

HERITAGE ASSESSMENT



**44-48 Oxford Street
Epping**

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Phillips
Heritage**

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1.0 INTRODUCTION

1.1 Preamble

This heritage assessment of No. 44-48 Oxford Street, Epping New South Wales has been prepared at the request of the owners of the site. Part of this site (No. 48 Oxford Street) is listed as a heritage item by Schedule 5 Part 1 of the *Hornsby Local Environmental Plan 2013*. The focus of this listing is a Federation period dwelling, erected by the Puckering family in the late 1890s, and now used as commercial premises.

1.2 Authorship and Acknowledgements

This heritage assessment was prepared by Alice Fuller, B.Appl.Sc.(CCM), M.Herit.Cons.(Hons.), and James Phillips, B.Sc.(Arch.), B.Arch., M.Herit.Cons.(Hons.), of Weir Phillips Heritage.

This heritage assessment draws on the historic information provided by two earlier assessments of this property:

- Andrew Starr and Associates Heritage Consultants for Pirasta Pty Ltd, *Heritage Impact Assessment, 48 Oxford Street, Epping*, March 2009.
- NBRs+ Partners, *Heritage Assessment: Eulowrie, No. 44-48 Oxford Street, Epping*, September 2014.

The authors of these reports as duly acknowledged.

The authors wish to thank Michael Wilson, Access to Information Officer at Hornsby Shire Council, for his assistance in locating plans and photographs of the property from Council Archives.

1.3 Limitations

No Aboriginal or historical archaeology was carried out on the site.

1.4 Physical Evidence

Site visits were carried out in August 2017 and in April 2018. Unless otherwise stated, the photographs contained in this assessment were taken by the authors on these occasions.

1.5 Documentary Evidence

1.5.1 General References

- Andrew Starr and Associates Heritage Consultants for Pirasta Pty Ltd, *Heritage Impact Assessment, 48 Oxford Street, Epping*, March 2009. Unpublished report. Copy provided by the owners.
- NBRs+ Partners, *Heritage Assessment: Eulowrie, No. 44-48 Oxford Street, Epping*, September 2014. Unpublished report. Copy provided by the owners.
- Perumal Murphy Wu, *Hornsby Shire Heritage Study*. Unpublished report prepared for Hornsby Shire Council and the NSW Department of Planning, 1993. Hornsby Library.

1.5.2 State Heritage Inventory

- *House*, No. 48 Oxford Street, Epping. State Heritage Inventory Database No.: 1780107.

1.5.3 Historic Plans and Photographs

- *No. 48 Oxford Street, Epping.* Sales brochure, c.1994. Copy provided by the client.
- *Series of Photographs of No. 48 Oxford Street, Epping,* c.2009. Attached to Hornsby Council Archives File, DA466/2009.

1.5.4 Planning Documents

- *Hornsby Development Control Plan.*
- *Hornsby Local Environmental Plan 2013.*

1.6 Site Location

No. 44-8 Oxford Street, Epping is located on the western side of Oxford Street between Pembroke Street to the south and Chester Street to the north. The site, outlined in red and blue in Figure 1, is identified as Lots A and B of D.P. 390454, and Lots 1 and 2 of D.P. 206646. Lot 1 of D.P. 206646, outlined in blue in Figure 1, contains the heritage item, known as No. 48 Oxford Street.

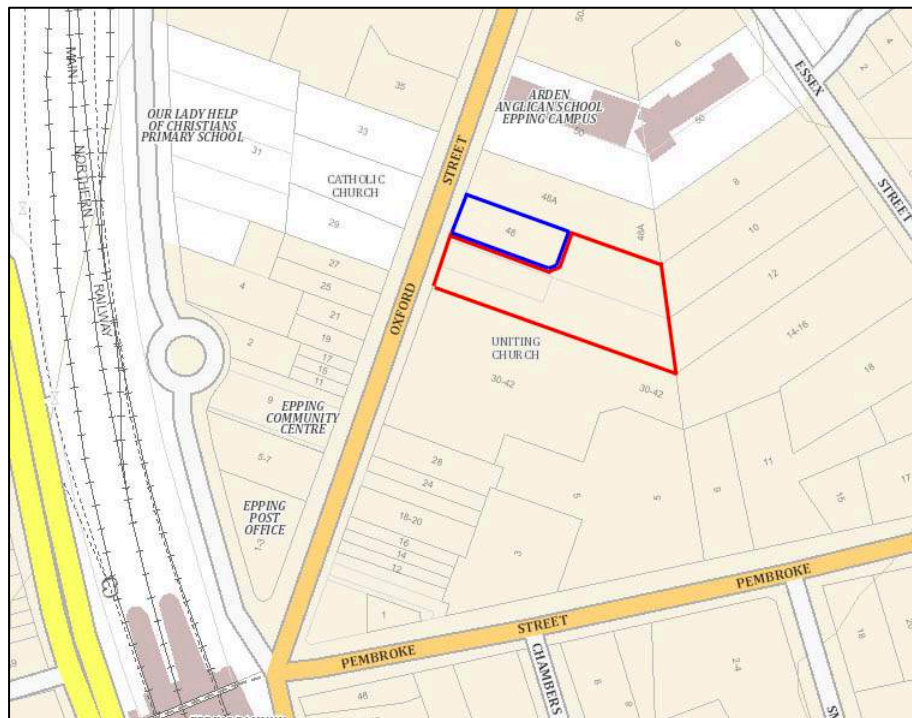


Figure 1: Site Location.
SIX Maps; annotations by WP Heritage.

2.0 BRIEF OUTLINE OF THE HISTORICAL DEVELOPMENT

2.1 History Prepared in 2014

The following history of the site was prepared by Léonie Masson, Historian, of NBRS+ Partners, in 2014. This history has been prepared with reference to the major sources available for this area and is adopted for the purposes of this assessment. This history ends in 1994. Section 2.2 of this assessment contains additional information, bringing the history of the item up to date.

2.0 DOCUMENTARY EVIDENCE

2.1 Pre-European and European Settlement of Epping.¹

Aboriginal people from the Wallumedegal group, whose lands stretch along the Parramatta and Lane Cove rivers, were living in the region of Epping when the first Europeans arrived.²

The first settler in the district was David Kilpack, a freed convict who received grants of land in 1794 and 1795 totalling 80 acres (32.3 hectares). He died two years later and his widow Eleanor married Thomas Higgins, whose son Thomas Edward Higgins was one of the first settlers in the Hornsby district.³

The western side of Epping stands on two major land grants – Lieutenant William Kent had 170 acres (69.8 hectares) granted by Governor Hunter, and his nephew William George Carile Kent was granted 460 acres (186.1 hectares) in 1803. The western boundary of the Field of Mars bordered their land.

Many settlers struggled to clear the land and make a living from their farms. The government, in an attempt to ease the burdens on these pioneers, proclaimed town commons, where they could pasture their animals, leaving their own land available for food crops. One such common was the Field of Mars common which covered between 5,050 and 6,253 acres (2,044 to 2,530 hectares).⁴

2.1.1 Timber

Epping had an important role in the early years of the colony, particularly during the time of Governor Macquarie, when timber from the area was in high demand. The trees were tall and spreading, mainly blue gum, blackbutt and some cedar, with an understorey of wattle and pittosporum. There was little undergrowth, and the ground was covered with luxuriant kangaroo grass.

A convict timber camp which included huts, a cooking place, sawmill and possibly burial ground, was established in 1817. Because the trees were soon removed, the general area was known as Barren Ridges by 1825. The camp occupied the sites along Oxford Street where the post office and Catholic church now stand. The first Methodist chapel in Hornsby Shire, established sometime before 1821, was at also at Barren Ridges.

2.1.2 Orchards and bushland

After the sawing establishment closed, the Epping area consisted mostly of orchards and bushland, with most people making a living from vegetable and fruit growing. In the 1820s, the Mobbs family established citrus orchards in the Epping area, and other orchardists soon followed. Produce was carted to

¹ This history of Epping is reproduced in its entirety from Joan Rowland, Epping, Dictionary of Sydney, 2008, <http://dictionaryofsydney.org/entry/epping>, viewed 13 May 2014.

² Hornsby Shire Historical Society, Pioneers of Hornsby Shire, 1788–1906: a history, Library of Australian History, Sydney, 1983, revised edition, p 42.

³ Hornsby Shire Historical Society, Pioneers of Hornsby Shire, 1788–1906: a history, Library of Australian History, Sydney, 1983, revised edition, p 49.

⁴ Hornsby Shire Historical Society, Pioneers of Hornsby Shire, 1788–1906: a history, Library of Australian History, Sydney, 1983, revised edition, p 48.

Ermington wharf on the Parramatta River and sent by boat to the Sydney markets. The Hazlewood plant nursery was operating by the 1860s.

2.1.3 The Railway

Epping railway station was opened on 17 September 1886 and was at first called the Field of Mars station, then renamed Carlingford the following year. People were not happy with this name, as the post office was called East Carlingford, and the different names caused confusion. When William Midson suggested the name Epping, it was accepted, and the township was officially named Epping in 1899.⁵ It was a popular choice, as the district was by this time heavily forested, the result of secondary growth since the end of logging, and the area reminded residents of Epping Forest in England. The word Epping is said to mean 'people of the look-out place',⁶ and fine views can certainly be seen from the ridges and hills around Epping.

The coming of the railway resulted in an increase in land prices. The first subdivisions of land were made at Epping in the same year as the railway lined opened, with a section of the Field of Mars subdivided into large blocks and sold by the government. This was the beginning of the development of the area into the suburb of Epping.

The government resumed the commons land in 1874. It was opened up for sale in 1889⁷, and by the turn of the twentieth century, there were twelve houses in the area bounded by Rawson to Midson Roads and Chesterfield Road to Devlins Creek, covering an area of about 450 acres (182.1 hectares).⁸ The first general store was built by Joseph Walker in 1892.

After World War II, there was an increased demand for housing, and the small farms and orchards were subdivided and sold.

2.2 History of the Subject Site

The Government of NSW passed an Act of Parliament in 1874 for the disposal of land in the Field of Mars Common to assist with the cost of construction of the Gladesville and Iron Cove bridges. In September 1885 the sale of the Field of Mars Commons land commenced and continued to the turn of the century.

⁵ W G Hazlewood, 'History of Epping', Sydney Allen for WG Hazlewood, Epping NSW, 1988, p 9.

⁶ Frances Pollon (ed), *The Book of Sydney Suburbs*, Angus and Robertson, North Ryde NSW, 1988.

⁷ Hornsby Shire Historical Society, *Pioneers of Hornsby Shire, 1788-1906: a history*, Library of Australian History, Sydney, 1983, revised edition, p 49.

⁸ WG Hazlewood, 'History of Epping', Sydney Allen for WG Hazlewood, Epping NSW, 1988, p 14.



Figure 4 — Field of Mars, Plan of 320 Allotments at the Field of Mars Platform, Parish of Field of Mars County of Cumberland, 1886. (Source: NSW Land & Property Information)

The subject site is located on original Lots 5 and 6 in Section 4 of the Field of Mars Common at the Field of Mars Platform as shown in the plan at Figure 4 and extracted in Figure 5. The individual allotments are illustrated in the Block plans at Figure 6 and Figure 7.



Figure 5 — Extract from Field of Mars, Plan of 320 Allotments at the Field of Mars Platform Parish of Field of Mars County of Cumberland, 1886. Study site outlined in purple labelled with the name of the purchasers, Henry Perdriau Jnr and Henry Perdriau Senr. (Source: NSW Land & Property Information)

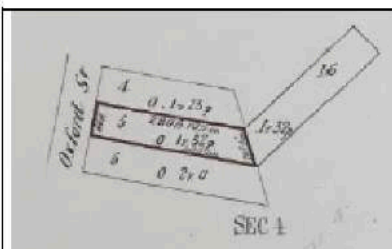


Figure 6 — Block plan accompanying grant under the Field of Mars Common Resumption Act, 1874, Vol 823 Fol 232. (Source: NSW Land & Property information)

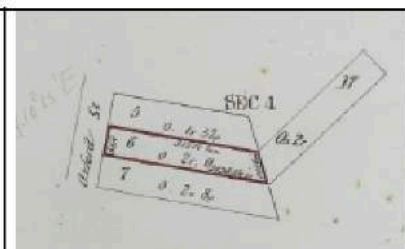


Figure 7 — Block plan accompanying grant under the Field of Mars Common Resumption Act, 1874, Vol 823 Fol 233. (Source: NSW Land & Property information)

2.3 Lot 5 Section 4 (48 Oxford Street)

Lot 5 Section 4 of the Field of Mars Commons, identified as Lot UU in the advertisement dated 4 September 1886, was sold by public auction on 2 October 1886 to Henry Perdriau junior of Balmain, for the sum of £38 five shillings.⁹

Young Perdriau sold Lot 5 in February 1895 to Edward Lewis Puckering of Redfern, draper. Late the following year, according to the *Cumberland Argus and Fruitgrowers* on 12 December 1896:

Mr E.L. Puckering, the well-known draper of Redfern, is having a nice residence erected at East Carlingford. The building occupies a choice site close by Walker's store, and is to be a brick cottage of nine rooms, exclusive of out-houses.

Two months earlier J. Slade of Redfern (contractor) advertised for "price required for erection and completion brick cottage, East Carlingford".¹⁰ It is presumed that Puckering knew Slade as they both lived and operated businesses at Redfern. The design of the subject residence is thus attributed to Slade, variously described as a builder and contractor. The completed house was called "Eulowrie" and was known as 48 Oxford Street.

Puckering transferred ownership of the property to his wife, Fanny Lucy Puckering "for her own separate use". The earliest Hornsby Shire Rate Book (1907-1909) identifies Fanny Lucy Puckering as the owner of Lot 5 Section 4 in addition to Lots 2-4 (all in Oxford Street) as well as Lots 13/15 Section 4 in Essex Street. The 1910-1913 Rate Book identifies the same allotments not as yet undeveloped (unimproved capital value and improved capital value being identical). The sequence of Hornsby Rate Books to 1927 proved extremely unreliable and inaccurate as at no time is the subject property rated with a house built thereon, though it was in existence from 1897.

Notwithstanding the unreliability of the Rate Books, the Sands Directory identifies Edward L Puckering at Oxford Street Epping commencing in 1911. Prior to that date the Epping district (formerly East Carlingford) was classified agricultural in nature and therefore not listed in the suburban directory.

Edward Lewis Puckering died at Eulowrie on 17 December 1923. His widow remained in residence of the residence until her death in 1938. The property then passed by transmission to her executors, The Public Trustee and Sydney Edward Puckering. The latter lived with his mother before and after her death.

⁹ Grant under the Field of Mars Common Resumption Act 1874, Vol 823 Fol 232, NSW Land & Property Information.

¹⁰ "Tenders", *Sydney Morning Herald*, 19 October 1896, p8.

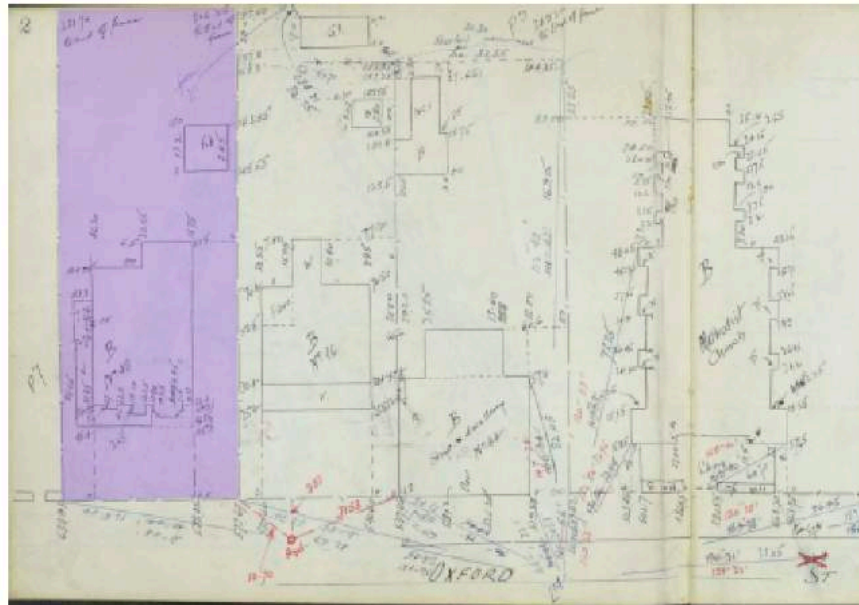


Figure 8 — Field Book 3389, Hornsby Sheet 56 (part), HE Lanyon (surveyor), 25 July 1938. 48 Oxford Street shaded purple thereon. (Source: Sydney Water Plan Room)

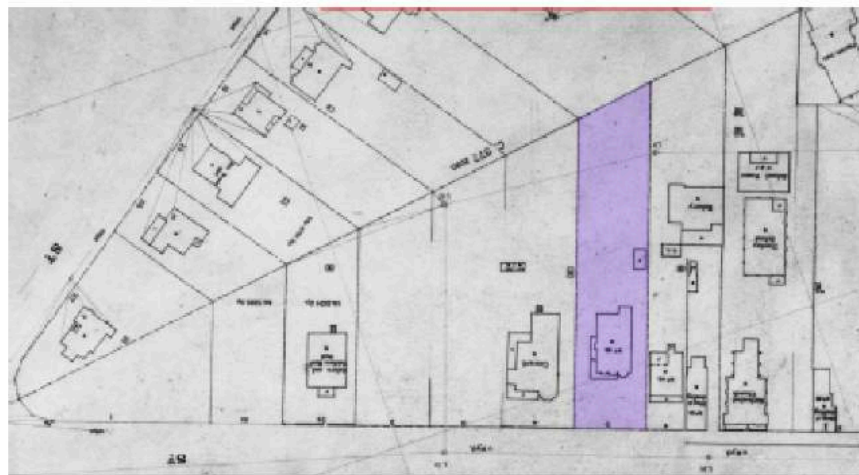


Figure 9 — Extract from DTS 2457 Hornsby Sheet 56, HE Lanyon (Surveyor), 3 Apr 1940, showing 48 Oxford Street shaded purple thereon. (Source: Sydney Water Plan Room)



Figure 10 — Extract from 1943 aerial of Sydney showing present cadastral boundaries of 48 Oxford Street. (Source: NSW Land & Property Information, SIX Maps)

The allotment was subdivided into two lots in 1960 as shown in Figure 7, whereupon 48 Oxford Street was described as Lot 1 DP 206646. Sydney Edward Puckering retained ownership of Lot 1 (Eulowrie) until his death in July 1980 whereafter the property passed by transmission to Alma Edith Puckering in June 1987.¹¹ She died in 2007 at Dulwich Hill, however the residence was sold in 1994. Pirasta Pty Limited (the present owner) purchased 48 Oxford Street in 2003.

Purckering sold Lot 2 at the rear of Eulowrie (with a right of way) to Victoria Bakery Pty Limited in 1961. That allotment changed hands in 1976 to Mermex Holdings Pty Limited and again the end of the following year to the AMP Society. Copeland Developments Limited purchased the property in 1981.¹² Amalgamated with 44-46 Oxford Street, the new commercial offices changed hands to the MLC in 1982 thence to Pirasta Pty Limited (the present owner) in 1986.

¹¹ Certificate of Title Vol 5169 Fol 226, NSW Land & Property Information.

¹² Certificate of Title Vol 9169 Fol 227, NSW Land & Property Information.

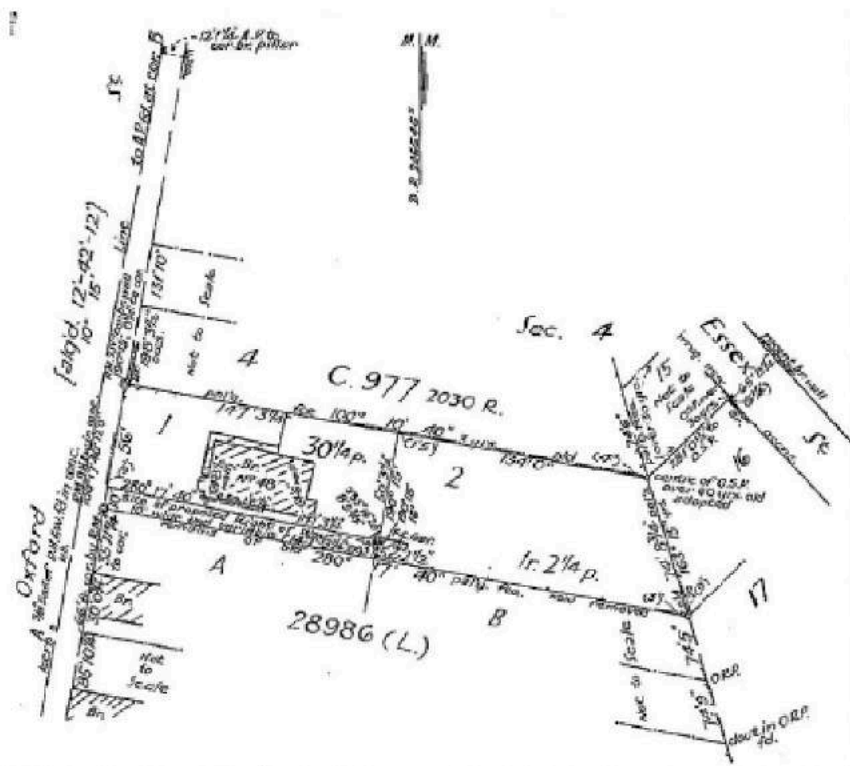


Figure 11 — DP 206646, Plan of Subdivision of Allotment 5, Sec 4 in Plan C977 2030R being the land in CT Vol 5124 Fol 246, comprising 48 Oxford Street. (Source: NSW Land & property information)

2.4 Lot 6 Section 5 (44-46 Oxford Street)

Lot 6 in Section 4 (Lot VV) of the Field of Mars Common was sold to Henry Perdriau senior for the sum of £42 10 shillings.¹³ He sold the allotment in August 1891 to John Kirkland of Balmain, merchant. The land remained undeveloped until 1912 when it was sold in January to Lionel James Thompson thence in April to Margaret Ann Mallaby, wife of William Mallaby of Epping, accountant. W Mallaby promptly lodged a successful building application to Hornsby Shire for a brick shop & residence in Oxford Street¹⁴ which was reported to be under construction in September the same year.¹⁵ It is not clear whether this was two separate buildings or a shop with dwelling above. The shop (with dwelling above) was later known as 44 Oxford Street. According to the Sands Directory, "Misses Mallaby, confectioners" and "W Mallaby" are listed sequentially in Oxford Street in 1914 possibly implying that the allotment comprised the shop and a separate residence.

¹³ Grant under the Field of Mars Common Resumption Act 1874, Vol 823 Fol 233, NSW Land & Property Information.

¹⁴ "Epping - Buildings Booming", *Cumberland Argus and Fruitgrowers Advocate*, 15 June 1912, p8.

¹⁵ "Epping- New Buildings", *Cumberland Argus and Fruitgrowers Advocate*, 10 August 1912, p8.

Margaret Mallaby sold part of her property (comprising one rood and 18 perches) to Thomas and William Sidney Ball in 1920. In the Sands Directory Thomas Ball is listed in Oxford Street commencing in the same year. They established a bakery on the property (formerly the shop previously the Mallaby sisters confectionary shop at 44 Oxford Street).

The residue of Lot 6 owned by Margaret Mallaby comprising 22 ¼ perches was conveyed in May 1927 to Thomas Ball.¹⁶ He sold this property in October 1929 to William Charles Green of Balgowlah, master baker.

In 1920, the Ball's consolidated their two parts of Lot 6 on a single Certificate of Title Vol 3097 Fol 130, comprising one rood eighteen perches. This land contained the shop and bakery buildings at the rear. This property was sold to William Charles Green in October 1929. He did not operate the bakery at this site, instead leasing it to a succession of operators.¹⁷

Thus at the end of 1929 Green was the owner of the whole of Lot 6 of Section 4. The allotment was subsequently subdivided into Lot A (19 perches), and Lot B (one rood twenty one and one quarter perches), respectively 46 and 44 Oxford Street. Lot B was sold to George Watsford Dando of Gladesville, bread manufacturer, in late 1954¹⁸ while Lot A was conveyed to the Victoria Bakery Pty Limited in January 1958.¹⁹ Lot B was subsequently sold to the Victoria Bakery Pty Limited in 1960.

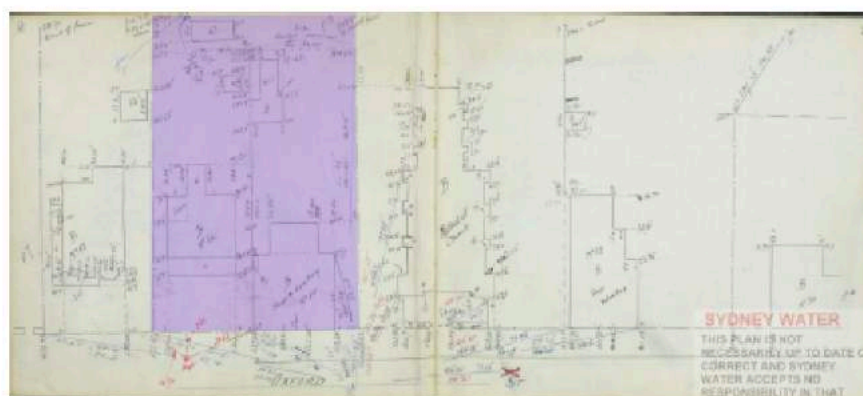


Figure 12 — Field Book 3389, Hornsby Sheet 56 (part), HE Lanyon (surveyor), 25 July 1938. 44 and 46 Oxford Street shaded purple thereon. (Source: Sydney Water Plan Room)

¹⁶ Certificate of Title Vol 3108 Fol 189, NSW Land & Property Information.

¹⁷ Certificate of Title Vol 3097 Fol 130, NSW Land & Property Information.

¹⁸ Certificate of Title 6854 Fol 15, NSW Land & Property Information.

¹⁹ Certificate of Title Vol 6854 Fol 16, NSW Land & Property Information.



Figure 13 — Extract from DTS 2457 Hornsby Sheet 56, HE Lanyon (Surveyor), 3 Apr 1940, showing 44 and 46 Oxford Street shaded purple thereon. (Source: Sydney Water Plan Room)



Figure 14 — Extract from 1943 aerial survey of Sydney showing present cadastral boundaries of 44-46 Oxford Street. (Source: NSW Land & Property Information, SIX Maps)

Various building works were undertaken at 44 and 46 Oxford Street in the 1960s and 1970s including a "Bk & F/C office block" (1964), "storeroom" (1966), "carport" (1969), "radio mast" (1970), "retaining wall" (1971) and "F/C additions" (1973).

Both Lots A and B (44-46 Oxford Street) changed hands in November 1976 to Mermax Holdings Pty Limited, to AMP Society in November 1977, to Copeland Investments Limited in 1981 and to the MLC in 1982. Leases are recorded on the Certificates of Title for both allotments for various suites in the property over this same period. The present owner purchased both allotments in 1986.²⁰ "Oxford Place" as the commercial building is presently called, was most likely built in 1981 coinciding with Copeland Investments Limited ownership of the allotments; the original house, shop and bakery buildings were demolished at this time. The commercial office building was subsequently refurbished.

2.4.1 Edward Lewis Puckering

Edward Louis Puckering, born 19 December 1858 in Islington, Middlesex, England, United Kingdom, third son of William Puckering, cotton warehouseman, and Fanny Sarah Sanders. Arrived in Sydney on 1 March 1880 on the Duntrune as a 1st class passenger. He married Fanny Lucy Sanders at St Michaels Church, Surry Hills in 1884.

In May 1885 in the *Sydney Morning Herald* he placed the following advertisement:

Wanted – to purchase, store or drapery business or premises suitable, E.L. Puckering, 178 Albion Street, SH (Surry Hills).

Thereafter he is listed at various addresses, including 779 George Street, 402 George Street, and 207 Elizabeth Street, Redfern. Puckering & Company, drapers, is listed at 201 Elizabeth Street, Redfern when the company was registered in April 1903. He was heavily involved in the Epping Presbyterian Church.

He died on 17 December 1923 at Eulowrie, Oxford Street, Epping, aged 65 years. He was buried in the Presbyterian Section, Field of Mars Cemetery.

²⁰ Certificates of Title Vol 11662 Fol 117 and Vol 14511 Fol 238, NSW Land & Property Information.

2.2 Additional Information

2.2.1 The Site in 1994

Figures 2 to 4 reproduces a number of photographs of No. 48 Oxford Street included in a sales brochure when it was sold in 1994. No. 48 Oxford Street was described at this time as:

‘Although the property itself has only recently fallen into a state of disrepair, much of the home’s period character remains. Currently comprising four main rooms, central living areas, 2 additional rooms, original larder and kitchen, sunny yard, wrap-around bullnose verandah, garage parking, rear lane access and a host of exceptional period embellishments including bay windows, high ornate ceilings and original fireplaces.....Land size 765sqm.’¹



Figure 2:
No. 48 Oxford Street,
undated.

Sales brochure
(Cassim Real Estate
Pty Ltd). Provided by
the client.

Note: The original
width and profile of
the verandah roof, as
well as the pattern of
the ‘iron lace.’



Figure 3:
No. 48 Oxford Street,
c.1994.

Sales brochure
(Cassim Real Estate
Pty Ltd). Provided by
the client.

¹ Sales brochure (Cassim Real Estate Pty Ltd). Provided by the client.

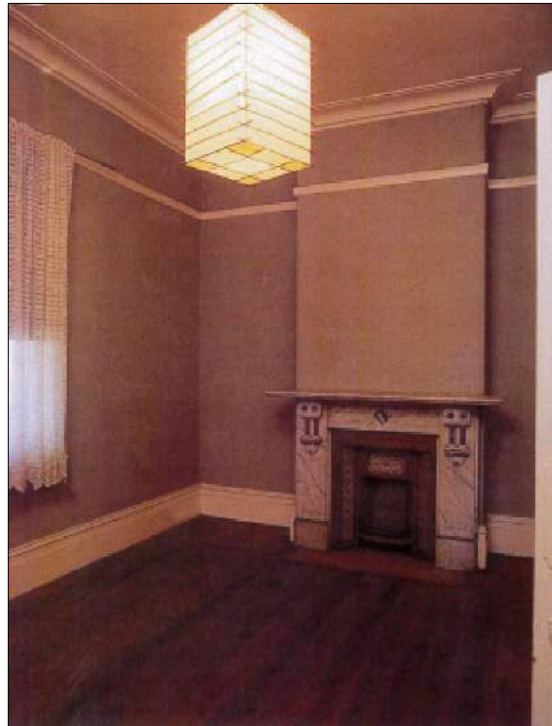


Figure 4:
Fireplace in No. 48 Oxford Street,
c.1994.

Sales brochure (Cassim Real Estate Pty Ltd). Provided by the client.

Note: None of the fireplaces survive.

2.2.2 The Site in 2009

By 2009, No. 48 Oxford Street was in a derelict, uninhabitable, condition and had been vacant for a number of years. Figure 5 provides a floor plan of the building in 2005, which shows the service wings that were demolished soon after. Figures 6 and 7 are two photographs of the building taken in 2009. As demonstrated by these photographs and the report prepared by Andrew Starr in that year, the verandah and roof tiling were in a poor state of repair; a number of the cast iron pillars were missing and there were only fragments of the original frieze in place; the rear chimneys were structurally unsound; and the windows had been boarded up. Internally, the floors were in poor condition and fireplaces had been removed.² Additional photographs can be found in Appendix 2. Note the complexity that the two rear chimneys added to the roof line of the building.

² Andrew Starr and Associates Heritage Consultants, *Heritage Impact Assessment, No. 48 Oxford Street, Epping*, March 2009. Copy provided by the client.

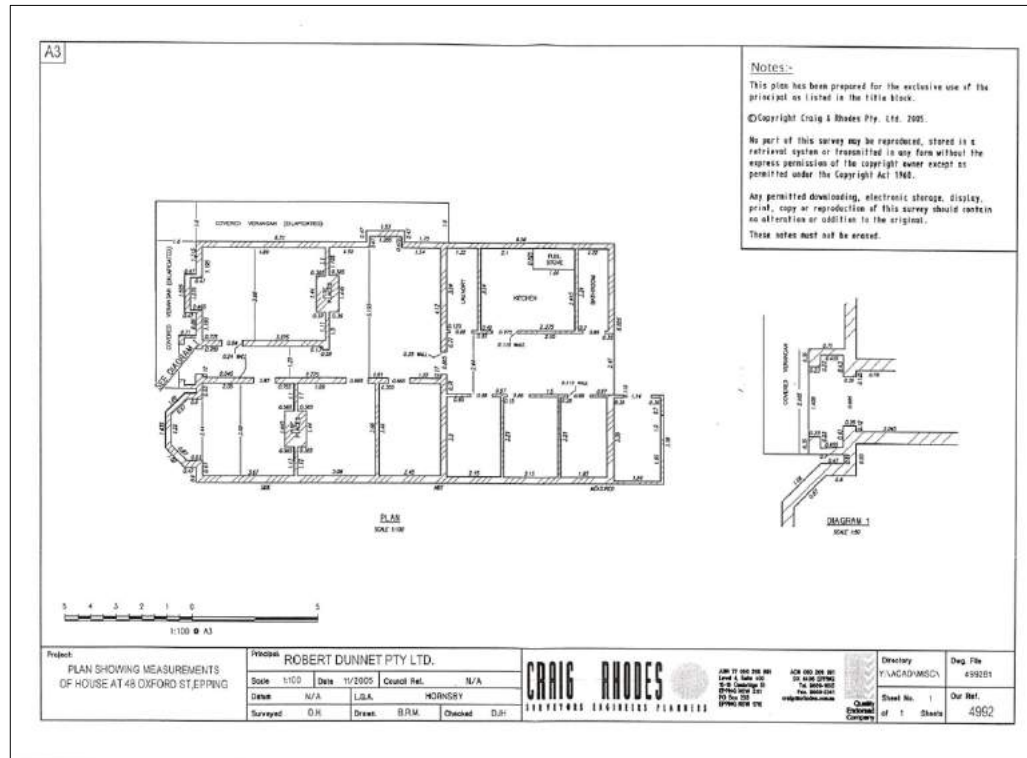


Figure 5: Survey of the floor plan of the building in 2005, prior to the c.2010 works.
 Craig Rhodes. Copy provided by the client.



Figure 6:
 The front of the
 building in 2009.
 Hornsby Council
 Archives,
 DA466/2009.



Figure 7:
Rear service
wings in
2009.
Hornsby
Council
Archives,
DA466/2009.

In 2009, a Development Application was approved for the demolition of the rear of the building and the construction of the existing rear addition. The pavilion in the front yard was also part of this DA (DA 466/2009). Refer to the plans in Appendix 2 of this report. Other works carried out at this time include:

- Restoration works to the dwelling, including: replacement of the verandah fabric; repair of the chimneys; repair or replacement of doors and windows; replacement of some of the roof structure and tiles; making good internal floors; and repair or replacement of ceilings, cornices and joinery. When the verandah was reconstructed it was widened and the northern side enclosed.
- The raising of the ground level to the rear of the building so that the carpark on the rear lot could be extended to the rear of the building.
- Construction of a timber deck on the northern side of the building.
- Construction of a front picket fence and landscaping.³ The existing landscape dates from this time.

An construction certificate was issued in 2010 and an occupation certificate in 2011.

3.0 SITE ASSESSMENT

3.1 No. 44-48 Oxford Street

3.1.1 The Site as a Whole

No. 44-8 Oxford Street, Epping is located on the western side of Oxford Street between Pembroke Street to the south and Chester Street to the north. The site in its entirety was outlined in red and blue in Figure 1 and identified as Lots A and B of D.P. 390454, and Lots 1 and 2 of D.P. 206646. Figure 8 provides an aerial photograph over the entire site area.

³ Andrew Starr and Associates Heritage Consultants, *Heritage Impact Assessment, No. 48 Oxford Street, Epping*, March 2009. Copy provided by the client.



Figure 8: Aerial photograph of the Site.
SIX Maps; annotations by WP Heritage.

The only part of the site which is heritage listed is Lot 1 D.P. 206646. This lot comprises the north western corner of the site and is described in detail in Section 3.1.2 below.

With regard to the remainder of the site:

To the south of Lot 1 D.P. 206646, lies a narrow driveway which leads to a large two storey concrete carpark to the rear. This car park occupies the north eastern corner of the site. A one and two storey commercial building occupies the southern half of the site. This building lies on the western (Oxford Street), southern and eastern side boundaries. Figures 9 to 11 illustrate these areas, which are not further described for the purposes of this report.



Figure 9:
Nos. 44-46 Oxford Street,
occupying the southern
half of the subject site.
From Oxford Street.



Figure 10:
Looking east along the driveway into the site from Oxford Street. The heritage item on Lot 1 of D.P. 206646 is located on the left-hand side and the modern building that runs along the southern boundary of the site on the right-hand side.



Figure 11:
Carpark in the north eastern corner of the site. This photograph was taken from directly behind the heritage item.

The remainder of this section focuses on Lot 1 of D.P. 206646, being the area outlined in blue in Figure 1. This lot contains the heritage item, No. 48 Oxford Street.

3.1.2 Lot 1 D.P. 206646 (No. 48 Oxford Street)

Lot 1 D.P. 206646 is level. The main building on this lot, being the former Victorian period residence described below, has a deep setback from Oxford Street. There is a timber picket fence above a timber retaining wall across the front boundary. The retaining wall increases in height with the fall of the Oxford Street to the north. The picket fence returns part way along the southern boundary of the lot. A matching gate in the fence opens onto a paved pathway, the configuration of which is shown by the aerial photograph, Figure 5, above. The area forward of the dwelling is finished in lawn; there are two immature trees planted with a garden bed behind the front fence. A free standing single storey commercial building, constructed in 2010-11 in line with DA466/2009, lies in the north western corner of the lot.

Figures 12 to 15 to illustrate this part of the site.



Figure 12:
The site from Oxford Street showing the timber retaining wall, picket fence, pavilion and street tree.



Figure 13:
Front yard, looking west.



Figure 14:
Southern part of the front garden, also showing the proximity of other buildings on the site.



Figure 15:
Pavilion in the
front yard
constructed
2010-2011
(DA466/2009).

The main building on this lot is set back from the northern boundary. There is a timber lattice fence along this boundary. The area between the building and the boundary is finished in timber decking. There is a garden bed, with limited planting, along the northern boundary. Figure 16 illustrates the area to the north of the building.



Figure 16:
Timber deck on the northern side
of the building.

The main building lies close to its southern boundary. There is a paved path along this boundary. There is no fencing along this boundary beyond the return of the front picket fence.

There is a concrete surfaced car park to the rear of the main building that opens directly into the carpark to the rear. There is no rear fence. Refer back to Figure 11 in Section 3.1.1.

3.1.3 The Building: Exterior

The main building on Lot 1 D.P. 206646 is a free standing building comprising part of the dwelling erected for the Puckering family in the 1890s and a 2010-2011 addition to the rear (approved under DA466/2009).

The following sets out the extant fabric. A discussion of the integrity of this fabric can be found in Section 4.3 of this report.

3.1.3.1 Former Dwelling

The original section of the building comprises the principal building form of the Puckering's 1890s dwelling. This part of the building is single storey and constructed of face brick commons laid in English bond. The brickwork is laid with lime mortar. There is no tuck-pointing. A grey mortar (or cement) has been used to point the brick headers above some of the openings.

Main Roof Forms and Chimneys

The roof comprises three components:

- A transverse hipped roof running north-south across the front elevation. The front roof plane is clad in unglazed terracotta tile and the rear roof plane is clad in corrugated metal or equivalent. The ridges have decorative terracotta capping and horns.
- Two parallel hipped roofs projecting from the above towards the rear with a box gutter between them. The outer roof planes are clad in unglazed terracotta roof tiles and the inner roof planes are clad in corrugated metal or equivalent. The ridges have decorative terracotta capping and horns.

The eaves are lined with f/c sheet or equivalent.

There are two chimneys- one rising out of the southern hipped roof and one out of the northern hipped roof. The chimneys are face brick, with brick detailing and terracotta chimney pots.

The building has new squared profile guttering and downpipes.

Refer back to the aerial photograph, Figure 8, and to Figures 17 to 19 below.



Figure 17:
Terracotta roof
and decorative
ridge capping.



Figure 18:
Detail of the
chimney.



Figure 19:
Modern square
guttering and
enclosed eaves.

Verandah

The verandah on the western side of the building has a timber slat floor. The wide corrugated iron bullnose roof is set below the gutter line of the main roof and supported by four cast iron pillars. A cast iron frieze with corner brackets is attached to a timber bargeboard. The underside of the roof is lined.

The verandah returns along the northern elevation and is similarly detailed except for the floor, which is finished in sheet flooring. The northern verandah has been enclosed with large metal framed doors and windows set behind the cast iron work.

Refer to Figures 20 to 23 below.



Figure 20:
Detail of the verandah posts and frieze
and brackets.



Figure 21:
Enclosed northern
verandah.

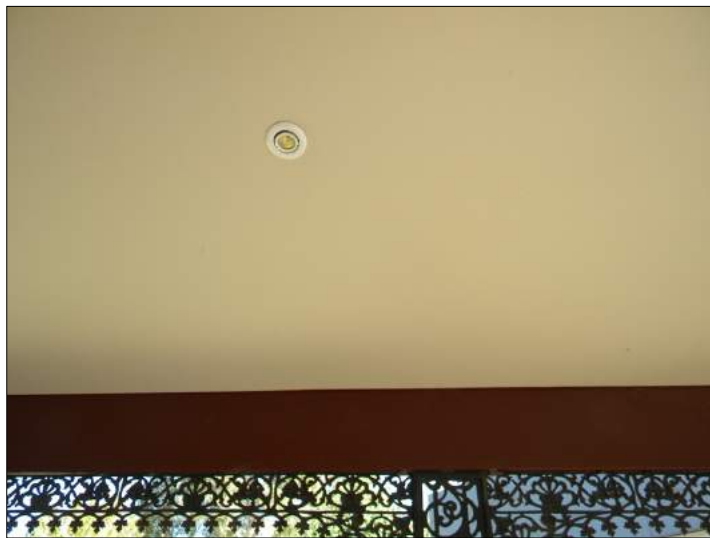


Figure 22:
Underside of the
verandah roof.

Western Elevation

The western (front) elevation projects forward on the southern side into a shallow three-sided bay. This bay has a separated roof clad in unglazed terracotta tile with terracotta capping. There is a large timber framed double hung sash window in each face of the bay. The windows have one pane to each sash; the upper sash has curved upper corners. Patterned film has been applied to the inside of the glazing to obscure views into the building. There is a rendered and painted continuous sill line below the windows. The windows have rubbed red brick headers above.

The remainder of the western elevation lies beneath the verandah. There are two openings in this elevation, set within shallow forward projecting bays. The front door set is offset and located close to the bay described above. The front door comprises a four panels with clear glazing to the upper panels. The door has narrow side lights with panels to the lower part and glazing to the upper part. There is a three part top light. Unlike the upper sashes of the windows in the bay, the glazing in the front door set has squared corners. The door hardware is modern.

The second opening is a set of French doors with panelling to the lower part and glazing to the upper part. The upper corners of the glazed panels are curved, matching the upper window sashes in the bay windows; the windows are fitted with patterned film. The French doors have a squared top light. The door hardware is modern.

The two openings have wide timber thresholds. The verandah lining partially cuts of the rubbed red brick headers above the front door. Refer to Figures 23 to 27 below.



Figure 23:
Western
elevation.



Figure 24: Detail of one of the windows in the front bay.



Figure 25: Detail of the front door. Note how the verandah lining partially concealed the brick headers above the door.



Figure 26:
French door.

Figure 27:
Detail of the timber sill of the front door.

Northern Elevation

The northern elevation lies within the enclosed verandah. There are two openings in this elevation and a service cupboard. The opening towards the western end is a timber framed double hung window detailed to match the windows in the bay in the front elevation. This window has a rendered sill and rubbed red brick headers above. The opening towards the western end is a set of French doors detailed to match those in the front elevation. The French doors are set within a projecting bay. Refer to Figures 28 to 31.

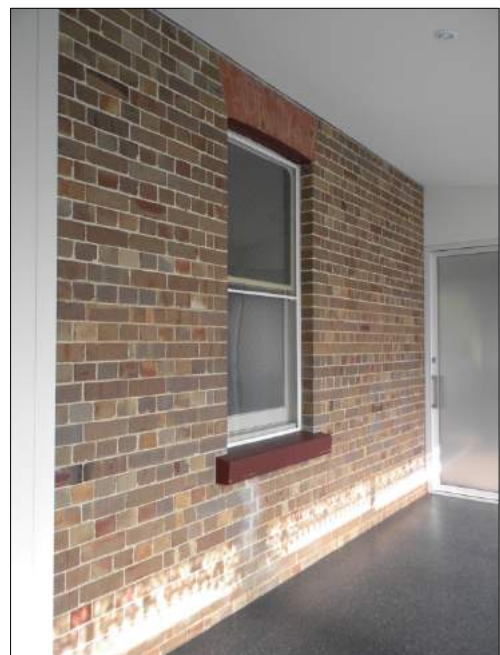


Figure 28: Looking east along the northern verandah.

Figure 29: Detail of the window in the northern elevation.



Figure 30:
French doors set within a projecting bay.
Figure 31:
Timber threshold and detail of the bolection moulding.

Southern Elevation

Figures 32 to 34 illustrates the southern elevation. There are three openings in this elevation, each with rubbed red brick headers above. The western most opening is a narrow four panel door with top light. The door has a sill constructed of modern brick pavers. The hardware is modern. The other two openings are fitted with timber framed double hung windows detailed to match those in the northern elevation albeit narrow in dimension. Patterned film has been applied to the windows.



Figure 32:
Southern elevation



Figure 33: Door in the southern elevation with modern paver step and painted timber threshold.



Figure 34: Window in the southern elevation. These windows are narrower than their northern counter-parts.

3.1.3.2 Addition

The addition runs across the rear of the retained building and was erected 2010-11 following the demolition of the original service wings. The addition is constructed in face brick laid in stretcher bond. It has a concealed roof with wide fascia and large metal framed doors and windows. The principal entrance is located on the southern side. It is inset and approached up a paved ramp that runs back along the side of the original part of the building. Figures 35 to 40 illustrate the addition.



**Figure 35:
Southern
elevation of
the addition.**



Figure 36: Junction between the original dwelling and the addition on the southern side.
Figure 37: Main entrance into the addition on the southern side.



Figure 38:
Eastern (rear) elevation of the
addition.



Figure 39: Western elevation of the addition where it lies outside of the northern verandah.
Figure 40: Junction of the western elevation of the addition within the northern verandah.

3.1.4 The Building: Interior

The floor plan is best understood with reference to Figure 41. The numbers in red are referred to in the following tables. The floor plan in the original part of the building comprises a central hallway with two rooms to either side. The rear room on the southern side has been divided with light weight walls into two separate rooms. The rear room on the northern side opens directly into the hallway.

A detailed fabric survey can be found in Appendix 1 of this report. Interior finishes include timber floors, plaster board lined masonry walls, painted profiled timber architraves and skirting boards, plaster board and plaster ceilings and cornices and four panel doors. There are no surviving fireplaces, hearths or mantelpieces.

A discussion of the integrity of this fabric can be found in Section 4.3 of this report.

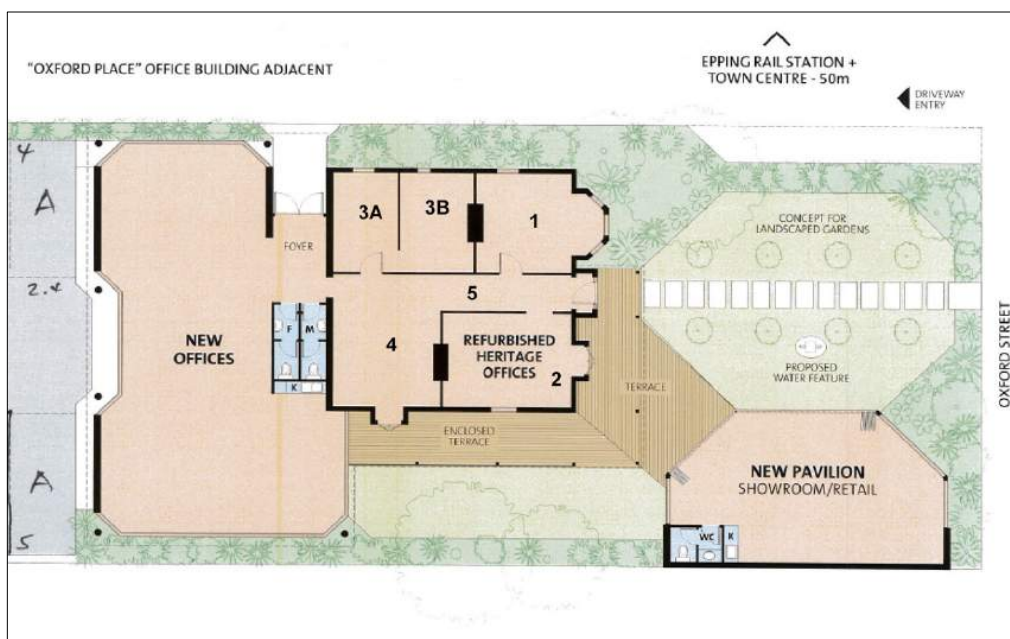


Figure 41: Floor Plan.
Provided by the client. Room numbers added by WP Heritage.

3.2 The Surrounding Area

The site is located within the Epping Town Centre. For the following, refer to Figure 42, an aerial photograph over the site and the surrounding area, and Figures 43 and 44, two plans from the *Hornsby LEP 2013* which define the likely character of future development within the Epping Town Centre.

The site is located within a mixed residential-commercial area that is undergoing significant change as the existing one to three storey buildings are replaced with towers of up to 22 storeys in height, with two-three storey podiums at ground floor level, in line with the Desired Future Character for the Epping Town Centre as set out in Section 4.6 of the *Hornsby Development Control Plan (DCP)*.



Figure 42: Aerial Photograph over the Site and the Surrounding Area.
SIX Maps; annotation by WP Heritage.

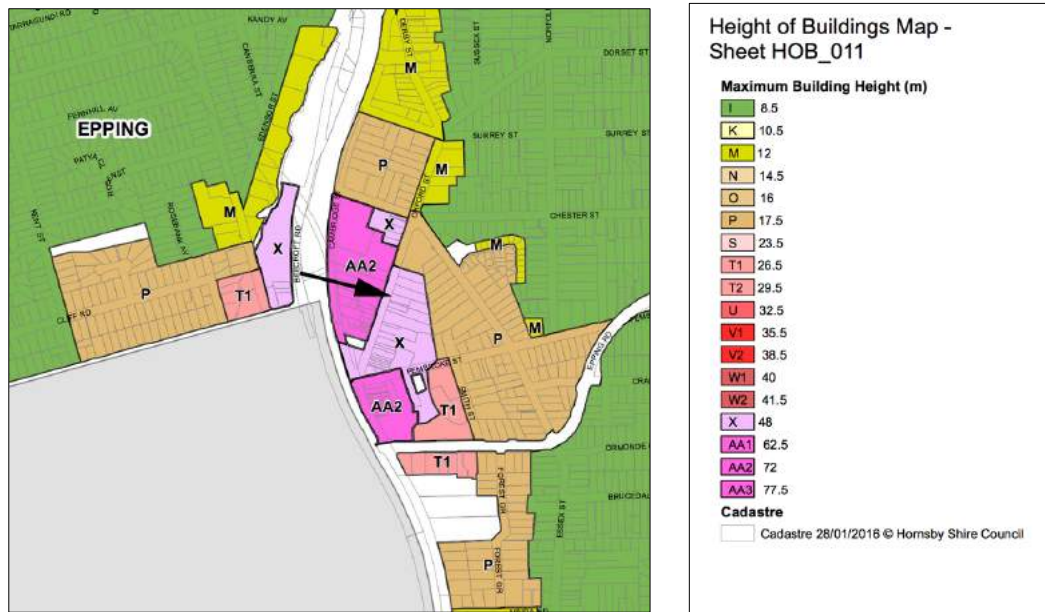


Figure 43: Desired Future Character: Height Control.
Hornsby LEP 2013 (Detail of Map 11).

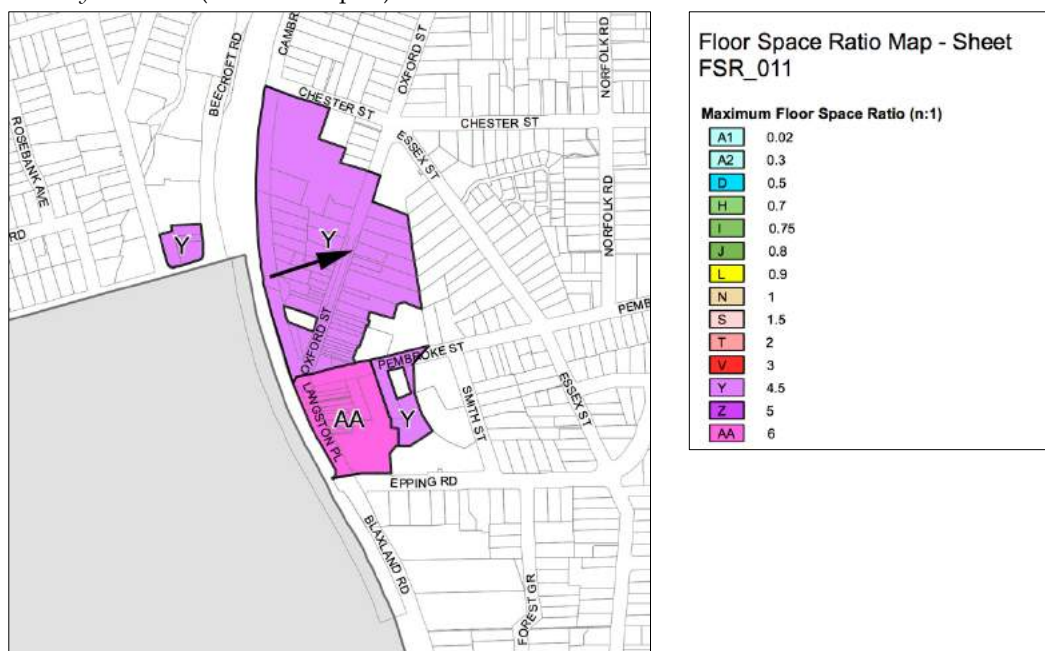


Figure 44: Desired Future Character: FSR.
Hornsby LEP 2013 (Detail of Map 11).

The site lies towards the southern end of Oxford Street. This part of the street rises gently but steadily to the south and is two lanes wide. There are wide paved footpaths to either side and flat, shallow, kerb and guttering. Street planting is irregularly spaced and immature. There is, however, a large paper bark tree directly outside of the subject site. Refer to Figure 45.



Figure 45: Looking south up Oxford Street from Chester Street.

The block south of Chester Street is mixed residential-commercial in character. Buildings are generally built to their street front. Some are setback from their side boundaries, providing for access ways. The majority of buildings range in date and style from the Federation and Interwar periods through to the current day and in height from single storey to three storeys. As set out below, the immediate streetscape is already changing in line with the *DCP* controls which allow greater height and FSR.

To the north of the subject site lies 48A Oxford Street. This site is long and narrow. There are two blocks of two storey units, constructed c.1980s-2000, raised above garages set on this block. The blocks are constructed of face brick with hipped tiled roofs. The front block is set slightly back from Oxford Street. The two blocks lie close to their common boundary with the site. Continuing north, lie the two Post World War II buildings of Arden School and blocks of recent three storey units. Refer to Figures 46 to 48.



Figure 46:
No. 48A Oxford
Street to the north
of the site.



Figure 47:
Arden School to the
north of No. 48A
Oxford Street and
within the
immediate vicinity
of the site.



Figure 48:
Two storey
residential flat
buildings north of
Arden School.

To the south of the site lies No. 30-42 Oxford Street. Two, seventeen storey tower blocks are currently under construction on this site. The front of a two storey late nineteenth/early twentieth century building has been retained on the Oxford Street boundary of this site. Continuing south, No. 28 Oxford Street is a mixed-use development that presents single storey shops to the rear with three storey residential units set back to the rear. The buildings completing the block on this side of the street are one and two storeys in height and of varying architectural periods. Included among these buildings are Nos. 10-16 Oxford Street, a row of two storey early twentieth century shops that are listed as heritage items by the *Hornsby LEP 2013*. Refer to Figure 49 to 51.



Figure 49:
No. 30-42 Oxford
Street, adjoining
No. 44-48 Oxford
Street to the south.



Figure 50:
Continuing south
along Oxford Street,
showing the
retained building at
No. 30-42 Oxford
Street.



Figure 51:
Continuing south
along Oxford
Street, showing
recent
development with
three storey
blocks set behind
two storey shop
fronts.

Directly opposite the site, on the western side of Oxford Street, lies the Interwar Romanesque Revival Catholic Church, No. 33 Oxford Street. This Church is listed as a heritage item by Schedule 5 of the *Hornsby LEP 2013*. North of the Church, a 30 storey mixed use building has been approved at No. 37-41 Oxford Street. There are two, twenty-two storey buildings and a seven storey buildings under construction at No. 20-28 Chester Street immediately behind the two storey units that complete the block. Refer to Figures 52 and 53.



Figure 52:
Heritage listed
Church opposite
the site.



Figure 53:
Tower block under
constructed north of the
Church.

South of the Catholic Church, the streetscape is predominately one and two storeys in scale. Notable among these buildings in the School of Arts, No. 11-13 Oxford Street, a Federation Style building listed as a heritage item by the *Hornsby LEP 2013*. This item is well removed from the subject site. Refer to Figure 54 and 55.



Figure 54:
The opposite side
of Oxford Street to
the south of the site.



Figure 55:
The opposite side
of Oxford Street to
the south of the site.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Statutory Heritage Listings

No. 44-48 Oxford Street, Epping:

- Is part listed a heritage item by Schedule 5 Part 1 of the *Hornsby LEP 2013*. The listing reads 'House', No. 48 Oxford Street, Epping. Local significance. Item No. 394. The listing boundary is: Lot 1, DP 206646.
- Is not located with a Conservation Area as defined by Schedule 5 Part 2 of the *Hornsby LEP 2013*.

The site is:

- Not listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.

4.2 Heritage Items in the Vicinity of the Site

There are no heritage items listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977* within the vicinity of the site.

For the following, refer to Figure 56, a detail of the Heritage Plan, *Hornsby LEP 2013*, which shows the location of heritage items in the immediate vicinity of the site. Heritage items are coloured brown and numbered. Conservation Areas are hatched in red and numbered. The subject site is numbered '394', outlined in blue and marked by the arrow.

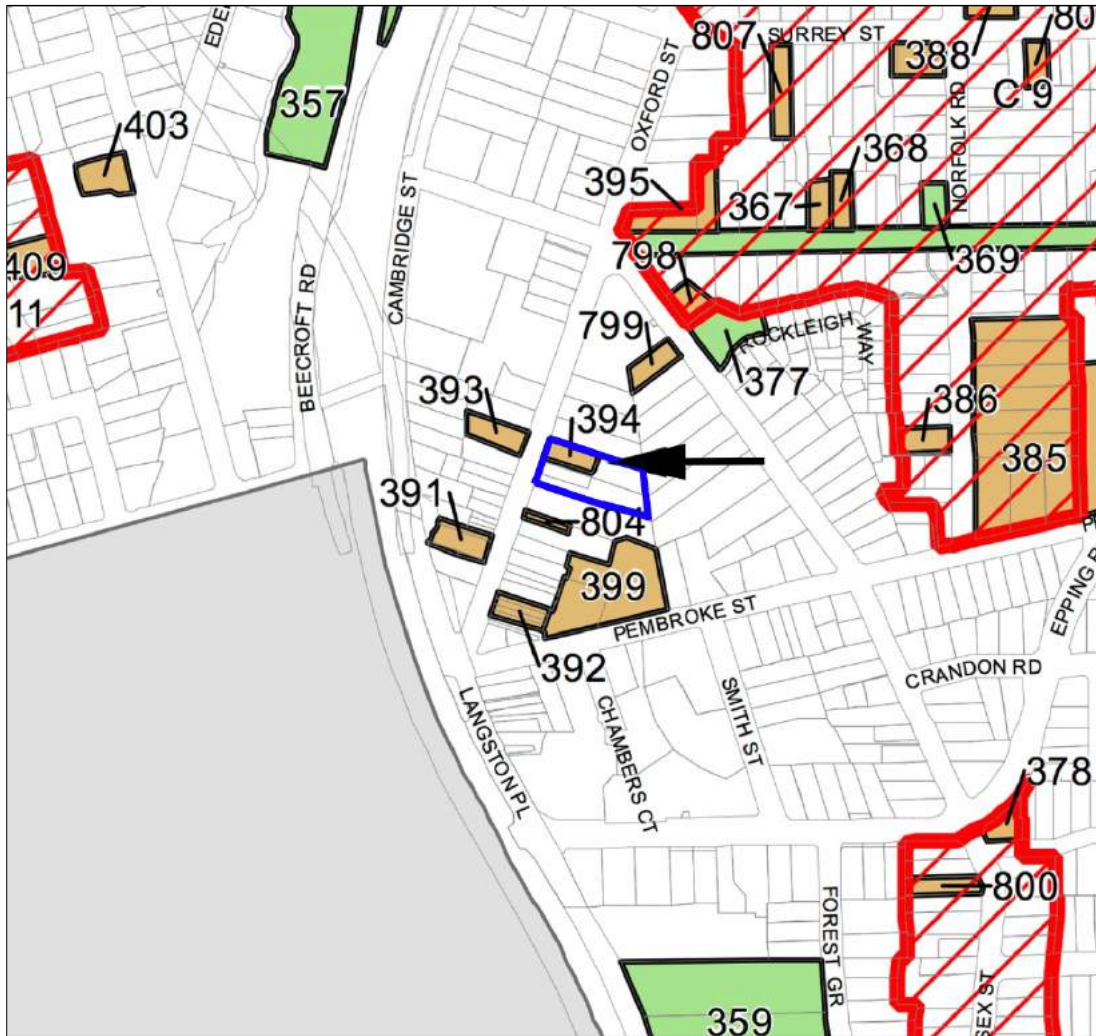








Figure 56: Detail of the Hornsby LEP 2013 Heritage Plan.
Hornsby LEP 2013; arrow and blue line added by WP Heritage.

The following table briefly identifies the heritage items/conservation areas in the vicinity of the site. This helps to establish how isolated or otherwise the subject item is and if it has any historical/architectural relationship with items in its wider setting. As shown by this table, there are a number of heritage items in the immediate area. These items are a mix of commercial, community and religious buildings. The subject property is the only residential heritage item in the immediate area.

Item and Address	Date of Construction/Style	Hornsby LEP 2013 Figure 56	Photograph
Our Lady Help of Christians Church, No. 31 Oxford Street, Epping	Interwar Romanesque Style	Item No. 393	
House, No. 38 Oxford Street	Although described as a house, this is the only older building at this address, a Federation period style shop-residence.	Item No. 804	
School of Arts and Garden, No. 9 Oxford Street	Federation Style	Item No. 391	
Shops, No. 10-16 Oxford Street	Federation Style	Item No. 392	

Item and Address	Date of Construction/Style	Hornsby LEP 2013 Figure 56	Photograph
Boy Scouts Hall, No. 6 Essex Street	Federation Style	Item No. 799	
St Alban's Anglican Church and grounds, No. 3-5 Pembroke Street	Post War Stripped Medieval Style	Item No. 399	

4.3 Integrity

4.3.1 The Item and its Setting

The building now No. 48 Oxford Street originally stood on Lot 5 Section 4 of the Field of Mars Commons. The lot boundaries were considerably reduced when the lot was subdivided into two in 1960. There are no original fences, outbuildings, paths or other structures remaining that are associated with the building dating from the time it was a residential dwelling. All the existing landscaping dates from the works of 2010-11.

The site has long stood in a setting comprising a mixture of commercial, residential, community and religious buildings. What has changed, however, is the type of residential building and the massing and scale of buildings. No. 48 Oxford Street is the only surviving free standing dwelling south of Chester Street fronting Oxford Street. A significant change to the immediate setting occurred when the dwelling at No. 46 Oxford Street to the north was demolished and replaced with residential units and the shop and bakery to the south demolished and replaced with the existing commercial building. The setting will continue to change as the Epping Centre is development in line with Council controls that encourage a higher density and tower blocks up to 22 storeys in height.

The immediate setting of the building has been diminished by the construction of a pavilion within the front yard. While detached from the building, this structure is visually intrusive. It disrupts the primary view corridors towards the item from the public domain. Once within the site, the carpark to the rear is intrusive as it, and the exterior extension, obliterate the understanding of the rear of the original dwelling.

4.3.2 The Building: Exterior

Form

The building demonstrates mixed integrity with regard to form. While the principal building form is substantially intact, there is no surviving physical evidence of the original service wings. The service wings had two chimneys which, as shown by the photographs taken in 2009, were important elements in the building's roof line (refer back to Figures 6 and 7).

It is understood from the current owner that the remaining chimneys were partially rebuilt as part of the works of 2010-2011 (DA466/2009).

The addition to the rear is contemporary in style. The only reference it makes to the original dwelling is in the use of face brick.

Detailing and Finishes

The building retains its face brick wall finish and unglazed terracotta tile roof. The current owners indicate that much of the roof framing was replaced in 2010-11 (DA466/2009). It appears that the tiles were replaced like for like. The ridge capping is of a different profile to the ridge capping shown in the 2009 photographs (Figures 6 and 7).

The timber framed windows and doors appear to be mostly original. All original hardware, however, has been removed and replaced with modern stainless steel hardware that is not appropriate to a building of this period.

The verandah is new fabric. The form has been altered; it has been widened, which has changed the profile of the verandah roof. It is now an anomalous element because of the inappropriate proportions arising from its increase width. The verandah lining interrupts the brick fan above the front door. The western verandah was originally supported by three posts; there are now four. The floor has been reconstructed in timber boards set with a gap, which is not typical of a building of this period. It is not clear how much, if any, of the cast iron work to the verandah is original. Much of the cast iron work was missing prior to the restoration work of 2010-11. The existing frieze is similar to the original but not an exact match. The northern verandah was enclosed in 2010-11. The method of enclosure is not traditional.

4.3.3 The Building: Interior

Layout

The floor plan of the retained building, being the principal building form of the original dwelling, is substantially intact. It is possible, however, that a dividing wall has been removed from between the hallway and the rear room on the northern side (Room 4). It is noted that the rear room on the southern side (Room 3) has modern light weight partitions. The building is now half its original size of nine rooms.

There is no understanding, outside of historic record, of the original service wing.

Finishes

The finishes demonstrate mixed integrity. The following is noted:

- The walls have been lined with 5mm plasterboard or equivalent. This has pushed the walls out from the profile of the skirting boards.

- While the chimney breasts remain, there are no openings, fireplaces or mantelpieces.
- With the possible exception of the hallway, the ceilings and cornices appear to have been replaced with new plaster board ceilings and cornices. The original ceilings would have been lath-and-plaster. The style of the hallway ceiling is consistent with the interwar period or earlier.
- The capitals in the arch between the hallway and Room 4 are a modern interpretation of traditional plaster capitals.
- The joinery is consistent with the age and style of the building. According to the current owners, it is a combination of original and replacement fabric. As noted above, all the hardware has been replaced with stainless steel, which is not consistent with a building of this period.
- The floor boards are similarly part original and part replacement.
- The window seat in Room 1 appears to be original.

4.4 Comparative Analysis

Appendix 1 of the NBRSP+ Partners Assessment of 2014 identifies numerous heritage items of the Late Victorian/Federation period in the northern part of Epping, identifying their level of contribution relative to the subject site. This Appendix is reproduced as Appendix 3 of this report. Figure 57 reproduces a plan from the NBRSP+ Partners Assessment of 2014 which identifies all the Victorian/Federation period heritage listed dwellings within the immediate area.

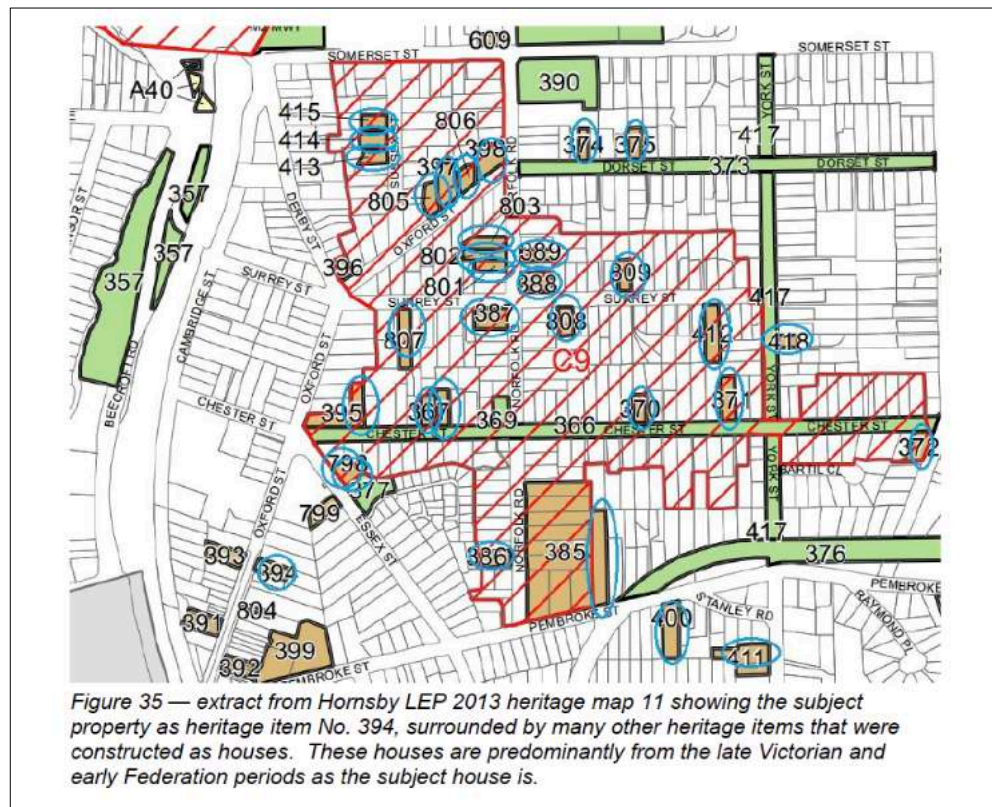


Figure 57: Plan identifying heritage listed Victorian/Federation period dwellings within the immediate area.

NBRSP+ Partners 2014.

On example, further removed from the site but still within Epping, not cited by the NBRSP+ Partners report, and which is directly comparable to the subject site is No. 8 Abuklea Road, Epping (Figure 58). As for the subject site, this dwelling is also transitional in style between the Victorian and Federation periods. It is a finer, more intact, example than the subject site, that retains a large garden setting.



Figure 58: No. 8 Abuklea Road, Epping.
Google Maps.

Of the thirty eight properties identified in the NBRSP+ Partners survey (see Appendix 3), twenty three are identified as having a greater level of significance (presumably aesthetic significance, as detailed assessments are not provided) than the subject building. Figure 58 and the analysis in Appendix 3 shows that dwellings of the late nineteenth/early twentieth century within the North Epping are not rare. Many of the examples provided by the analysis retain an understanding of the garden setting typical of a dwelling of this period. Most are located within residential settings, more akin to their original settings, that are not zoned for development of greater density.

The first *Hornsby Heritage Study* of 1993 noted with regard to the relative intactness of heritage items:

‘Assuming a building is representative of its type, the first question will usually be, how well preserved is it? Those which survive more or less intact will always be the best illustrations of their period. This leaves the way open for buildings in poor condition being restored. This would improve their heritage value. Nevertheless, original fabric will always be more highly rated their replacement.’⁴

⁴ Perumal Murphy Wu, *Hornsby Shire Heritage Study, Final Report*, 1993, p.18.

When the subject property was first listed by Hornby Council in 1993 it demonstrated a high degree of integrity. It had a garden setting to the front and rear, its original rear wings and original front verandah. It is noted that the subject property is now missing a number of these elements that made it a candidate for listing. There are better examples within the local area.

4.5 View Corridors

Due to its setback in relation to surrounding buildings, the principal view corridor towards the subject item are obtained from directly in front of it on Oxford Street. Views towards the dwelling are interrupted by the street tree that lies directly in front of the site. The proximity of other buildings on the site- notably the pavilion in the north western corner, impinge on this view.

The item is concealed on approach in either direction along Oxford Street until close by the site. There are glimpses of the roof on approach from the north when close to the site.

View corridors out of the item are restricted to across Oxford Street.

Refer to Figures 59 to 62.



Figure 59:
View towards the site
from directly outside
of it on Oxford Street.



Figure 60:
View towards the site
on approach up Oxford
Street from the north.

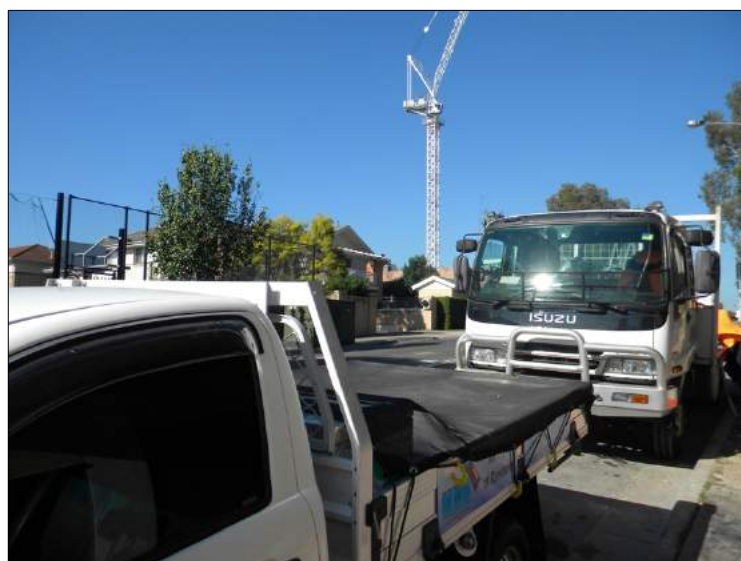


Figure 61:
Closer to the site on approach from the north. The heritage item is still largely concealed.



Figure 62:
View towards the site on approach from the north.

4.6 Assessment of Significance Under NSW Heritage Division Criteria

The site is assessed for significance under the following criterion of the Heritage council of NSW. The Guidelines for Inclusion and Exclusion are as provided by the NSW Heritage Manual Update Assessing Heritage Significance. The site is assessed for significance under the following criterion of the Heritage Council of New South Wales. The Guidelines for Inclusion / Exclusion are as provided by *Assessing Heritage Significance, NSW Heritage Manual Update*.

4.6 Existing Assessments of Significance

4.6.1 Hornsby Heritage Study 1993 and State Heritage Inventory

The *Hornsby Heritage Study 1993* and the State Heritage Inventory provided the following statement of significance for the site:

'Federation period cottage in good condition and little altered. Good quality face brick, especially chimneys. Original iron lace valence and iron posts also of interest. Local significance.'⁵

⁵ Perumal Murphy Wu, *Hornsby Heritage Study 1993*, Inventory of Built Items.

There is no assessment under the NSW Heritage Division criteria.

The listing sheets can be found in Appendix 4.

4.6.2 Past Consultant Assessments

The most detailed of the past consultant assessments of this site is that prepared by NBRS+ Partners in 2004. This assessment concluded that:

- Under Criterion (a): While constructed near the main northern railway line, the original house allotment at the time of construction has been subdivided and the context diminished. The property satisfies this criterion in the 'most marginal sense'.⁶
- Under Criterion (b): The site does not meet the threshold for listing under this criterion.
- Under Criterion (c): The building still satisfies this criterion at a local level.
- Under Criterion (d): The site does not meet the threshold for listing under this criterion.
- Under Criterion (e): The report concludes that there is not sufficient evidence to say that the site satisfies this criterion, without further research. The report notes that the item is reasonably common in plan, materials and construction detailing, 'so does not appear to contain any built elements that could be the subject of research that would add to the general knowledge about middle class housing in the late nineteenth century.'⁷ It also noted that archaeological potential is low.
- Under Criterion (f): The site does not meet the threshold for listing under this criterion.
- Under Criterion (g): While representative of middle class housing in the area in the late nineteenth century, the context is highly altered.

The report provided the following statement of significance:

'The former house provides an isolated, representation of suburban development near the main northern railway line in the late Nineteenth Century. As a conserved and adapted house, the front section of the building retains its late Victorian (Filigree) form and is representative of the style. The reconstructed fabric contributes to the aesthetic value of the building, but has less significance than the original Victorian fabric. Reconstructed fabric includes all of the veranda, the roof tiles, the cornices in the four major rooms, the capitals on the piers in the hallway and all the door and window furniture. The former house is a common type in its plan, materials and construction detailing, so it does not appear to contain any built element that could be the subject of research, nor would the larger subject site.'⁸

⁶ NBRS+ Partners, *op.cit.*, p.25.

⁷ *Ibid*, p.27.

⁸ *Ibid*, p.28.

4.7 Assessment Under NSW Heritage Division Criteria

4.7.1 Criterion (a)

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none">• shows evidence of a significant human activity	<ul style="list-style-type: none">• has incidental or unsubstantiated connections with historically important activities or processes
<ul style="list-style-type: none">• is associated with a significant activity or historical phase	<ul style="list-style-type: none">• provides evidence of activities or processes that are of dubious historical importance
<ul style="list-style-type: none">• maintains or shows continuity of a historical process or activity	<ul style="list-style-type: none">• has been altered so that it can no longer provide evidence of a particular association

No. 48 Oxford Street provides an example of the type of suburban development that occurred near suburban railway lines during the late nineteenth and early twentieth centuries. Its ability to demonstrate its association with this pattern- and hence to meet the threshold for listing under this criterion- has been considerably diminished by:

- The subdivision of the original lot and the construction of a large carpark to the rear. Dwellings of this period were typically constructed on generous allotments.
- The construction of a pavilion within the front yard, which, while detached, disrupts the garden setting and impacts upon the principal view corridors towards the building.
- The mixed integrity of critical components of the building. While much of the restoration work is 'like-for like' replacement and repair, the widening of the original verandah, one of primary architectural elements of the building, has disrupted the proportions of the original dwelling. The rear wings have been replaced with an addition which makes little reference to the original building form.
- Changes in the setting. No. 48 Oxford Street is the only surviving free standing former dwelling within this part of Oxford Street. The setting will change significantly as the surrounding sites are developed in line with Council's Desired Future Character of the Epping Centre.

Almost every dwelling built in that period within walking distance of a railway station in the Sydney area that is capable of being identified as belonging to the period when the railway station opened fulfils this criterion.

While the site may have met the criterion for listing when it was first listed on the Hornsby *LEP*, the works carried out since this time, approved by Council, mean that the site only marginally, if at all, meets the threshold for listing under this criterion. There are better examples in the local area.

4.7.2 Criterion (b)

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none">• shows evidence of a significant human occupation	<ul style="list-style-type: none">• has incidental or unsubstantiated connections with historically important people or events
<ul style="list-style-type: none">• is associated with a significant event, person, or group of persons	<ul style="list-style-type: none">• provides evidence of people or events that are of dubious historical importance
<ul style="list-style-type: none">• maintains or shows continuity of a historical process or activity	<ul style="list-style-type: none">• has been altered so that it can no longer provide evidence of a particular association

No. 48 Oxford Street is not considered to reach the threshold for listing under this criterion. While the building was owned by three generations of the Puckering family and members of this family were involved in local clubs and churches, research has not shown the Puckering family to be of more than ordinary significance to the local area.

4.73 Criterion (c)

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none">• shows or is associated with, creative or technical innovation or achievement	<ul style="list-style-type: none">• is not a major work by an important designer or artist
<ul style="list-style-type: none">• is the inspiration for creative or technical innovation or achievement	<ul style="list-style-type: none">• has lost its design or technical integrity
<ul style="list-style-type: none">• is aesthetically distinctive or has landmark qualities	<ul style="list-style-type: none">• its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
<ul style="list-style-type: none">• exemplifies a particular taste, style or technology	<ul style="list-style-type: none">• has only a loose association with a creative or technical achievement

The front section of the building continues to be identifiable as a Late Victorian/early Federation period dwelling. The face brickwork, terracotta hipped and gabled roof, brick chimneys with corbelling, double hung windows and cast iron lace work are all characteristic of this period. With the exception of the widening of the verandah, the reconstructed fabric is generally appropriate. However:

- The widening of the verandah has upset proportions within the front elevation.

- The building has lost its original context and setting. These are 'more than temporarily degraded' and will change further as the surrounding area is redeveloped.
- It is not the work of a major architect.
- There are better examples of this type and style of dwelling within the area.

While the site may have met the criterion for listing when it was first listed on the Hornsby LEP, the works carried out since this time, approved by Council, mean that the site only marginally, if at all, meets the threshold for listing under this criterion. There are better examples in the local area.

4.7.4 Criterion (d)

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> • is important for its association with an identifiable group 	<ul style="list-style-type: none"> • is only important to the community for amenity reasons
<ul style="list-style-type: none"> • is important to a community's sense of place 	<ul style="list-style-type: none"> • is retained only in preference to a proposed alternative

No. 48 Oxford Street is not identified with any community group beyond the Puckering family. It does not meet the threshold for listing under this criterion.

4.7.5 Criterion (e)

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information 	<ul style="list-style-type: none"> • has little archaeological or research potential
<ul style="list-style-type: none"> • is an important benchmark or reference site or type 	<ul style="list-style-type: none"> • only contains information that is readily available from other resources of archaeological sites
<ul style="list-style-type: none"> • provides evidence of past human cultures that is unavailable elsewhere 	<ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture

No. 48 Oxford Street does not meet the threshold for listing under this criterion for the following reasons:

- Is typical in its plan, materials, finishes and construction technique. It does not contain any built element that would provide information not readily available in other examples in the local area.
- There is unlikely to be archaeological evidence on this lot, or the other lots comprising the larger site, given the nature of past development.

Note: The NBRBS+ Partners report notes the potential of finding the remains of a convict timber getting yard at Nos. 30-38 and 42 Oxford Street (raised by the Hornsby Heritage Review 2012).

4.7.6 Criterion (f)

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process 	<ul style="list-style-type: none"> is not rare
<ul style="list-style-type: none"> demonstrate a process, custom or other human activity that is in danger of being lost 	<ul style="list-style-type: none"> is numerous but under threat
<ul style="list-style-type: none"> shown unusually accurate evidence of a significant human activity 	
<ul style="list-style-type: none"> is the only example of its type 	
<ul style="list-style-type: none"> demonstrate designs or techniques of exceptional interest 	
<ul style="list-style-type: none"> shown rare evidence of a significant human activity important to a community 	

Dwellings of this period and style are not rare within the Hornsby Local Government Area. No. 48 Oxford Street does not meet the threshold for listing under this criterion.

4.7.7 Criterion (g)

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

- Cultural or natural places; or**
- Cultural or natural environments**

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> is a fine example of its type 	<ul style="list-style-type: none"> is a poor example of its type
<ul style="list-style-type: none"> has the potential characteristics of an important class or group of items 	<ul style="list-style-type: none"> does not include or has lost the range of characteristics of a type
<ul style="list-style-type: none"> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity 	<ul style="list-style-type: none"> does not represent well the characteristics that make up a significant variation of a type
<ul style="list-style-type: none"> is a significant variation to a class of items 	
<ul style="list-style-type: none"> is part of a group which collectively illustrates a representative type 	

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> is outstanding because of its setting, condition or size 	
<ul style="list-style-type: none"> is outstanding because of its integrity or the esteem in which it is held 	

No. 48 Oxford Street is representative of the type of dwelling erected by the middle classes in the area following the construction of the railway line. The original part of the building is representative of construction techniques and detailing. It is not a fine example of its type; nor does it demonstrate a significant variation. It is not outstanding because of its condition, size or integrity. It only marginally meets the threshold for listing under this criterion.

5.0 CONCLUSIONS

In reaching a conclusion as to the best course of action with regard to No. 48 Oxford Street, Epping the NBRS +Partners report of 2004 noted:

- Council's up-zoning of the area and the clear expectation that most buildings within the Epping Town Centre will be demolished and replaced in the near term with buildings of a much greater massing and scale
- The deep setback of the former dwelling into the site- as opposed to other heritage items which are located on their street boundary- which would 'see that building seem lost in the new centre developed in accordance with Council controls.'

The report concludes that:

'Hornsby Council approve the demolition of the building at No. 48 Oxford Street, Epping as part of an appropriate redevelopment of the site, on the grounds that the building would not fit Council's desired future character for the precinct, and that the building has long lost its street context.

The original parts of the building be archivally recorded in accordance with the requirements of Hornsby Council and a copy lodged with the local studies section of Hornby Library.'⁹

Weir Phillips Heritage concurs with the conclusions made in the NBRS + Partners and makes the following remarks:

The NBRS + Partners report identifies No. 48 Oxford Street Epping is remnant example of late Victorian suburban development in close proximity to Epping Railway Station. While the building has always stood within a mixed commercial, institutional and residential setting, what has changed, and continues to change, is the massing and scale of buildings surrounding the site. As established by the NBRS+ Partners report, there are fewer opportunities for the meaningful retention of No. 48 Oxford Street because of its deep setback within its lot. While other heritage listed items are being retained in the street and new structures built to the rear, the likelihood is that, should No. 48 Oxford Street be retained, it will become lost within a 'hole' created by much larger buildings set forward of it. The setback makes integrating the item into the urban design context problematic as the consistency of the streetscape will be interrupted by a gap, with the only view corridors towards

⁹ NBRS+ Partners, *op.cit.*, 2004, p.36.

the former dwelling will be from directly in front of it. In this context, the former dwelling would appear awkward and out of scale. The building does not need to be retained on the basis that it is a rare example of its type or a particularly fine example of its type within the local area.

The fact that there is replacement fabric within the building does not, on its own, negate its heritage value. Most of restoration works that have been carried out are appropriate to the building. However:

- The verandah, which is a critical element in the front elevation, has been widened and does not sit comfortably with the front elevation.
- There is no understanding of the rear service wings characteristic of a dwelling of this period.
- The loss of two chimneys has reduced the complexity of the roof line.
- The rear addition is not particularly sensitive to the original dwelling.
- The pavilion within the front set back is intrusive.

Furthermore, the intactness and garden setting noted by the Heritage Study of 1993, which lead to its listing as an item, have been considerably diminished.

Given the above:

The changes listed above alone are sufficient for the subject site not to be listed as a heritage item. Dwellings chosen as heritage items should demonstrate a level of intactness whereby all the key features are evident, not just selected features. Dwellings that are good candidates for listing should, unless particularly notable under one of the NSW Heritage criterion, have the following:

- An intact front elevation.
- A high level of intactness in the interior, particularly with regard to the principal rooms.
- An understanding of the rear service rooms.
- An intact external setting with some original planting.

When first listed on the *Hornsby LEP* in 1993, the subject property demonstrated these qualities. Alterations carried out since that time, however, with Council approval, have diminished these qualities to the extent that the dwelling is no longer a good example of its type. There are better preserved examples of this type and style of dwelling within the local area.

APPENDIX 1

Fabric Survey

Weir Phillips Heritage 2018.

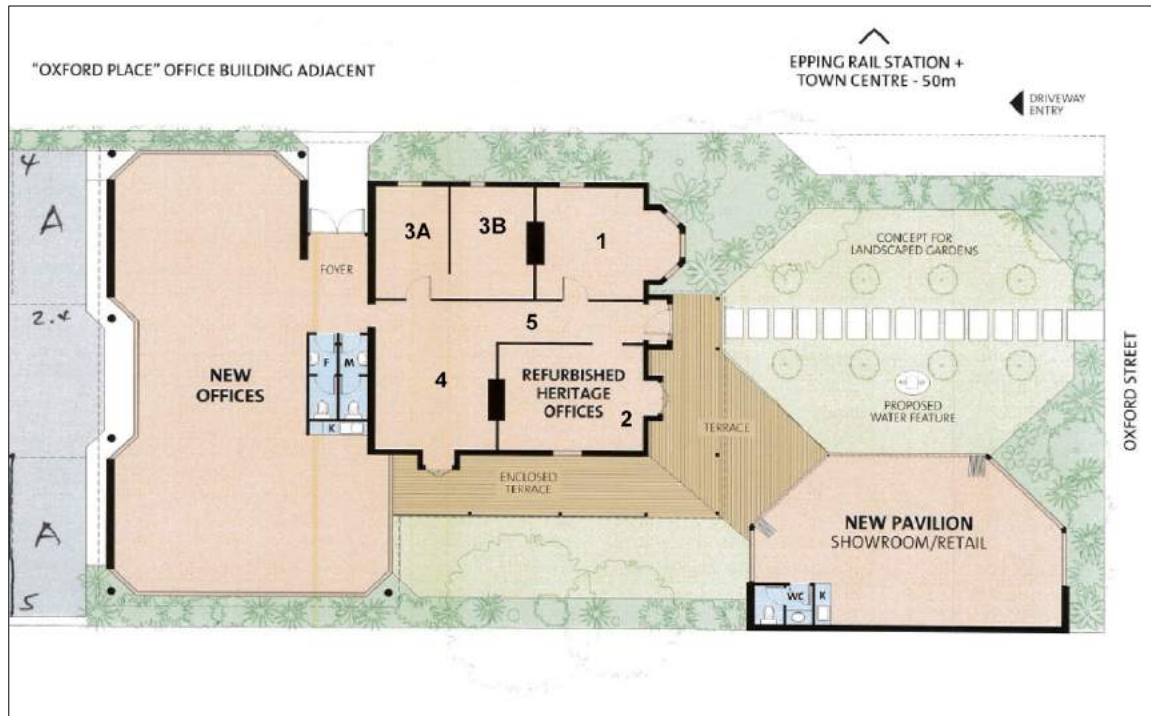


Figure 1: Floor Plan.

Provided by the client. Room numbers added by WP Heritage.

The following tables set out the fabric in each room.

48 Oxford Street Fabric Survey April 2018					Room No.: 1
Element	Location				Comments
	N	S	E	W	
Ceiling					New plaster board (?) ceiling with services inserted.
Cornice	N	S	E	W	Deep profiled moulding.
Skirting	N	S	E	W	Timber, painted, profiled. Height: approx. 28.5cm.
Floor					Carpet over timber boards.
Walls	N	S	E	W	Lined with plasterboard.
Windows				W	Set in bay: 3 x timber framed double hung sash windows with one pane to each sash. Painted. All modern hardware. Film over glass. Architraves: timber, painted, profiled. Depth: approx. 13.5cm.
Doors	N	S			Interior: 4 panel, timber, painted. Modern hardware. Architraves: timber, painted, profiled. Depth: approx. 14.5cm. Exterior: 4 panel, timber, painted. Modern hardware. Toplight. Masonry threshold. Architraves: timber, painted, profiled. Depth: 14.5-15cm.
Other Joinery				W	Timber window seat beneath bay. Painted.
Fireplace			E		Chimney breast. Opening blocked in and mantle removed.

Figure 1 to 11 illustrate this room.

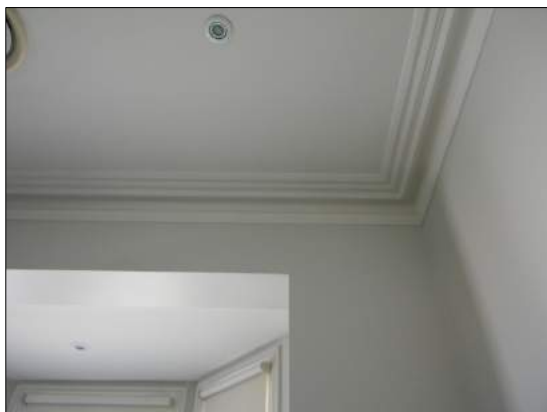


Figure 2 :Detail of the ceiling and cornice.



Figure 3: Detail of the floor boards within the window seat. The remainder of the floor is covered in carpet.

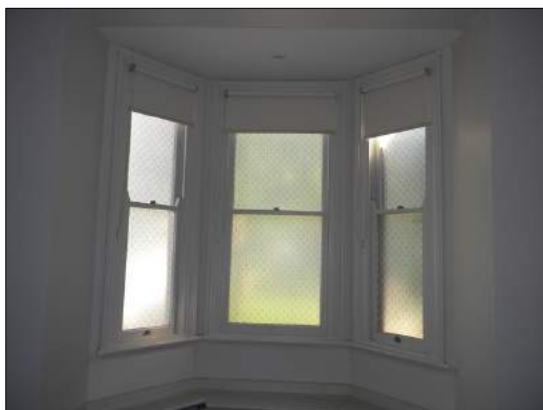


Figure 4: Bay window in the western wall.

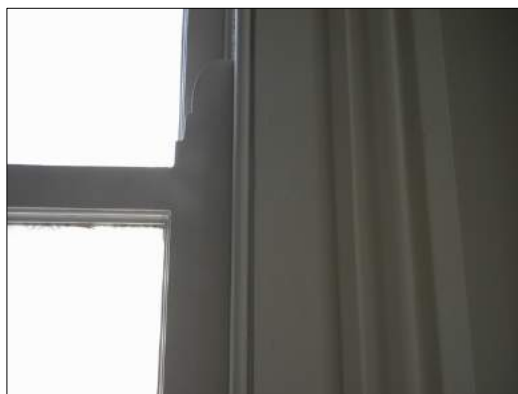


Figure 5: Detail of the window architraves and sash horn.



Figure 6: Window seat.

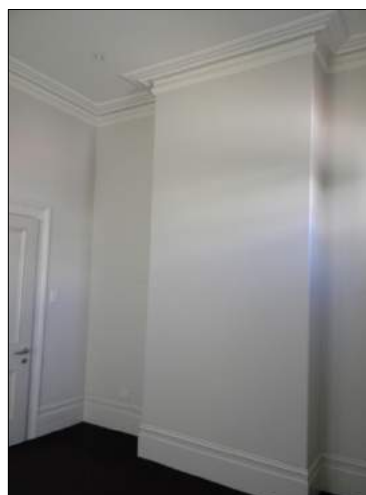


Figure 7: Chimney breast.



Figure 8: Door in the southern wall.
Figure 9: Detail of the door architraves.



Figure 10: Internal door.
Figure 11: Detail of the internal door architrave.

48 Oxford Street Fabric Survey April 2018					Room No: 2
Element	Location				Comments
	N	S	E	W	
Ceiling					New plaster board (?) ceiling with services inserted.
Cornice	N	S	E	W	Profiled moulding, simpler than Room 1.
Skirting	N	S	E	W	Timber, painted, profiled. Height: approx. 28.5cm.
Floor					Carpet over timber boards.
Walls	N	S	E	W	Lined with plasterboard.
Windows	N				1 x timber framed double hung sash window with one pane to each sash. Painted. All modern hardware. Film over glass. Architraves: timber, painted, profile. Depth: 17cm.
Doors		S		W	Exterior: French. Panel to the lower and glazed to the upper. Painted. All modern hardware. Film over glass. Timber threshold. Architraves: Plain profile with arras, timber, painted. Interior: 4 panel, timber, painted. Modern hardware. Architraves: timber, painted, profiled. Depth: approx. 14.5cm.
Other Joinery					
Fireplace			E		Chimney breast. Opening blocked in and mantle removed.

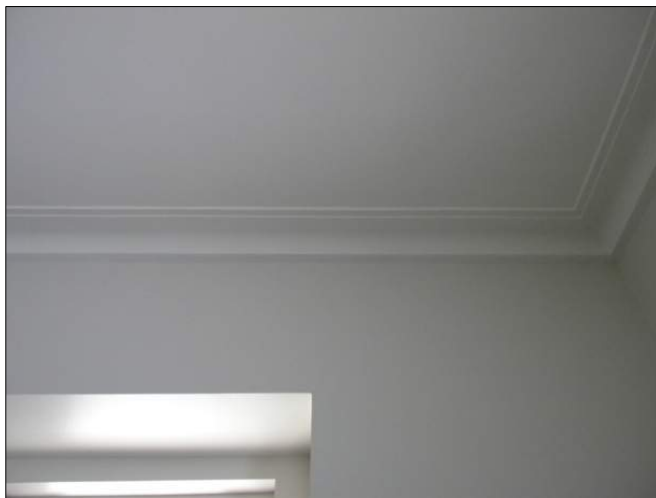
Figure 12 to 21 illustrate this room.



Figure 12: Window in the northern wall.



Figure 13: Chimney breast in the eastern wall.



**Figure 14:
Cornice.**



**Figure 15:
French door in the western elevation
and internal door.**



Figure 16: French door in the western elevation.



Figure 17: Detail of the architraves of the french door.



**Figure 18:
Toplight detail.**



Figure 19:
Timber threshold to the
french doors.

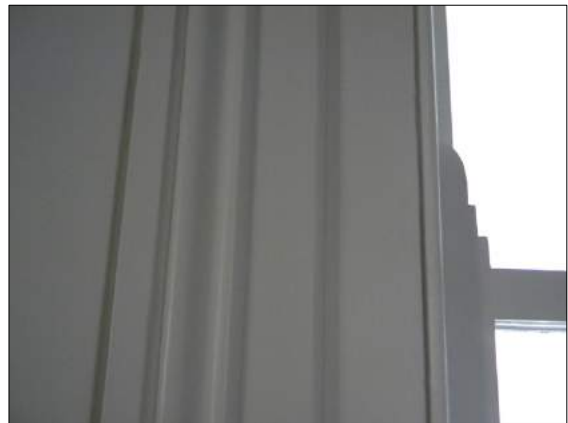


Figure 20: Window detail.
Figure 21: Window architrave detail.

48 Oxford Street Fabric Survey April 2018					Room No: 3a
Element	Location				Comments
	N	S	E	W	
Ceiling					Same as Rooms 1, 3b and 4. New plaster board (?) ceiling with services inserted. Manhole.
Cornice					Deep profiled moulding; same as Rooms 1, 3b and 4.
Skirting	N	S	E	W	Timber, painted, profiled. Height: approx. 28.5cm. Metal.
Floor					Carpet over timber boards.
Walls	N	S	E	W	Lined with plasterboard. Stud wall.
Windows		S			1 x timber framed double hung sash window with one pane to each sash. Painted. All modern hardware. Film over glass. Architraves: timber, painted, profile. Depth: 14cm
Doors	N			W	Architraves only: timber, painted, profiled. Depth: approx. 14.5cm. Door panel removed. Single panel door.
Other Joinery					
Fireplace					
Other					Rooms 3a and 3b were once one room.

Figure 22 illustrates this room.



Figure 22: French door in the western elevation.

48 Oxford Street Fabric Survey April 2018					Room No: 3b
Element	Location				Comments
	N	S	E	W	
Ceiling					Same as Rooms 1, 3a and 4. New plaster board (?) ceiling with services inserted.
Cornice					Deep profiled moulding; same as Rooms 1, 3a and 4.
Skirting	N	S	E	W	Timber, painted, profiled. Height: approx. 28.5cm. Metal.
Floor					Carpet over timber boards.
Walls	N	S	E	W	Lined with plasterboard. Stud wall.
Windows					1 x timber framed double hung sash window with one pane to each sash. Painted. All modern hardware. Film over glass. Architraves: timber, painted, profile. Depth: 14cm

48 Oxford Street Fabric Survey April 2018					Room No: 3b
Doors			E		Single panel door.
Other Joinery					
Fireplace				W	Chimney breast. Opening blocked in and mantle removed.
Other					

Figures 23 and 24 illustrate the room.



Figure 23: Window in the southern wall.

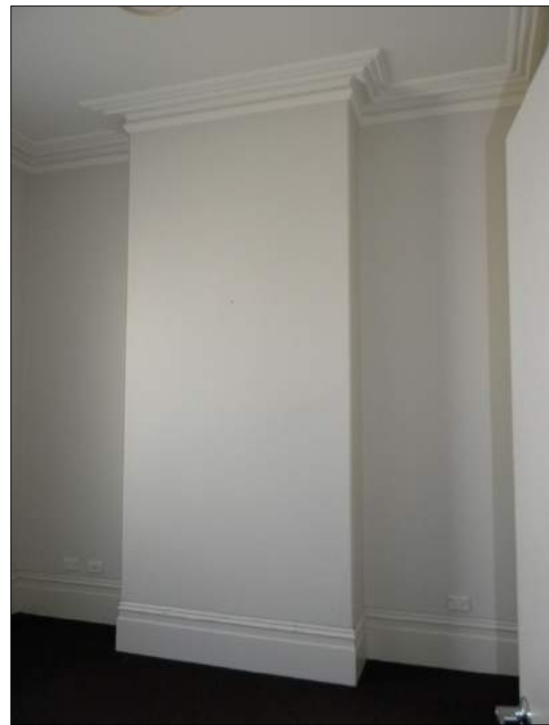


Figure 24: Chimney breast in the western wall.

48 Oxford Street Fabric Survey April 2018					Room No: 4
Element	Location				Comments
	N	S	E	W	
Ceiling					Same as Rooms 1, 3a and 3b. New plaster board (?) ceiling with services inserted.
Cornice	N	S	E	W	Deep profiled moulding; same as Rooms 1, 3a, 3b and 4.
Skirting	N	S	E	W	Timber, painted, profiled. Height: approx. 29.5cm.

48 Oxford Street Fabric Survey April 2018					Room No: 4
Floor					Timber boards.
Walls	N	S	E	W	Lined with plasterboard.
Windows					None.
Doors	N	S	E		<p>To verandah: French. Panel to the lower and glazed to the upper. Painted. All modern hardware. Film over glass. Timber threshold. Architrave: Plain profile with arras, timber, painted.</p> <p>Architraves only: timber, painted, profiled. Depth: approx. 14.5cm. Door panel removed.</p> <p>4 panel, timber, painted. Modern hardware. Architraves: timber, painted, profiled. Depth: approx. 14.5cm. Blocked in toplight.</p>
Other Joinery					
Fireplace				W	Chimney breast. Opening blocked in and mantle removed.
Other					

Figures 25 to 30 illustrate this room.



Figure 25: The arched entrance into the hallway from Room 4. The plaster capital detailing is replacement fabric.



Figure 26: Chimney breast in the western wall.



Figure 27: French doors in the northern wall.

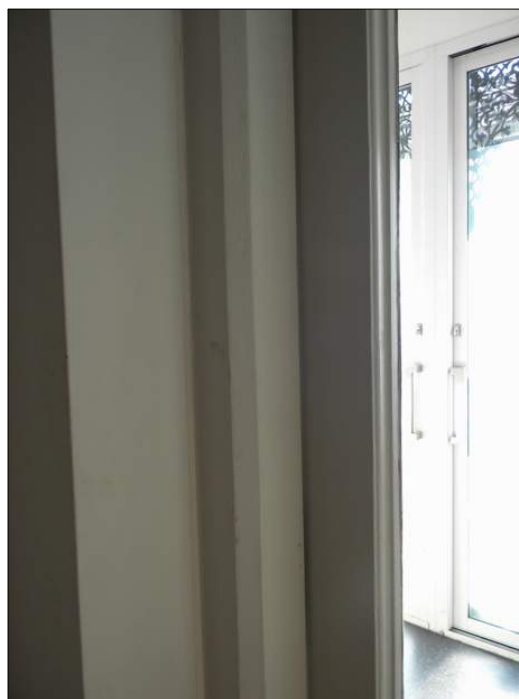


Figure 28: Detail of the architraves of the above, matching the detail of the architraves of the french doors in the western elevation.



Figure 29: Door in the eastern wall with blocked in toplight.



Figure 30: Opening with architraves in the southern wall, looking into Room 3(a).

48 Oxford Street Fabric Survey April 2018					Room No: Hallway
Element	Location				Comments
	N	S	E	W	
Ceiling					Patterned; consistent with interwar period.
Cornice					Dentilicated pattern.
Skirting	N	S	E	W	Timber, painted, profiled. Height: approx. 29.5cm.
Floor					Timber boards.
Walls	N	S	E	W	Lined with plasterboard.
Windows					None.
Doors	N	S		W	2 x 4 panel, timber, painted. Modern hardware. Architraves: timber, painted, profiled. Depth: approx. 17cm. Front door. 4 panel timber door- top panels glazed. Side and toplight. Architraves: timber, painted profiled. Depth: approx. 17cm.
Other Joinery					
Fireplace					
Other					Inset arches in north/south walls. Corbels to arch.

Figure 31 to 34 illustrate the hallway.



Figure 31: Hallway, looking west.

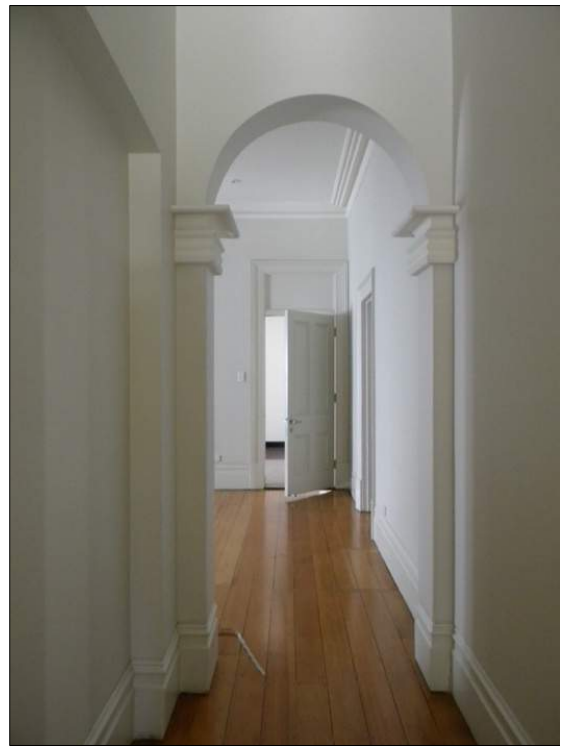


Figure 32: Opening at the eastern end of the hallway. The plaster detailing to the arch is replacement fabric.



Figure 33:
Hallway ceiling.



Figure 34:
Detail of the hallway skirting boards.

APPENDIX 2

Photographs of the Site in 2009 and Plans Showing Proposed Works

Source: Hornsby Council Archives, DA466/2009.

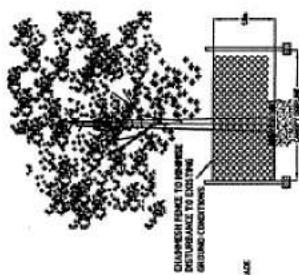
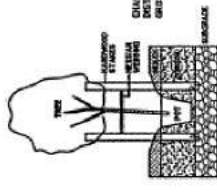
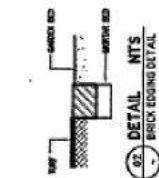




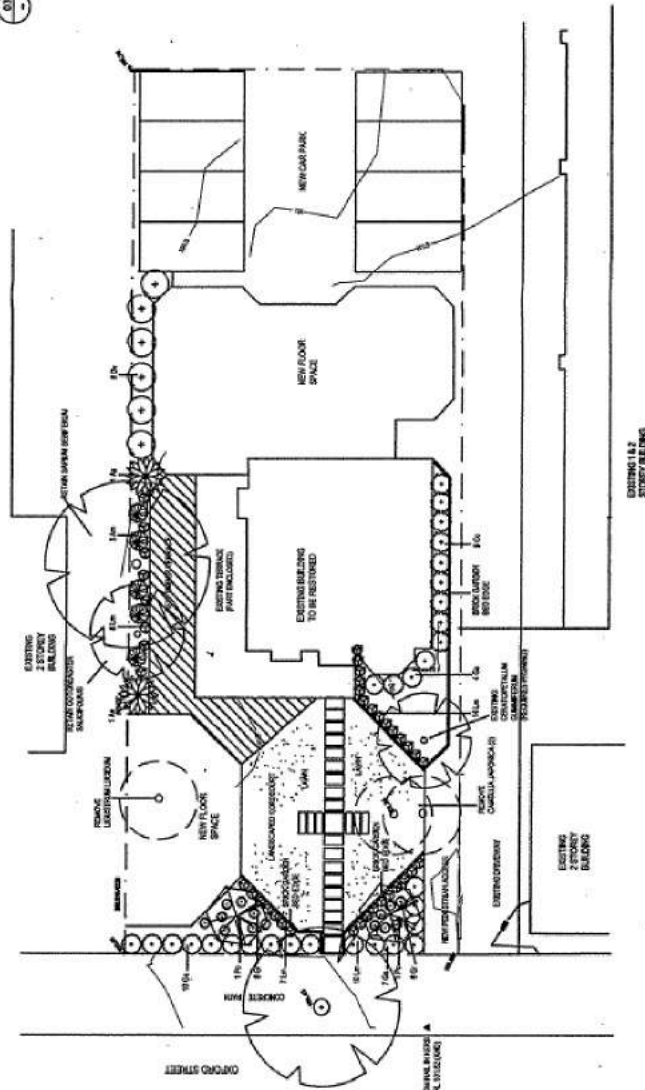




INDICATIVE PLANT SCHEDULE				
TYPE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD POT SIZE
	Am. NATIVE BOLL	COLEUS	1.5	1.5 1.5 20cm 2
	Am. NATIVE BOLL	COLEUS	1.5	1.5 1.5 20cm 2
	Am. NATIVE BOLL	COLEUS	1.5	1.5 1.5 20cm 2
	Am. NATIVE BOLL	COLEUS	1.5	1.5 1.5 20cm 2
	Am. NATIVE BOLL	COLEUS	1.5	1.5 1.5 20cm 2
	Am. NATIVE BOLL	COLEUS	1.5	1.5 1.5 20cm 2
	Am. NATIVE BOLL	COLEUS	1.5	1.5 1.5 20cm 2
	Am. NATIVE BOLL	COLEUS	1.5	1.5 1.5 20cm 2
	Am. NATIVE BOLL	COLEUS	1.5	1.5 1.5 20cm 2
	Am. NATIVE BOLL	COLEUS	1.5	1.5 1.5 20cm 2
	Am. NATIVE BOLL	COLEUS	1.5	1.5 1.5 20cm 2



- NOTES**
1. THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES.
 2. PLANT SCHEDULE IS INDICATIVE FOR THIS CONCEPT AND MAY VARY DEPENDING UPON AVAILABILITY.
 3. PLANT SCHEDULE IS TO BE USED IN THE SCHEDULE AREA.
 4. THIS PLAN NEEDS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL PLANS.
 5. BROCK EDGING TO BE INSTALLED AROUND PLANTED GARDEN BEDS THESE MEET THE LAWN AREA.
 6. A SIMPLE DRIP IRRIGATION SYSTEM TO BE INSTALLED AT 100MM DEPTH.
 7. PREPARATION FOR THE LANDSCAPING WORKS SHALL INCLUDE: REMOVE ALL NOXIOUS AND ENVIRONMENTAL WEEED SPECIES, RIP PROPOSED AREA TO A DEPTH OF 250mm AND ADD 200mm OF ORGANIC COMPOST, LEVEL AREA TO FOLLOW NATURAL CONTOURS.
 8. MULCH TO BE APPLIED AT 200MM DEPTH.
 9. ALL PLANTED AREAS TO BE MULCHED TO A DEPTH OF 75mm WITH NATIVE LEAF MULCH: AN 80:20 FOREST BLEND.
 10. PROTECT TREES DURING CONSTRUCTION: MULCH WITH 100MM COMPOSTED ORGANIC MATERIAL, 75% EUCALYPTUS, 25% OTHER HARD WOOD. SEE DETAIL FOR TREE PROTECTION.
 11. SIGNAGE TO BE DISAPPLIED AS PER COUNCIL REGULATION.



botanic

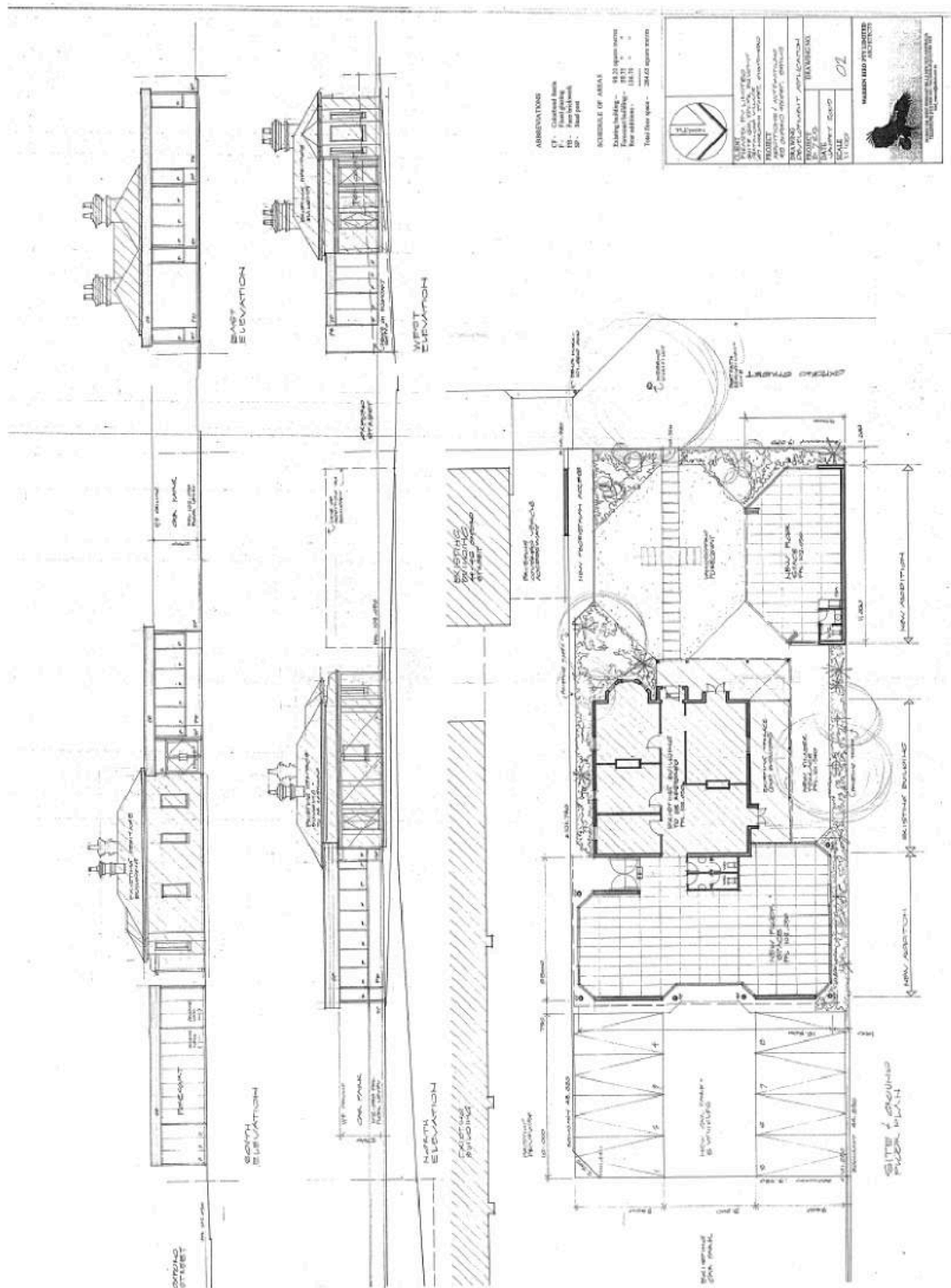
44 Hillcrest Ave. Gladstone, NJ 07033 ph 0423 789 8877

PROJECT : 48 OXFORD STREET, EPPING, 2121

LANDSCAPE CONCEPT PLAN

Do not scale off this drawing

SCALE: 1:200 © AJ	DATE: 24 MAR 2009	DRAWN: A. Widdler	DRAWING No: 001
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APPENDIX 3

Comparative Analysis of Domestic Heritage Items in Epping

Source: NBRS+ Partners, *Heritage Assessment: 'Eulowrie', No. 44-48 Oxford Street, Epping* NSW 2121, September 2014.

8.0 APPENDIX 1 — COMPARATIVE ANALYSIS OF DOMESTIC HERITAGE ITEMS IN EPPING, SHIRE OF HORNSBY

The following houses in the northern section of Epping are within Hornsby Shire Council. They are identified here to enable a comparison with the former house at 44 Oxford Street in order to provide a sense of how many houses of similar style (Victorian-Federation transition and Federation) there are within the suburb.

House Address and Image	Period / Style	Heritage Listing	Significance relative to 44 Oxford Street
70 Chester Street 	Victorian	Heritage item Contributes to Conservation Area	Greater
93 Oxford Street 	Federation Queen Anne	Heritage item Contributes to Conservation Area	Greater
70A Norfolk Road 	Federation Queen Anne	Heritage item	Greater

61 Norfolk Road 	Federation Queen Anne	Heritage item Contributes to Conservation Area	Greater
18 Surrey Street 	Federation	Heritage item Contributes to Conservation Area	Equal
31 Surrey Street 	Federation	Heritage item Contributes to Conservation Area	Equal (brick columns detract)
33 Norfolk Street 	Federation Queen Anne	Heritage item Contributes to Conservation Area	Greater

33 Surrey Street 	Federation Queen Anne	Heritage item Contributes to Conservation Area	Greater
36 Norfolk Road 	Federation	Contributes to Conservation Area	Equal
37 Norfolk Road 	Federation Queen Anne	Heritage item Contributes to Conservation Area	Greater
41 Norfolk Road 	Federation Queen Anne	Heritage item Contributes to Conservation Area	Greater

43 Norfolk Road 	Federation Queen Anne	Heritage item Contributes to Conservation Area	Greater
40 Norfolk Road 	Federation Queen Anne	Heritage item Contributes to Conservation Area	Greater
44 Norfolk Road 	Federation	Heritage item; Contributes to Conservation Area	Equal
46 Norfolk Road 	Federation Bungalow	Contributes to Conservation Area	Equal



21 A Chester Street 	Federation Queen Anne	Heritage item; Contributes to Conservation Area	Greater
23 Chester Street 	Federation	Heritage item; Contributes to Conservation Area	Greater
45 Chester Street 	Federation Queen Anne	Heritage item; Contributes to Conservation Area	Greater
57 Chester Street 	Federation (Art Nouveau)	Heritage item; Contributes to Conservation Area	Greater





HERITAGE ASSESSMENT: 44-48 Oxford Street, Epping





NBRS+PARTNERS

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43

59 Chester Street 	Federation Bungalow	Contributes to Conservation Area	Greater
61 Chester Street 	Federation Bungalow	Contributes to Conservation Area	Equal
5 Dorset Street 	Federation Bungalow	Heritage Item; Contributes to Conservation Area	Equal
15 Dorset Street 	Federation Bungalow	Heritage Item; Contributes to Conservation Area	Greater

11 Essex Street 	Federation Bungalow	Heritage Item; Contributes to Conservation Area	Greater
311 Malton Road 	Federation Bungalow	No listing	Equal
49 Norfolk Road 	Victorian - Federation transition	Contributes to Conservation Area	Greater
72 Norfolk Road 	Federation Queen Anne	No listing	Equal

74 Norfolk Road 	Federation Queen Anne	No listing	Equal
83 Norfolk Road 	Federation Queen Anne	No listing	Greater
86 Norfolk Road 	Federation Bungalow	No listing	Approx Equal
88 Norfolk Road 	Federation Bungalow	No listing	Approx Equal


75 Oxford Street 	Federation Queen Anne	Contributes to Conservation Area	Greater
81 Oxford Street 	Federation Bungalow	Contributes to Conservation Area	Equal
85 Oxford Street 	Victorian - Federation transition	Heritage Item; Contributes to Conservation Area	Approx equal
87 Oxford Street 	Federation Queen Anne	Heritage Item; Contributes to Conservation Area	Greater

HERITAGE ASSESSMENT: 44-48 Oxford Street, Epping

NBRS+PARTNERS

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91 Oxford Street 	Federation Queen Anne	Heritage Item; Contributes to Conservation Area	Equal
9 Sussex Street 	Federation Queen Anne (pair)	Heritage Item; Contributes to Conservation Area	Greater
11 Sussex Street 	Federation Queen Anne (pair)	Heritage Item; Contributes to Conservation Area	Greater

APPENDIX 4

Heritage Listing Sheets

Hornsby Shire Heritage Study

HORNSBY SHIRE HERITAGE STUDY Prepared by Perumal Murphy Wu Pty Ltd for Hornsby Shire Council and the NSW Department of Planning				Reference No 11/12
Present Name House			Date Inspected Survey By 11.01.92 VM	
Location: Town/Suburb 48 Oxford Street Postcode 2121 Locality Real Description Lot 1, DP 206674			Category Bu Sub Category 0101	
Present Owner: Town/Suburb Postcode			Site Area Existing Zoning	
Evaluation Criteria: Historic Rare <input type="checkbox"/> Associative <input type="checkbox"/> Representative <input type="checkbox"/> Aesthetic Rare <input type="checkbox"/> Associative <input type="checkbox"/> Representative <input checked="" type="checkbox"/> Social Rare <input type="checkbox"/> Associative <input type="checkbox"/> Representative <input type="checkbox"/> Scientific Rare <input type="checkbox"/> Associative <input type="checkbox"/> Representative <input type="checkbox"/> Other Rare <input type="checkbox"/> Associative <input type="checkbox"/> Representative <input type="checkbox"/>			Date c1900 Architect/Designer Builder	
<p>Significance: Federation period cottage in good condition and little altered. Good quality face brick, especially chimneys. Original iron lace valence and iron posts also of interest. Local significance.</p>				
Location Plan				
			3/n	

Physical Characteristics:

Architectural Style

Federation Traditional

Materials: Exterior

BC, MC, TF

Interior

Description: Old brick cottage, probably circa 1900. Light brick walls with terracotta hipped tiled roof. Narrow eaves. Splayed projecting front with bullnosed verandah beside. Iron lace valence and flat iron posts. Brick chimneys with elaborate corbelling and iron pots. Terracotta ridge capping. Original timber panelled door and double-hung windows. Well planted garden with wire mesh fence and hedge.

Historical Period:

	Built	Used
Pre 1800	<input type="checkbox"/>	<input type="checkbox"/>
1800 - 1825	<input type="checkbox"/>	<input type="checkbox"/>
1826 - 1850	<input type="checkbox"/>	<input type="checkbox"/>
1851 - 1875	<input type="checkbox"/>	<input type="checkbox"/>
1876 - 1900	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1901 - 1925	<input type="checkbox"/>	<input type="checkbox"/>
1926 - 1950	<input type="checkbox"/>	<input type="checkbox"/>
1951 - 1975	<input type="checkbox"/>	<input type="checkbox"/>
Post 1975	<input type="checkbox"/>	<input type="checkbox"/>

Historical Themes:

SHIP

PL

Local

Subdivisions - Suburban

Heritage Listings:

- ☐ Register of the National Estate (AHC) - Registered
- ☐ Register of the National Estate of Aust (AHC) - Interim
- ☐ Register of the National Trust (NSW)
- ☐ Register of Significant Twentieth Cent. Architecture (RAIA)
- ☐ Department of Public Works Heritage and Cons. Register
- ☐ Heritage Council Register - Permanent Cons. Order
- ☐ Heritage Council Register - Interim Cons. Order
- ☐ Heritage Council Register - Section 130 Order
- ☐ Heritage Council Register - Nomination
- ☐ NSW Govt Dept Heritage Register (S.170 Heritage Act)
- ☐ NP&WS Historic Sites Register
- ☐ NP&WS Aboriginal Sites Register (Contact Sites)
- ☐ Institution of Engineers (NSW) Heritage Register
- ☐ Existing Heritage Study
- ☐ Regional Environmental Plan Heritage Schedule
- ☐ Local Environmental Plan Heritage Schedule
- ☐ Other

Sources

State Heritage Inventory

11/05/2018

House | NSW Environment & Heritage



Office of
Environment
& Heritage

Home > Topics > Heritage places and items > [Search for heritage](#)

House

Item details

Name of item:

House

Type of item:

Built

Group/Collection:

Residential buildings (private)

Category:

House

Primary address:

48 Oxford Street, Epping, NSW 2121

Local govt. area:

Hornsby

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
48 Oxford Street	Epping	Hornsby			Primary Address

Statement of significance:

Federation period cottage in good condition and little altered. Good quality face brick especially chimneys. Original iron lace valence and iron posts also of interest.

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Physical description:

Old brick cottage probably circa 1900. Light brick walls with terracotta hipped tiled roof. Narrow eaves. Splayed projecting front with bullnosed verandah beside. Iron lace valence and flat iron posts. Brick chimneys with elaborate corbelling and iron pots. Terracotta ridge capping. Original timber panelled door and double-hung windows. Well planted garden with wire mesh fence and hedge.

History

Historical notes:

Recommended management:

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1780107>

1/2

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan			22 Jul 94		
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Hornsby Shire Heritage Study	1993		Perumal Murphy Wu Pty Ltd	VM	N O

References, internet links & images

None

Note: internet links may be to web pages, documents or images.

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 1780107

[Return to previous page](#)

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