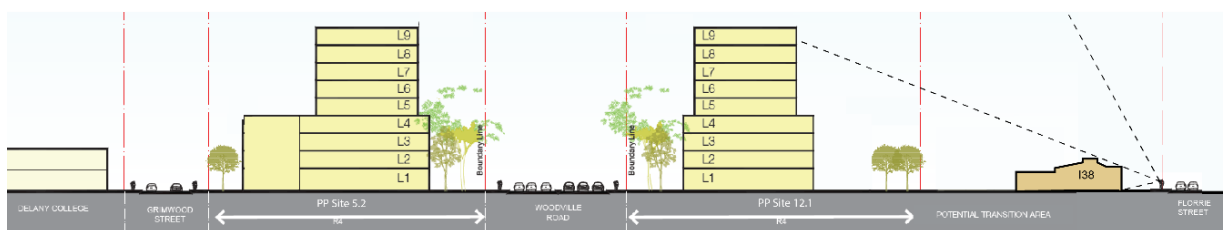


Figure 102. Indicative sightline from Florrie Street to I37, 'cottage'. Diagrams are not to scale. *Source:* CM+ 2023 with Extent Heritage overlay.

Merrylands East Precinct site specific recommendations

- PP Site 17.1
 - Uplift within PP Site 17.1 represents an amplification to an existing Council approved Development Application and will have an indirect impact to heritage item I169, 'Granville South Public School'.
 - Where new development is proposed for this area, a reduced building height and setback of upper storeys should be considered in areas adjoining a heritage item. New development should include a four-storey podium height for buildings with a setback that reduces the visual appearance of the upper storeys when viewed from the public domain.
 - Future development should have a deep setback from the item to avoid overshadowing, particularly along the northern boundary of the school.
 - Future development should be of a mass, scale, and materiality that is complementary to the adjacent heritage item.

Woodville South Precinct site specific recommendations

- PP Site 27.1
 - Uplift within PP Site 27.1 will have a direct impact to the setting and significance of heritage item I170, 'Electricity Substation'. Where new development is proposed for this area, the building height should be limited to a four-storey podium wall with a setback that reduces the visual appearance of the upper storeys when viewed from the public domain. The new development must not exceed ten (10) storeys.
 - New development should avoid cantilevering over the heritage item. A deep setback from the item is encouraged to minimise and reduce impacts associated with overshadowing.
 - Development in the vicinity should aim to complement the scale, materiality, character and form of the building.
 - Using roadways is an appropriate device to create and maintain space between new developments and the Electricity Station.
 - Landscape treatment to provide a green buffer zone between the new development and the electricity substation encouraged.
- PP Site 23.2.2
 - PP Site 23.3.2 is in the vicinity of the locally listed heritage item I171, 'Milestone'. The heritage curtilage for the item, as noted in the heritage inventory form for this item, states the requirement to retain a one (1) metre radius around the item. For adjacent new

development it is important the item remains legible in the landscape as an early marker along Woodville Road and is retained in the grassed verge.

- Future development must consider the location of the marker to ensure it is not inadvertently impacted by new development or new roads / driveways.
 - It may be appropriate to design a landscape feature around the item to protect and enhance the item within its location.
- PP Site 26.1
- PP Site 26.1 is adjacent to the heritage curtilage of heritage item I133, 'Water Pipelines'. It recommended future development adjacent to the item is limited to four storeys, with buildings stepping in height away from historic features.
 - An appropriate space between future development and the Pipelines should be retained.

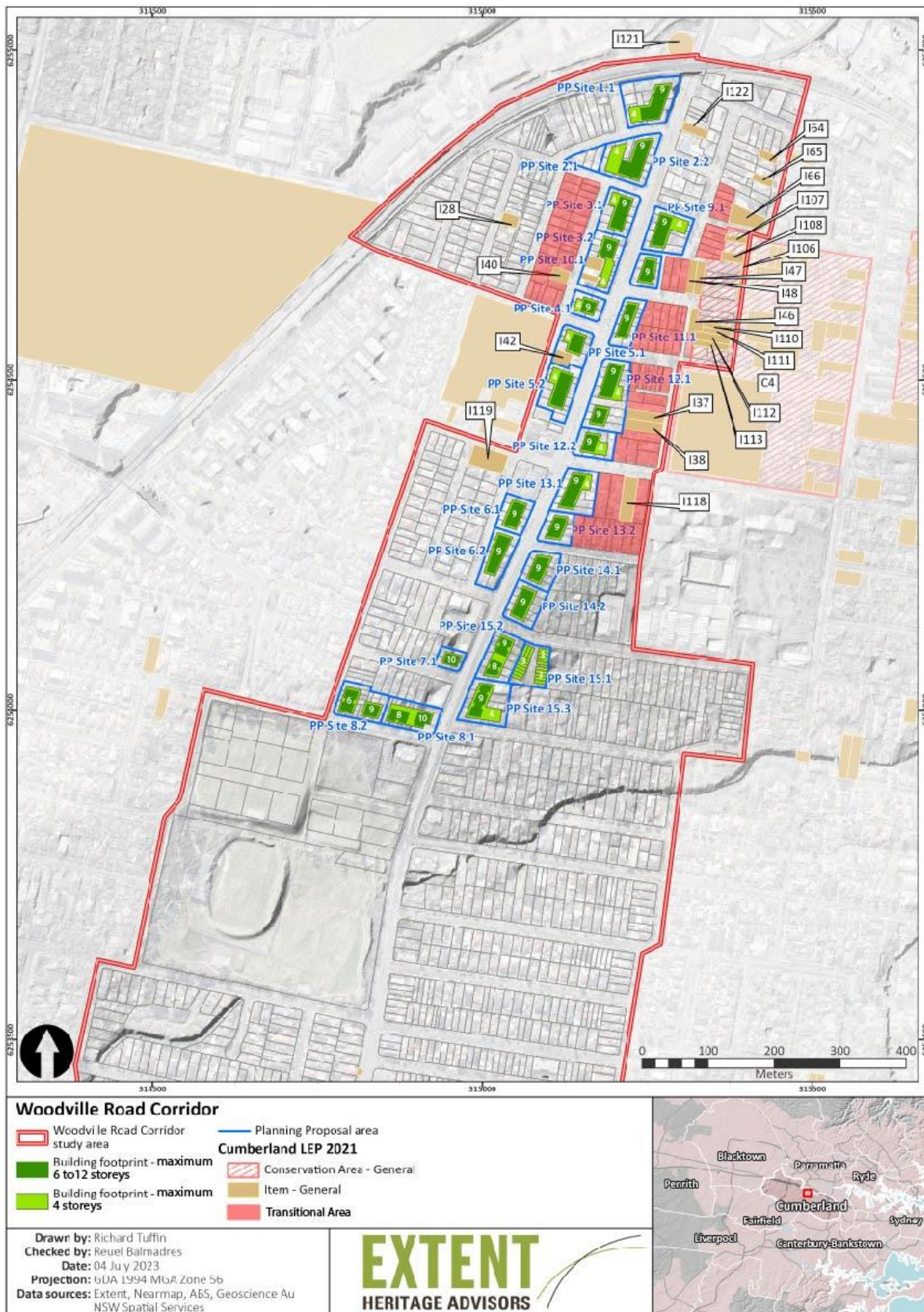


Figure 103. Overview of transitional zones between proposed development and heritage items in Woodville North Precinct.

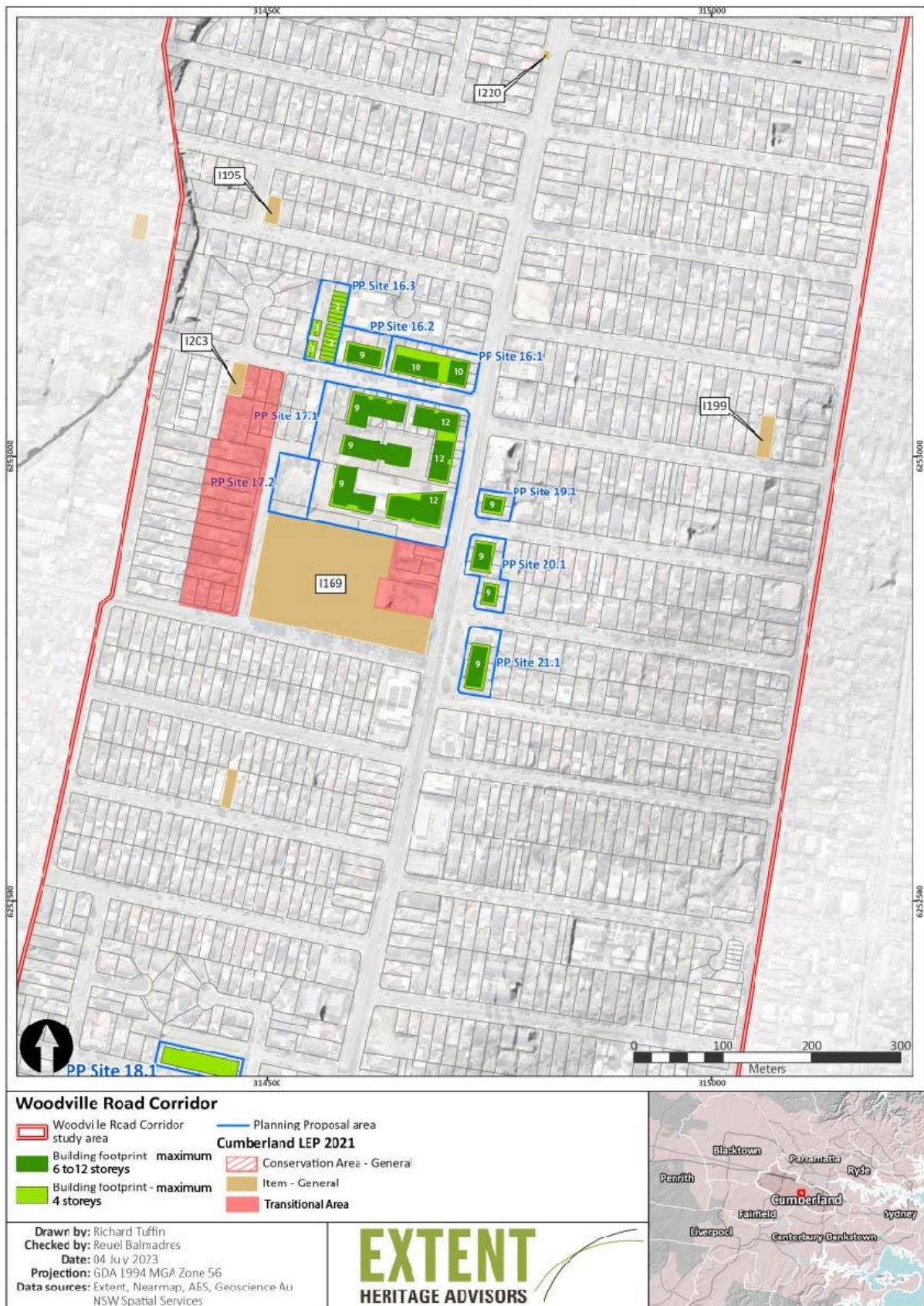


Figure 104. Overview of transitional zones between proposed development and heritage items in Merrylands East Precinct.

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Appendix A. Heritage inventory sheets

Appendix A tabulates the heritage items located within the Woodville Road Corridor listed on the *Cumberland Local Environmental Plan 2021*, Schedule 5. The heritage listing sheets were previously prepared for the Cumberland Heritage Study (2020) by Extent Heritage for Cumberland City Council.

Item name	LEP ID (Cumberland LEP 2021)	Address
Granville Conservation Area – Residential Precinct	C4	Granville
Stone Cottages	I28	15 and 17 Bennalong Road, Granville
Single-storey residence	I37	8 Florrie Street, Granville
Cottage	I38	10 Florrie Street, Granville
Grimwood Street Group	I40	23, 27, 28 and 30 Grimwood Street, Granville
Semi-detached Cottages	I42	43 and 45 Grimwood Street, Granville
Single-storey residence	I46	20 Hewlett Street, Granville
Single-storey residence	I47	21 Hewlett Street, Granville
Single-storey residence	I48	23 Hewlett Street, Granville
Single-storey residence	I64	8 Margaret Street, Granville
Tuena	I65	14 Margaret Street, Granville
Single-storey residence	I66	24 Margaret Street Granville
Kerb and guttering	I106	Length of Walter Street, Granville
Single-storey residence	I107	4 Walter Street, Granville
Single-storey residence	I108	10 Walter Street, Granville
Single-storey residence	I110	26 Walter Street, Granville
Single-storey residence	I111	28 Walter Street, Granville
Single-storey residence	I112	30 Walter Street, Granville
Single-storey residence	I113	32 Walter Street, Granville
Single-storey residence	I118	152 William Street, Granville
William Street Group	I119	170, 172, 174, 176 and 178 William Street, Granville
Single-storey residence	I122	15 Woodville Road, Granville
Glencoe	I132	3 Barbers Road, Guildford

Heritage Inventory Sheet

Item Name	Granville Conservation Area – Residential Precinct		
Recommended Name	Granville Conservation Area – Residential Precinct		
Site Image			
Address	William Street to the south, The Avenue to the east, Spring Garden Street to the north and Florrie Street to the west, Granville NSW 2142.		
Lot/Section/DP	-	-	-
Current LEP ID	C2 (Cumberland LEP)		
Former LEP ID	Granville Conservation Area – Residential Precinct (Parramatta LEP)		
Heritage Conservation Area	This item is a Heritage Conservation Area		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Complex / Group	
	Level 2	Residential Buildings (private), Landscape – Cultural and Education	

Curtilage Map



Statement of Significance

The Granville Conservation Area – Residential Precinct is a locally significant heritage conservation area for its historic, aesthetic and representative values. The conservation area is at the civic, religious and residential heart of Granville and, together with the Civic Precinct Conservation Area, the area collectively represents Granville’s great periods of growth and prosperity between the 1880s - 1930s. The area is predominantly residential in character, with a range of intact, representative and aesthetically significant housing types, ages and sizes including Victorian, Federation and Inter-War dwellings. Combined with the street layout, plantings, some sandstone edging remnants, the area reflects the substantial role played by Granville in the development of western Sydney, the way in which it developed and the nature of its social structure.

Criteria Assessment

a) Historic	Together with the Civic Precinct Conservation Area, the conservation areas collectively represent Granville’s great periods of growth and prosperity between the 1880s - 1930s. Combined with the street layout, plantings, some sandstone edging remnants, the area reflects the substantial role played by Granville in the development of western Sydney, the way in which it developed and the nature of its social structure.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The area is predominantly residential in character, with a range of intact, representative and aesthetically significant housing types, age and sizes including Victorian, Federation and Inter-War dwellings as well as streetscape elements such as plantings and sandstone edging.

d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The area presents a good representative example of significant housing types including Victorian, Federation and Inter-War dwellings as well as streetscape elements such as plantings and sandstone edging.

Physical Description

Distinctive characteristics of the conservation area include:

- Varied subdivision patterns and allotment sizes with varied building forms.
- Predominantly residential in character, though there are some buildings adaptively reused for small-scale business and a large precinct occupied by Granville Public School.
- Low scale character of original dwellings and low-scale development.
- Predominance of buildings from 1880s - 1930s which collectively show how the area has grown, and provide the historic significance and character of the area
- A variety of residential buildings including single and two storey freestanding suburban houses, pairs of attached dwellings and terraces in the Victorian, Federation and Inter-War styles.
- Early buildings such as Victorian cottages and Federation worker cottages, are built to street alignment and do not contain a deep setback.
- The scale and grain of the HCA features generous space between each building.
- Buildings stand parallel to the street, with the space between the building line and front fence generally free of structures such as garages or carports. Instead, dwellings are separated from the street by garden front setbacks.
- Predominance of brick as the primary building material coupled with tile, slate or iron roofing.
- Interest and variety in styles and materials provided by occasional use of other materials including stone, rendered and ashlar brick and timber.
- Front garden spaces are visible from the street mostly over low front fences. Front fences consist of varied materials, sympathetic fences generally include brick, timber picket or timber posts with wire mesh inserts.
- Remnants of street tree plantings include brush box and silky oak which frame and unify the street space and cool pavements in summer
- Remnants of sandstone kerbs and gutters in important civic and residential streets. In the Residential Precinct Conservation Area these have sometimes been removed to form garden edges around recent central street tree plantings.

For detail on individual heritage items within the conservation area, refer to the relevant listing sheets for the items.

Generally, the condition of the buildings and streetscape is fair.

Condition	Good	Fair	Poor
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Alterations and Additions

- N/A

Generally, the Granville Conservation Area – Residential Precinct is considered to have high integrity as a relatively intact conservation area that demonstrates Granville's great periods of growth and prosperity between the 1880s - 1930s. The area is predominantly residential in character, with a range of intact, representative and aesthetically significant housing types, ages and sizes including Victorian, Federation and Inter-War dwellings. The landscape character of this residential precinct is enhanced by a consistent built subdivision pattern and set back with gardened front yards.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1860s subdivision
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The Granville Conservation Area – Residential Precinct was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell’s commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s the area became ‘Granville’, in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development in 1880s driven by the relocation of several large manufacturing industries close to the railway such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item’s heritage listing on the LEP.		6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item’s listing as a Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		

		<p>11. The condition of this item is poor. Condition and maintenance should be monitored.</p>		
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Other recommendations and/or comments:

- In conjunction with the Granville Conservation Area – Civic Precinct, draft a new or revised site-specific Development Control Plan for this Heritage Conservation Area to protect the heritage values of the area during development.
- In addition to the recommendations identified above, recommendations for management include:
 - ◆ Retain subdivision layout and avoid amalgamation of sites
 - ◆ Retain the low-scale character of the conservation area
 - ◆ Retain all types of historic houses to exemplify the growth and prosperity of the area between the 1880s - 1930s
 - ◆ Encourage appropriate historic paint schemes
 - ◆ When providing new street plantings, ensure they are sympathetic to the landscape heritage of the place

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Granville Conservation Area – Residential Precinct	C2
Heritage Study	Granville Conservation Area – Residential Precinct	C2
National Trust Australia Register	N/A	-

Previous Studies			
Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Parramatta Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Parramatta Heritage Review	Meredith Walker	1993	City of Parramatta Heritage Study

Other References
<ul style="list-style-type: none"> ▪ 1880s Liberty Plains Parish A Map
<ul style="list-style-type: none"> ▪ Author unidentified 2008, <i>Granville</i>, retrieved 19 March 2019, https://dictionaryofsydney.org/entry/granville
<ul style="list-style-type: none"> ▪ Parramatta Development Control Plan 2011, https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf
<ul style="list-style-type: none"> ▪ Fowlie, T & Granville Historical Society. 2001. <i>The History of Granville 1919</i>. Granville: Granville Historical Society.
<ul style="list-style-type: none"> ▪ Watson, J. 1992. <i>Granville, from forest to factory</i>. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View north along Walter Street.



View north along Walter Street.



View along Walter Street.



View east from the corner of Walter Street and Spring Garden Street.



View along The Avenue.



View to Walter Street from Spring Garden Street.



View along Hewlett Street.



View northeast along Daniel Street.



View east along Spring Garden Street.



View along The Avenue.




View east along Hewlett Street towards The Avenue.



View west along Hewlett Street.

Heritage Inventory Sheet

Item Name	Stone cottages		
Recommended Name	Victorian Stone Cottages		
Site Image			
Address	15 and 17 Bennalong Street, Granville, NSW 2142		
Lot/Section/DP	1	-	784483
	1	-	195775
Current LEP ID	I32 (Cumberland LEP)		
Former LEP ID	I92 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The cottages at 15 and 17 Bernalong Street are of local significance for their historic, associative and aesthetic values. Built c.1890, the dwellings were constructed in association with industrial and commercial development of Granville from 1880 to 1930s. The item has additional significance for its association with local builder and stonemason, Horace James Melville, who constructed the cottages with stones which had previously formed the wall around Parramatta Park. The item has some aesthetic significance as a pair of Victorian period cottages; however, this is reduced by the accumulative impact of unsympathetic alterations and additions which are not in keeping with the character of the buildings.

Criteria Assessment

a) Historic	The item is historically linked with the residential development of Granville in association with the industrial and commercial improvement of Granville from 1880 onwards.
b) Associative	The item is historically associated with local builder and stonemason, Horace James Melville, who constructed the cottages with stones which had previously formed the wall around Parramatta Park.
c) Aesthetic/Technical	The item has some aesthetic significance as a pair of Victorian period cottages. The aesthetic significance is however, reduced by the accumulative impact of unsympathetic alterations and additions that not in keeping with the character of the building.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.

g) Representativeness	The item does not meet this criterion
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Physical Description

The item consists of two, single storey stone cottages with hipped roofs clad with green Colorbond roofing and a brick chimney.

The cottage at No.17 features sandstone masonry blocks that appear to have been recently re-mortared along the first five courses from the base. The verandah is a skillion extension from the main roof supported on timber posts with timber panel end walls and contains a concrete floor. The timber elements of the verandah have been replaced in sections and painted grey. The steel loop-top fence along No. 17 has replaced a Gothic pattern timber picket fence on concrete plinth. The loop-top fence is an intrusive addition. The front door features a transom light above a Victorian timber four panel door. The windows contain timber framed sash windows fronted by a steel frame grill and a sandstone sill. The dwelling also features a rear single storey addition with a skillion roof and weatherboard cladding.

The cottage at No.15 consists of a rendered stone front façade with sparrow picked ashlar block to the sides. At present, the dwelling is visually obscured by an intrusive bamboo and bush fence that stands 1.8 metres high, with a timber panelled gate atop a sandstone base.

The cottages feature a deep setback, in line with other dwellings on the street. The front setbacks do not contain any significant landscape elements.

The cottages appear to be in a fair condition overall, although timber elements showing signs of deterioration. The recladding of the roofs and the re-mortaring of stonework has addressed any previous issues with water management.

Condition	Good	Fair	Poor
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Alterations and Additions

- Rear additions to both dwellings
- Bamboo fencing along No.15*
- Steel loop-top fencing along No.17*
- Roofs replaced
- Painted concrete verandah slab at No.17*
- Replaced timber verandah posts at No.17

The integrity of the item is impacted and reduced by the accumulative impacts of minor alterations to the front façade, such as the fences. Overall, the integrity of the building is considered to be moderate.

Integrity	High	Moderate	Low
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* element detracts from the overall cultural significance of the place

Historical Notes

Construction years	c.1890
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The site is built on Copeland Bennett's Subdivision. These houses were built in the early 1890s by builder Horace James Melville, using stones which had previously formed the wall around Parramatta Park. The sandstone used for the construction of these cottages originates from the demolition of the dwarf wall around Parramatta Park (erected during Governor Macquarie's residence 1811 to 1821).

Houses are shown on street alignment survey of c.1891. They are also shown on the 1914 Water Board plan. Apart from a cottage in Nobbs Street, these were reputed to be the only stone houses in Granville.

Summary of Sands Directory entries.

No.15:

- 1932: Henry Smith
- 1924: Smith, Mrs Georgina
- 1923: Smith, Harry
- 1920: Newman, Cecil R.
- 1918: Swift, Daniel
- 1917: Bird, Albert J.
- 1915: Lakey, Thomas
- 1910: Lackey, Thomas
- 1909: Smith, Joseph G.
- 1892: Ryan, Mr James and Miss E., laundress

No.17.

- 1920: Price, Patrick F.
- 1918: Bell, Joseph
- 1917: Boyle, George H.
- 1915: Mathieson, James
- 1912: Mathieson, James
- 1910: Baker, Charles
- 1909: Baker, Charles F.
- 1892: Bugden, Thomas and William.

Today, the dwellings remain in use as private residences.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X

2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise, the steel loop fence along No. 17 and the bamboo/timber fence along No. 15 should be removed and replaced with a more historically sympathetic fencing style such as timber picket.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Stone Cottages	I32
Heritage Study	Stone Cottages	I32
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>

- Parramatta *Development Control Plan* 2011, https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf

- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.

- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



No. 15 Bennialong Street



No. 17 Bennialong Street



No.17 Bennialong Street

Heritage Inventory Sheet

Item Name	Single storey residence		
Recommended Name	Federation Cottage		
Site Image			
Address	8 Florrie Street, Granville, NSW 2142		
Lot/Section/DP	1	-	113288
Current LEP ID	I41 (Cumberland LEP)		
Former LEP ID	I111 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The house at 8 Florrie Street is of local significance for its historic and aesthetic values and is a representative example of late Federation style houses in the area. Built c. 1924, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area. The item has additional aesthetic significance as it contributes positively to the overall streetscape character. This is enhanced by the similarities in age, design, use and materials with other houses along the street.

Criteria Assessment

a) Historic	The item relates to the twentieth century development of Granville in response to the movement of industry away from Sydney between the 1880s – 1930s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item contributes positively to the overall streetscape character of the Granville as a modest weatherboard cottage built in 1924.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of an intact late Federation period cottage.

Physical Description

The house is an unusual 1920s timber framed cottage atop brick foundations. Externally, the lower portion of the dwelling is clad in weatherboard while the upper sections are clad with fibro sheeting and a decramastic metal tile roof. The house is double-fronted, with a hipped roof topped with a gablet and finials over each building front. The deep verandah is enclosed with timber posts and balustrades with brackets showing a simple Art Nouveau profile. The verandah is accessed via a seven stepped pebblecrete staircase situated on brick foundations capped also with pebblecrete. The dwelling appears to feature a rear extension clad in fibro sheeting with a skillion roof. Other features include small awnings over front timber-framed casement windows. The dwelling retains the original timber-framed woven wire front fence. Other fencing evidence on site include contemporary steel fencing at the rear and a degraded timber picket fence along the northern perimeter. The building features a garage clad in fibrocement sheeting with a roller door entry.

The dwelling features a deep setback with a landscape that does not contain any significant plantings. While there are no significant landscape elements identified within the front yard, the retention of the setback and space surrounding the item contributes to the item's setting and significance.

Overall, the condition of the building is considered to be fair. The site contains a highly degraded timber picket fence along the northern boundary and some deteriorated weatherboard elements along the lower portion of the external cladding.

Condition	Good	Fair	Poor
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Alterations and Additions

- Rear addition clad in fibro sheeting with a skillion roof;
- Contemporary metal handrail along staircase;
- Pebblecrete along the verandah floor and staircase; and
- Contemporary rear fencing.

The integrity of the building is considered to be moderate, given the minor nature of alterations that have occurred.

Integrity	High	Moderate	Low
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** element detracts from the overall significance of the place*

Historical Notes

Construction years	c. 1924
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the

subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

This land was bought by Claude Douglas Duff, a carriage builder of Granville in 1913. On 17 November 1923, he applied to Granville Council to erect a weatherboard cottage on this land worth an estimated £500. This dwelling was first listed in the 1926 Sands Directory, occupied by Duff.

The building remains in use as a private residence.

Recommendations		Existing Built and Landscape Elements		Future Development and Planning	
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I41
Heritage Study	Single Storey Residence	I41
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



Façade and northern elevations of cottage.



Detail of weatherboards to front of cottage.



View of driveway and northern elevation.



Detail of front entrance to cottage.



Southern elevation to cottage.



Overview of front façade.

Heritage Inventory Sheet

Item Name	Cottage		
Recommended Name	Federation Cottage		
Site Image			
Address	10 Florrie Street, Granville NSW 2142		
Lot/Section/DP	2	-	1191506
Current LEP ID	I42 (Cumberland LEP)		
Former LEP ID	I112 (Parramatta),		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The house at 10 Florrie Street is of local significance for its historic and aesthetic values and is a representative example of late Federation style houses in the area. Built in c.1925, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area. The item has additional aesthetic significance as it contributes positively to the overall streetscape character. This is enhanced by the similarities in age, design, use and materials with other houses along the street.

Criteria Assessment

a) Historic	The item relates to the twentieth century development of Granville in response to the movement of industry away from Sydney between the 1880s – 1930s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item contributes positively to the overall streetscape character of the Granville as a modest weatherboard cottage built in c. 1925.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of a late Federation period residence.

Physical Description

The house at 10 Florrie Street is a single storey timber cottage with rusticated boards built to an asymmetrical plan and possibly as a ready-cut prefabricated kit. The dwelling features a hipped roof with a projecting front gable clad in decramastic metal tiles. The roof also features a brick chimney with terracotta chimney pots and a louvred gablet at the ridge peak. The verandah is supported on brick foundations with timber floorboards and simple timber posts, brackets, and balustrade. This is accessed by a concrete capped stairway with tiles on the front steps and a steel handrail. The windows are timber framed 1/1 double hung sash windows, with curvilinear under-sill mouldings. The windows on the projecting room feature a small awning framed with simple timber brackets and ladder valance. The property is bounded by a modern weldmesh fence along Florrie Street.

There is a rear addition to the dwelling, clad in fibro sheeting with a skillion roof. A garage is located at the rear of the driveway. The garage is clad in fibro sheeting, features a pitched roof clad in corrugated iron and timber panel doors.

The building features a deep setback and a grassed front yard with no significant plantings. While there are no significant landscape elements identified within the front yard, the retention of the setback and space surrounding the item contributes to the item's setting and significance.

Overall, the condition of the building is considered fair, with evidence of deteriorated timber verandah elements and rusticated boards.

Condition	Good	Fair	Poor
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Alterations and Additions

- Rear addition clad in fibro sheeting with a skillion roof;
- Contemporary metal hand rail and tiled front steps; and
- Contemporary weldmesh fence.

Overall the integrity of the building is considered high, as there have been few modifications to the item.

Integrity	High	Moderate	Low
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* *element detracts from the overall significance of the place*

Historical Notes

Construction years	c. 1925
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land that comprises 10 Florrie Street was purchased by Thomas Hotchkiss, a local pattern maker of Granville, in 1916. On 17 October 1925, builder H. Crouch applied for Hotchkiss to erect a weatherboard house worth £650 on this land. To finance the construction of the dwelling, Hotchkiss mortgaged the land in January 1926. This house first appeared in the 1927 Sands Directory and was occupied by Hotchkiss.

The dwelling remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Cottage	I42
Heritage Study	Cottage	I42
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



Overview of cottage.



View to garage.



Detail to front verandah



Overview of cottage.

Heritage Inventory Sheet

Item Name	Grimwood Street Group		
Recommended Name	Grimwood Street Group		
Site Image			
Address	23, 27, 28 and 30 Grimwood Street, Granville, NSW 2142		
Lot/Section/DP	1	-	558217
	19	-	74437
	7	-	1010338
	11	-	843684
Current LEP ID	I44 (Cumberland LEP)		
Former LEP ID	I119 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	

	Level 2	Residential buildings (private)
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Curtilage Map



Statement of Significance

The Grimwood Street Group is of local significance for its historic, associative, aesthetic and representative values. The group is a representative example of Victorian workers cottages built between 1880 and 1890. The dwellings relate to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area. The group is also significant for its association with local carpenter, Joseph Flynn, who appears to have built the cottages. The group has aesthetic significance as it contributes positively to the overall streetscape character. This is enhanced by the similarities in age, design, use and materials with other houses along the street.

Criteria Assessment

a) Historic	The item relates to the twentieth century development of Granville in response to the movement of industry away from Sydney between the 1880s – 1930s.
b) Associative	The item is significant for its association with local carpenter, Joseph Flynn, who appears to have built the cottages.
c) Aesthetic/Technical	The item contributes positively to the overall streetscape character of Granville as a group of modest weatherboard cottages built between 1880 and 1890.
d) Social	The item does not meet this criterion.

e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of Victorian workers cottages.

Physical Description

The item consists of a group of late nineteenth century workers' cottages constructed along Grimwood Street. The buildings are of similar design with standardised features such as, walls clad in weatherboard and hipped rooves with gables clad in galvanised iron as well as a modest setback that create a consistent street alignment. The level of integrity of fabric and condition of building varies.

Cottage at No. 23

The cottage at No.23 is a single storey weatherboard clad cottage atop brick foundations. The dwelling is a rectangular building with a half-hipped roof with a projecting gable-ended front wing, all clad in corrugated iron. The building's front façade has been substantially modified with the inclusion of a weatherboard clad infill of the verandah space. The infilled cladding has introduced a dated sliding door and catslide roof. The building does not contain any original window fittings. The replaced timber frames have been left untreated. This area is accessed via three concrete steps with tiles and a simple steel handrail bar. The building features a skillion roofed carport to the northeast, that fronts a garage. The building appears to have a rear addition with skillion roof.

The condition of No.23 is considered fair, with sections of the roof sheeting in a poor condition as they are highly corroded in sections, while other panels have been recently replaced. The weatherboard cladding and brick foundations appear to be sound.

Cottage at No. 27

The cottage at No.27 is a single storey weatherboard clad cottage with a steep hipped roof clad in corrugated iron. Sections of weatherboard to the sides have been repaired and replaced with a like for like material. The cottage sits atop a concrete slab floor and features a verandah with flat roof supported on painted white timber posts with decorative cast iron lacework. The windows feature aluminium framed windows with simplistically decorated steel security grills.

The condition of No.27 is considered fair. Overall the fabric appears sound although the roof sheeting appears to be weathered.

Cottage at No.28

The cottage at No.28 is a single storey gabled roof clad in corrugated iron and painted green. The roof features a brick chimney on the ridge peak with a stepped brick string course and two terracotta chimney cowl. The gable end features a decorative curved timber bargeboard, painted red. The cottage is clad in rusticated weatherboards. The cottage features a bullnose verandah clad in corrugated iron with stop chamfered timber posts with cast iron lacework brackets. The verandah is enclosed with a timber balustrade. The front façade is symmetrical with the central entrance framed either side by timber framed French doors. All entrances have security screen doors fronting them. The building appears to have a rear skillion roof addition that extends across the rear elevation. The cottage features a timber picket fence and gate with acorn tops.

The condition of No.28 is considered to be good, no defects were identified.

Cottage at No.30

The cottage at No.30 is a recently renovated single storey weatherboard cottage. The weatherboard cladding appears to be shiplap and features a new paint scheme. The roof is half-hipped with a projecting gable-ended front wing, all clad in corrugated iron. The roof also features a finial on the gable end, and a gablet at the ridge peak with a simple timber bargeboard and finial. The roof is clad in blue steel sheeting. The verandah features a bullnose roof, also clad in blue steel sheeting. The verandah is supported on timber posts with a tiled floor. The building features new aluminium windows with security steel grills and a modern security door. The front projecting section has been converted into a

garage and is addressed by paved driveway. The building features a deep setback with contemporary plantings and is bounded by a blue picket fence.

The condition of No.30 is good, due to the recent renovations.

Condition	Good	Fair	Poor
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Alterations and Additions

No.23

- Infilled verandah space with weatherboard cladding*
- Corrugated iron sheets in section.
- New colour scheme
- Contemporary windows*

The integrity of the cottage at No.23 is highly compromised by the infilled verandah space. The modification has altered the form of the roof and negatively impacts the significance of the dwelling. The integrity is therefore considered to be low.

No 27

- Restructured verandah elements; roof, post and floor.
- Contemporary windows and security door*
- Repaired weatherboard elements to the sides of the cottage.

The integrity of the cottage at No.27 is considered moderate, due to the nature of the modification of the verandah elements, windows and doors. Although modern, they do not negatively detract from the overall significance of the building.

No.28

- Contemporary screen doors*
- Two French doors possibly original window openings,
- Rear skillion roof addition.
- Contemporary fence.
- Contemporary verandah balustrade and infill.

The integrity of the item is considered moderate. Although the fence and verandah balustrade appear to be modern fabric, they are sympathetic additions to the building and do not negatively detract for the buildings form.

No.30

- Contemporary security screen door and security grill*
- Garage conversion of front projecting section,
- Roof reclad in steel sheet.
- Contemporary windows and security door*

The integrity of the built fabric of No.30 is considered to be low given the nature of the renovations and the substantial loss of original fabric. The renovations have however respected the form and scale the item and do not negatively detract from the significance of the building group.

Integrity	High	Moderate	Low
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* element detracts from the overall significance of the place

Historical Notes

Construction years	1880-
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-

class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the manager's and factory owners. Today, the subdivision pattern of this era is still evidence and there is still a predominance of buildings dating to the 1880s – 1930s.

Originally Grimwood Street was known as Parramatta Street. This area was subdivided by R. J. Want in 1856, after the coming of the railway. The two lots on the western side were purchased by Norah Flynn, wife of Joseph Flynn, a local carpenter, in June 1882 for £122/4. The cottage at No. 28 was built by the Flynns shortly after, since they sold the parcel of land which that cottage occupied for £260 in January 1884. They appear to have also built the cottage at No. 30 at a similar time.

All these houses are shown on a street alignment survey of 1891. In October 1903, No. 30 was conveyed by them to Langdon & Langdon, local timber merchants to pay off a debt from September 1893. All of these cottages are shown on the 1914 Water Board plan.

The group remains in use as private residence.

Recommendations				
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.		12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X	

5. The heritage curtilage for this item should be revised/reduced.	X	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).		
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- The infilled verandah of the cottage at No.23 is an unsympathetic alteration that detract from the cultural significance of item. Should the opportunity arise, it is strongly advised that the original form is reinstated.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Grimwood Street Group	I44
Heritage Study	Grimwood Street Group	I44
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowle, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



No. 23 Grimwood Street.



No. 23 Grimwood Street.



No. 27 Grimwood Street.



No. 27 Grimwood Street.



No. 28 Grimwood Street.



No. 30 Grimwood Street.




View to No. 23 and No.27 Grimwood Street.



Overview of No. 28 and No. 30 Grimwood Street.

Heritage Inventory Sheet

Item Name	Semi-detached cottages		
Recommended Name	Semi-detached Cottage		
Site Image			
Address	43 and 45 Grimwood Street, Granville NSW 2142		
Lot/Section/DP	A	-	310736
	B	-	310736
Current LEP ID	I46 (Cumberland LEP)		
Former LEP ID	I121 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The pair of semi-detached residence at 43-45 Grimwood Street, Granville is of local heritage significance for its historic, aesthetic, rarity and representative values. Built in c. 1882-1891, the pair of semi-detached Victorian houses relate to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. In this area, the cottages are now rare examples of early workers cottages. The pair make an important contribution to the historic streetscape.

Criteria Assessment

a) Historic	The item relates to the early development of Granville in response to the movement of industry away from Sydney in the 1880s and the establishment of large manufacturing industries in the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item has aesthetic significance as Victorian period dwellings which make an important contribution to the historic streetscape in terms of style and setting.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The cottages, especially as semi-detached houses, are now rare examples of early workers cottages.
g) Representativeness	The item is a good representative example of Victorian period housing.

Physical Description

The site consists of a pair of single storey semi-detached brick houses with a shared hipped roof clad with galvanised iron and built with narrow eaves. There are central brick chimneys to both houses, at both the front and rear elevations. Both facades are in Garden bond brick which have now been painted. Each elevation consists of a single, central entry door – No. 43 has a timber flush door, No. 45 has a brick arched lintel above the timber recessed door with beaded incised panels. Two windows flank each door and have soldier brick arches and rendered sills. They appear to have been replaced with aluminium. The verandah across the front is flat, clad with corrugated iron and hipped corners. Verandah supports are now pipe posts with a timber slat privacy wall between. No. 43 verandah is enclosed with a timber slat balustrade while No. 45 is only partially enclosed with a similar balustrade. The verandah floor to No. 43 remains in timber, while No. 45 consists of concrete.

The fence to No. 43 is decorative timber palisade painted in yellow and deep red. The fence to No. 45 is of weldmesh panels attached to pipe post fence with wire mesh panel attached to pipe frame gate.

Both dwellings are consistent with the dominant streetscape setback. The front gardens contain recent plantings which do not contribute greatly towards the setting of the historic dwellings. The footpath to No. 45 has been altered to include multi-coloured tiles.

Both dwellings appear to be in good condition, though the roof of No. 43 shows signs of some deterioration.

Condition	Good	Fair	Poor
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Alterations and Additions

- No. 43
 - Wall mounted air-conditioning unit to side (northern) elevation*
 - Aluminium windows*
 - Timber posts to verandah
- No. 45
 - Roof replaced
 - Weldmesh fence*
 - Pipe posts to verandah*
 - Security screens to door and windows*
 - Aluminium windows*
 - Concrete verandah floor*

Due to a series of alterations and additions to the dwellings, in particular to No. 45, the integrity of the dwellings is considered to be moderate.

Integrity	High	Moderate	Low
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* *element detracts from the overall significance of the place*

Historical Notes

Construction years	c. 1882-1891
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which the dwellings are located was subdivided as part of Want's Estate in 1856. They were likely built between c. 1882-1891 for Ellen Amelia Rawlings, wife of Samborne Rawlings, who was a carriage builder from Randwick. She was the daughter of John McDowell, a gentleman of Granville who later acquired title to these houses and then bequeathed them to his daughter in his will. The dwellings are both shown on a street alignment survey of c.1891. They are also shown on 1914 Water Board plan.

Today, the dwellings remain in use as private residences.

Recommendations				
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X	
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- Should the opportunity arise, the front fence at No. 45 should be replaced with a timber picket fence and the pipe posts to verandah should be replaced with timber posts. The missing balustrade of the verandah should also be reinstated.
- Should the opportunity arise, all aluminium windows should be replaced with timber windows.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Semi-detached Cottages	I46
Heritage Study	Semi-detached Cottages	I46
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



No.43 and No.45 Grimwood Street.



No. 43 Grimwood Street.



No. 45 Grimwood Street.

Heritage Inventory Sheet

Item Name	Single Storey Residence		
Recommended Name	Federation Arts and Crafts Cottage		
Site Image			
Address	20 Hewlett Street, Granville NSW 2142		
Lot/Section/DP	3	-	775950
Current LEP ID	I50 (Cumberland LEP)		
Former LEP ID	I125 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The cottage at 20 Hewlett Street is of local significance for its historic, aesthetic and representative values. Built in 1914, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area. The building retains its aesthetic significance as an intact Federation Arts and Crafts cottage through the retention of much of its original fabric and architectural detailing. The dwelling makes a positive contribution to the neighbouring heritage conservation area, Granville Conservation Area – Residential Precinct, which forms the eastern boundary of the property. This is enhanced by the similarities in age, design, use and materials with other houses along the street. The cottage demonstrates representative qualities of a high-quality and intact Federation Arts and Crafts cottage built in Granville, c.1914.

Criteria Assessment

a) Historic	Built in 1914, the item relates to the twentieth development of Granville in response to the movement of industry away from Sydney between the 1880s – 1930s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The building retains its aesthetic significance as an intact Federation Arts and Crafts cottage through the retention of much of its original fabric and architectural detailing. The dwelling makes a positive contribution to the neighbouring heritage conservation area, Granville Conservation Area – Residential Precinct, which forms the eastern boundary of the property. This is enhanced by the similarities in age, design, use and materials with other houses along the street.
d) Social	The item does not meet this criterion.

e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The cottage demonstrates representative qualities of a high-quality and intact Federation Arts and Crafts cottage built in Granville, c.1914.

Physical Description

The dwelling at 20 Hewlett Street is a brick Federation Arts and Crafts period cottage with a gabled roof with a projecting gable to the street. The roof is clad in slate tiles with terracotta ridge cappings, two tall brick chimneys with roughcast render and expressed brick string courses with terracotta pots, and an antenna.

The front facade comprises of a rough cast rendered projecting gable end and a broken back verandah roof. The verandah roof is supported on timber posts with decorative fretwork, and exposed rafter ends under roof eaves. The verandah flooring is of later concrete/tile surface. The windows are timber framed casement window in sets of three with replaced glass panes, with rendered sills. The casement windows on the project gable feature an awning with decorative timber brackets. The windows along the side elevations are timber framed double hung sashes with rendered lintels and sills. An air conditioning unit is affixed to brickwork of the projecting gable.

The rear section of the site comprises of post 1940s addition in brick with a skillion roof. The extension is in keeping with the character of the building. A more recent single-storey granny flat with lean-to has also been added to the southern edge of the site.

A c.1950s low brick fence with a wrought iron gate fronts Hewlett Street, while a painted timber panel fence extends along the eastern and western boundaries of the property. There are no significant plantings within the curtilage.

Overall the condition of the building is fair. The slate roof requires some minor repairs to ensure there are no issues with water ingress and falling damp.

Condition	Good	Fair	Poor
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Alterations and Additions

- Rear extension to cottage in brick
- Granny flat and lean-to at the rear
- Air-conditioning unit to front gable end of cottage
- Tiled flooring to verandah
- Replaced window panes
- Antenna to hipped roof

The building is considered to retain a high level of integrity with discreet rear extensions. The item retains a significant amount of original fabric and architectural detailing.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1914
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The original allotment for 20 Hewlett Street was transferred to James Herbert Dawes, a plumber of Granville, in November 1909. The cottage was shown in this position on the Water Board Detail Survey on May 1914. Rather than occupying the site himself, Dawes let the cottage to tenants.

Today, the building remains in use as a private residence.

Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		

5. The heritage curtilage for this item should be revised/reduced.	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
	11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- None.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I50
Heritage Study	Single Storey Residence	I50
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View looking east along Hewlett Street to front façade.



View north along laneway of west elevation.



View south to granny flat built at the rear of the property.

Heritage Inventory Sheet

Item Name	Single Storey Residence		
Recommended Name	Late Victorian Cottage		
Site Image			
Address	21 Hewlett Street, Granville, NSW 2142		
Lot/Section/DP	9	-	3071
Current LEP ID	I51 (Cumberland LEP)		
Former LEP ID	I126 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The house at 21 Hewlett Street is of local significance for its historic, aesthetic and representative values. Built in 1894, the dwelling relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. The cottage retains its aesthetic significance as an intact late Victorian cottage. The dwelling makes a positive contribution to the overall streetscape character of Hewlett Street. This is enhanced by the similarities in age, design, use and materials with other houses along the street. The cottage demonstrates representative qualities of a high-quality and intact late Victorian cottage built in Granville, c.1894.

Criteria Assessment

a) Historic	The item relates to the early development of Granville in response to the movement of industry away from Sydney in the 1880s and the establishment of large manufacturing industries in the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The dwelling makes a positive contribution to the neighbouring heritage conservation area, Granville Conservation Area – Residential Precinct, which forms the eastern boundary of the property. This is enhanced by the similarities in age, design, use and materials with other houses along the street.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.

g) Representativeness	The cottage demonstrates representative qualities of a high-quality and intact late Victorian cottage built in Granville, c.1894.
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Physical Description

The building on site is a single storey weatherboard cottage with a Colorbond hipped roof. The front of the building is occupied by a timber deck verandah covered by an ogee curved roof which is supported on open trellis cast iron posts. Shiplap weatherboard has been used on the front elevation, with feather edge weatherboard to the eastern façade. A rendered brick chimney with two flues and pots is located to the eastern side of the building. The dwelling has a recent skillion style extension to the rear.

A cast iron palisade fence on polychromatic brick base with a cast iron gate supported by steel posts forms the front of the property. The footpath leading to the front door is poured concrete, with a brick footpath leading to the side entry gate which is of timber. The dwelling features a deep setback with no established garden in the front yard.

The cottage is in a good condition overall, although the cast iron palisade fence is in need of repair and maintenance works.

Condition	Good	Fair	Poor
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Alterations and Additions

- Skillion roofed weatherboard extension to the rear.
- Security screen to front door

The item retains a high level of integrity.

Integrity	High	Moderate	Low
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** element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1894
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

This allotment was transferred late in 1898 to Alfred Trimmer, a mechanical engineer of Granville. However, the dwelling was built as early as 1894. The area was subdivided in May 1894 and Trimmer himself has lived in this house on this land since late 1896. He appears to have purchased this land after the subdivision. This cottage is shown on the 1914 Water Board Survey.

The building remains in use as a private residence.

Recommendations				
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X	
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- The cast iron palisade fence is in need of repair and maintenance works.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I51
Heritage Study	Single Storey Residence	I51
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations


1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



Front façade.

Heritage Inventory Sheet

Item Name	Single Storey Residence		
Recommended Name	'Rockleigh' – Federation Cottage		
Site Image			
Address	23 Hewlett Street, Granville NSW 2142		
Lot/Section/DP	8	-	3071
Current LEP ID	I52 (Cumberland LEP)		
Former LEP ID	I127 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The house at 23 Hewlett Street is of local significance for its historic and aesthetic values, and as a representative example of an early Federation cottage in the area. Built in 1895, the dwelling relates to the late nineteenth century development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes positively to the overall streetscape character of the Conservation Area. This is enhanced by the similarities in age, design, use and materials with other houses along the street.

Criteria Assessment

a) Historic	The item relates to the early residential development of Granville in response to the movement of industry away from Sydney from 1880 to 1930.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item contributes positively to the overall streetscape character of the Granville Conservation Area – Residential Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of an early Federation cottage.

Physical Description

The building on site is a single-storey Federation weatherboard cottage with a Colorbond hipped roof and a Colorbond bullnose verandah, atop brick foundations. The weatherboards to the street facing elevation have a rusticated appearance to resemble stone blocks, with feather edged weatherboards to side. The verandah roof is supported on simple timber posts with cast-iron lacework, atop timber floorboards. The windows on the front façade are timber framed double hung sash with a contemporary flyscreen. The windows feature wide timber architraves with a decorative timber sill.

The footprint of the building has been extended to the rear, with additions made to the south-western end of the building. This includes the construction of a shed with a gabled roof and a skillion roof rear addition. The dwelling has a name plaque - 'Rockleigh'.

The front of the property is lined by a white timber palisade fence with wide posts and with art deco style metal gates. A native Ficus type tree, possibly a fig, is located in the front yard. The landscape is largely informal, however contributes the aesthetic values of the item and the setting.

Overall, the cottage is in a good condition and appears to be well maintained.

Condition	Good	Fair	Poor
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Alterations and Additions

- Extension to the building along its south-western side.
- Rear additions of gable roof shed and lean-to.
- Solar panels to the roof along its south-western and southern ends.

The building retains a high level of integrity.

Integrity	High	Moderate	Low
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** element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1895
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the worker's and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

This allotment was transferred to Granville builder Edward Phillips in 1894. At the first listing of Hewlett Street in the Sands Directory in 1896, William Phillips is listed here. Phillips transferred the cottage to Thomas Sands, a wood and coal merchant of Granville in July 1895, who is listed in the Directory at this address from 1897 onwards.

The building remains in use as a private residence.

Recommendations				
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X	
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I52
Heritage Study	Single Storey Residence	I52
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- 1880s Liberty Plains Parish A Map

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>

- Parramatta Development Control Plan 2011, https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf

- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.

- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View to north elevation.

Heritage Inventory Sheet

Item Name	Single Storey Residence		
Recommended Name	Workers Cottage		
Site Image			
Address	8 Margaret Street, Granville NSW 2142		
Lot/Section/DP	20	-	975668
Current LEP ID	I67 (Cumberland LEP)		
Former LEP ID	I144 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The house at 8 Margaret Street, Granville is of local significance for its historic and aesthetic values and is representative as a modest Federation period cottage in the area. Built in 1905, the cottage is historically linked with the residential growth of Granville that occurred in association with the industrial and commercial development of the area. The cottage is of aesthetic significance as an intact early vernacular Federation period workers cottage. This significance is enhanced by the similarities in age, design, use and materials with other cottages in the area.

Criteria Assessment

a) Historic	The item is historically linked with the residential growth of Granville that occurred in association with the industrial and commercial development of the area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetic significance as an intact early vernacular cottage.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of a modest Federation period cottage.

Physical Description

The dwelling is a typical early vernacular Federation period cottage more commonly referred to as a Workers Cottage. The dwelling is a single storey timber cottage with a traverse gable roof with an integrated skillion clad in corrugated iron, situated atop brick pier foundations. The roof also features a brick chimney. The house has a hipped Ogee verandah clad in original corrugated galvanised iron with replaced guttering supported on timber posts. The timber chamfered posts appear to be replaced and half treated. The verandah features replaced timber floorboards and is addressed by a concrete step. The dwelling has a symmetrical façade with two timber framed double hung sash windows flanking a central front door. Contemporary flyscreens and a security screen door front the windows and door. There is a garage located at the rear of the property that features rendered brick and a roller door. The dwelling features a flat roofed pergola at the rear.

The building does not contain any significant landscaping elements within the curtilage of the item. The properties boundary is marked by a modern weldmesh fence and gates.

Overall, the condition of the building is considered to be fair, although the building show signs of timber deterioration and biological growth on the roof. The pattern of deterioration, evident in the blistering of the paint is likely from the use of an acrylic based paint which retains moisture and causes the timber beneath to rot.

Condition	Good	Fair	Poor
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Alterations and Additions

- Replaced verandah post and floorboards*
- Rear addition
- Garage located to the rear of the property
- Modern flyscreens and security screen door
- Concrete entry path
- Cyclone fencing*

The building retains a high level of integrity, with the retention of the buildings form and much of its significant fabric. The rear extension is a discreet addition that respects the built form and space retained in the curtilage.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1905
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the

subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

This dwelling first appeared in the 1905 Sands Directory and was occupied by Mrs M Hilder. It is shown on the 1914 Water Board Detail Survey and appears to be the earliest cottage built on this side of Margaret Street. In 1905, the site was owned by Susan Ritchie, wife of Robert Ritchie, a major manufacturer at Granville. She appears to have arranged for the construction of this cottage. In September 1909, she sold it for £160 to Sarah Roberts, wife of John Roberts, labourer of Granville. They are listed as living in this house in the Sands Directory from 1911 onwards.

The dwelling remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I67
Heritage Study	Single Storey Residence	I67
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Parramatta Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Parramatta Heritage Review	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View northwest along Margaret Street to front façade.



View west from Margaret Street to front façade.




Front façade.



Detail of front façade and east elevation.

Heritage Inventory Sheet

Item Name	Tuena		
Recommended Name	'Tuena' – Federation Cottage		
Site Image			
Address	14 Margaret Street Granville, NSW 2142		
Lot/Section/DP	B	-	82513
Current LEP ID	I68 (Cumberland LEP)		
Former LEP ID	I145 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential building (private)	

Curtilage Map



Statement of Significance

The Federation cottage, 'Tuena' at 14 Margaret Street, Granville is of local significance for its historic, aesthetic and representative values. Built in 1912, the item is historically significant for its link to the early twentieth century residential development of Granville that occurred in conjunction with the relocation of several large manufacturing industries to the area. The building retains its aesthetic significance as an intact weatherboard Federation cottage that retains much of original fabric. The dwelling makes a notable contribution to the character of the streetscape. The item demonstrates representative qualities of an intact weatherboard Federation cottage.

Criteria Assessment

a) Historic	Built in 1912, the item relates to the residential development of Granville that occurred in conjunction with the movement of industry away from Sydney from 1880 to 1930.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The building retains its aesthetic significance as an intact weatherboard Federation cottage that retains much of original fabric. The dwelling makes a notable contribution to the character of the streetscape
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities of an intact weatherboard Federation cottage.

Physical Description

The dwelling is a single storey weatherboard Federation residence with a hipped roof and a projecting gable. The roof is clad in iron and features a brick chimney with corbels and squat terracotta pots. The weatherboards are marked to resemble ashlar blocks, while the side elevations feature rusticated timber weatherboards. Some weatherboards have been replaced along the southern elevation. The verandah has a hipped skillion roof clad with corrugated iron which extends from main roof across the front to the projecting gable. The verandah is supported on timber stop chamfered posts with long timber brackets and a timber lattice infilled balustrade atop a concrete slab. The windows on the projecting gable is a set of three timber framed casement windows, with multipaned and a set of three top lights with a scrolled timber under sill. The window on the projecting gable and along the north elevation has a skillion pressed metal awning supported by decorative timber brackets. French windows located under the verandah are fronted by contemporary flyscreens. The front door has a transom light above timber door with three coloured glazed panels above with large glazed pane. Below lock rail are three horizontal bolecion moulded timber panels. Original letter opener and door handle in lock rail.

The dwelling appears to have been extended at the rear in stages. The first extension appears to have been an early addition, completed with rusticated weatherboards and a corrugated iron roof. The last addition features a flat rom and rusticated weatherboards with a painted white finish. The rear extensions have contemporary aluminium framed windows with flyscreens.

The dwelling features an established informal garden setting that includes a bush along the fence and a young Kentia Palm tree. The front garden formerly contained two very old palms in front yard, however they have been removed. The property boundary is marked by an acorn-top, timber picket fence with matching gate along the street. The north and south elevations are marked by a Colorbond pressed metal fencing.

Overall the condition of the building is considered fair. The roof cladding is quite corroded and deteriorated which led to the replacement of some corrugated iron panels. The timber elements are generally well cared for, however there are some timber elements along the side elevations that show signs of timber rot. The pattern of deterioration, evident in the blistering of the paint, is likely from the use of an acrylic based paint which retains moisture and causes the timber beneath to rot.

Condition	Good	Fair	Poor
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Alterations and Additions

- Replaced weatherboard cladding to the side elevations
- Possible rear extension
- Replacement of roof cladding in sections
- Modified landscape with the removal of two large established palms.

The building retains a moderate level of integrity.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1912-1914
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The dwelling 'Tuena' was built between 1912 and 1914. The land in which Tuena is located as well as the allotment behind was purchased for £58 in August 1901, by Frederick Joseph Rose, a local carpenter of Granville. The land was mortgaged in 1903 for £175 and again in 1912 for £350. The first mortgage possibly enabled Rose to build the cottage he occupied facing Milton Street and the second probably was related to the erection of this property. Tuena was sold for £475 in July 1917 to James William Boughey, a wagon builder.

The building remains in use as a private residence.

Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		

5. The heritage curtilage for this item should be revised/reduced.	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
	11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- Should the opportunity arise, the dwelling should be coated in an oil-based paint. The use of acrylic paint will exacerbate the rate of deterioration and adversely impact the condition of the building and significant fabric.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Tuena	l68
Heritage Study	Tuena	l68
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



Front façade as viewed from Margaret Street.



Front façade and south elevation.



View of the north elevation as viewed from Margaret Street.



Detail of acrylic paint peeling and timber rot on the north elevation.



Detail of roof.



Image of the property c.1990s.

Heritage Inventory Sheet

Item Name	Single Storey Cottage		
Recommended Name	Federation Cottage		
Site Image			
Address	24 Margaret Street Granville, NSW 2142		
Lot/Section/DP	1	-	724062
	B	-	966304
Current LEP ID	I69 (Cumberland LEP)		
Former LEP ID	I146 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	August 2019		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential building (private)	

Curtilage Map



Statement of Significance

The house at 24 Margaret Street, Granville is of local significance for its historic and aesthetic values, and as a representative example of a modest Federation period cottage. Built in 1914, the building is historically linked with the early twentieth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. The item retains its aesthetic significance as an intact Federation cottage with much of its original fabric and detailing intact. The dwelling makes a positive contribution to the heritage character of Margaret Street which is enhanced by the similarities in age, design, use and materials with other houses along the street. The item demonstrates representative qualities of an intact Federation cottage.

Criteria Assessment

a) Historic	Built in 1914, the building is historically linked with the early twentieth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. It is also related to the subdivision of Drainwell Estate.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item retains its aesthetic significance as an intact Federation cottage with much of its original fabric and detailing intact. The dwelling makes a positive contribution to the heritage character of Margaret Street which is enhanced by the similarities in age, design, use and materials with other houses along the street.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.

g) Representativeness	The item demonstrates representative qualities of an intact Federation cottage.
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Physical Description

The dwelling is a single storey red brick Federation residence with a slate roof with terra-cotta ridging. The facade was built with tuck pointed stretcher bond, with bands of contrasting colour bricks and dark brick quoins. The roof is hipped with a projecting gable front and features a brick chimney with corbels. This has been replaced in sections with a new roofing material at the rear. The projecting gable features a decorative finial and fretted timber barge boards. The windows have marble wide flat sills (on front windows only). The exterior doors are replacement (aluminium security door) with French doors under verandah.

The verandah is skillion, and extends from the main roof, across the front elevation. The verandah roof extends across the gabled front and acts as an awning for a set of three casement windows. The verandah floor is of tessellated tiles with marble edges and steps, supported on turned timber columns, decorated with alternate timber ladder panels and incised geometric panels in frieze.

The property features a modest setback, with a primary frontage to Margaret Street. The property boundary is marked by a corroded wrought iron panels set in timber posts with wrought iron gate. A Colorbond fence runs the length of the property to the north, south and east of the property. An established frangipani tree is located along the southern elevation. There are no other established plantings within this curtilage.

Overall the condition of the building is considered fair. There is significant cracking in the brickwork, suggesting there is some structural movement. The slate roof appears to be failing with signs of some tiles are coming loose and biological growth. The wrought iron fence is highly corroded. There also appears to be deteriorated timber elements, such as the eaves on the underside of the guttering along the north elevation.

Condition	Good	Fair	Poor
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Alterations and Additions

- Possible rear addition
- New roof cladding to the rear of the building
- Art deco style fencing to the front of the property
- Large garage at the rear.

The building retains a high level of integrity with much of its original architectural detailing and form intact.

Integrity	High	Moderate	Low
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** element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1914
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land in which this item is located was purchased in January 1914 by Hilda May Frost. She was the wife of Stephen Frost, a warehouseman of Granville. Prior to the lands subdivision it was an Orchard that grew oranges and fruit trees for Mr McDowell.

The building remains in use as a private residence.

Recommendations

Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		

5. The heritage curtilage for this item should be revised/reduced.	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
	11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- Should the opportunity arise, future conservation works, and repairs should involve a suitably qualified heritage specialist or consultant.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Cottage	I69
Heritage Study	Single Storey Cottage	I69
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- 1880s Liberty Plains Parish A Map
- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View north from the corner of Spring Garden and Margaret Streets.



View southwest from Margaret Street



Detail of cracking in wall supporting verandah roof.



Detail of front façade and corroded fence.




Detail of cracking in brickwork on the north elevation.



Detail of deteriorated eave on the north elevation.

Heritage Inventory Sheet

Item Name	Kerbs and Guttering		
Recommended Name	Walter Street Kerb and Guttering		
Site Image			
Address	Walter Street (between Spring Street and Daniel Street), Granville NSW 2142		
Lot/Section/DP	-	-	-
Current LEP ID	I115 (Cumberland LEP)		
Former LEP ID	I204 (Parramatta LEP),		
Heritage Conservation Area	Included, Granville Conservation Area – Residential Precinct		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Utilities – Drainage	

Curtilage Map



Revised curtilage recommended – refer below.

Statement of Significance

The sandstone kerb and gutter along Walter Street is of local significance for its historic and aesthetic values and is representative of the high-quality municipal infrastructure works of the former municipality of Granville. Dating to c.1882, the item forms part of a wider development of the streetscape surrounding the site. The kerbs and guttering form an integral part of the overall streetscape character of the Granville Conservation Area – Residential Precinct along Walter Street.

Criteria Assessment

a) Historic	The item relates to early municipal infrastructure works, in particular the provision of drainage.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item forms an integral part of the overall streetscape character of the Granville Conservation Area – Residential Precinct along Walter Street.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of the high-quality municipal infrastructure works of the former municipality of Granville.

Physical Description

The kerb and street gutters of cut sandstone are located on both sides of Walter Street. The street gutters are comprised of two courses of cut sandstone blocks. Some sandstone blocks appear to come from different quarries, indicating that sections were likely replaced over time. Driveways, stormwater drains and street corners have all been replaced or provided in poured concrete.

Condition	Good	Fair	Poor
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Alterations and Additions

- Concrete driveways
- Concrete infill kerbing on street corners

As there have been sections of the kerbing removed and modified to allow for new stormwater drainage the overall integrity of the kerbing is moderate.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	c.1882
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

Walter Street was established by 1882, appearing on the 'The Meadows' subdivision map. It also appears that in 1889 there was a call for a tender to kerb the south side of Spring-Garden Street which Walter Street intersects. It is likely that the kerbing for Spring-Garden Street, which is no longer extant, was constructed at the same time as that on Walter Street.

Recommendations				
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- The current LEP listings covers the kerbing between Spring Garden Street and Hewlett Street on Walter Street. With evidence of extant sandstone kerbing along other portions of the street, the listing curtilage should be expanded to include remaining length of Walter Street where intersects with Daniel Street. See the plan below for a proposed curtilage.
- Should the revised curtilage be adopted, this listing sheet does not reflect the current Lot/DP which will need to be altered.



Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Kerbs and Guttering	I115
Heritage Study	Kerbs and Guttering	I115
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- 'Granville Borough Council' *The Cumberland Argus and Fruitgrowers Advocate*, 9 November 1889, p. 4.
- Watkin & Watkin, 1882. *The Meadows*. Granville: Shallard & Co. printers.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

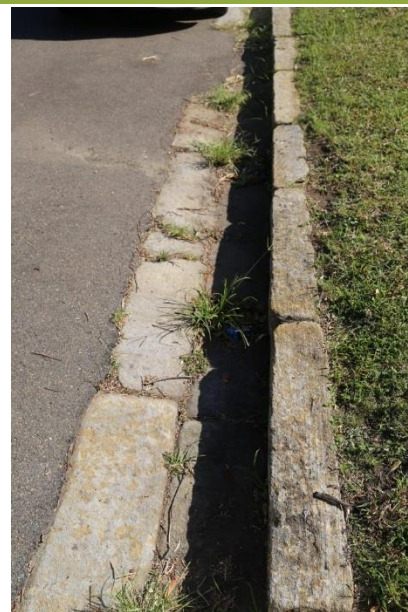
Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



Detail of kerbing.



Detail of kerbing.




Detail of kerbing.



Detail of kerbing.

Heritage Inventory Sheet

Item Name	Single Storey Residence		
Recommended Name	Victorian Cottage		
Site Image			
Address	4 Walter Street, Granville NSW 2141		
Lot/Section/DP	2	-	222135
Current LEP ID	I108 (Cumberland LEP)		
Former LEP ID	I197 (Parramatta LEP)		
Heritage Conservation Area	Included, Granville Conservation Area – Residential Precinct		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The cottage at 4 Walter Street, Granville is of local significance for its historic, associative and aesthetic values, and as a representative example of early Victorian housing in the area. Built in 1881, the cottage was home of John Scarborough, once an alderman of Granville Council, and then Lucien Grimwood, who was also an Alderman of Granville. It was constructed during the early subdivision and residential development of Granville which occurred in response to the relocation of large manufacturing industries nearby. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes to the overall streetscape character of the Conservation Area. The cottage has additional value as part of a group of cottages of similar age, design, use and materials, located at Nos. 4, 10 and 11 Walter Street.

Criteria Assessment

a) Historic	The item was constructed during the early subdivision and residential development of Granville which grew in response to the movement of industry away from Sydney between 1880-1930.
b) Associative	The item is associated with John Scarborough, once an Alderman of Granville Council, and then Lucien Grimwood, who was also an Alderman of Granville.
c) Aesthetic/Technical	The item contributes to the overall streetscape character of the Granville Conservation Area – Residential Precinct. The cottage has additional value as part of a group of cottages of similar age, design, use and materials, located at Nos. 4, 10 and 11 Walter Street
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.

f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of early Victorian housing.

Physical Description

The building on site is weatherboard cottage with a corrugated metal gable roof and street facing verandah with a bullnose awning. The street facing façade has shiplap weatherboards with feather edge weatherboards to the southern façade. There is one bay window with double hung sashes to the street facing façade. Three timber posts with minimal moulding support the verandah roof, with recent additions including a plain timber post and simple timber brackets which provide additional support to the posts. Other recent additions to the property include a fibre cement and hipped roof garage which occupies the end of the driveway, as well as a low front fence comprising a combination of cyclone fencing and looped metal fencing and a cyclone fence gate.

There is young vegetation to the front and some mature trees to the rear of the site, however none of these are notable or significant plantings.

The dwelling is well maintained and is considered to be in good condition overall.

Condition	Good	Fair	Poor
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Alterations and Additions

- Timber post to left hand side of verandah*
- Brackets to verandah posts*
- Bay window to front elevation
- Garage
- Fencing*
- Shiplap weatherboards to street facing façade

The dwelling has undergone a series of modifications, some of which are considered to be intrusive on the character of the place. The site has moderate integrity.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1881
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The dwelling on site was built late in 1881 for Mary Ann Harrison, most likely by her husband Edward Harrison who was a carpenter. She had bought the land for 50 pounds in May 1880. A mortgage in August 1881 for 100 pounds helped to cover the cost of building the dwelling. In December 1881 she sold the house and land for 230 pounds to John Scarborough, a local identity who later sat on the first Granville Council. Scarborough sold the house to Lucien Grimwood in December 1884, another local identity who sat on the first council. In 1885 it was let to a storekeeper. It is possible that the brick shop adjacent to the dwelling (located at 2A Walter Street) was possibly used as the store.

The building remains in use as a private residence.

Recommendations				
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X	
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- Unfinished timber brackets to awning posts should be replaced with painted brackets in a more suitable style and colour.
- The timber post (on the left) should be replaced with a new post, on a like-for-like basis with the other examples on site.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I108
Heritage Study	Single Storey Residence	I108
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images




Front elevation.



View from intersection of Spring Garden Street and Walter Street, showing adjacent shop front.

Heritage Inventory Sheet

Item Name	Single Storey Residence		
Recommended Name	Victorian Cottage		
Site Image			
Address	10 Walter Street, Granville, NSW 2142		
Lot/Section/DP	B	-	154077
Current LEP ID	I109 (Cumberland LEP)		
Former LEP ID	I198 (Parramatta LEP)		
Heritage Conservation Area	Included, Granville Conservation Area – Residential Precinct		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The cottage at 10 Walter Street, Granville is of local significance for its historic and associative values. The cottage was home of John Finnigan, an Alderman of Granville Council between 1890 and 1901. Built c.1885, it forms part of the early building stock of the area that developed with the relocation of large industrial activities to the area. It has additional significance as part of the Granville Conservation Area – Residential Precinct with similarities in age, design, use and materials with other historic buildings on the street, though its individual aesthetic significance and contribution to the overall streetscape character of the Conservation Area has been impacted by modifications to the front elevation. The cottage has additional value as part of a group of cottages of similar age, design, use and materials, located at No. 4 and 11 Walter Street.

Criteria Assessment

a) Historic	The item was constructed during the early residential development of Granville, which grew in response to the movement of industry away from Sydney between 1880-1930.
b) Associative	The item cottage was the home of John Finnigan, an alderman of Granville Council from 1890 to 1901.
c) Aesthetic/Technical	It has significance as part of the Granville Conservation Area – Residential Precinct with similarities in age, design, use and materials to other historic buildings on the street. It's individual aesthetic significance and contribution to the overall streetscape character of the Conservation Area has been impacted by modifications to the front elevation
d) Social	The item does not meet this criterion.

e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	Due to heavy modifications to the front of the dwelling, the item does not meet this criterion.

Physical Description

The dwelling consists of a single story rendered brick cottage with corrugated metal gable roof and a street facing skillion verandah roof. Some early features of the cottage include stone window sills and a single rendered corbelled cap chimney. The gable ends of the roof feature fretwork scalloped barges which have been recently replaced. Other additions include masonry piers and low walls to the verandah, enclosure of the verandah ends with masonry walls fitted with fixed glass multi-paned windows and skillion roof extensions to the rear of the cottage.

A garage with a fibre cement gable roof has been constructed at the rear of the property, accessed via an asphalt driveway. The property is bound by a palisade tubular steel fence. There are no notable plantings on the property. The front yard is of grass with no notable of significant plantings.

The dwelling appears to be in good condition, having undergone works in the recent past.

Condition	Good	Fair	Poor
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Alterations and Additions

- Rear extensions to cottage
- Verandah enclosure - masonry piers and low wall*
- Air-conditioning unit to the southern façade*
- Palisade tubular fence to the front*
- Scalloped barges

Due to a range of modifications over time, which have altered specific details of the front elevation, the integrity of the property is considered to be moderate. The building retains its overall form and is still recognisable as a historic cottage.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	c. 1885
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the

subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

This site on which this dwelling is located was given to Mary Ann Finnigan, wife of John Finnigan an alderman and Mayor of Granville, in 1880 as part of a much larger parcel of land. The dwelling was likely built in 1885 as the house was occupied by the Finnigans from 1886 onwards. John Finnigan was a contractor at that time and probably built the house himself. He later became fuel merchant and conducted his business from the dwelling.

John Finnigan was an active Alderman of Granville from 1890 to 1901. He ran for Mayor several times however was unsuccessful, although a popular choice. In John Finnigans campaign for Mayor in 1890 he appealed to the public as a well known local who had a practical knowledge of road making and advocated for the employment of local men. Upon his retirement from the public office he received an illuminated address from the fellow Aldermen in recognition of his valued services a public servant.

The ‘Cumberland Argus and Fruitgrowers Advocate’ newspaper from Saturday 4 May 1907 describes how, on 2 May 1907, John Finnigan died suddenly on the kerb of Walter Street. He was walking from his house to a nearby butcher before taking ill.

This existing house is shown on street alignment plan of 1891. It was later occupied by William Ritchie who married one of Finnigans daughters. Richie was a son to one of the most important manufacturers in Granville.

The building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item’s heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item’s listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		

5. The heritage curtilage for this item should be revised/reduced.	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
	11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- The additions made to the verandah detract from the overall historic and aesthetic significance of the building, and adversely impact its contribution to the streetscape. It is recommended that these accretions be removed and the verandah be reinstated to a more heritage sensitive design and form for this type of Victorian era dwelling.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I109
Heritage Study	Single Storey Residence	I109
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowle, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

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2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
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Additional Images



Front elevation and fence.



Front elevation and side (south) elevation.

Heritage Inventory Sheet

Item Name	Single Storey Dwelling		
Recommended Name	Federation Cottage		
Site Image			
Address	26 Walter Street, Granville NSW 2142		
Lot/Section/DP	2	-	775950
Current LEP ID	I111 (Cumberland LEP)		
Former LEP ID	I200 (Parramatta LEP)		
Heritage Conservation Area	Included, Granville Conservation Area – Residential Precinct		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The cottage at 26 Walter Street, Granville is of local significance for its historic and aesthetic values, and as a representative example of a Federation period dwelling in the area. Built c. 1910, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area from the nineteenth century. It has aesthetic significance as a modest but well-kept Federation dwelling with a simple form and classic timber detailing. It has additional aesthetic significance as part of the Granville Conservation Area – Residential Precinct, as it contributes positively to the overall streetscape character of the conservation area. This is enhanced by its similarities in age, design, use and materials to dwellings located along the street, in particular at No. 28 which was built by the same owner.

Criteria Assessment

a) Historic	Built c. 1910, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area from the nineteenth century.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	It has aesthetic significance as a modest but well-kept Federation dwelling with a simple form and classic timber detailing. It has additional aesthetic significance as part of the Granville Conservation Area – Residential Precinct, as it contributes positively to the overall streetscape character of the conservation area. This is enhanced by the similarities in age, design, use and materials to dwellings located along the street, in particular at No. 28 which was built by the same owner.

d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of a Federation period dwelling.

Physical Description

The dwelling on site consists of a single storey Federation cottage with a hip and valley corrugated metal roof. The front and northern sections of the cottage have block weatherboard and feather edge weatherboard cladding respectively, with brickwork to the rest of the building. The street facing façade of the cottage has a timber and rough cast plaster gable end with a timber awning over a set of three casement windows, and a recessed front entrance accessed by a corrugated metal bullnose porch. There are three corbelled brick chimneys, each with two flues and chimney pots. The dwelling has been extended to the rear with a hipped roof structure. The dwelling has a name plaque stating 'Kaleigh' – this cannot be historically linked to any specific person or family.

The property is bound by a recent timber picket and palisade fence and gate, painted to match the dwelling. There is a large palm tree in the front yard. Other plantings include hedges which are recent.

The dwelling has been well maintained over time and is in good condition.

Condition	Good	Fair	Poor
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Alterations and Additions

- Rear extension in keeping with the roof style and height of the building
- Timber palisade fence and gate to the front

Changes to the exterior of the dwelling have been sympathetic and the dwelling retains a high level of integrity.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	c. 1910
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

This land on which this dwelling is located was sold to James Herbert Dawes in October 1903. It remained in his hands until his death in the 1950s and then passed to other members of the Dawes family. This dwelling can be traced back as far as 1911 in the Sands Directory. It appears to have been built c. 1910 in conjunction with No. 28 Walter Street which was also owned by Dawes. The building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Dwelling	1111
Heritage Study	Single Storey Dwelling	1111
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images




Detail of front elevation projecting gable.



View along front boundary fence.

Heritage Inventory Sheet

Item Name	Single Storey Residence		
Recommended Name	Federation Cottage		
Site Image			
Address	28 Walter Street, Granville NSW 2141		
Lot/Section/DP	1	-	775950
Current LEP ID	I112 (Cumberland LEP)		
Former LEP ID	I201 (Parramatta LEP)		
Heritage Conservation Area	Included, Granville Conservation Area – Residential Precinct		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The cottage at 28 Walter Street, Granville is of local significance for its historic and aesthetic values, and as a representative example of a Federation period dwelling. Built c. 1910, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area from the nineteenth century. It has aesthetic significance as a modest but well-kept Federation dwelling with a simple form and classic timber detailing. It has additional aesthetic significance as part of the Granville Conservation Area – Residential Precinct, as it contributes positively to the overall streetscape character of the conservation area. This is enhanced by the similarities in age, design, use and materials to dwellings located along the street, in particular at No. 26 which was built by the same owner.

Criteria Assessment

a) Historic	Built c. 1910, the dwelling relates to the early twentieth century development of Granville which continued to be driven by industrial activity in the wider area from the nineteenth century.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	It has aesthetic significance as a modest but well-kept Federation dwelling with a simple form and classic timber detailing. It has additional aesthetic significance as part of the Granville Conservation Area – Residential Precinct, as it contributes positively to the overall streetscape character of the conservation area. This is enhanced by the similarities in age, design, use and materials to dwellings located along the street, in particular at No. 26 which was built by the same owner.

d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of a Federation period dwelling.

Physical Description

The building on site is a single storey brick Federation cottage with a corrugated metal hipped roof and bullnose front verandah. The verandah has a timber deck with timber fretwork and timber posts. The front façade has a set of three casement windows with an arched entry to a recessed front door. There are two corbelled brick chimneys, with a metal cap to the chimney that is visible from the street. The dwelling has been sympathetically extended to the rear with a brick skillion structure.

The front of the property is bound by a recent timber picket and palisade fence and gate, painted to match the dwelling. An unpainted timber fence is located along the southern boundary. There are several large trees in the front yard, including two palm trees. Other plantings are recent. The landscape setting screens some views of the property from the street.

The dwelling is in good condition although there is some cracking in the brickwork and deteriorated timber to the awning.

Condition	Good	Fair	Poor
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Alterations and Additions

- Timber palisade fence along front boundary
- Unpainted timber fence along southern boundary
- Rear extension in brick

Overall, the changes to the exterior of the dwelling have been sympathetic and the dwelling retains a high level of integrity.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	c. 1910
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

This land on which this dwelling was constructed was sold to James Herbert Dawes in October 1803. It remained in his hands until his death in the 1950s and then passed to other members of the Dawes family. This dwelling can be traced back as far as 1911 in the Sands Directory. It appears to have been built c. 1910 in conjunction with No. 26 Walter Street which was also owned by Dawes. Today, the building remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	1112
Heritage Study	Single Storey Residence	1112
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images




Detail of front façade.



Overview of front landscaped setting, screening views of the dwelling from the street.

Heritage Inventory Sheet

Item Name	Single Storey Residence		
Recommended Name	Victorian Cottage		
Site Image			
Address	30 Walter Street, Granville NSW 2142		
Lot/Section/DP	30	-	998946
Current LEP ID	I113 (Cumberland LEP)		
Former LEP ID	I202 (Parramatta LEP)		
Heritage Conservation Area	Included, Granville Conservation Area – Residential Precinct		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The dwelling at 30 Walter Street, Granville is of local significance for its historic, aesthetic and associative values. Built c.1886, the Victorian cottage is associated with William Cambridge, a known builder of early Granville. It also relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries nearby. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes to the overall streetscape character of the Conservation Area, although its aesthetic value has been impacted by the provision of a pressed metal tile roof. The significance of the dwelling is enhanced by the similarities in age, design, use and materials to the dwellings located along the street, in particular at No. 32 which was built by the same owner.

Criteria Assessment

a) Historic	The item relates to the early development of Granville in response to the movement of industry away from Sydney from the 1880s onwards.
b) Associative	The item is associated with William Cambridge, a known builder of early Granville.
c) Aesthetic/Technical	The item contributes to the overall streetscape character of the Granville Conservation Area – Residential Precinct, although its aesthetic value has been impacted by the provision of a pressed metal tile roof.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.

g) Representativeness	Due to several key changes to the fabric of the building, the item does not meet this criterion.
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Physical Description

The building is a single storey Victorian period residence with a gable roof clad in pressed metal tiles. Notable features of the building include its tuck pointed light speckled brick walls with dark brick quoins around windows and doors, open work cast iron verandah posts to the verandah, and the gable ends of the roof which feature carved timber barge boards. The building has been altered to include a skillion awning, metal pressed tiles to the roof and skillion awning, a skillion extension to the rear, installation of timber latticework privacy screens to the verandah ends and tiled flooring to the verandah.

The front of the property is bound by a cyclone fence. There are several low-lying plantings within the front setback, and the site does not contain any significant plantings.

The condition of the building is considered good and presents well-maintained fabric.

Condition	Good	Fair	Poor
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Alterations and Additions

- Rear skillion style extension
- Removal of chimneys*
- Pressed metal tiling of gable and skillion roofs to the building and verandah*
- Tiled flooring to verandah*
- Security grills to the windows and doors*
- Cyclone fence to the front*
- Air-conditioning unit to northern façade*

Due the range of modifications to the building, the item is considered to have moderate integrity. It retains its overall form.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1886
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling is located was purchased on 16 April 1886 by William Cambridge, a builder of Granville. Cambridge was noted as one of the key nineteenth century builders in Granville. He built this cottage immediately after buying the land and was living there by 1887. On November 1891, he was shown as owner-occupier on a survey plan. The building remains in use as a private residence.

Recommendations				
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X	
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- Should the opportunity arise, the front boundary fence should be removed and replaced with a sympathetic design solution.
- Should the opportunity arise, a more sympathetic roof cladding should be investigated and reinstated. This could include either corrugated iron or terracotta tiles.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I113
Heritage Study	Single Storey Residence	I113
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



Overview of dwelling.



Overview of dwelling from Walter Street.



Detail of front façade.



Detail of front façade and landscaping.

Heritage Inventory Sheet

Item Name	Single Storey Residence		
Recommended Name	Victorian Cottage		
Site Image			
Address	32 Walter Street, Granville NSW 2142		
Lot/Section/DP	1	-	742150
Current LEP ID	I114 (Cumberland LEP)		
Former LEP ID	I203 (Parramatta LEP)		
Heritage Conservation Area	Included, Granville Conservation Area – Residential Precinct		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The cottage at 32 Walter Street is of local significance for its historic, aesthetic, associative and representative values. Built c.1886, the cottage is associated with William Cambridge, a known builder of early Granville. It also relates to the late nineteenth century development of Granville when industrial activities such as Clyde engineering railway works sparked residential development. The dwelling has aesthetic significance for its form and Victorian era detailing. It has additional significance as part of the Granville Conservation Area – Residential Precinct as it contributes positively to the overall streetscape character of the Conservation Area. The significance of the dwelling is enhanced by the similarities in age, design, use and materials with the dwellings located along the street, in particular at No. 30 which was built by the same owner. The item demonstrates representative qualities as an intact Victorian period residence in the Granville area.

Criteria Assessment

a) Historic	The item relates to the early development of Granville in response to the movement of industry away from Sydney, in particular the establishment of the Clyde engineering railway works.
b) Associative	The item is associated with William Cambridge, a known builder of early Granville.
c) Aesthetic/Technical	The dwelling has aesthetic significance for its form and Victorian era detailing. The item contributes to the overall streetscape character of the Granville Conservation Area – Residential Precinct.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.

g) Representativeness	The item is a representative example of Victorian period residence in the area.
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Physical Description

The building is a single storey Victorian period residence with a steeply pitched, corrugated metal gable roof. Notable features of the building include its tuck pointed light speckled brick walls with dark brick quoins around windows and doors, the sandstone edging verandah which is covered by a skillion and historic corrugated metal roof supported by open work cast iron verandah posts. The gable ends of the roof feature carved timber barge boards. There are two brick chimneys with corbelled caps and terracotta chimney cowls. The building has been extended to the rear with a weatherboard, flat roof single storey structure. Other changes include the partial enclosing of the northern side of the verandah with fibre cement panels as well as the timber palisade fence to the front of the property.

The front setback contains several mature plantings, though they are not noted to have any heritage significance.

Overall, the condition of the dwelling is fair with some deteriorated timber elements and a corroded corrugated iron roof.

Condition	Good	Fair	Poor
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Alterations and Additions

- Rear extension with a weatherboard, single-storey flat roof structure
- Partial enclosure of verandah on northern side*
- Security grills to the windows and doors
- Palisade fence to front of the property

While there have been some modifications to the site, it largely retains its heritage integrity as a Victorian period residence.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1886
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which this dwelling was constructed was purchased on 16 April 1886 by William Cambridge, a builder of Granville. Cambridge was noted as one of the key nineteenth century builders in Granville. He built this cottage immediately after buying the land and was living there by 1887. On November 1891, Cambridge was shown as owner-occupier on a survey plan. The building remains in use as a private residence.

Recommendations				
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). X
2. Maintain this item's listing as part of the Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X	
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- The corrugated iron roof should be retained, if possible, and treated to protect it from further corrosion.
- Should the opportunity arise, the privacy screen to the verandah should be removed.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I114
Heritage Study	Single Storey Residence	I114
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View of dwelling from Walter Street.



Detail of roof.



View of side (northern) elevation and roof.

Heritage Inventory Sheet

Item Name	Single Storey Residence		
Recommended Name	'Tarrangower' - Federation Bungalow		
Site Image			
Address	152 William Street, Granville, NSW 2142		
Lot/Section/DP	6	A	282
Current LEP ID	I121		
Former LEP ID	I211 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The dwelling at 152 William Street, Granville is locally significant for its historic and aesthetic values. The item is a representative example of quality early Federation Bungalow-style houses in the area. Built in 1914, the dwelling relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. The dwelling was constructed by, and was the residence for, a prominent local builder named Charles Glasson. Glasson was one of the most active builders in Granville during the early twentieth century, particularly along William Street. The item is of high aesthetic significance as an intact and quality example of an early Federation Bungalow, and it is architecturally distinct for its central 'widows walk'.

Criteria Assessment

a) Historic	Built in 1914, the dwelling is historically linked to the residential growth of Granville that occurred in conjunction with the industrial and commercial development of the area.
b) Associative	The item is associated with builder Charles Glasson, one of the most active builders in Granville during the early twentieth century.
c) Aesthetic/Technical	The item is of aesthetic significance as a largely intact quality example of an early Federation Bungalow, architecturally distinct for its 'widows walk'.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a representative example of quality early Federation Bungalow-style houses in the area.

Physical Description

The dwelling is a single storey red brick Federation bungalow with an enclosed "widow's walk" that forms a major feature of this building. The roof construction is hip with projecting gables to the street front and side elevations and is clad in slate tiles with terracotta ridge capping. The gables feature timber fretwork barge boards with spatterdash in the gables. The roof features two tall brick chimneys with spatterdash detailing and terracotta corniced tops. The base of the chimney appears to be rebuilt. The verandah roof is an extension of the slate main roof and is supported on paired timber posts set on brick piers and brick balustrade. The widow's walk features a flat roof and louvred windows.

The facade makes use of dark brick with tuck pointed stretcher bond and red brick string lines above and below the window level. Windows along the prominent elevations feature rendered brick corniced sills with bracket decoration and slated skillion awnings. The windows under the gables have arched tops. All windows are timber framed casements windows.

The boundary fence is constructed from contemporary yellow bricks and is stepped with a wrought iron gate. An established hedge runs along the fence. A concrete driveway is located along the western boundary of the fence.

The house features a deep setback and retains a prominent position within the landscape. The landscape no longer retains two mature Norfolk Pines in the front yard, however other plantings contribute to the setting.

The condition of the building is considered to be fair with some fabric in a poorer state than others. Most notably, the eaves, guttering and slate roof require urgent repairs. The eaves and guttering along the front façade are dilapidated and not operational. Similarly, the slate roof tiles are in a highly deteriorated state and require urgent repairs. Not only are some tiles broken and unfixed, they also feature biological growth. Overall, the brickwork appears to be in a sound condition with some repointing of mortar joints required in sections. The timber elements although quite weathered appear in a sound condition and only require minor paint repairs.

Condition	Good	Fair	Poor
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Alterations and Additions

- Brick boundary fence*
- Base of chimney rebuilt
- Construction of concrete driveway

Although the boundary fence is not a sympathetic addition to the site, the building retains much of its original and significant heritage fabric. The integrity of the building is considered to be high.

Integrity	High	Moderate	Low
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* *element detracts from the overall significance of the place*

Historical Notes

Construction years	1914
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-

class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The land on which the property sits forms part of the land subdivided under John Nobbs re-subdivision of Want's Estate. The land was purchased in July 1913 by Mary Ann Glasson, the wife of Charles Glasson. Charles Glasson was a local builder of Granville. In order to finance the construction of the dwelling the land was mortgaged in August 1914. A Family notice in the Sydney Morning Herald refers to the residence at 152 William Street as 'Tarrangower'. Upon its completion it was highly regarded in the area and was one of the dwellings chosen to represent the houses of Granville in the 1915 Progressive Granville volume published by the Granville Brotherhood. The Brotherhood was a social group for men working and living in Granville.

The dwelling remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		

		11. The condition of this item is poor. Condition and maintenance should be monitored.	X		
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Other recommendations and/or comments:

- Should the opportunity arise the yellow brick boundary fence should be replaced with a sympathetic design solution such as liverbrick with wrought iron inserts or timber picket.
- It is strongly advised that elements identified as being in a poor state (i.e. slate roof, eaves and guttering) are repaired to ensure the significance of the entire built element is not compromised by the condition of the roof.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I121
Heritage Study	Single Storey Residence	I121
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



Tarrangower as viewed from William Street.



Front and side elevations of Tarrangower



Tarrangower viewed from William Street.

Heritage Inventory Sheet

Item Name	William Street Group		
Recommended Name	William Street Cottages Group		
Site Image			
Address	170, 172, 174, 176 and 178 William Street, Granville, NSW 2142		
Lot/Section/DP	A to E	-	19167
Current LEP ID	I122 (Cumberland LEP)		
Former LEP ID	I212 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The William Street Group is locally significant for its historic, associative and representative values. Built in 1908, the group is historically linked to the residential growth of Granville that occurred in conjunction with the industrial and commercial development of the area. The dwellings are associated with builder Charles Glasson, one of the most active builders in Granville during the early twentieth century. The ability to interpret this history is enhanced by the presence of five dwellings of same date, style and original detail.

Criteria Assessment

a) Historic	Built in 1908, the group is historically linked to the residential growth of Granville that occurred in conjunction with the industrial and commercial development of the area.
b) Associative	The dwellings are associated with builder Charles Glasson, one of the most active builders in Granville during the early twentieth century.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	They are representative of Federation period cottages built in weatherboard, though this has been diminished by unsympathetic alterations and additions.

Physical Description

No. 170

No. 170 is a single storey timber framed weatherboard cottage of asymmetrical plan under a transverse gable roof with a front gable to the eastern side. The corrugated iron roof has an elaborate fret-bargeboard to the front and a simple scallop barge to side. All elevations, except for the front façade, have bevelled boards set on a painted brick base. One double hung sash window is present on the front elevation under the verandah, in addition to three matching windows on the side elevation. The front gable features a double hung window with two decorative side lights and a galvanised awning on timber brackets over the window. The verandah consists of a red and white painted bullnose verandah set on simple timber posts with a timber balustrade and floor. The verandah is entered via modern concrete steps. The dwelling has been extended to the rear with a skillion style structure. The front boundary fence is rendered brick which is in poor condition. Landscaping is minimal and ad hoc in nature, with some mature plantings throughout.

No. 172

No. 172 is a single storey timber framed weatherboard cottage of asymmetrical plan under a transverse gable roof with a front gable containing a section of metal cladding to the eastern side. The corrugated iron roof has an elaborate fret-bargeboard to the front, a simple scallop barge to the side and solar panels. All elevations, except for the front façade, have bevelled boards set on a painted brick base. Original windows, including the primary façade window, have been replaced by new aluminium sliding windows. The verandah awning has been replaced with a tiled skillion awning which runs continuously from the roof plane. The awning over the window has also been replaced with a skillion style corrugated sheet on what appear to be original timber brackets. A spindle balustrade of timber handrail to verandah may be original though it is difficult to tell due to a privacy screen. The brick base below the verandah has been cut out for car space. The verandah is entered via painted concrete steps. The dwelling has been extended to the rear with a skillion style structure. The front boundary fence is weldmesh. Landscaping is minimal being restricted to a low-scale front garden below the gable end window.

No. 174

No. 174 is a single storey timber framed weatherboard cottage of asymmetrical plan under a transverse gable roof with a front gable to the eastern side. The Colorbond roof has an elaborate fret-bargeboard to the front, a simple scallop barge to side and a rendered and moulded chimney. All elevations, except for the front façade, have bevelled boards set on a painted brick base. The window under the verandah has been replaced with an aluminium frame. The front gable features a double hung timber window with two decorative side lights. The verandah awning has been replaced with a Colorbond skillion awning which is runs continuously from the roof plane. The awning over the window has also been replaced with a skillion style sheet metal, on what appear to be original timber brackets. The verandah awning is set on modern face brick piers set into the brick base of the dwelling. The verandah floor is timber and is entered by a set of modern painted concrete steps. The brick base below the verandah has been cut out for car space. The dwelling has been extended to the rear with a skillion style structure. The front boundary fence is face brick to match the verandah piers, with a timber gate provided at the entry to the concrete footpath and stair. Landscaping is minimal, with some recent plantings provided in the front setback under the gable end window.

No. 176

No. 176 is a single storey timber framed weatherboard cottage of asymmetrical plan under a transverse gable roof with a front gable to the eastern side. The new corrugated steel roof has an elaborate fret-bargeboard to the front and a simple scallop barge to side. All elevations, except for the front façade, have bevelled boards set on a painted brick base. All windows have been replaced with aluminium. The verandah has been enclosed with weatherboard. Due the heavy vegetation, other details of the building itself were unclear during the site inspection. The landscaping consists of a concrete footpath and stair, with a recent timber balustrade. The front boundary fence is cut bamboo with a metal loop gate attached to two timber posts. Vegetation is dense, with a series of palm trees.

No. 178

No. 178 is a single storey timber framed weatherboard cottage of asymmetrical plan under a transverse gable roof with a front gable to the eastern side. The "Decramastic" metal tile roof has an elaborate

fret-bargeboard to the front, a simple scallop barge to side and a moulded chimney. All elevations, except for the front façade, have bevelled boards set on a painted brick base. All windows have been replaced with aluminium. The front door has also been replaced with a simple timber door. The verandah consists of a modern green Colorbond bullnose verandah set on a brick pier which extends into an enclosed brick balustrade. The verandah is entered via a paved walkway leading to painted concrete steps. The dwelling has been extended to the rear with a skillion style structure. The front boundary fence consists of a later timber fence which consists of picket elements, lattice work and large timber posts. It is in poor condition and is highly intrusive towards the character of the dwelling. There are some mature plantings in the front landscape area, though these do not consist of any notable historic plantings.

Together, the dwellings create a consistent 'look and feel' to the streetscape through setback, scale and materiality. The removal of intrusive elements would allow these buildings to be read better as a group.

While front boundary fences show signs of deterioration in some instances, the dwellings themselves are all in good condition.

Condition	Good	Fair	Poor
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Alterations and Additions

No. 170

- Rendered brick front boundary fence*
- Rear extension with skillion roof
- Concrete stair to entry

No. 172

- Aluminium windows*
- Verandah awning has been replaced with a tiled skillion awning
- Window awning replaced with a skillion style in corrugated iron*
- Solar panels
- Front fence replaced with a weldmesh fence*
- Carport created under dwelling
- Rear extension with skillion roof
- Metal cladding on gable end*
- Painted concrete stairs to entry

No. 174

- Roof replaced
- Window awning replaced with a skillion style in sheet metal*
- Verandah awning replaced with Colorbond in a skillion style*
- Aluminium window frames*
- Previous wrought iron gate replaced with timber
- Brick piers to verandah*
- Brick boundary fence
- Rear extension with skillion roof
- Carport created under dwelling
- Concrete stair to entry

No. 176

- Verandah enclosed with weatherboard
- Aluminium windows*
- New corrugated steel roof
- Concrete entry path and stair
- Bamboo fence*

No. 178

- "Decramastic" metal tiled roof*
- Colorbond bullnose verandah

- New timber door
- Window awning replaced with a skillion style in tile*
- Corrugated steel roof replaced with red tiles
- Rear extension with skillion roof
- Timber boundary fence*
- Paved walkway and concrete stair
- Aluminium windows*
- Brick pier and verandah

As a whole, the buildings are considered to have moderate integrity due to a series of alterations and additions undertaken at each property. It should be noted that some dwellings are more intact than others.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1908
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there is still a predominance of buildings dating to the 1880s – 1930s.

The entire frontage between Grimwood Street (then called Parramatta Street) and Illalong Street was purchased by builder Charles Glasson in July 1907. Glasson was one of the most active builders in Granville during the early twentieth century. He mortgaged this site to erect five identical cottages which are now known as 170 – 178 William Street. They were shown in this position in the Sands Directory for 1909. Glasson did not sell the cottages, instead renting them to tenants until his death in 1936. He was buried in Rookwood Cemetery.

Today, the dwellings all remain in use as private residences.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise:
 - Fences to all properties should be removed and a consistent timber fence provided.
 - The dwellings should have applied a consistent or similar historic paint scheme based on a detailed paint analysis to create further.
 - Aluminium windows should be replaced with timber windows.
 - Enclosed verandahs should be re-opened.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	William Street Group	I122
Heritage Study	William Street Group	I122
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



No. 170 William Street



No. 172 William Street



No.174 William Street



No. 176 William Street



No. 178 William Street



View to William Street Group.

Heritage Inventory Sheet

Item Name	Single Storey Residence		
Recommended Name	Victorian Cottage		
Site Image			
Address	15 Woodville Road, Granville NSW 2142		
Lot/Section/DP	1	-	653764
Current LEP ID	I124 (Cumberland LEP)		
Former LEP ID	I215 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The cottage at 15 Woodville Road is locally significant for its historic, aesthetic and associative values. Built 1883-1884, the Victorian dwelling relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area. Furthermore, this house is presumed to be the most intact surviving example of the work of H. J. Melville, a builder who was very active in Parramatta and Granville in the late nineteenth century. The dwelling has some aesthetic significance as a modest Victorian dwelling which retains its key decorative features and its overall form. It is readily identifiable as part of the historic building stock in the area and makes a positive contribution to the streetscape.

Criteria Assessment

a) Historic	Built 1883-1884, the Victorian dwelling relates to the late nineteenth century residential development of Granville that occurred in conjunction with the relocation of large manufacturing industries to the area.
b) Associative	This house is presumed to be the most intact surviving example of the work of H. J. Melville, a builder who was very active in Parramatta and Granville in the late nineteenth century.
c) Aesthetic/Technical	The dwelling has some aesthetic significance as a modest Victorian dwelling which retains its key decorative features and its overall form. It is readily identifiable as part of the historic building stock in the area and makes a positive contribution to the streetscape.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.

g) Representativeness	The item does not meet this criterion.
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Physical Description

The site contains a single storey Victorian cottage constructed of sandstock bricks laid in the English bond pattern. The corrugated iron roof is set on garden bond, sandstock brick walls across the front with a steep hip and a projecting gable and faceted bay below. The roof also features a gable end which has a timber finial, plaster decoration, and three tall brick chimneys with steps and hooded terracotta cowls. The ogee verandah roof is supported on elegantly curved cast iron posts with Taylor & Wearing cast iron lacework. The verandah floor is of tessellated tiles in two colours. The windows are timber framed casement windows with rendered corniced brick sills and bracket decoration. Below there are recessed niches below sills. They also have Victorian label mould arches and decorative stops above (also above door arch). The front door has a transom light and sidelights flanking a four-panelled door with rounded tops of upper panes. The front fence is timber picket, with flat tops on a brick plinth. The dwelling has been extended in a skillion style to the rear and a driveway to the rear is accessed by aluminium double swing gates that have detailed lacework.

Landscaping is limited to a mature vine which has grown along the verandah awning.

Overall, the dwelling appears to be in good condition.

Condition	Good	Fair	Poor
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Alterations and Additions

- Possible roof replacement
- Skillion addition to the rear
- Aluminium double swing gates

Changes to the dwelling have been highly sympathetic, maintaining the overall integrity of the site.

Integrity	High	Moderate	Low
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** element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1883-1884
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the workers and substantial residences were built for the managers and factory owners. Today, the subdivision pattern of this era is still evident and there remains a predominance of buildings dating to the 1880s – 1930s.

The dwelling was originally located on land purchased in October 1882 by Horace James Melville, a highly active builder of Granville during the 1880s. The land was mortgaged to build this house in September 1883 for £550. Melville had moved into this house by 1885. In August 1886, he sold the house whilst still mortgaged to William Hart Jnr, a timber merchant of Parramatta.

Today, the dwelling remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Single Storey Residence	I124
Heritage Study	Single Storey Residence	I124
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Fowlie, T & Granville Historical Society. 2001 *The History of Granville 1919*. Granville: Granville Historical Society.
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images




View to front and side elevations of property.



View to residence from Woodville Road.

Heritage Inventory Sheet

Item Name	Glencoe		
Recommended Name	'Glencoe' – Federation Cottage		
Site Image			
Address	3 Barbers Road, Guildford, NSW 2161		
Lot/Section/DP	2	-	226836
Current LEP ID	I148 (Cumberland LEP)		
Former LEP ID	I217 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The cottage 'Glencoe' is of local significance for its historic and aesthetic values as a representative example of a Federation workers cottage. Built in 1910, the cottage was constructed for the maintenance workers who maintained the nearby water supply pipeline. The building retains its aesthetic significance through its form, although this is reduced by the fibro sheet cladding.

Criteria Assessment

a) Historic	The cottage is historically significant as a Federation era dwelling constructed in 1910 as accommodation for the maintenance workers who maintained the water supply pipeline.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The building retains its aesthetic significance through its form, however, this is reduced by the fibro sheet cladding.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of a Federation period workers cottage built c.1910.

Physical Description

The item is a single storey Federation workers cottage built in c.1910. The cottage is clad in fibro sheet (possibly with weatherboards underneath). The gabled roof is clad in galvanised steel with a skillion roof at the rear. The front verandah is also a skillion roof clad in galvanised steel and supported on squared timber posts. Window openings are generally timber framed double hung sash windows with contemporary flyscreens. Two contemporary carports with sheet metal roofs supported on metal posts are located to the north of the property. The carports front a weatherboard clad garage with a gabled roof located at the rear of the property. There is another large carport located along the east elevation.

The house is a small four-room cottage sited adjacent to the water pipeline. This cottage is the only house in the vicinity. The property features a highly vegetated and informal landscape with several established trees along the southern boundary and in the northwest corner of the property that are of some significance. A timber picket fence that fronts the property along Barbers Road is impacted by this vegetation growth. The water pipeline from Pipehead to Lidcombe (where it goes underground to Crown Street Reservoir) forms the rear boundary of the property.

Overall, the cottage is in a fair condition. The timber verandah elements require repairs to treat peeling paint, timber rot, and warped galvanised iron.

Condition	Good	Fair	Poor
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Alterations and Additions

- Several rear skillion extensions
- Carports added post-1943
- Flyscreens
- Replaced weatherboard cladding with fibro sheeting*

Overall, the integrity of the item appears to be moderate. The cottage appears to retain some original fabric, however, this is in a deteriorated state and if left unaddressed the item is at risk of reduced integrity.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	c.1910
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Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s, many of these larger estates were subdivided for the first time and, in 1871, a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886, Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The subject cottage is located on land which had previously formed part of John T. Campbell's 1000-acre land grant, gazetted in 1881. In 1902, the land was resumed for the purposes of City Water Supply. The workers cottage was built in 1910. Due to the item's location and proximity to the water pipeline, it appears the cottage was a Water Board cottage for maintenance men looking after the water pipeline. The property is no longer the property of the Water Board but it is in use as a private residence. The building appears to have been refurbished, however, it is unknown when.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.	X		

Other recommendations and/or comments:

- Should the opportunity arise, consideration should be given to reinstate the weatherboard cladding.
- The verandah is in need of conservation repairs, this should be undertaken in conjunction with the principles of the Burra Charter and by a suitably qualified heritage trades person.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Glencoe	I148
Heritage Study	Glencoe	I148
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View to cottage and overgrown landscaping.




View to driveway at Glencoe.



Overview of cottage.

Heritage Inventory Sheet

Item Name	Water supply pipeline; Viaduct carrying main pipelines; Water pipelines; and Auburn Road bridge over water pipeline		
Recommended Name	Pipehead to Potts Hill Pipelines		
Site Image			
Address	27 Frank Street Guildford West, NSW 2161 (Pipehead) to corner Kingsland Road and Dunbar Avenue, (Regents Park), NSW, 2143		
Lot/Section/DP	2	-	774696
	2	-	225812
	1	-	225813
	1	-	1227257
	1	-	225815
	1-3	-	225816
	1	-	623945
	1	-	225817

	109	-	1142117
Current LEP ID	I298 (Cumberland LEP)		
Former LEP ID	A59 (Auburn LEP), Water supply pipeline; I44 (Holroyd LEP), Viaduct carrying main pipelines; I223 (Parramatta LEP), Water pipelines; and A60 (Parramatta LEP), Auburn Road bridge over water pipeline		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Complex/Group	
	Level 2	Utilities - Water	

Curtilage Map

This is a consolidated curtilage of the former heritage listings for this item.



Revised curtilage recommended – refer below

Statement of Significance

The following statement of significance has been quoted from the NSW Office of Environment and Heritage, Section 170 Heritage and Conservation Register listing sheet for 'Pipehead to Potts Hill Pipelines' (2016).

The significance attached to these pipelines stems from their association as an integral element with the Upper Nepean Scheme, Sydney's first reliable water supply. The scheme was the first of its kind in NSW. It involved the harvesting of water in the Southern Highlands and major transportation to Sydney via canals, aqueducts and pipelines. The storage was initially only at Prospect Reservoir, but years later major storages were added at Cataract, Cordeaux, Avon and Nepean. There had been a similar scheme in Yan Yean outside Melbourne in 1856, as well as others at Bendigo and Ballarat. The scheme was the first of its kind in Australia and involved the harvesting of water in the Southern Highlands, storage thereof and then major transport to Sydney via canals, aqueducts and pipelines. The Pipehead to Potts Hill Water Supply consists of three pipelines built between 1888 and 1925. In particular, Pipeline No.1 commissioned in 1888 is especially significant, as this was the first link between Pipehead (at Guildford) and the Potts Hill No.1 Reservoir, the scheme's major service reservoir for the gravitational supply of Sydney's water. Now, over 100 years since the Upper Nepean Scheme was commissioned, the pipelines have not become obsolete, but by virtue of boosters, are still key components of Sydney's water supply system. In addition, the pipelines display superb late 19th century hydraulic construction techniques which were state-of-the-art technology of the time in Australia. Also, the three pipelines laid side by side illustrate the advancements in major pipeline construction over a span of some 37 years. Pipeline No.1 (1888) was constructed from wrought iron, Pipeline No.2 (1900) from mild steel and Pipeline No.3 (1925) from electrically welded steel plates. Finally, it was the changeover from open canal to No.1 Pipeline that gave Pipehead its name, further

adding to the significance of the pipelines. The site is now arguably the most important operations and control centre for Sydney's water supply system. The pipes are a visual feature of the landscape along which they run. The physical curtilage of the Pipehead to Potts Hill Pipelines extends to the boundary of Sydney Water Corporation land along the route of the pipelines. The curtilage includes the pipelines and all infrastructure associated with the pipelines such as valve houses, flow metres, cross-connections and pumping stations.

Criteria Assessment	
a) Historic	The historic significance of these pipelines stems from their association with the Upper Nepean Scheme, Sydney's first reliable water supply. Pipeline No.1 has the highest historic significance as it was constructed as part of the original scheme which was commissioned in 1888. Pipelines No. 2 and 3 were added to the scheme as it was progressively amplified.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The three pipelines run parallel together, supported on their own easements. Laid side by side they provide a graphic display of the technical developments in pipeline construction over the period from 1888 to 1925. They are a significant feature of the landscape and are readily visible from many public reserves and parks, and from many major roads that are constructed above the pipeline.
d) Social	Over 130 years since the first pipeline was commissioned, the pipelines are still key components of the modern water supply system from Pipehead to Potts Hill. Pipehead itself is the most important operation and control centre for Sydney's water supply system.
e) Scientific	The Pipehead to Potts Hill Water Supply Pipelines display superb late 19th century hydraulic construction techniques typical of the state-of-the-art technology of the time.
f) Rarity	The pipelines were progressively built between 1885 and 1925. The pipelines were built as part of the Upper Nepean Scheme, Sydney's first reliable water supply. Consequently, the age of the pipelines make them rare within the Sydney Water system.
g) Representativeness	The pipelines are representative of the early water supply system, progressively built between 1885 to 1925. They were built as part of the Upper Nepean Scheme, Sydney's first reliable water supply. They are therefore representative of hydraulic construction techniques of the late 19th century.

Physical Description

Pipeline

The water supply from Pipehead to Potts Hill consists of four pipelines, three of which are laid side by side with one underground. The length of the three visible pipelines (Nos. 1-3) is 7,835 metres and they are 72 inch (1800mm) in diameter:

- No. 1 Main: completed in 1888 as part of the Upper Nepean Scheme. It is constructed from 4 wrought iron plates (each plate 3.66m long) riveted together to form a circular pipe. The pipes are connected by means of wrought iron collars and lead joints.
- No. 2 Main: completed in 1900 from fabricated mild steel plates also connected by riveting, now cement lined.
- No. 3 Main: completed in 1925 and consists of pipes 6.7m long. It is constructed from electrically welded steel plates, connected by steel collars with lead joints.
- No.4: completed in 1974 is a 3000mm (diameter) pipe in tunnel underneath No.1, 2 and 3 and is not visible above ground.

The Pipehead to Potts Hill Pipelines are an operational asset, owned, managed and maintained, by Sydney Water. They are in a good condition, although they show signs of age and use.

Auburn Road Bridge

The Auburn Road Bridge over the Water Mains forms an integral part of the Upper Nepean Scheme. This is one of a number of road bridges over the mains, built by the MWS & DB. It is a typical road bridge across the Upper Nepean Scheme Water Supply Mains, comprising a 2 lane concrete deck, supported on concrete abutments and piers. A footpath is provided on the west side, with steel lattice work and rail balustrade. This listing includes the wrought iron gate onto Sydney Water property on the south side of the bridge, and the east side of Auburn Road.

Condition	Good	Fair	Poor
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Alterations and Additions

- All of site is located within the Sydney Water property boundaries and was physically inaccessible. As a result, the degree and nature of possible alterations was not able to be observed from site inspection.

The integrity of the item could not be confirmed from the site inspection. It is likely that the item has been modified extensively during necessary upgrades to the system, though the route and function of the pipeline remains the same. Although likely modified in line with operational standards, the item retains high integrity.

Integrity	High	Moderate	Low
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* element detracts from the overall cultural significance of the place

Historical Notes

Construction years	1888- 1925
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The water supply pipelines are part of the Upper Nepean Scheme. The following historical overview of the Upper Nepean Scheme has been quoted in part from the NSW Office of Environment and Heritage, Section 170 Heritage and Conservation Register listing sheet for 'Upper Nepean Scheme' (2016).

In 1867, the growth of Sydney coupled with recurring dry seasons, brought into sharp focus the pressing need for a water supply, which was larger and more reliable than the existing Botany Swamps source. This led the Governor (Sir John Young) to appoint a special Commission to investigate how an adequate long term supply might be achieved.

The Commission reported in 1869 and recommended the Upper Nepean Scheme whereby water from the head waters of the Upper Nepean River and its tributaries, the Avon, Cordeaux and Cataract Rivers, would be conveyed by canal, tunnel, pipe and aqueduct to a storage reservoir to be built at Prospect. From there another canal would carry the water to a basin at Guildford from where it would be piped to a smaller service reservoir at Potts Hill for distribution to Sydney.

After a lapse of six years during which no decision was made, and a number of alternative proposals were circulated, the government decided to engage an eminent English civil engineer, W. Clark, M.I.C.E., to review the various proposals. Clark arrived in November 1876 and, in May 1877, after reviewing eight schemes, strongly endorsed the Upper Nepean Scheme.

An Appropriation Act was passed in July and work commenced in 1880. Construction was carried out by contractors under the direction of the Harbours and Rivers Branch of the Public Works Department. The head of that branch was Edward Orpen Moriarty, who contributed a great deal to public engineering works of the time. He was responsible for both the design and execution of the works and had a number of site engineers under him. His signature appears on most of the plans of the Scheme.

When the Scheme had initially been proposed in 1869, Moriarty had then drawn up plans for parts of the system, such as weirs and aqueducts. Between 1869 and when work actually commenced in the 1880s, alterations had been made to the initial plans. In 1869, Moriarty had proposed to bridge the

creeks, which the Upper Canal would cross by means of aqueducts with approaches built on top of dry rubble stone walls. When the Scheme was finally under construction in 1884, he drew up new plans to cross these creeks with wrought iron inverted syphons.

Work proceeded as rapidly as possible once contracts were let, but by June 1885, because of continued dry seasons, there were only about ten days supply remaining in the Botany Swamps. In response to urgent demands for relief, the government of the day accepted an offer made by the Sydney engineering firm of Hudson Brothers (later to be incorporated as Clyde Engineering) to provide a temporary supply by bridging the gaps in the Upper Canal where creeks remained to be crossed, and, also, carrying the water from Pipe Head by elevated temporary fluming to the Botany Swamps.

Matters proceeded rapidly and, when a bond to commence the work was signed on 3 September 1885, work was already underway. Maximum use was made of the firm's workshops at Redfern and Granville to fabricate the various components, including the manufacture of 1200 cast iron pipes. Many of these 36 inch diameter pipes were laid to operate as inverted syphons, supported on timber trestles above flood level, over the creeks intersecting the route of the Upper Canal.

Hudson's Emergency Scheme delivered its first water in January 1886 and functioned until the Upper Nepean Scheme was commissioned in 1888, after which it was dismantled and sold.

Construction and Operation of the System

The great merit of the Upper Nepean Scheme is that it was, and still is, a gravity one. Water harvested in the Southern Highlands, when diverted by the Pheasants Nest and Broughtons Pass weirs, flowed all the way down the Upper Canal into Prospect Reservoir, thence along the Lower Canal to Pipe Head, then by pipe to Potts Hill Reservoir and again by pipe to Crown Street Reservoir from where it was reticulated to the major portion of the city and suburbs of the time, all by gravity.

The Upper Canal was built of a variety of materials with section profiles depending upon the nature of the country through which it was passing. Where the ground was soft, the Canal was V shaped and the sides were pitched with shale or sandstone slabs. In other sections, a U shape was utilised and here the sides were walled with sandstone masonry, or, if cut into solid rock left unlined. Where the canal had to go under a hill, tunnels were excavated. These were left unlined if cut through in solid rock, or lined with brick or stone, if cut through softer material. Where the canal crossed creeks or large depressions, such as Elladale, Simpson's, Ousedale, Mullaly, Woodhouse, Nepean and Leaf Creeks, the water was carried across in wrought iron inverted syphons resting upon stone piers.

The Lower Canal was constructed in similar fashion to the Upper Canal although most of it was built as a V section open cutting lined with stone pitchers. Below Prospect Hill, it entered what was called the "covered way". In 1903, the covered way collapsed when the Canal was emptied and it was rebuilt in concrete.

The Lower Canal terminated at Pipe Head Basin, initially built simply as the point at which the water was let into a 72 inch pipe feeding the Reservoir at Potts Hill. At Potts Hill, the water was screened to remove dirt, vegetable matter and other unwanted debris. From Potts Hill, the water was then piped under gravity pressure to consumers in the various parts of Sydney.

The water supply was managed by a Resident Engineer, housed at Veteran Hall at Prospect Reservoir until 1912, when the construction of an additional Reservoir at Potts Hill meant that he needed to be housed at that site for better supervision. In 1933, the position of Resident Engineer to control Head Works, was created, and the incumbent was housed at Pipe Head.

By 1898, a telephone line was in operation along the whole length of Upper Canal. In that year, the existing line was duplicated. That line was an integral element in controlling the System. Maintenance men were positioned along the Upper Canal, at Prospect, and at Pipe Head. At the weirs and at Prospect Reservoir, there were valve controllers responsible for the discharge of water along the system.

Progressive Development of the Upper Nepean Scheme after 1888

An outstanding feature of the Upper Nepean Scheme as originally envisaged and constructed was its potential for progressive development. Initially, it was a "run of rivers" scheme, because there was virtually no storage behind the Pheasants Nest and Broughtons Pass weirs. Immediately after its completion in 1888, drought and population growth necessitated its further development and this was implemented over a period of nearly fifty years by the construction of major storage dams on the Cataract, Cordeaux, Avon and Nepean Rivers as follows:

- Cataract Dam. Built 1907. First large cyclopean masonry dam in Australia.
- Cordeaux Dam. Built 1926. Curved concrete faced cyclopean sandstone.
- Avon Dam. Built 1927. Curved, concrete faced, cyclopean sandstone.
- Nepean Dam. Built 1935. Curved, concrete faced cyclopean sandstone.

The provision of these major storage dams changed the role of Prospect Reservoir from being Sydney's first storage reservoir to that of being a vital service reservoir to cover the daily fluctuations of demand in the distribution system.

The Upper and Lower Canals continued their role as the main arteries of the system, but upgrading was necessary. The Upper Canal needed only minor work to bring its capacity up to 150 million gallons per day but more extensive works were needed to improve the Lower Canal structure and increase its capacity. The capacity of the System downstream of Pipe Head was amplified by the progressive provision of additional 72 inch diameter steel mains, and, in more recent years, by their boosting with electric and diesel pumping stations. An additional major service reservoir was built at Potts Hill between 1913 and 1923.

The work on the Upper Canal consisted mainly of improving its flow characteristics by concreting rough spots on the bottom and sides, and replacing some stone pitching by concrete. By-passes were also provided around the wrought iron inverted syphons crossing the creeks to enable their internal maintenance when demand conditions permitted. Work to improve the capacity of the Lower Canal commenced in 1902. Initially, a length of 1909 lineal feet was reconstructed in concrete, and 646 lineal feet in Monier plates, i.e. pre-cast concrete slabs. An inquiry judged the Monier plates to be the better solution for upgrading the canal, and by 1912, the remaining walls of its whole 5 mile length had been raised 2 feet and lined by this method. The Lower Canal, as reconstructed, had its capacity increased from 50 to 93 million gallons per day whilst subsequent minor improvements and operating procedures have lead to its maximum current day capacity being 100 million gallons per day.

A feature of the Lower Canal was the Boothtown aqueduct of 22 brick arches, each 30 feet span, which carried the canal over a valley. From 1892 onwards, it suffered a series of structural failures to the brick sides of the water channel, until, in 1907, it had to be replaced by a reinforced concrete inverted syphon, 10 feet 6 inches in diameter, located in an earth bank beside the old aqueduct. This was the largest continuous concrete work of its kind constructed in Australia up to that time. It was fitted with the more modern "stoney gates", which were also used to replace the earlier "butterfly" gates to Broughton's Pass in 1912.

As previously mentioned, Prospect Reservoir was completed in 1888, but in 1898, its storage level was raised by 1 foot 8 inches to give it greater operating capacity. The Prospect earthen bank, with its clay core, suffered a series of slumps in 1893, 1898, 1899, 1902. Various remedial measures were carried out, and these included:

- i) The driving of tunnels into the downstream toe to relieve soakage water, and their later conversion to permanent rubble drains.
- ii) The placing of 12,000 cubic yards of blue metal spawls on the upstream slope at the slump areas to stabilise the toe of the bank
- iii) Renewal of parts of the leaking clay puddle core
- iv) Later extensive re-making of the puddle core down to a depth of 40 feet and further weighting of the toe of the embankment.

By 1905, the situation was stabilised, and the technique developed of keeping the clay puddle core suitably moist by means of surface drains to stop its alternate shrinking and expanding with consequential leakage and earth movements.

Although no serious trouble was experienced from then on, in 1980, the Board completed a major strengthening of the dam by greatly increasing the volume of the downstream side of the embankment and providing improved drainage facilities in the light of modern knowledge of the stability of earth dams. This work did not alter the length or height of the wall, or the top water level, but only the volume and slope of the downstream side.

As the ever-increasing demand for water was met by the construction of the major storage dams previously mentioned, the provision of additional conduits to carry it to the city was also necessary. Particularly deficient was the system between Prospect Reservoir and Pipe Head where the amplified Lower Canal could carry only 100 million gallons per day as compared with the 150 million gallons per day the Upper Canal could carry to Prospect from the dams.

In 1926, a scheme was considered whereby a pressure tunnel would be built between Cecil Hills on the Upper Canal to link up with another pressure tunnel then under construction between Potts Hill and Sydney, thus by-passing Prospect, the Lower Canal, Pipe Head and Potts Hill. This would have been extremely expensive, and, in the event, a 54 inch diameter woodstave main was constructed from the Upper Canal not far from where it entered Prospect Reservoir to the Pipe Head basin and then on to Potts Hill. It was completed in 1927 and could deliver 50 million gallons per day to Pipe Head and Potts Hill or 33 million gallons per day to Potts Hill alone. Later in 1937, it was replaced by a 72 inch (1,800 mm) diameter steel main laid between the Upper Canal, from just before its discharge into Prospect Reservoir, and Pipe Head. This main could also be fed directly from Prospect Reservoir. It had a capacity of 84 million gallons per day under Upper Canal head and 45 million gallons per day (later 60 million gallons per day) under Prospect head. Still later, in 1958, when Warragamba water became progressively available to Prospect Reservoir, an 84 inch (2,100 mm) diameter steel pipeline was commissioned between Prospect and Pipe Head with a capacity of 90 million gallons per day.

In more recent years, pumping stations have been constructed to boost the flow through these conduits.

Until 1913, screening of the water was carried out in a large circular screening chamber at Potts Hill, so that, with the changeover of the Ryde Pumping Station suction offtake to Pipe Head in 1903, screens had to be provided there also.

Between 1913 and 1928, three screening basins each 250 feet long by 40 feet wide were constructed at Pipe Head and became a key installation in the System. The entry of water to each chamber was controlled by a "stoney gate".

The scheme has continued to be modified and expanded to meet Sydney's water supply needs. This includes the construction and operation of a water filtration plant (not owned by the SCA) and the Raw Water Pumping Station completed in 2007. A chlorination plant was installed at Broughtons Pass in 1948 for disinfecting the flow into the Upper Canal after periods of heavy rain. In June 1960, following the installation of a more modern plant, continuous chlorination was implemented to operate under all flow conditions.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	X
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).			
5. The heritage curtilage for this item should be revised/reduced.	X	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Note that the heritage curtilage of former items A59 (Auburn); 144 (Holroyd); and I223 (Parramatta) has been revised to reflect the Sydney Water S170 Heritage and Conservation Register listing for 'Pipehead to Potts Hill Pipelines'. The curtilage should end at the corner of Kingsland Road and Dunbar Avenue, (Regents Park), NSW, 2143 to reflect the boundary of the Cumberland LGA. The curtilage map below reflects this revised curtilage and should be integrated into the Cumberland LEP.



Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Water supply pipeline; Viaduct carrying main pipelines; Water pipelines; and Auburn Road bridge over water pipeline	I299
Heritage Study	Water supply pipeline; Viaduct carrying main pipelines; Water pipelines; and Auburn Road bridge over water pipeline	I299
National Trust Australia Register	Pipe Head to Potts Hill Water Supply Pipelines and Boosters	N/A
Sydney Water s.170 Register	Pipehead to Potts Hill Pipelines	4570097

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Graham Brooks & Associates	1996	Sydney Water Heritage Study
Heritage Study	Neustein & Associates	1996	Auburn Heritage Study
Heritage Study	Terry Kass	1995	Draft Historical Context Report: Auburn Heritage Study
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study
Heritage Study	Neustein & Associates	1992	Holroyd Heritage Study

Other References

- NSW Office of Environment and Heritage S170 listing sheet for Upper Nepean Scheme, retrieved 23 April 2019, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4580004>
- Sydney Water S.170 Register listing sheet for 'Pipehead to Potts Hill Pipelines', <https://www.sydneywater.com.au/SW/water-the-environment/what-we-re-doing/Heritage-search/heritage-detail/index.htm?heritageid=4570097&FromPage=searchresults>

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View of pipelines from Military Road, Guildford.



View of pipelines from Military Road, Guildford.



View of pipelines from Barbers Road, Guildford.



View of pipelines from Barbers Road, Guildford.




Auburn Road Bridge (2019)



Auburn Road Bridge (2010)

Heritage Inventory Sheet

Item Name	Cloverdale		
Recommended Name	'Cloverdale' - Federation Cottage		
Site Image			
Address	29 Salisbury Road, Guildford, NSW, 2161		
Lot/Section/DP	38	3	4047
Current LEP ID	I164 (Cumberland LEP)		
Former LEP ID	I238 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The cottage at 29 Salisbury Road is of local significance for its historic, aesthetic, rarity and representative values. Historically, the cottage is associated with significant land subdivisions that facilitated the development of Guildford, notably the Lackey's Estate subdivisions. The land was purchased in 1908 by George Friend, a dairyman of South Granville and by 1912 the small cottage had been constructed. This cottage is aesthetically significant as a small, intact Federation workers cottage which is enhanced by its intact weatherboards and early rear extension dating to 1925. The building makes an important contribution to the streetscape character and is a representative and rare example of modest Federation-style cottages in the Guildford area.

Criteria Assessment

a) Historic	The cottage is associated with significant land subdivisions that facilitated the development of Guildford, notably the Lackey's Estates subdivisions. The land was purchased in 1908 by George Friend, a dairyman of South Granville and by 1912 the small cottage had been constructed.
b) Associative	The item does not meet this criterion
c) Aesthetic/Technical	The cottage has aesthetic significance as a small, intact Federation worker's cottage which is enhanced by its intact weatherboards and early rear extension dating to 1925.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The cottage is a rare, intact example of an early workers cottage and is one of the last remaining of its kind in the area.

g) Representativeness	This cottage is a representative and rare example of modest Federation-style cottages in the Guildford area.
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Physical Description

The dwelling is a single storey Federation cottage that is timber-framed with bevelled weatherboard cladding and a new Colorbond roof. The roof is a transverse hipped roof with rear skillion extension and a brick chimney. A simple bullnose verandah with timber posts extends across the front elevation. The verandah floor is replaced with fibro cement sheet. The central front door is timber framed with transom light and has a new aluminium flyscreen door. Two casement windows are positioned on either side of the front door and consist of two panes with top and bottom margins of three small multi-coloured panes per sash on either side. The windows to the side elevations consist of new sliding windows that vary in size and alignment with each other.

To the rear, there is an extended verandah with skillion roof on timber posts. There is a modern garage with carport to the rear.

The landscape has been significantly altered with a new paved cement path to front and a double driveway. The landscaping is not significant.

Overall, the building is in a fair condition as there are some elements that require maintenance but generally the building has been well-maintained. Notably, there is paint chipping on the side weatherboards of the cottage and the timber verandah floor is exposed and tiling requires some maintenance.

Condition	Good	Fair	Poor
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Alterations and Additions

- Concrete double driveway
- Garage at rear
- New verandah with skillion roof to rear
- Cottage repainted white - (previously green and yellow)
- New Colorbond roof and bullnose verandah
- New flyscreen aluminium door
- Weldmesh fence removed

Overall the integrity of the building is moderate. The garage and extension of verandah to the rear, and the new Colorbond roof are a discrete addition to the dwelling which does not detract from the overall significance of the item. The double concrete driveway and path however detracts from the overall integrity of the building as they have altered the landscaping. The integrity of the building is moderate.

Integrity	High	Moderate	Low
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* element detracts from the overall cultural significance of the place

Historical Notes

Construction years	c.1912
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Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s many of these larger estates were subdivided for the first time and in 1871 a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The subject cottage was constructed on land that was originally granted to William Lackey and was subdivided as Lackey's Estate in c. 1904. In 1908, George Friend, dairyman of South Granville, purchased 3 allotments which included this particular allotment and a house had been built on allotment 38 by c.1912. In the 1913 Sands Directory, it was shown as being occupied by Norman C. Mulligan who bought the house for £225 of 22 March 1913. The cottage was transferred to him in August 1917. In August 1925, Granville Council approved additions to this cottage worth £46. The cottage was then owned by Joseph Robinson from 1924-1933. It was during Robinson's ownership that the cottage was first shown with the name "Cloverdale" in the Sands Directory (1925).

This cottage continued to change hands and remains in use as a private dwelling.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		

5. The heritage curtilage for this item should be revised/reduced.	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
	11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- If possible, the sides of the building should be repainted with an oil-based paint. Acrylic paint is not to be used.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Cloverdale	I164
Heritage Study	Cloverdale	I164
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review

Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View to front and southern elevations to cottage.



View to front and northern elevations to cottage.

Heritage Inventory Sheet

Item Name	Cottage		
Recommended Name	'Woodstock Estate' - Victorian Late Cottage		
Site Image			
Address	27 Woodstock Street, Guildford, NSW 2161		
Lot/Section/DP	46	3	990
Current LEP ID	I167 (Cumberland LEP)		
Former LEP ID	I242 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential buildings (private)	

Curtilage Map



Statement of Significance

The cottage at 27 Woodstock Street, Guildford is of local significance for historic and aesthetic values and as a representative example of a late Victorian cottage. Built c.1890, the item is located on one of the oldest estates in Guildford, known as the Church and School Estate, and was later subdivided in 1882 as part of the Woodstock Estate subdivision. The house is aesthetically significant as a relatively intact Victorian cottage and the dwelling makes a positive contribution to the streetscape.

Criteria Assessment

a) Historic	Built c.1890, the item is located on one of the oldest estates in Guildford, known as the Church and School Estate, and was later subdivided in 1882 as part of the Woodstock Estate subdivision.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is aesthetically significant as a relatively intact Victorian cottage. The dwelling makes a positive contribution to the streetscape.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a representative example of a late Victorian cottage, built c.1890.

Physical Description

The item is a single storey, double fronted brick Victorian cottage. The dwelling has a new galvanised steel roof and guttering that replaced a slate roof with a terracotta ridge capping atop painted brick walls. The cottage has a hipped roof with a projecting gable that features a simple timber bargeboard, finial and decorative timber bracket. The roofscape retains four tall brick chimneys (formerly rendered) with moulded brick and plaster decoration and solar panels at the rear. The verandah has a convex galvanised steel hip roof across the front facade to the projecting gable. The verandah roof is supported by timber columns and decorated with cast iron frieze and spandrels. A cast iron gothic arch is between paired columns in the centre. The windows are timber framed double hung sash windows with rendered brick sills and label mould with decorative stops above windows. The windows feature contemporary glazing. The windows along the side elevation are narrow casement windows. The front door has three glazed panels above lock rail with bolection mould panels below.

The property has a rear extension clad in weatherboard with a flat roof.

The dwelling features a highly vegetated front garden that is informal in nature and consists of a mix of native trees and plants. The front garden is an aesthetic contribution to the dwelling. The front fence is a timber picket fence replacing weldmesh panels attached to pipe posts. A carport was added to front of dwelling; however, this is now replaced with a garden.

At present, the building appears to be under renovation and due to the nature of the works, the building appears to be in a good condition.

Condition	Good	Fair	Poor
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Alterations and Additions

- Replaced roof and guttering
- Render removed from chimney base
- New paint scheme
- Removed carport
- Rear flat roof extension
- Established front garden

Although modified, the building retains a moderate level of integrity. Although the roof fabric is replaced the building retains its overall form and significant detailing along the façade.

Integrity	High	Moderate	Low
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** element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	c. 1890
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Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s, many of these larger estates were subdivided for the first time and, in 1871, a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and

residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886, Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century, the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The land the property is located on was subdivided in 1882 as part of the Woodstock Estate. The dwelling was built c.1890. The structure is shown on a Water Board plan, dating from June 1940, as "St Edmondsbury". Presently, the site remains in use as a private residence.

Recommendations				
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/associations.
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X	
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- None.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Cottage	I167
Heritage Study	Cottage	I167
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review

Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



Overview of cottage.



View to overgrown landscaping to front of cottage.




View to western elevation of cottage.



View of cottage from Woodstock Street.

Heritage Inventory Sheet

Item Name	Granville South Public School		
Recommended Name	Granville South Public School		
Site Image			
Address	276 Woodville Road, Guildford, NSW 2161		
Lot/Section/DP	7 & 14	-	2727
	1	-	724137
	2	-	558682
	A	-	381722
Current LEP ID	I168 (Cumberland LEP)		
Former LEP ID	I243 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	

	Level 2	Education
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Curtilage Map



Statement of Significance

Granville South Public School is of local significance for its historic and aesthetic values and as a representative example of late Victorian period school buildings. Founded in 1889, the site and buildings are associated with the provision of public education to the growing population of the local area. The complex includes a set of buildings, with a number of structures indicative of the standard design of educational facilities in NSW at the time of their creation. The established plantings along Woodville Road and Oxford Street enhance the aesthetic significance of the school and are also historically significant as they relate to the school’s extension in 1902.

Criteria Assessment	
a) Historic	Founded in 1889, the site and buildings are historically associated with the provision of public education to the growing population of the local area.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The complex includes a set of buildings, with a number of structures indicative of the standard design of educational facilities in NSW at the time of their creation. The established plantings along Woodville Road and Oxford Street enhance the aesthetic significance of the school and

	are also historically significant as they relate to the school's extension in 1902.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The complex is representative of late Victorian period school buildings.

Physical Description

The original school building is a single storey brick school building located on the corner of Oxford Street and Woodville Road, as shown in the main photograph. A 1902, brick extension adjoins the main building along Oxford Street. A later brick extension along the east elevation fronting Woodville Road now gives the two early school buildings its current U shape. The structure now presents as a large U-shaped building with a gabled roof clad in galvanised steel atop both painted and face brick walls. The gable end is decorated with timber bargeboards and a timber lattice screen. The roof retains tall brick chimneys with stepped course detailing. The windows are timber framed double hung sash windows with multipaned windows and painted sandstone sills. The main building also features a side addition clad in weatherboard with a skillion roof to enclose the original doorways. The front door is a timber tongue and groove door.

Within the school grounds are a range of contemporary departmental school buildings that are of low significance. The school landscape is quite modified with the inclusion of asphalt surfaces, sporting fields and the steel security palisade fencing that extends along the perimeter of the site. The school does however retain the ornamental plantings from c.1902 located along Woodville Road and Oxford Street.

The Granville South Public School buildings appear to be in a good condition and well maintained.

Condition	Good	Fair	Poor
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Alterations and Additions

- Rear additional school buildings, c.2009, c.2015 – 2016.
- Asphalt paving.
- Carpark.
- New boundary fence.
- New roof sheeting on main building.

Overall, the integrity of the building is quite high. The first school hall retains much of its original detail and fabric. Although the landscape has substantially changed, the new buildings have been carefully designed to ensure they do not adversely impact on the significance of the original buildings. It is likely however, that due to the continued use of the site as a public school the interiors are likely to be of a lower integrity grading.

Integrity	High	Moderate	Low
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** element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1889 and 1902
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Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his

forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s, many of these larger estates were subdivided for the first time and, in 1871, a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886, Guildford was described as a 'busy though not populous fruit growing district'.

Into the 20th century, the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

The school was founded in 1889. It was located on the 150-acre land grant received by John Bowman. Later subdivisions in c.1900 saw the land owned by W.J. Baker. Soon after the school was established, an additional building was required to accommodate 100 more students. In 1902, the school celebrated the opening with the planting of a number of ornamental trees in the school grounds. Mr John Nobbs played a vital role in persuading the Department of Education of the need to construct another building. The school house and the new addition could now seat 300 students. This was constructed by Mr A.E Gould of Parramatta.

The school continued to expand throughout the twentieth century and has been continually added to with several new buildings. The two wings of the main building were extended again in 1929 with the need for additional space for larger classrooms. The increased attendance required two new classrooms. This was built to correspond with the earlier 1902 extension. The extension included alterations to the lavatories and verandah spaces. The building design was specified by the Education Departments architect and cost £996.

During the 1940s, with the construction of several Housing Commission homes in the area the 1940s, the school's attendance rapidly expanded. In 1948, a block of land at the rear of the present main building was selected as the site for a new Infants school promised by the Education Department. It is unlikely that the infants school building has been retained.

Many school buildings, built to the rear of the historic school building are later developments, likely post-1960. Additional school buildings were provided in 2009 and again in 2016 along the northern boundary.

The site remains in use as a public school.

Recommendations				
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. X

				paint scheme, materiality, style, landscape elements).	
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.	X	14. Future uses for this item should be compatible with its historical functions/ associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should new development be proposed for the site, the application should be accompanied by a detailed building assessment and fabric analysis to understand which buildings are significant and how to manage change.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Granville South Public School	I168
Heritage Study	Granville South Public School	I168
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review

Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View northwest from the corner of Woodville Road and Oxford Street.




View to main building from Woodville Road. To the right is the original school building constructed in 1889.



View to main building from Woodville Road, with 1902 brick extension.

Heritage Inventory Sheet

Item Name	Electrical Substation		
Recommended Name	Electricity Substation		
Site Image			
Address	133 Guildford Road, Guildford, NSW 2161		
Lot/Section/DP	B	-	388453
Current LEP ID	I169 (Cumberland LEP)		
Former LEP ID	I244 (Parramatta LEP),		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Utility - Electricity	

Curtilage Map



Statement of Significance

The Guildford Road electricity substation is of local significance for historic, aesthetic, technical and representative reasons. The substation illustrates the mid twentieth century technology utilised in the generation and distribution of electricity supply in the area by the former Parramatta & Granville Electricity Supply Co. The building is an intact and representative example of the standardised electricity substations constructed in the Inter-War period, designed and built to harmonise with surrounding houses.

Criteria Assessment

a) Historic	The item is historically linked to the distribution of electricity supply in the area by the former Parramatta & Granville Electricity Supply Co. in 1950s.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is aesthetically significant as an intact and representative example of the standardised electricity substations constructed in the Inter-War period, designed and built to harmonise with surrounding houses. The substation illustrates the mid twentieth century technology utilised in the generation and distribution of electricity supply.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is representative of the standardised electricity substations constructed in the Inter-War period.

Physical Description

The item is a single storey face brick substation building in the architectural style of austerity modern. The substation has a gabled roof clad with terracotta tiles hidden behind a stepped square parapet. A central timber tongue and groove door is framed on either side by fin walls with a concrete slab awning. The letters "P & G E S Co Ltd SUB-STATION No 18" are inscribed above the entrance. Fixed glass louvre vent windows are located along the east and west elevations. The allotment is enclosed by a cyclone mesh fence with barbed wire along the north, east and west boundary. The street boundary features a low brick retaining wall and concrete driveway.

The building's condition appears to be good, although there is some discolouration of the upper course of brickwork.

Condition	Good	Fair	Poor
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Alterations and Additions

- Fence along Guildford Road removed
- Contemporary electrical box in the southeast corner of the property

Overall, the condition of the building is quite good. It appears the building is still operational and intact.

Integrity	High	Moderate	Low
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** element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1950
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Settlement around the suburb of Guildford began in the 1820s and 1830s when land was granted in the surrounding area to individuals such as Henry Whittaker, Lieutenant Samuel North, William Sherwin and the Lackey Family. The suburb of Guildford is named after the estate of ex-military officer and civil servant Lieutenant Samuel North who received 640 acres in 1837. He named it Guildford after his relative the Earl of Guildford, but made no change to the land there, remaining an absentee owner. In contrast, Henry Whittaker, a free-settler arriving to the colony in 1829, cleared and cultivated his forty-acre grant, Orchardleigh, (received in 1842) producing fruit and grapes. He later added part of the adjoining Guildford Estate and the result was subdivided in 1876 to capitalise on the newly opened railway station.

Throughout the 1860s and 1870s, many of these larger estates were subdivided for the first time and, in 1871, a provisional school was constructed in what is now Old Guildford, with the permanent school being constructed in 1876. With the opening of Guildford Railway Station in 1876, business and residences were slowly drawn away from Dog Trap Road (Woodville Road) to the railway. In 1886 Guildford was described as a 'busy though not populous fruit growing district'. It was at this time that Linnwood, owned and designed by George McCredie, was built. The McCredie's (of A.L. (Arthur) & G. McCredie and Sons, Architects and Consulting Engineers) promptly proceeded to become involved in all facets of life in Guildford, such as setting up a Presbyterian Church on their property in 1894.

Into the 20th century, the area was still described as a 'tiny village' and 'almost unknown' but in the second decade of the century a building boom took place. In 1915, a police station, a fire station, and industry such as brickworks, all came to the area of Guildford as it grew into a busy suburb with new residences, shops and citizens.

In 1913, Parramatta & Granville Electricity and Supply Co commenced operation for to supply electricity for the local area including Guildford. In 1938, the company stated in their advertising that it promised substations to be built to harmonise with surrounding houses.

This particular electricity substation was constructed in 1950 and was supplied electricity by the Parramatta & Granville Electricity Supply Co.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- None.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Electrical Substation	I169
Heritage Study	Electrical Substation	I169
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Broomham, R and T Kass 1992, *Holroyd Heritage Study Thematic History*, Sydney, Holroyd City Council.
- Elias, J and Coppins, S 2013, *Pictorial History Holroyd*, Kingsclear Books, Alexandria.
- Karskens, G 1991, *Holroyd: a social history of Western Sydney*, NSW University Press Kensington.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images




Electricity Substation from Guildford Road.



Front and western elevations of Substation.

Heritage Inventory Sheet

Item Name	Milestone		
Recommended Name	Woodville Road Milestones Group		
Site Image			
Address	Woodville Road, between Claremont Street and Pattern Avenue, Guildford NSW 2161; and Woodville Road, between Guildford Road and Rhodes Avenue, Merrylands NSW 2160.		
Lot/Section/DP	-	-	-
Current LEP ID	I296 (Cumberland LEP)		
Former LEP ID	I650 (Parramatta LEP), Milestone; and I651 (Parramatta LEP), Milestone		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	

Level 2

Exploration, Survey and Events

Curtilage Map

Note: Former item number used to identify milestones.





Revised curtilage recommended - refer below.

Statement of Significance

The Woodville Road Milestones Group are of local significance for their historic, associative, aesthetic, rarity and representative heritage values. The milestones are historically significant in their role of marking out the four-mile journey along Woodville Road from Liverpool to Parramatta. They are good examples of the use of concrete for milestones in the 1930s and are associated with the Department of Main Roads their implementation of the "Type D" milestones for use in urban situations. They are a tangible reminder of the use of road markers, originally established by Governor Macquarie across the Cumberland Plain. The milestones have aesthetic significance through their notable lettering and form, and their role as a landscape element. They are the last two remaining of four milestones along Woodville Road. The milestones as a pair, and consideration with other milestones in the rest of Sydney, are rare.

Criteria Assessment

a) Historic	The milestones are historically significant in their role of marking out the four-mile journey along Woodville Road from Liverpool to Parramatta. They are a tangible reminder of the use of road markers, originally established by Governor Macquarie across the Cumberland Plain.
b) Associative	The items are associated with the Department of Main Roads in 1934 and their implementation of the "Type D" milestones for use in urban situations.
c) Aesthetic/Technical	The milestones have aesthetic significance through their notable lettering and form, and their role as a landscape element.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	Previously forming a group of four, they are now the last two remaining milestones along Woodville Road.

g) Representativeness	They are good examples of the use of concrete for milestones in the 1930s.
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Physical Description

The two remaining concrete milestones on Woodville Road link Liverpool to Parramatta. Originally, there were four, though PTTA 1 and PTTA 4 have been removed. The milestones are placed on the western side of the road.

MERRYLANDS: Item 1 (Woodville Road, between Claremont Street and Patten Avenue)

Description

Milestone, precast concrete post, four sided, white painted with lettering in black paint stating 'L8' on one side and 'PTTA 2' on another side. Placed at kerb of roadway and set into a concrete footing.

Location: Likely in original location.

Condition: Good condition overall. White paint flaking off in some areas.

GUILDFORD: Item 2 (Woodville Road, between Rhodes Avenue and Guildford Road)

Description

Milestone, precast concrete post, four sided, white painted with lettering in black paint stating 'L7' on one side and 'PTTA 3' on another side. Placed at kerb of roadway.

Location: Likely in original location.

Condition: Good condition overall. White paint flaking off in some areas.

Condition	Good	Fair	Poor
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Alterations and Additions

- Minor damage from vehicular traffic
- Potential relocation, although likely in original location
- White paint flaking off both milestones

Although the milestones have been damaged, they have high integrity in both form and detailing. It is unclear if they have been relocated in the past.

Integrity	High	Moderate	Low
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** element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1934
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Concrete Milestones

The concrete milestone style was first adopted by the Department of Main Roads in 1934 and was known as "Type D" for use in urban situations. In earlier forms, the use of painting without incising numbers on concrete mileposts was initially favoured as it allowed for alterations being readily made from time to time as became necessary owing to deviations or alterations of a route.

Woodville Road Milestones

The concrete milestones on Woodville Road linked Liverpool to Parramatta. These milestones were used by stage coaches travelling from Sydney along Liverpool Road, before they turned right towards Parramatta. Due to the positioning of the milestones, they would always be on the driver's left hand side. Originally there were four milestones along Woodville Road, marking the four mile journey. These were marked as PTTA 1, PTTA 2, PTTA 3 and PTTA 4. Today, only PTTA 2 and PTTA 3 remain.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).			
5. The heritage curtilage for this item should be revised/reduced.	X	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- As the milestones are best identified as a pair, they should be given one LEP ID number on the Cumberland LEP.
- The items should not be removed from their current locations.
- It is recommended that the curtilage be revised to ensure each milestone has a curtilage of a one-metre radius around the marker. Due to the distance between each milestone, a revised curtilage map has not been provided as it will not accurately reflect this revised curtilage. Should the revised curtilage be adopted, this listing sheet does not reflect the current Lot/DP which will need to be altered.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Milestone	I297
Heritage Study	Milestone	I297
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Parramatta Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Parramatta Heritage Review	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Department of Main Roads. 1950. *Milestones and Milestones*, Main Roads Journal, Vol. 15, No. 4, pp. 127-131.
- Department of Main Roads. 1934. *The Mileposting of Main Roads*, Main Roads Journal, Vol. 5, No. 3.
- Department of Public Works and Services. 1999. *Sydney Region Heritage Milestones*.
- Macdonald, W.A. 1940. *Old Milestones: Parramatta Road*, Journal of the Royal Historical Society, Vol. 26, Part 4.
- Crofts, R. and Crofts, S. 2013. *Discovering Australia's Historical Milemarkers and Boundary Stones*. Libraries Australia: Gordon, NSW.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



Merrylands Item 1 (Woodville Road, between Claremont Street and Patten Avenue).



Merrylands Item 1 (Woodville Road, between Claremont Street and Patten Avenue).



Guildford Item 2 (Woodville Road, between Rhodes Avenue and Guildford Road).



Guildford Item 2 (Woodville Road, between Rhodes Avenue and Guildford Road).



Guildford Item 2 (Woodville Road, between Rhodes Avenue and Guildford Road).



Guildford Item 2 (Woodville Road, between Rhodes Avenue and Guildford Road).

Heritage Inventory Sheet

Item Name	Cottage		
Recommended Name	Federation Cottage		
Site Image			
Address	29 Bertha Street, Merrylands NSW 2160		
Lot/Section/DP	34	2	1260
Current LEP ID	I214 (Cumberland LEP)		
Former LEP ID	I314 (Parramatta LEP)		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The cottage at 29 Bertha Street, Merrylands is of local significance for its historic, associative and representative values. Built c.1917, the residence was the first cottage built by the Granville Voluntary Workers Association (VWA) established by John Nobbs, Richard E. Burns and Hector Kirkpatrick. The VWA was a body formed during World War One to erect houses for men incapacitated by the war or to house their widows. Although modified, the cottage retains key architectural features that demonstrates representative qualities of a late Federation cottage.

Criteria Assessment

a) Historic	Built c.1917, the residence was the first cottage built by the Granville Voluntary Workers Association (VWA) established by John Nobbs, Richard E. Burns and Hector Kirkpatrick. The VWA was a body formed during World War One to erect houses for men incapacitated by the war or to house their widows
b) Associative	The item is historically associated with John Nobbs, Richard E. Burns and Hector Kirkpatrick.
c) Aesthetic/Technical	The item does not meet this criterion.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item although modified, retains key architectural features that demonstrates representative qualities of a Federation cottage, built c.1917.

Physical Description

The item is a late Federation single storey cottage with rusticated weatherboard cladding. The cottage, now renovated, has an asymmetrical facade with a hipped roof and front projecting gable clad with concrete tiles. The gable end has a simple timber bargeboard and finial, with a timber framed double hung sash window with a bracketed awning is situated above. The front façade features a small verandah which extends from the gable to across the front façade. The verandah roof is an extension of the main roof and has exposed timber rafters. The verandah roof is supported on bracketed timber posts set on brick piers with an enclosed brick balustrade. The verandah is addressed by a mosaic tessellated tiled footpath. The windows are four paned timber framed double hung sash windows with a simple timber architrave and sill with a decorative skirt.

The item has a rear skillion extension and a carport added to the western elevation. This boundary is marked by a Colorbond sheeting fence. The front fence is new timber picket fence and gate framed by established low-lying hedges. The plantings are not significant, however do contribute to the aesthetic setting of the item.

Overall, the condition of the item is considered good. The item appears to be well-maintained.

Condition	Good	Fair	Poor
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Alterations and Additions

- Rear extension
- Carport added to western elevation
- Brick piers and balustrade to verandah replacing timber posts*
- New paint scheme
- New roof cladding

Although the building is modified it retains key characteristics of its building type and significant fabric. It is considered to have moderate integrity.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1917
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Merrylands is located within the Parish of St John, County of Cumberland. In an undated map of the parish (likely circa 1835), the area that would later become Merrylands was divided into land grants given to Richard Atkins, John Bowman, John Watts, and E. Lombley from as early as 1793. The main roads marked would later become known as Parramatta Road to the east and Woodville Road to the south. Liberty Plains was marked to the south-east of the area, which includes some areas of the later Merrylands locality.

Merrylands was named after the English home of politician and explorer Arthur Todd Holroyd who acquired land in the area in 1855. The area of Merrylands grew into an intensive agricultural settlement by 1850s and remained sparsely populated until the 1880s.

With the opening of the railway station in 1878, land surrounding the area was subdivided for housing and small farms. Brick and pottery production became a prominent industry in the area and brickyards operated to supply local demand. Moderate estates were advertised in the 1880s, using the proximity to the station as a selling point. By this time, the pottery and brick making industry was flourishing and larger facilities were constructed, such as the Goodlet and Smith Brickworks.

A large section of the suburb of Merrylands stands on the Church and School Estate, first offered for sale from 1871, and progressively re-subdivided after the opening of the Merrylands Railway Station

in 1876. The property was acquired by W.J. Baker by 1880s following the subdivision of the Church and School estate.

This allotment was donated to John Nobbs, Richard E. Burns and Hector Kirkpatrick, the trustees of the Granville Voluntary Workers Association (VWA) on 29 September 1917 for the nominal price of 10 shillings along with another allotment. The VWA was a body formed during World War One to erect houses for men incapacitated by the war or to house their widows. The price of the houses could then be paid off on liberal terms. This was the first cottage built by the Granville VWA and was presented to Private Charles Lewis after a gala procession with brass bands, and a parade leading from Good Street, Granville to this cottage on 15 December 1917. The cottage, worth 450 pounds, was erected at a cost of 250 pounds due to the use of voluntary labour. Lewis sold the cottage in March 1929. For some years, it was the only cottage on this side of the street. The dwelling remains in use as a residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise, consideration should be given to the reinstatement of the original verandah timber stop chamfered posts.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Cottage	I214
Heritage Study	Cottage	I214
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Karskens, G. 1991. Holroyd - A Social History of Western Sydney. Sydney: University NSW Press

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



Cottage viewed from corner of Bertha and Ethel Streets.




Detail to awning on western side of property.

Overview to cottage as situated on the corner of Bertha and Ethel Streets.



Elevation to Ethel Street.

Heritage Inventory Sheet

Item Name	House		
Recommended Name	Federation Arts and Crafts Cottage		
Site Image			
Address	3 Earl Street, Merrylands NSW 2160		
Lot/Section/DP	165	-	926
Current LEP ID	I218 (Cumberland LEP)		
Former LEP ID	I318 (Parramatta LEP), House		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The residence at 3 Earl Street, Merrylands is of local significance for its historic, aesthetic and representative values. Built c.1917, the item relates to the development of the 'Park Hill Estate' subdivision which stemmed from Garnham Blaxcell's 'Drainwell Estate'. The residence remains one of the earliest residences built on the street and is associated with early twentieth century development of Granville that occurred in conjunction with industrial activity in the area and the movement of people away from Sydney. The residence retains its aesthetic significance as a highly intact Federation Arts and Crafts cottage which presents well to the street. The item demonstrates representative qualities of Federation Arts and Crafts cottages, built 1917.

Criteria Assessment

a) Historic	Built c.1917, the item relates to the development of the 'Park Hill Estate' subdivision which stemmed from Garnham Blaxcell's 'Drainwell Estate'. The residence remains one of the earliest residences built on the street and is associated with early twentieth century development of Granville that occurred in conjunction with industrial activity in the area and the movement of people away from Sydney.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The residence retains its aesthetic significance as a highly intact Federation Arts and Crafts cottage which presents well to the street.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.

g) Representativeness	The item demonstrates representative qualities of Federation Arts and Crafts cottages, built 1917.
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Physical Description

The item is a single storey Federation Arts and Crafts cottage, with a double fronted façade clad with rusticated weatherboard walls with a corrugated galvanised iron roof. The roofscape is gambrel with a projecting gable decorated by a timber ladder screen and finial. The brick chimney features a stepped brick course with two squat terracotta pots. The dwelling has a broken back verandah roof which extends across the front with a return to the western side which has been partially infilled with fibro sheeting and windows. The verandah roof is supported by paired timber posts set on tapered brick piers and spatter dash balustrade with rendered coping. The infilled western portion of the verandah retains a solid timber curved valance between posts.

The windows along the front façade and projecting gable are timber framed casement windows in a set of three with a toplight. The casement windowpanes feature two smaller coloured windowpanes framed by a curved timber frame. The window on the projecting gable and along the east elevation have skillion awning supported by timber ladder brackets. The windows set in the infilled verandah on the western elevation are four paned timber framed windows. The front door has transom lights and sidelights. On the side of the front door is an oval plate with words "Cottage circa 1917".

The property features a modest setback with two established trees that are significant and some low-lying shrubs along the front fence. The front fence is a painted timber picket fence and gate. A paved brick driveway extends along the western elevation to the rear of the property.

The property appears to be in a fair condition, although there are some deteriorated timber elements will require repairs. In particular, the bargeboard and timber weatherboards of the east elevation are in poor condition.

Condition	Good	Fair	Poor
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Alterations and Additions

- New roof cladding
- Infilled verandah along western elevation*

The item appears to have a moderate level of integrity.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	c.1917
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Granville was originally part of the land grant known as Drainwell Estate, given in 1806 to Garnham Blaxcell. This grant consisted of 1,125 acres which was used as collateral for Blaxcell's commercial enterprises. The estate was then mortgaged to Sir John Jamison, who took it over when Blaxcell fled the colony in 1817. The land was largely undeveloped until the 1860s when it was subdivided. Many of the first buyers were orchardists and farmers, although there were also some men who built middle-class villas. In the 1880s, the area became known as 'Granville', in honour of the British Foreign Minister, Lord Granville and in 1885 the Municipality of Granville was declared.

The formation of Granville was largely determined by development between the 1880s – 1930s which was driven by the relocation of several large manufacturing industries close to the railway, such as the Hudson Brothers locomotive engineering works at Clyde. For the 25 years that followed the establishment of the Clyde Engineering, Granville experienced a great period of development with the appearance of new small industries, housing, shops and businesses. New houses were built for the

worker's and substantial residences were built for the manager's and factory owners. Today, the subdivision pattern of this era is still evidence and there is still a predominance of buildings dating to the 1880s – 1930s.

Although firmly established in the suburb of Merrylands, the subject property was historically located within Granville. The property formed part of the land subdivided as the 'Park Hill Estate' in the early 1880s. This house was shown on the Water Board plan of January 1937.

The item remains in use as a private residence.

Recommendations				
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height). X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements). X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X	
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X	
		11. The condition of this item is poor. Condition and maintenance should be monitored.		

Other recommendations and/or comments:

- A paint analysis should be undertaken to inform future works to paint the exterior of the dwelling, as the original paint scheme is unknown.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	House	I218
Heritage Study	House	I218
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Author unidentified 2008, *Granville*, retrieved 19 March 2019, <https://dictionaryofsydney.org/entry/granville>
- Parramatta Development Control Plan 2011, https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/4.4_SPECIAL%20PRECINCTS_HERITAGE%20CONSERVATION%20AREAS.pdf
- Fowlie, T & Granville Historical Society. 2001. *The History of Granville 1919*. Granville: Granville Historical Society
- Watson, J. 1992. *Granville, from forest to factory*. Granville: Granville Historical Society.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.

2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.

3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



View from Earl Street showing the dwelling.



View of western elevation with infilled verandah.



Front façade and fence.




Front façade.



Detail of deteriorated timber to barge board.

Heritage Inventory Sheet

Item Name	House		
Recommended Name	Brookvale Estate Cottage		
Site Image			
Address	30 Lansdowne Street, Merrylands NSW 2160		
Lot/Section/DP	21	-	881750
Current LEP ID	I219 (Cumberland LEP)		
Former LEP ID	I319 (Parramatta LEP), House		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Residential Buildings (private)	

Curtilage Map



Statement of Significance

The cottage at 30 Lansdowne Street, Merrylands is of local significance for its historic, aesthetic and representative values. Built c.1910, the cottage is historically associated with the 1881 land subdivision of the 'Brookvale Estate' which followed the opening of Merrylands Railway Station and facilitated the development of the surrounding area for housing and small farms. The residence retains its aesthetic significance a highly intact Federation cottage with fine detailing to the roof and verandah. The item is a good representative example of an intact Federation cottage.

Criteria Assessment

a) Historic	Built c.1910, the cottage is historically associated with the 1881 land subdivision of the 'Brookvale Estate' which followed the opening of Merrylands Railway Station and facilitated the development of the surrounding area for housing and small farms.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The residence retains its aesthetic significance a highly intact Federation cottage with fine detailing to the roof and verandah.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The item is a good representative example of an intact Federation cottage.

Physical Description

The item is a single storey Federation cottage with rusticated weatherboard walls and a corrugated iron roof. The roofscape is a gablet with a projecting gable to the front. It is clad in corroded corrugated iron. The timber barge board is highly decorative and includes a cross bar and a finial. There are two tall brick chimneys with two rows of saw-tooth bricks below the step and tall terracotta pots. A verandah extends across the front to the projecting gable with a return to west side. The verandah has a bullnose roof clad with corrugated iron supported on square tapered timber posts with scrolled valance between posts on the front side. The western edge of the verandah is infilled with timber panels and timber framed windows. The windows are timber framed casements with three multicoloured glazed panes along the base. They have scrolled timber undersills and reeded timber architraves. The window on the projecting gable has a timber shingled skillion awning supported by ladder brackets and turned posts. The front door has a transom light above a glazed square upper pane and three recessed vertical timber panels below lock rail.

The residence has a deep setback, with few plantings in the front yard. The property boundary is marked by a contemporary timber picket fence and gate.

Overall, the condition of the building is fair, with some elements in a poor condition. Elements in a poor condition include the roofing, guttering and some timber elements. The guttering and roof consist of highly corroded corrugated iron roof sheets and guttering. In some locations the guttering has corroded to such an extent that it is missing in sections. There are broken glass windowpanes and deteriorated timber shingles to window awning and timber verandah elements.

Condition	Good	Fair	Poor
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Alterations and Additions

- No visible alterations.

The building retains a high level of integrity.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	c.1910
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Merrylands is located within the Parish of St John, County of Cumberland. In an undated map of the parish (likely circa 1835), the area that would later become Merrylands was divided into land grants to Richard Atkins, John Bowman, John Watts, and E. Lombley from as early as 1793. The main roads marked would later become known as Parramatta Road to the east and Woodville Road to the south. Liberty Plains was marked to the south-east of the area, which includes some areas of the later Merrylands locality.

Merrylands was named after the English home of politician and explorer Arthur Todd Holroyd who acquired land in the area in 1855. The area of Merrylands grew into an intensive agricultural settlement by 1850s and remained sparsely populated until the 1880s.

With the opening of the railway station in 1878, land surrounding the area was subdivided for housing and small farms. Brick and pottery production became a prominent industry in the area and brickyards operated to supply local demand. Moderate estates were advertised in the 1880s, using the proximity to the station as a selling point. By this time, the pottery and brick making industry was flourishing and larger facilities were constructed, such as the Goodlet and Smith Brickworks.

A large section of the suburb of Merrylands stands on the Church and School Estate, first offered for sale from 1871, and progressively re-subdivided after the opening of the Merrylands Railway Station

in 1876. The land on which the property resides on was subdivided in c.1881 as 'Brookvale Estate' in 100 feet wide allotments. The property was built in c.1910 and remains in use as a private residence.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. The heritage curtilage for this item should be revised/reduced.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).			
		11. The condition of this item is poor. Condition and maintenance should be monitored.	X		

Other recommendations and/or comments:

- A qualified heritage trades specialist should be engaged to undertake the conservation repairs to the timber elements and roofing.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	House	I219
Heritage Study	House	I219
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Heritage Study	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- City of Parramatta Council. 18 June 2015. 'The Sutherland Estate – Granville'. Accessed via: <http://arc.parracity.nsw.gov.au/blog/2015/06/18/the-sutherland-estate-granville/>
- Karskens, G. 1991. *Holroyd - A Social History of Western Sydney*. Sydney: University NSW Press

Limitations

- Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
- Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
- Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



Side view of dwelling.



Front façade.



Front façade, fence and yard.



Detail of verandah.



Detail of verandah and roof elements.



Western elevation.




Detail of window to front elevation.



Detail of roof and chimney.

Heritage Inventory Sheet

Item Name	Milestone		
Recommended Name	Woodville Road Milestones Group		
Site Image			
Address	Woodville Road, between Claremont Street and Pattern Avenue, Guildford NSW 2161; and Woodville Road, between Guildford Road and Rhodes Avenue, Merrylands NSW 2160.		
Lot/Section/DP	-	-	-
Current LEP ID	I296 (Cumberland LEP)		
Former LEP ID	I650 (Parramatta LEP), Milestone; and I651 (Parramatta LEP), Milestone		
Heritage Conservation Area	Not included		
Date Updated	March 2020		
Significance Level	LOCAL		
Site Type	Level 1	Built	

Curtilage Map

Note: Former item number used to identify milestones.





Revised curtilage recommended - refer below.

Statement of Significance

The Woodville Road Milestones Group are of local significance for their historic, associative, aesthetic, rarity and representative heritage values. The milestones are historically significant in their role of marking out the four-mile journey along Woodville Road from Liverpool to Parramatta. They are good examples of the use of concrete for milestones in the 1930s and are associated with the Department of Main Roads their implementation of the "Type D" milestones for use in urban situations. They are a tangible reminder of the use of road markers, originally established by Governor Macquarie across the Cumberland Plain. The milestones have aesthetic significance through their notable lettering and form, and their role as a landscape element. They are the last two remaining of four milestones along Woodville Road. The milestones as a pair, and consideration with other milestones in the rest of Sydney, are rare.

Criteria Assessment

a) Historic	The milestones are historically significant in their role of marking out the four-mile journey along Woodville Road from Liverpool to Parramatta. They are a tangible reminder of the use of road markers, originally established by Governor Macquarie across the Cumberland Plain.
b) Associative	The items are associated with the Department of Main Roads in 1934 and their implementation of the "Type D" milestones for use in urban situations.
c) Aesthetic/Technical	The milestones have aesthetic significance through their notable lettering and form, and their role as a landscape element.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.
f) Rarity	Previously forming a group of four, they are now the last two remaining milestones along Woodville Road.

g) Representativeness	They are good examples of the use of concrete for milestones in the 1930s.
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Physical Description

The two remaining concrete milestones on Woodville Road link Liverpool to Parramatta. Originally, there were four, though PTTA 1 and PTTA 4 have been removed. The milestones are placed on the western side of the road.

MERRYLANDS: Item 1 (Woodville Road, between Claremont Street and Patten Avenue)

Description

Milestone, precast concrete post, four sided, white painted with lettering in black paint stating 'L8' on one side and 'PTTA 2' on another side. Placed at kerb of roadway and set into a concrete footing.

Location: Likely in original location.

Condition: Good condition overall. White paint flaking off in some areas.

GUILDFORD: Item 2 (Woodville Road, between Rhodes Avenue and Guildford Road)

Description

Milestone, precast concrete post, four sided, white painted with lettering in black paint stating 'L7' on one side and 'PTTA 3' on another side. Placed at kerb of roadway.

Location: Likely in original location.

Condition: Good condition overall. White paint flaking off in some areas.

Condition	Good	Fair	Poor
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Alterations and Additions

- Minor damage from vehicular traffic
- Potential relocation, although likely in original location
- White paint flaking off both milestones

Although the milestones have been damaged, they have high integrity in both form and detailing. It is unclear if they have been relocated in the past.

Integrity	High	Moderate	Low
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* *element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	1934
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Concrete Milestones

The concrete milestone style was first adopted by the Department of Main Roads in 1934 and was known as "Type D" for use in urban situations. In earlier forms, the use of painting without incising numbers on concrete mileposts was initially favoured as it allowed for alterations being readily made from time to time as became necessary owing to deviations or alterations of a route.

Woodville Road Milestones

The concrete milestones on Woodville Road linked Liverpool to Parramatta. These milestones were used by stage coaches travelling from Sydney along Liverpool Road, before they turned right towards Parramatta. Due to the positioning of the milestones, they would always be on the driver's left hand side. Originally there were four milestones along Woodville Road, marking the four mile journey. These were marked as PTTA 1, PTTA 2, PTTA 3 and PTTA 4. Today, only PTTA 2 and PTTA 3 remain.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Maintain this item's heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	
2. Maintain this item's listing as part of the Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider delisting as an individual item from the LEP.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	
4. Consider additional research to nominate this item for the State Heritage Register.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).			
5. The heritage curtilage for this item should be revised/reduced.	X	10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- As the milestones are best identified as a pair, they should be given one LEP ID number on the Cumberland LEP.
- The items should not be removed from their current locations.
- It is recommended that the curtilage be revised to ensure each milestone has a curtilage of a one-metre radius around the marker. Due to the distance between each milestone, a revised curtilage map has not been provided as it will not accurately reflect this revised curtilage. Should the revised curtilage be adopted, this listing sheet does not reflect the current Lot/DP which will need to be altered.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	Milestone	I297
Heritage Study	Milestone	I297
National Trust Australia Register	N/A	-

Previous Studies

Type	Author	Year	Title
Heritage Study	Extent Heritage Pty Ltd	2019	Cumberland LGA Heritage Study
Parramatta Heritage Review	National Trust (Parramatta Branch)	2004	Parramatta Heritage Review
Parramatta Heritage Review	Meredith Walker	1993	City of Parramatta Heritage Study

Other References

- Department of Main Roads. 1950. *Milestones and Milestones*, Main Roads Journal, Vol. 15, No. 4, pp. 127-131.
- Department of Main Roads. 1934. *The Mileposting of Main Roads*, Main Roads Journal, Vol. 5, No. 3.
- Department of Public Works and Services. 1999. *Sydney Region Heritage Milestones*.
- Macdonald, W.A. 1940. *Old Milestones: Parramatta Road*, Journal of the Royal Historical Society, Vol. 26, Part 4.
- Crofts, R. and Crofts, S. 2013. *Discovering Australia's Historical Milemarkers and Boundary Stones*. Libraries Australia: Gordon, NSW.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an assessment of previous LGA heritage studies, the Thematic History (prepared by Extent Heritage, 2019) and existing information in former heritage listing sheets.

Additional Images



Merrylands Item 1 (Woodville Road, between Claremont Street and Patten Avenue).



Merrylands Item 1 (Woodville Road, between Claremont Street and Patten Avenue).



Guildford Item 2 (Woodville Road, between Rhodes Avenue and Guildford Road).



Guildford Item 2 (Woodville Road, between Rhodes Avenue and Guildford Road).



Guildford Item 2 (Woodville Road, between Rhodes Avenue and Guildford Road).



Guildford Item 2 (Woodville Road, between Rhodes Avenue and Guildford Road).

Item name	LEP ID (Cumberland LEP 2021)	Address
Water pipeline	I133	9 Barbers Road, 67A Campbell Hill Road, 368A Railway Terrace and 579A Woodville Road, Guildford
Cloverdale	I162	29 Salisbury Road, Guildford
Cottage	I168	27 Woodstock Street, Guildford
Granville South Public School	I169	276 Woodville Road, Guildford
Electricity Substation	I170	467A Woodville Road, Guildford
Milestone	I171	Adjacent to 488 Woodville Road, Guildford
Cottage	I195	29 Bertha Street, Merrylands
House	I199	3 Earl Street, Merrylands
House	I203	30 Lansdowne Street, Merrylands
Milestone	I220	Adjacent to 198 Woodville Road, Merrylands