

An abstract graphic composed of thick, grey geometric shapes. A large, irregular polygonal shape occupies the upper left and center of the page. Below it, a horizontal bar extends from the left edge, with a curved, semi-circular element at its right end. The background is white.

# Architectural Projects<sup>1</sup>

1608 – 1, 7 Station Street, Parramatta  
Conservation Management Plan  
November 2015

# Architectural Projects

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## Document

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## 1. INTRODUCTION

### 1.1. BACKGROUND

The sites of 1 - 7 Station Street West located on the corner of Station Street West, and Raymond Lane, Parramatta. The site is currently the subject of a Planning Proposal. Architectural Projects were commissioned by Greenrock Property Pty Ltd to prepare this document in September 2015.

### 1.2. SITE LOCATION AND DESCRIPTION

The Assessment relates to a study area defined by the Parramatta Harris Park Estate with specific focus on 1 and 7 Station Street West, lots 34 and 31, Sec 1, DP976. The site is located on the west side of Station Street West.

### 1.3. AUTHORSHIP

The report has been prepared by a team consisting of the following key members:

Jennifer Hill – Architectural Projects Pty Ltd – Heritage Architect

Elizabeth Gibson – Architectural Projects Pty Ltd – Heritage Architect

### 1.4. LIMITATIONS

A time frame of 4 weeks was established for the preparation of the Report. Access was given to the site and Council records held by the applicant and Council. No physical intervention was undertaken to prepare this report. No historical archaeological work other than the site surveys provided herein was commissioned for the report.

### 1.5. METHODOLOGY

The Assessment has been prepared in accordance with the methodology outlined in, *The Conservation Management Plan* by Dr James Semple Kerr (6<sup>th</sup> Edition 2004). The report complies with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) and its Guidelines. The methodology used in the evaluation of the place is that recommended by the Heritage Branch of the Office of Environment and Heritage.

It seeks to identify from documentary and physical evidence any historic aesthetic social and technological values of each component building and to determine their level of representatives or rarity by comparison with other identified examples. The analysis also looks at the overall character of the adjoining area to determine if the buildings and the site development pattern contribute to a characteristic grouping or cohesive streetscape that is unique or of sufficient importance to require protection.

### 1.6. TERMINOLOGY AND DEFINITIONS

The terms fabric, place, preservation, reconstruction, restoration, adaptation and conservation used throughout this report have the meaning given them in Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter).

The terminology used to described building styles follows the nomenclature set out in Apperly, R., Irving, R. and Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture*, 1989.

In order to achieve a consistency in approach and understanding of the meaning of conservation by all those involved a standardised terminology for conservation processes and related actions should be adopted. The terminology in the *Burra Charter* is a suitable basis for this. Article 1 of the *Burra Charter* gives the following definitions:

Place means site, area, building or other work, group of buildings or other works together with associated contents and surround.

Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations.

Fabric means all the physical material of the place.

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may, according to circumstance include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

Maintenance means the continuous protective care of the fabric, contents and setting of a place, and it is to be distinguished from repair. Repair involves restoration and reconstruction and it should be treated accordingly.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

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

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either recreation or conjectural reconstruction, which are outside the scope of the Burra Charter.

Adaptation means modifying a place to suit propped compatible uses.

Compatible use means a use, which involves no change to the culturally significant fabric, changes that are substantially reversible, or changes which require a minimal impact.

#### 1.7. ACKNOWLEDGMENTS

City of Parramatta Council  
Parramatta Local Studies Library  
National Trust of Australia (NSW)  
Australian Heritage Council  
Australian Institute of Architects

This report has relied upon a draft Heritage Assessment of No. 7 Station Street West, Parramatta, prepared for Greenrock Property in August 2015 by NBRS & Partners, and a peer review of this assessment by Architectural Projects, August 2015.

#### 1.8. EXTENT OF SEARCHES

Information searches have occurred with the following organisations:  
The Mitchell Library: General subdivision information.  
The NSW Land Titles Office: Specific subdivision/title information.  
Sands Directory  
Local Studies Library

Sydney Water Archives  
Council Archives  
Commonwealth archives  
Australian Heritage Council  
National Trust of Australia (NSW)  
Heritage Council of NSW  
NSW State Heritage Inventory  
RAIA Twentieth Century Heritage Inventory  
Art Deco Society of NSW Heritage Inventory  
Parramatta Historical Society  
Parramatta Heritage Centre

1.9. COPYRIGHT

This report is copyright of Architectural Projects Pty Ltd and was prepared specifically for the owners of the site. It shall not be used for any other purpose and shall not be transmitted in any form without the written permission of the authors.

## 2. HISTORICAL DOCUMENTARY ANALYSIS

### 2.1. HISTORICAL CONTEXT OF THE AREA

The NBRS & Partners report provides the following history of the area:

#### *Pre European History*

*Prior to the arrival of European settlers in 1788 the general area around Parramatta was inhabited by the indigenous Burramattagal clan who shared the Darug language with associated clans from Broken Bay to the Shoalhaven and west to the Blue Mountains.*

#### *Early European Development*

*Within a few months of the arrival of the first fleet in Sydney Cove, a party, consisting of 10 convicts and a garrison of soldiers, was established in Parramatta. This party grew to 100 convicts in 1789, and the following year, Governor Phillip laid down the lines for a regular township adjacent to the river, which he initially called Rose Hill, and later becoming Parramatta.*

*Clearing and development of land for agriculture then followed and New South Wales' second town had begun. In an early plan of the new Roseville settlement (ca. 1790) the subject area was shown as part of 'enclosures for cattle' and 'ground in cultivation'.*

*Between 1791 and 1800, about 20 significant land grants were issued to settlers in and around the town of Parramatta, and a system of leasing lands was established for home building purposes. Early grantees or lessees in the vicinity often held leases in the town of Sydney and elsewhere as well as Parramatta. Simultaneously, a site was set aside for the market and town hall in the vicinity of Church Street near the Parramatta River. The first permanent dwellings in the new township were erected in the principal thoroughfares of George, Macquarie and Church Streets.*

*With the arrival of Governor Macquarie in 1810, further streets were laid out and blocks of land surveyed in George, Church, Phillip and Macquarie Streets. All convicts were removed into a barracks that was completed in 1822. Public buildings, a hallmark of the Macquarie period, proliferated. Parramatta developed as a secondary seat of government, a centre of agriculture and grazing, and was directly connected to Sydney by road and river. The town developed rapidly during this period as depicted in Figure 2.1.*

*In 1844, W Meadows Brownrigg undertook a survey of Parramatta to identify grants, purchasers and leaseholders and noting which portions were built upon (Figure 2.2).*

*The railway from Sydney to Parramatta Junction (Granville) was opened on 26 September 1855. It was later extended into the population centre at Argyle Street in April 1860. The increased accessibility brought about by the railway contributed to the increase in population and development of the area between 1870 and 1880.*

#### *Harris Park*

*In 1794, Surgeon John Harris was granted 110 acres at Parramatta (40 hectares) adjoining Ruse's farm. His land, with its heavily wooded hills, was the basis of the modern suburb of Harris Park, which also includes a portion of the neighbouring estate owned by another Corps officer, John Macarthur. They were responsible for two of the suburb's surviving landmarks, Hambledon Cottage and Experiment Farm Cottage. Macarthur built Hambledon in the 1820s. Its early tenants included the Anglican Archdeacon Thomas Scott and the Macarthur's governess, Penelope Lucas. Although Harris spent much of his time on another estate at Shane's Park, he retained his Parramatta land and built Experiment Farm Cottage in 1835. This classic 'Indian' bungalow, with its wide verandas, is now a National Trust property.*

*When Harris died in 1838, his nephew, Thomas, inherited Experiment Farm and settled there in the 1840s, farming and breeding horses. After his death in 1870, the break-up of the Harris estate began, although the family retained Experiment Farm Cottage until the 1920s. An early residential subdivision was marketed as 'Harris Park' and the name became attached to the wider area. But what was accepted as 'Harris Park' in the nineteenth century did not exactly*

coincide with the twenty-first century suburb. From the 1870s to the 1900s, for example, Samuel Purchase occupied six acres (2.4 hectares) of the Harris estate and ran a successful plant nursery. The site of this Harris Park landmark, bounded by George, Hassall and Harris Streets, now lies just outside the current suburb boundary.

In the late 1870s, local builders bought blocks in Harris Park, but the anticipated influx of home buyers did not arrive until a railway platform was opened in the 1880s. This rail link to the merging industrial areas of Granville and Clyde led to a network of workers' cottages quickly developing around the station, but by 1900 the suburb also contained more substantial homes and middle-class residents. For decades, the area known as Harris Park was divided between the municipalities of Parramatta (proclaimed 1861) and Granville (proclaimed 1885). In 1949, the entire Granville municipality was included in an extended City of Parramatta.

Despite its industrial connections, Harris Park remained largely residential. Renewed subdivision in the 1920s took up virtually all the suburb's available land. After World War II, state planners designated Parramatta as a major growth centre and large-scale immigration began. These policies affected the density and the composition of the Harris Park population. The construction of home units from the 1960s has meant that the suburb has a very high proportion of this type of housing. Similarly, an unusually high percentage of the Harris Park population was born overseas. Roughly one in four residents speak Arabic, Hindi or a Chinese language.<sup>1</sup>

## 2.2. SITE AND BUILDING TIMELINE

YEAR	DATE	TEXT
1794	20 February	Surgeon John Harris was granted 110 acres Harris' Farm
1820		Macarthur built Hambledon Cottage
1835		John Harris built Experiment Farm Cottage.
1838	27 April	Death of John Harris and estate valued at £150,000
1838		Thomas Harris inherited Experiment Farm and settled there
1855	26 September	The railway from Sydney to Parramatta Junction (Granville) was opened
1860	April	Railway extended to Argyle Street
1861		Municipality of Parramatta proclaimed
1870		Death of Thomas Harris
1870		Break-up of the Harris Estate commenced
1870/1880		Increase in population and development of Harris Estate
1870/1900		Samuel Purchase occupied six acres (2.4 hectares) of the Harris Estate and ran a successful plant nursery.
1876		John Wigram Allen commenced subdivision of the Harris Estate
		Harris Estate was re-subdivided with land to the east of the railway line as DP 241
1880s		A network of workers' cottages developed around the station
1882		Plan of Streets in Harris Park, Town of Parramatta indicates the site as undeveloped
1882		Early residential subdivision was marketed as 'Harris Park'
1882	4 November	Auction sale, Messrs Mills, Pile and Gilchrist, of "92 splendid sites" the whole of the subdivision at Harris's Park, Parramatta, at prices ranging from 26s to £3 1s per foot [realising] £6500
1882		Section 10 and 12 of DP 241 were sold to Henry Solomon of the City of Sydney, Partner Myers and Solomon (general importers)
1882		Solomon re-subdivided Sections 10 and 12 of DP 241 as DP 296

<sup>1</sup> NBR5 + P, Draft Heritage Assessment No 7 Station Street West, Harris Park 2015

1883	March	Solomon sold Lot 31 of Section 1 to Samuel Phillips of Pitt Town, farmer for the sum of £74/7/1
1884		Sands Directory first listing of Station Street as Station Street East properties
1887		Station Street West properties are first listed in Sands Directory
1889		James Smith is listed at "Yeltaville"
1896		Neil Campbell is first listed in Sands Directory at Station St West (No. 1)
1900s		Harris Park contained more substantial homes and middle-class residents
1903		Five listings in Sands Directory
1905		Six listings in Sands Directory
1909	May	Samuel Phillips sold Lot 31 (No.7) to Michael Farrell of Parramatta, grocer's assistant
	September	Farrell mortgaged Lot 31 (No.7)
	October	Council gave permission to the building application submitted by S Lucas "to erect a cottage in Station Street for Mr H Farrell
1911/1919		Michael Farrell was the occupant of 7 Station Street (Sands Directory)
1911		Eight listings in the Sands Directory
1912		Neil Campbell dies at his residence in Station St (No.1)
1915		Eleven listings in the Sands Directory
1916/1930's		James Campbell listed at No. 1 Station St West
1920s		Harris family retained Experiment Farm Cottage
1920s		Renewed subdivision of Harris Park
1929	January	7 Station Street sold to Edna Mary Farrell of Parramatta, spinster (later Mrs. D Walker)
1933		House 7 Station Street rented
1949		Granville municipality was included in an extended City of Parramatta
1950		Parramatta designated as a major growth centre and large-scale immigration began
1960s		Construction of home units in the area
1960		Increase in immigrant population
1969		Death of Mrs (Edna) May Walker
1988	August	Geoffrey Michael Walker sold to Premier Fire Protection Pty Limited
1989	31 March	Building application to Parramatta Council approved for additions office
2005	August	Site purchased by the Greek Orthodox Archdiocese of Sydney
2006		Established the Greek Welfare Centre

### 2.3. HISTORY OF THE SITE AND BUILDING

The subject sites are located on Section 1 of DP 976, which was originally part of "110 acres in the township of Parramatta on the north of a creek known by the name of Duck Creek" granted to surgeon, John Harris, on 20 February 1794. Harris subsequently purchased the farm of James Ruse on which he built the still extant Experiment Farm Cottage in 1798. "Until 1800 he led a busy existence as surgeon and farmer. By the turn of the century he owned 315 acres (127 ha) of land of which 205 (83 ha) were purchased, and had acquired 431 head of stock, possessions which placed him among the foremost officer-farmers."<sup>6</sup> At his death on 27 April 1838, he left property in the region of £150,000.<sup>2</sup>

John Wigram Allen purchased 91 acres, 2 roods + 16 perches plus 24 acres, 3 roods + 8 perches and commenced subdivision of the Harris Estate in 1876 (Figure 2.5). This is part of the land depicted in the block plan shown at Figure

<sup>2</sup> NBRSP, Draft Heritage Assessment 7 Station Street West, Harris Park, 2015

2.3. This land was re-subdivided with land to the east of the railway line as DP 241 (Figure 2.5); the subject site is located within Section 10 thereof. The first sales in DP 241 commenced in January 1877.

In the “Plan of Streets in Harris Park, Town of Parramatta” undertaken in September 1882 (Figure 2.8), the subject sites are located within that portion of undeveloped land owned by Sir George Wigram Allen, bounded by Marion Street, High Street, Short Street and Station Street West. What is apparent from comparing the May 1876 and September 1882 plans is that the portions of Allen’s land did not sell immediately, including Section 10.<sup>3</sup>

George Wigram Allen advertised the auction sale on 4 November 1882 of “92 splendid sites” at Harris Park Parramatta (Figure 2.10). Sections 10 and 12 of DP 241 were sold to Henry Solomon of the City of Sydney, landowner (Figure 2:7).<sup>4</sup> That land is shown on the subdivision plan at Figure 2.9. Solomon was a partner with George and Henry Myers as the firm of Myers and Solomon (general importers) and had their store at 542 George Street, Sydney. A report on the auction sale was published in the Sydney Morning Herald the Monday after: *“Messrs Mills, Pile and Gilchrist...sold...the whole of the subdivision at Harris’s Park, Parramatta, consisting of 92 allotments, at prices ranging from 26s to £3 1s per foot [realising] £6500.”*<sup>5</sup>

Solomon re-subdivided Sections 10 and 12 of DP 241 as DP 976, which plan of subdivision is shown at Figure 2.11. The first sales in this subdivision are registered on the certificate of title on 27 December 1882.<sup>6</sup>

In March 1883, Solomon sold Lot 31 of Section 1 (No.7 Station St West) to Samuel Phillips of Pitt Town, farmer for the sum of £74/7/1.11. That allotment is shaded red on the subdivision plan. Phillips is accordingly named the owner of “unenclosed land” in the 1883 Parramatta Rate Book with an annual value of £5.<sup>7</sup>

In April 1886, Arthur Ross Nott purchased lot 34 of Section 1, DP976 from Solomon. Nott, a resident of Sydney, was the secretary of The Federal Building Society. Nott mortgaged the property in August 1886, and remained absent landowner until 1914 (Figure 2.11)

The Sands directories do not list Station Street until 1884, and at this time only Station Street East properties are included. In 1887, Station Street West properties are listed. Five listings occur unnumbered, including: Thomas Anstias, Joseph Button, Jeffrey Harved, Matthew Howlett and Samuel Howlett. In 1889 James Smith is listed at “Yeltaville”. Followed by listings for Mrs Elizabeth Hownett (sic), Samuel Hownett, and John Cole School Teacher. The following year Cole is replaced by Mrs Connell, and listing remain consistent until Mrs Connell is replaced by Joseph Martin, constable in 1894, then Neil Campbell in 1896, Mrs Wilson in 1901. By 1903, two additional listings occur bring the number to 5 with James Smith still at Yelta, Alfred Howlett, then William Handcock, Lachlan McKay, and William Hughes. From 1905, there are 6 listings and by 1911 eight including Michael Farrell. Another three are added in 1915.

The Sands Directory listings are not numbered until early 1920’s when No 1 can be identified as occupied by James Campbell. James Campbell was listed as occupant from 1916-1930’s, and prior to that the property is noted as occupied by Neil Campbell. Neil Campbell is first listed in Station St West in the 1896 Sands Directory, when it was one of only four

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<sup>3</sup> NBRSGP, Draft Heritage Assessment 7 Station Street West, Harris Park, 2015

<sup>4</sup> Certificate of Title Vol 616 Fol 243 NSW L&PI

<sup>5</sup> Monetary and Commercial, SMH 6 November 1882, p6. NBRSGP

<sup>6</sup> NBRSGP

<sup>7</sup> NBRSGP

listings. This would suggest a likely construction date of No. 1 as c.1895. The property was also occupied by William Hughes from 1903-6. Hughes was Campbell's brother in law.

Neil Campbell died in 1912, and James was one of his sons. The following obituary was reproduced in the Cumberland Argus and Fruit growers Advocate of 9 November 1912, p6.

*"The Late Mr. Neil Campbell.*

*Mr. Neil Campbell, an old and respected resident of Parramatta; died at his residence, Station Street, Harris Park, on Monday, at the ripe old- age' of 80 years.: Mr. Campbell was a native of Tyree, in the Highlands of Scotland, the Duke of Argyle's Estate. He came out to this colony with his father and mother and brothers and sisters when he was about six years of age. His father was a turner, and worked for Mr. T. Urquhart, who had a carriage building establishment on the site now occupied by the post-office. Mr. John Taylor was an apprentice of Mr. Urquhart as also was Mr. W. O. Ward. Young Neil went to Mr. Ewbank Lough's school, which was in a cottage near the river bank, on the east side of Marsden street. The front portion of the site was afterwards used for the building of a Primitive Methodist Church. As a boy he was employed in the butchering, business by Mr. Blackett at what was known as the "Boiling Down," at the rear of the Old Racecourse. Cattle and sheep were then so cheap that they were slaughtered and boiled down for their tallow. Later on he had a coach with which he piled to and from the steamers wharf. Afterwards he entered the Telegraph Construction Department, when he was engaged in constructing telegraph lines. His work took him through the colony in all directions. For over twenty years he was thus engaged, and on leaving that work he retired. His wife predeceased him by some ten years. His son Daniel also predeceased him. He leaves three sons and two daughters, Neil, Duncan and James, Mrs. Lake, and Miss Rebecca Campbell. Neil is a successful horse trainer in Melbourne, training for a wealthy horse owner there. James is in the Telegraph Construction Department, and Duncan is in the back country. One of Parramatta's oldest identities. Mr. Duncan Campbell, of Marsden street, is a brother of the deceased, and the late Mrs. William Hughes was his sister. Mr. Campbell was of a quiet and reserved nature, and lived a very unostentatious life." (Figure 2.12)*

The Truth, of 10 November 1912 also reported Campbells death as follows:

*"NEIL CAMPBELL.*

*Mr. Campbell, who was a native of the Isle of Tiree, Scotland, and who died at Parramatta, on November 11th, aged eighty years, had resided in the old town for three-quarters of a century...."*

The allotment now known as No. 7 Station Street West remained undeveloped until May 1909 when Samuel Phillips sold the land to Michael Farrell of Parramatta, grocer's assistant. (Memorandum of Transfer 69129, NSW L&PI) Farrell mortgaged the land in September 1909, presumably to raise the capital required to build upon the lot. The Council gave permission in October to the building application submitted by S Lucas "to erect a cottage in Station Street for Mr H Farrell [sic]."<sup>8</sup>

In 1914 Arthur Nott transferred lot 34 (No 1 Station Street West) to James Allan Campbell line repairer of Harris Park. Occupation of the house by the Campbell family continued with the property being transmitted to spinsters Rebecca Harresky Campbell + Adelta Rebecca Lake in 1946. Lake is listed on the electoral rolls at 1 Station Street West from 1930-1980. The property was sold in 1983.

An aerial photograph of 1 and 7 Station Street taken in 1943 shows the two houses in their original low scale residential setting. The houses are adjoined by hipped and gables roof freestanding residences in garden settings. The two residential properties to the north of No.7 (No's 9 and 11) are substantial, with large gardens.

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<sup>8</sup> Cumberland Argus and Fruitgrowers Advocate, 20 October 1909, p3 NBRSGP



According to the Sands Directory Michael Farrell was the occupant of the No7 Station Street from 1911 until 1919. Thereafter the house was leased to a succession of tenants including Walker R Paul, Alfred W Bayly and CG Gregory. Farrell conveyed 7 Station Street in January 1929 to Edna Mary Farrell of Parramatta, spinster. Later in the same year she married Donaldson C Walker. The Walkers lived here for a few short years before moving to the Northern Beaches of Sydney by 1933. Thereafter the Valuation Lists name Mrs (Edna) May Walker as the owner of the subject site until her death in 1969 at Fairlight. It is not known who occupied the property in the intervening period. In October 1969, No. 7 Station Street was conveyed to her widower, Donaldson Cannon Walker of North Balgowlah, retired insurance inspector, and their son Geoffrey Michael Walker of Killarney Heights, dentist. Following the death of Donaldson Walker in 1978, the subject site passed to Geoffrey Michael Walker in February 1983. He owned same until August 1988 when it was sold to Premier Fire Protection Pty Limited.(Land Titles) That company lodged a successful building application to Parramatta Council in mid-December for “adds office” estimated to cost \$50,000; the application was approved on 31 March 1989.<sup>9</sup>

In 1987, Stephen and Jennifer Edwards purchased No 1 Station Street West from Robert Morris. They retained ownership through various companies until 2015, with Stephen Edwards Construction leasing the property.

In 1993, a Building Application for a shade port structure over part of carpark at the rear of No.1 Station St West was approved by Council.

The commercial property was purchased by the Greek Orthodox Archdiocese of Sydney in August 2005 and in 2006, they established the Greek Welfare Centre there as a regional office in Western Sydney, to service the needs of people of Greek background and the wider community offering a range of programs and services.<sup>10</sup>

In 2006, a Development Application to construct a carport at the rear of No. 7 Station St west and continue the commercial use of the building as a community information centre was approved by Council.

#### 2.4. RELEVANT HISTORICAL THEMES

4 Building settlements, towns and cities - Accommodation - Activities associated with the provision of accommodation, and particular types of accommodation - House

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<sup>9</sup> Register of Building Applications PCC, NBRSGP

<sup>10</sup> NBRSGP

### 3. PHYSICAL ANALYSIS

#### 3.1. DESCRIPTION OF THE AREA

Despite its industrial connections, Harris Park remained largely residential. Renewed subdivision in the 1920s took up virtually all the suburb's available land. After World War II, state planners designated Parramatta as a major growth centre and large-scale immigration began. These policies affected the density and the composition of the Harris Park population. The construction of home units from the 1960s has meant that the suburb has a very high proportion of this type of housing.<sup>11</sup>

#### 3.2. DESCRIPTION OF THE SITE & SETTING

The sites are located opposite the deep cutting for the railway and back onto a laneway that is characterised by modern developments fronting High Street.

In their original setting, the houses were set hard against adjoining houses of the same period and character, now located against two and three storey flat developments the streetscape context is substantially altered.

#### 3.3. DESCRIPTION OF THE BUILDING

##### 1 Station Street West

The NSW Heritage Inventory provides the following description:

"two storey late Victorian house of rendered brick has pyramid slate roof with projecting hip front forming squat tower over stilted arch entrance with corniced string line. A recessed niche is between two rendered corniced string lines above arch and under windowsill. There is one rendered brick chimney with stepped corbel decoration. Verandah has concave corrugated iron roof that runs across front to projecting hip, supported by timber post to ground floor. Upper level verandah has cast iron balustrading and valence, lower level verandah has curved timber valence. Ground floor front wall has arch topped window and sidelights. French door on upper verandah floor has bolection mould panels below the lock rail and glazed panels above. Front door has transom light and sidelights above Victorian timber door with round head glazed upper panels, below lock rail and two timber panels with bolection moulding. Front fence is aluminium spearhead palisade fence and gate."

The existing Victorian style house is remarkably intact with the exception of the rear verandah infill, which is in poor condition. The main façade (east elevation) is characterised by an off centre tower element centering on the entry door with the entry hall behind. The primary building form, which accommodates two rooms on both levels steps with a lower service wing, which contains a bathroom. The rear verandah at ground level returns around this wing.

The planning is characteristic of a grand Victorian residence. A hall way leads to the rear service area. It features corbel brackets an arch and timber stair. A Verandah is located to the front of the façade on both levels. The two main rooms in the primary building form are linked with one fronting the verandah and retaining its original tri partite window. The other room facing the rear features a simple double hung window. Both rooms retain their symmetry although the cornices have been replaced and the fire place modified. To the rear the service wing and former kitchen retain its oven recess and the room features a decorative cornice but has been subdivided below. An additional wing currently used as the kitchen is more utilitarian.

##### 7 Station Street West

The NSW Heritage Inventory provides the following description:

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<sup>11</sup> Harris Park, Dictionary of Sydney, 2008

“single storey Federation brick cottage has corrugated iron roof on painted brick walls. The main roof is broken by a small gable with turned timber finial and louvred ventilator. Projecting gable has finial and decorated with dentils below string course. There are two tall brick chimneys with stepped corbels and Chinese lanterns. Verandah has corrugated iron skillion roof extending from main roof across front to projecting gable and is supported by paired timber posts set on painted tall brick piers with sandstone caps. Verandah has painted concrete floor and painted brick balustrade. Awning above window has Federation decorative timber ladder brackets and corrugated iron roof. Front fence is aluminium spearhead palisade fence and gate.”

The existing building at 7 Station Street West is a highly modified, early twentieth century, single storey house with a corrugated metal clad hipped roof form and projecting gabled bay to the street frontage and a large hipped and skillion extension to the rear. The front section of the site retains a garden setting with a modern poll style, aluminium fence. The rear section of the site is paved and is occupied by car parking.

The building follows a traditional design formulae with a projecting room with a gabled roof and a verandah set under an extension of the main hipped roof form which is supported on paired timber supports set over brick piers. This form was originally expressed at the rear of the house as well prior to its modification.

Reconstructed ventilation gablets are located at the apex of the roof, front and back and three, tall face brick chimneys are located on either side of the building.

The current detailing is of Federation era character with turned timber finials and a bracketed awning over paired windows on the projecting bay.

The building, once face brickwork is now painted.<sup>12</sup>

### 3.4. INTERIOR

The spatial qualities of the primary rooms at No. 1 are defined by their high volumes and decorative detail including moulded skirtings, cornices and architraves. The timber stair is intact, and features details typical of the period. Decorative plaster ceilings are of a later date.

The interior spaces of No. 7 are utilitarian and have been altered.

### 3.5. OTHER ASPECTS OF SITE

#### 3.5.1. Evidence of Archaeological Potential

Given the history of site disturbance/development from the late nineteenth / early twentieth century period, the site is unlikely to reveal archaeological remains.

#### 3.5.2. Evidence of Aboriginal Heritage Potential

Given the history of site disturbance and development from the late nineteenth and early twentieth century period, the site is unlikely to reveal aboriginal remains.

#### 3.5.3. Evidence of Natural Heritage Potential

Given the history of site disturbance from the late nineteenth century period the site is unlikely to have heritage significance for its natural features.

#### 3.5.4. Moveable context

No significant moveable items exist.

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<sup>12</sup> NBRS & Partners

### 3.6. PHASES OF DEVELOPMENT

The site of 1-5 Station Street have been in one ownership since 1990 and has been extended to provide a composite building. 7 Station Street West has been extended and modified.

Modifications to the original building can be seen in the building fabric and were the result of the adaptation of the original cottage to commercial uses in the 1980s. The extent of these changes is best understood by comparison of the 1943 aerial view at Figure 2.13 and the current aerial photograph of the site at Figure 2.14

The original building had a mirror image of the front form at the rear with the roof rising to a single cross ridge aligning with the existing northern chimney. The rear yard was divided by a fence into two areas.<sup>13</sup>

### 3.7. HISTORY OF GENERAL CHARACTERISTICS & A COMPARATIVE ANALYSIS OF THE STYLE

#### Late Victorian Italianate Style

No 1 Station Street West is a simple example of a Late Victorian Terrace with some Italianate features.

Richard Apperly, Robert Irving, and Peter Reynolds "A Pictorial Guide to Identifying Australian Architecture; Styles and Terms from 1788 to the Present", identify the Late Victorian Italianate style as follows:

"In the seventeenth century, two French artists, Nicolas Poussin and Claude Lorrain, fell under the spell of the Italian landscape and in their paintings translated it into a vision of Arcadia. For more than a century thereafter, many cultured Europeans allowed themselves to admire a real landscape only if it was literally 'picturesque' enough to resemble a painting by Claude.

Through the efforts of such men as Uvedale Price, Richard Payne Knight and Humphrey Repton, the Picturesque movement in architecture and landscape design gained strength in Britain without ever completely forgetting its Franco-Italic beginnings. From this movement, a significant strand of nineteenth-century domestic architecture endeavoured to establish a vaguely Italian ambience, drawing on images of rambling farmhouses in the Campagna and idyllic villas in the Tuscan countryside. The facile John Nash began the movement in Britain in 1803 with the stuccoed, picturesquely asymmetrical Cronkhill in Shropshire. Karl Friedrich von Schinkel provided an important Continental example of the Italianate style some decades later with his Court Gardener's House at Potsdam (1829—31). Pattern books were an important vehicle for the spread of the style, two influential publications being Charles Parker's *Villa Rustica* (1832) and Calvert Vaux's *Villas and Cottages*, published in America in 1857. No less a personage than Prince Albert, working with Thomas Cubitt, gave the Italianate style a boost when he designed Osborne on the Isle of Wight (1845), a retreat for Queen Victoria and the royal family. Osborne, with its tall, balustraded tower, was to be the model for many large residences throughout the Empire, including Government House in Melbourne.

The Italianate style was never an 'academic' idiom. As a style of domestic architecture in Australia, Victorian Italianate made minimal reference to Italy. Mouldings and minor details usually had a classical feeling, but two of the style's prominent characteristics—the faceted bay and the stilted segmental arch—were not specifically Italian at all. A Victorian Italianate building of any consequence has a tower capped with a low-pitch pyramid roof—or, more pretentiously, with a balustrade—and it is likely to have an asymmetrical principal elevation. Indeed, it can be claimed with much justification that the Great Australian Asymmetrical Front (where the main bedroom pokes out a metre or two towards the Street beyond the rest of the house) began with the Victorian Italianate and has continued with little interruption down to the present day."

<sup>13</sup> NBRS & Partners

#### Federation Bungalow Style

No 7 Station Street West is a modest altered example of a Federation Bungalow.

Richard Apperly, Robert Irving, and Peter Reynolds "A Pictorial Guide to Identifying Australian Architecture; Styles and Terms from 1788 to the Present", identify the Federation Bungalow style as follows:

"The principles of the Arts and Crafts movement which grew up in Britain around William Morris in the second half of the nineteenth century were strongly promoted in America by Gustav Stickley in *The Craftsman*, the influential magazine he founded in 1901 and published until 1916. The journal featured designs for houses, gardens and furniture, all of which were notable for the homespun charm and lack of pretension. The style of a 'Craftsman Home', Stickley claimed, sprang 'from the needs of the plain people' and was based upon 'the simplest and most direct principles of construction'. Stickley's ideas formed the basis for the bungalow movement which swept America in the early twentieth century. The word bungalow is derived from *bangla*, meaning 'a Bengali house'. In the early days of the British Raj in India, a bungalow was understood to be a single-storey house with commodious verandas, but by the end of the nineteenth century the word was comfortable bungalow. Regurgitations of articles in American magazines extolling the virtues of the bungalow continued to appear in local publications for the best part of a decade.

The Federation Bungalow style can be regarded as a transition between the Federation Queen Anne and the Inter-War California Bungalow styles: it cast off the picturesque complexities of the former and did not display its structural carpentry as much as the latter. Chronologically, the style appears late in the Federation period and flows on into the Inter-War period. The accompanying illustrations show that, while Federation bungalows in this country often vary quite widely from one another in appearance, the definitive examples of the style share the qualities of homely simplicity and robust honesty."

#### 3.8. COMPARATIVE ANALYSIS

The NBRS & Partners Heritage Assessment has provided an assessment of the significance of the building at 7 Station Street West, within the context of the Harris Park Estate, which has become the Harris Park Conservation Area and other heritage items in the Parramatta LEP.

The report acknowledges that the building at 7 Station Street West is an altered example of Federation Style and notes : *The existing house is typical of many in the local government area which are not heritage listed and does not represent or demonstrate any strong association with past customs or practices that are not common to many similar properties in the area.*<sup>14</sup>

A preliminary review of the Parramatta Council Inventory indicates sixty – eight properties (Appendix A) listed within the Harris Park area. Of these twenty two properties (Appendix B) are listed within the relevant 1900 – 1920 time frame. The inventory sheets (Appendix C) have some historical information in the form of subdivision history and Sands Directory searches but do not identify if the occupants are significant Parramatta identities. This information, with the exception of 6 Crown Street, does not inform the Statement of Significance, which generally notes:

*is of significance for the local area for historical reasons and as a representative example of Federation period houses in the local area . The building makes an important contribution to the streetscape and the character of the conservation area.*

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<sup>14</sup> Page 23, NBRS + Partners

or words to that effect. Equally unusual building typology are not noted.

Overall the inventory sheets provide generalized substantiation for their listing, which is primarily based on aesthetic contribution. As the building has a low level of intactness its aesthetic is much lower than the other examples.

Some of the inventory sheets do not have photos. Of the selected eighteen buildings the other buildings have a greater level of integrity. Some indicate the type of verandah associated with this style of building. 48 Station Street also indicates a later verandah modification. The presence of weather board cottages is not noted as rarer type within the Parramatta Area on the inventory sheets.

The building at 1 Station Street West is a good example of Late Victorian Italianate style that is substantially intact and is prominently located on a corner site.

A preliminary review of the Parramatta Council Inventory indicates 34 properties listed within the relevant 1860-1900 time frame. Of these listings are two storey, including Comfort Lodge 62 Prospect Street, attached houses at 42-44 Station Street East and 32-34 Station Street East, Terrace 36-40 Station Street East, and the subject property at 1 Station Street West.

The inventory sheet for Comfort Lodge, a two storey late Victorian Italianate Villa, notes only six other buildings of similar period and architectural style exist in the Parramatta region.

Comfort Lodge is more substantial than 1 Station Street West, and is included in the State Heritage Register. The building style and typology is relatively rare.

#### 4. ASSESSMENT OF CULTURAL SIGNIFICANCE

##### 4.1. GENERAL

A statement of cultural significance is a declaration of the value and importance given to a place or item, by the community. It acknowledges the concept of a place or item having an intrinsic value that is separate from its economic value.

There are a number of recognised and pre-tested guidelines for assessing the cultural significance of a place or item established by organisations including among others, the ICOMOS (International Committee on Monuments and Sites, Australia), The National Trust of Australia, The Australian Heritage Council (Australian Government) and in New South Wales by the NSW Heritage Council (The Heritage Branch of the Office of Environment and Heritage).

The Heritage Council's criteria 'NSW Heritage Assessment Criteria' are based on the Australian Heritage Commission criteria and encompass the five values in the Australia ICOMOS Burra Charter; Historical Significance, Historical Association Significance, Aesthetic Significance, Scientific Significance, Social Significance and 'two' grading level Rarity and Representativeness. These criteria were gazetted following amendments to the Heritage Act, which came into force in April 1999 and further amended in 2004.

This report uses the NSW Heritage Assessment Criteria to assess the significance of the study area.

##### 4.2. CRITERION A – HISTORICAL EVOLUTION

**An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).**

1 Station Street West

Built c.1895, 1 Station Street West has historical significance for its ability to evidence the subdivision and late nineteenth century development (significant human activity) of the Harris Park Estate.

7 Station Street West

7 Station Street West has low historical significance for its ability to evidence early twentieth century development in the Harris Park Area.

The existing house is typical of many in the local government area which are not heritage listed and does not represent or demonstrate any strong association with past customs or practices that are not common to many similar properties in the area. The place is not associated with any significant person or historical event that provides evidence of the evolution of the area. The modified fabric of the original building does not demonstrate any significant cultural evolution associated with the cultural history of the area.

The Parramatta Council Heritage Inventory suggests that this place is significant historically under Criteria A. The reason given in the Statement of Significance is that it was built in c.1915 (sic) and is readily identifiable as part of historic building stock. The property does not reach a threshold for heritage listing under this criterion. It is not associated with a significant activity or phase beyond the most basic associations that are common to all development in the area no matter which era it belongs to. The site has unsubstantiated and incidental connections with historically important activities and processes and has been substantially modified from its original presentation.

##### 4.3. CRITERION B – HISTORICAL ASSOCIATIONS

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

1 Station Street West

The house at No. 1 Station Street West has a historic association with early long term Parramatta resident and local identity Neil Campbell.

7 Station Street West

The research to date has not indicated any significance under this criterion.

4.4. CRITERION C – AESTHETIC VALUES

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

1 Station Street West

1 Station Street has aesthetic significance as a fine example of a two storey Victorian terrace, which has landmark qualities due to its corner site for its contribution to the streetscape.

7 Station Street West

7 Station Street is not considered significant for its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded.

7 Station Street is a highly modified, standard early twentieth century residential design and does not demonstrate creative or technical excellence, innovation or achievement that would suggest any level of significance for this value.

4.5. CRITERION D – SOCIAL VALUE

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

1-7 Station Street West

The research to date has not indicated any significance under this criterion.

4.6. CRITERION E – TECHNICAL/RESEARCH VALUE

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

1-7 Station Street West

The research to date has not indicated any significance under this criterion.

4.7. CRITERION F - RARITY

**An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).**

No.7 Station Street West is not significant under this criterion as they are not rare.

The house at No.1 Station Street West is relatively rare as a two storey Late Victorian Italianate residence on Harris Park Estate.

4.8. CRITERION G - REPRESENTATIVENESS

**An item is important in demonstrating the principal characteristics of a class of NSW's**

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



## 1 Station Street West

The building has representative significance as a fine example of late nineteenth century residence.

## 7 Station Street West

The research to date has not indicated any significance under this criterion.

The operative requirement for this value is that any representative value be important in demonstrating the principal characteristics of a type.

The building is not significant under this criterion being a poor example of the type, which has undergone substantial modification and has lost its design integrity.

7 Station Street does not reach a threshold for listing under this value.

## 4.9. INTACTNESS

## 1 Station Street West

The main front form remains highly intact externally.

## 7 Station Street West

7 Station Street has been extensively altered in a number of significant phases. The remaining building retains its original external character which was originally typical rather than exceptional. Internally the plan layout has been extensively altered and all finishes have been painted or replaced.

## 4.10. LEVELS OF SIGNIFICANCE

## Background

The terms 'local', and 'state' relate to the geographical and social context of an item's significance. For example, an item of local significance will be of historical, aesthetic, social or technical/research significance in a local geographical context; an item of state social heritage significance will be important to an identifiable, contemporary, statewide community.

**Historic and aesthetic significance****Representative level of significance within the Sydney area, does/does not**

## 4.10.1. Local Heritage

Due to historic and aesthetic significance, 1 Station Street does reach the threshold for local significance.

Due to representative significance and extent of alteration, 7 Station Street does not reach the threshold for local significance.

## 4.10.2. State Heritage

Due to their representative level of significance within the Sydney area and extent of alteration, 1 and 7 Station Street West do not reach the threshold for state significance.

## 4.11. GRADING OF SIGNIFICANCE

	GRADING	JUSTIFICATION	STATUS
A	EXCEPTIONAL	Rare or outstanding element directly contributing to an item's local and State significance.	Fulfil criteria for local or State listing

	GRADING	JUSTIFICATION	STATUS
B	HIGH	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfil criteria for local or State listing.
C	MODERATE	Elements of typical representative quality. Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfil criteria for local or State listing.
D	LITTLE	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
E	INTRUSIVE	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

Schedule of significant fabric

The schedule of existing fabric notes the relevant area and its level of significance.

ELEMENT	GRADING
The Site 1 – 7 Station Street West	D
1 Station Street West	
The Exterior	
North Façade	C
South Façade	C
East Façade	B
West Façade	C
The Interior	C
7 Station Street West	
The Exterior	
North Façade	D
South Façade	D
East Façade	D
West Façade	D
The Interior	D

#### 4.12. DEFINING HERITAGE CURTILAGE

##### 4.12.1. Background

There are different types of Heritage Curtilage that relate to the history and significance of the site.

##### Lot Boundary Heritage Curtilage

The most common type of heritage curtilage comprises the boundary of the property containing the heritage item, or items. The property may also contain associated buildings, gardens and other significant features, including walls, fences, driveways or tennis courts, all which may contribute to the heritage significance of the property.

##### Reduced Heritage Curtilage

This type of heritage curtilage is less than the lot boundary of the property. It arises where the significance of the item may not relate to the total lot, but to a lesser area, and is often only defined when development occurs.

##### Expanded Heritage Curtilage

There may be circumstances where the heritage curtilage may need to be greater than the property boundary. Depending on the topography, an expanded curtilage may be required to protect the landscape setting or visual catchment of a heritage item.

##### Composite Heritage Curtilage

This type of curtilage applies to heritage conservation areas and defines the boundaries of land required to identify and maintain the heritage significance of an historic district, village or suburban precinct.

##### 4.12.2 Heritage Curtilage

The sites of 1 and 7 Station Street West are associated with the key period of significance of the Harris Park Estate, and reflect the 1882 subdivision.

Given the significance of 1 Station Street West, a lot boundary heritage curtilage is appropriate.

Given the low significance of 7 Station Street West, it is not justified to recommend a heritage curtilage.

#### 4.13. SUMMARY STATEMENT OF SIGNIFICANCE

##### 1 Station Street West

The house at 1 Station Street West is of significance for the local area for historical, aesthetic rarity and representativeness reasons. Built c.1895 for early Parramatta identity Neil Campbell, the building is substantially intact and is readily identifiable as part of historic building stock and strongly contributed to the streetscape. It is a fine example of a late Victorian terrace with Italianate influences, and is a rare example of a two storey Italianate Villa in the area.

##### 7 Station Street West

The house at 7 Station Street West has low significance for the local area for its ability to evidence subdivision and as a representative example. Built c.1915, the building was originally typical rather than exceptional. The fabric and setting of the building has been substantially altered and the building no longer represents the style well.

The place is not a 'fine' example of its type and as a result of modification has lower integrity than what would normally be expected for an individual heritage item. It is not a significant variation of this class of items and is not part of an identifiable group. Its location and setting do not support its inclusion as a representative example and the place is not held in high esteem by any identifiable community group. The place does not reach a threshold for inclusion as a local heritage item based on the above inclusion and exclusion criteria.

## **5. CONSTRAINTS & OPPORTUNITIES**

### **5.1. GENERAL**

A general policy for the preservation of a building is based on a recognition of its significance and the relevant constraints, these constraints may extend to development on sites in the vicinity.

1 Station Street West

The chief constraint for 1 Station Street West is the statement of significance.

7 Station Street West

The significance of the 7 Station Street West does not require any constraints.

### **5.2. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CULTURAL SIGNIFICANCE OF THE PLACE**

1 Station Street West

The significance of the building warrants its listing as a local heritage item.

7 Station Street West

Retention is not required on Heritage Grounds.

See Section 7 for specific Policies arising from Statement of Significance.

General Constraints Arising out of Cultural Significance of 1 Station Street West.

The building should be retained and conserved. No new work or activity should be carried out which will detract from or obscure physical evidence of the major phases of development of the key period of significance from the Late Nineteenth Century period. Significant architectural and decorative features that date from the key period of significance should be conserved. New works or activities at the place should not diminish the evocative character as a Late Nineteenth Century residence.

### **5.3. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CULTURAL SIGNIFICANCE OF ITEMS IN THE VICINITY**

The proposed changes anticipated by the Planning Proposal will permanently change the setting of the buildings at No. 1 – 7 Station Street West.

### **5.4. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CONDITION OF THE PLACE**

The buildings are presently in need of significant maintenance work and upgrade to comply with egress requirement for specific commercial uses. All essential works at 1 Station Street West should be undertaken as soon as possible prior to the commencement of conservation and refurbishment works. An asbestos survey should be carried out by an experienced and qualified organisation.

### **5.5. CONSTRAINTS & OPPORTUNITIES ARISING FROM PROPERTY OWNERSHIP**

The owner wishes to retain 1 Station Street West on the corner and demolish 7 Station Street West and provide development consistent with the Architecture Planning Proposal.

#### 5.6. CONSTRAINTS & OPPORTUNITIES WHICH IMPACT UPON DEVELOPMENT OPTIONS

##### 1 Station Street West

The location of the building does not provide a significant limitation to development permissible in the zoning.

##### 7 Station Street West

The location of the building provides a significant limitation to development permissible in the zoning. The demolition of 7 Station Street West will ensure an appropriate setting for 1 Station Street West.

#### 5.7. CONSTRAINTS & OPPORTUNITIES ARISING FROM HERITAGE PLANNING REQUIREMENTS

##### 5.7.1. Australian Heritage Council

The site is not included on the National Heritage List, the Commonwealth Heritage List nor on the list of items nominated for evaluation. The site is not covered by statutory protection provided pursuant to the EPBC Act

##### 5.7.2. Heritage Council of NSW / NSW Heritage Act

The site is not covered by statutory protection provided pursuant to the NSW Heritage Act 1977. No constraints apply.

##### 5.7.3. National Trust (NSW)

The site is not classified by the National Trust (NSW). Listings in this register impose no legal restrictions. No constraints apply.

##### 5.7.4. AIA Register of Significant Buildings

The buildings are not listed as a heritage item by the AIA. Listings in this register impose no legal restrictions. No constraints apply.

##### 5.7.5. Australian Institute of Engineers

The buildings are not listed as a heritage item by the RAIE. Listings in this register impose no legal restrictions. No constraints apply.

##### 5.7.6. Art Deco Register of NSW

The buildings are not listed as a heritage item by the Art Deco Society of NSW. Listings in this register impose no legal restrictions. No constraints apply.

##### 5.7.7. Section 170 Register

The buildings are not listed as a heritage item on any 170 Register of any Government Body. Listings in this register impose no legal restrictions. No constraints apply.

##### 5.7.8. Parramatta Council

1 Station Street West and 7 Station Street West are identified as Heritage Items in the Parramatta LEP. The site 1-7 Station Street West is not located within a Conservation Area identified in the LEP. The site lies within the vicinity of other buildings listed as heritage items under the Parramatta LEP and Holroyd LEP. The Parramatta Council inventory sheet provides some substantiation for the listing, however detailed fabric analysis and historic research provided in this report has resulted in a re-assessment of significance.

#### 5.8. OTHER STATUTORY REQUIREMENTS

Any changes in the use of the buildings may result in a need to upgrade certain facilities to meet such obligations as may be imposed by Parramatta Council. The report by Architecture Planning Proposal proposes a dramatic change to the existing setting for these two buildings.

## 6. STATEMENT OF CONSERVATION POLICY

A Statement of Conservation Policy is a document that provides guidelines to assess many different proposals. Policies for the preservation of a Conservation Area or Heritage Item are based on a recognition of its significance and the relevant constraints. Conservation can be regarded as the management of change and can be applicable whether or not the building has reached the threshold for listing as a heritage item or as a contributing component of a streetscape or Conservation Area.

**The significance of 7 Station Street West does not warrant protection. Therefore the policies only relate to the protection of 1 Station Street West.**

The future conservation and development of the place should be carried out in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) as revised in 1999.

The Statement of Cultural Significance and Schedule of Significant Fabric set out in Section 4, together with any more detailed assessments of individual items in the policy section should be accepted as one of the bases for future planning and work on the place.

The policies recommended in this document should be endorsed by all parties as a guide to future conservation and development of the place.

All work in the building shall be undertaken on the basis of known evidence.

All work affecting significant fabric should be designed and constructed under the constant supervision of a qualified conservation practitioner approved by the Heritage Council of New South Wales. Assessment of cultural significance, and consequent decisions on conservation, should be modified if necessary in the light of further information obtained during conservation work.

This document should be reviewed regularly as the need arises or when new information comes to light.

The purpose of the following policy is to provide a framework for the management of 1 Station Street West as a heritage item.

The conservation policy focuses on retaining the building as a viable commercial facility, commensurate with current standards, while protecting its cultural significance as a late Nineteenth Century residence.

The Statement of Conservation Policy identifies which elements of the building should be conserved and nominates intrusive elements in need of modification. The Policy identifies action in terms of essential and desirable works. The Policy also identifies new work opportunities. However, work should not occur at the expense of existing significant spaces.

### 6.1. REVIEW OF THE CONSERVATION MANAGEMENT POLICIES

#### 6.1.1. Policy - Conservation Management

The Conservation Management Policy should be adopted to guide all work to the building and continually reviewed.

## 6.2. CONSERVATION OF BUILDING FABRIC

### 6.2.1. Policy - Fabric Conservation

- No significant item identified in this plan should be despoiled and/or removed from the building prior to understanding the significance of the item and its contribution to the significance of the place.
- The grading of significance of the various elements of the building is a valuable planning tool, and it assists in developing a consistent approach to the treatment of different elements. The various grades of significance generate different requirements for retention and conservation of individual spaces and their various elements.
- Surviving building fabric nominated in this document as being of **high significance** shall be retained and conserved and shall only be considered for removal or alteration where there is no appropriate alternative. Any work which affects the building fabric or spatial arrangement graded in this category should be confined to preservation, restoration or reconstruction, as defined by the Burra Charter.
- Where fabric of **high significance** is removed or altered a thorough recording of the original form and detail should be made. Removed items should be catalogued and stored safely for possible future reinstatement.
- Fabric of **moderate significance** should generally be retained. Adaptation or alteration may be acceptable if assessed and appropriate within framework that protects the significance of the whole place. Surviving building fabric nominated in this conservation plan as being of **little significance** can be either retained or removed if required as either option does not intrude on the significance of the building.

The building should exemplify and reflect the principal period of its development from the key period of significance. Significant fabric should be preserved. The existing building, in particular, the original significant façades and building elements, should be retained.

This includes the following building elements at 1 Station Street West:

East (front façade) B to a high level of integrity

North and South (side Facades) C retain reasonably intact, particularly Raymond Street facing elevation

West rear façade C (altered, scope exists for modification)

### 6.2.2. Policy – Significant Fabric

No fabric identified as having exceptional significance (A).

Fabric identified in Section 4.11 having exceptional significance (A) must be retained and conserved.

Fabric identified in Section 4.11 as having high significance (B) should be retained, conserved and/or preserved where possible.

Fabric identified in Section 4.11 as having moderate significance (C) – retention and preservation is desirable but not essential.

Fabric identified in Section 4.11 as having little significance (D) may be retained or removed as required subject to practical considerations.

Fabric identified in Section 4.11 as intrusive elements (E) should be removed or modified to a less intrusive form, wherever the opportunity arises.

#### 6.2.3. Policy - Reconstruction

Reinstatement of missing fabric, or reconstruction should only take place within the context of retention of cultural significance of a particular element and of the building generally.

#### 6.2.4. Policy - Finishes

It is desirable that finishes never intended for painting should continue to be appropriately maintained. Investigation should be undertaken to establish whether the removal of later paint finishes is possible. Surfaces intended for painting should continue to be painted in appropriate colours.

#### 6.2.5. Policy – Define Colours

Original significant Colour schemes based on appropriate research and which evoke the original character should be reinstated.

### 6.3. INTERVENTION

#### Background

Article 3 of The Burra Charter indicates that conservation is based on a respect for the existing fabric of a place and should therefore involve the least possible physical intervention in order not to distort the evidence provided by the fabric.

Adaptations of existing fabric for practical reasons such as installation of new services and equipment, and the need to meet fire safety and other statutory requirements may be required in terms of securing a viable use for the building components as a whole, and satisfying the changing needs of the general public.

#### Guidelines

- Intervention into any building fabric should respect the integrity of the extant material, be carefully controlled, and be limited to that required by the proposed works.
- Limited intervention for exploratory or research purposes should generally be restricted to approved programs of re-use, or upgrading of service areas and facilities.
- Intervention should not be detrimental to the original fabric.
- Existing service areas may be upgraded. Any upgrading is subject to the proper approval process.
- New internal floor coverings are permissible, but should have minimal impact on the floor structure.

#### 6.3.1. Policy - Restrict Intervention

It is desirable that intervention into building fabric for non-conservation purposes should generally be restricted to approved programs of re-use or upgrading of service areas and facilities.

#### 6.3.2. Policy - Minimise Impact of Intervention

It is desirable that where intervention in significant fabric is unavoidable, the loss of cultural significance should be minimised. Such intervention should occur in areas of lower rather than higher significance.



#### 6.4. SETTING B

##### 6.4.1. Policy – Setting B

The architectural impact of 1 Station Street West derives from its form, facades, corner location and landmark quality. Key views of the building available from 1 Station Street West and from Raymond Street should be preserved. It is preferable that no further additions should occur to the building.

A minimum 3 metre gap, to the north is required. No constraints relate to the station street alignment.

Given the planning controls for the site it is preferable that the allowable FSR be distributed to the north of the site and not to the west.

There are no heritage restrictions related to the height of the towers.

##### 6.4.2. Policy – Detracting External Additions

Any new work should reduce the impact of detracting external additions the lean to verandah. New development should be controlled so as not to detract from the significance of the place. Therefore any additions to the building should be located to the rear.

##### 6.4.3. Policy – Landscape

The garden within the original site of 1 Station Street West, should exemplify and reflect the principal period of its development from the key period of significance late Nineteenth Century. The overall form of the garden should be retained and conserved. Significant plantings and garden elements should be preserved. Additional planting should occur to reinforce the original Late Victorian character.

#### 6.5. EXTERIOR

##### 6.5.1. Policy – Exterior Appearance

The overall building form should be preserved. The existing form, external surfaces, materials and finishes of the façade should be preserved. It is desirable that door and window openings should not be enlarged or closed in. No new work should compromise the original significant facades. All remaining intact fabric on significant facades, as identified in Section 4.11, should be retained and conserved.

##### 6.5.2. Policy - Façade Modification

It is desirable that where it is necessary to modify the façade, changes to the facade should reinforce the composition of the original facade.

In the event that the building is kept it is desirable that where it is necessary to modify the façade, changes to the facade should reinforce the composition of the original facade.

##### 7.8.3. Policy – Façade Additions

Additions of little significance that detract from an appreciation of the original building detail as identified in Section 4.11 can be removed. Scope exists to modify these alterations.

##### 6.5.3. Policy – Façade Changes

The interpretation of the building would benefit by a better understanding of the original construction phase the late Nineteenth Century Non original additions could be modified to provide a better interpretation of the key period of significance.

## 6.6. INTERIOR

### 6.6.1. Policy – Interior Elements

Generally the retention of the original decorative features are desirable, including stair, timber joinery and decorative set plaster work.

### 6.6.2. Policy – Interior Spaces

The spatial qualities of the interiors within the primary form of the building contribute to its significance and interpretation and therefore should be conserved, as part of the on-going use, on-going management and any future development strategy.

### 6.6.3. Policy – Impact on Façade

Internal work should not compromise the significant facades of the buildings.

## 6.7. TENANCY FITOUT GUIDELINES

### 6.7.1. Policy – Tenancy Fitout

All tenants of the building should be made aware of the cultural significance of the item.

Tenancies should only be selected on the basis that the proposed or future uses are compatible with the significance, and the sensitive fabric and spaces, and can be installed and removed without impact.

### 6.7.2. Policy – Incremental Changes

Proposed changes of use to any part of the building should only be considered in the context of a coordinated plan for the whole building.

## 6.8. ORDINANCE COMPLIANCE

### 6.8.1. Policy – Ordinance Compliance BCA

Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance should be avoided or located in areas of low significance. Where unacceptable levels of intervention are required, exemptions should be sought. Conservation, upgrading and reuse programs of the various components of the building should focus on responding to the spirit and intent of the ordinances if strict compliance would adversely affect the cultural significance.

## 6.9. INTEGRATION OF SERVICES

### 6.9.1. Policy – Removal of Inappropriate Services

The provision of new services should consider the removal of inappropriate services.

### 6.9.2. Policy – Installation of Services

The extension or alteration of existing services in the building is acceptable in the context of re-use, but should not have a detrimental impact on the significance of the building components as a whole.

### 6.9.3. Policy – Ventilation

Appropriate ventilation and climate control that enabled retention of long-term tenants.

#### 6.9.4. Policy – Upgrading of Services

Any proposed upgrading of services should be carefully planned. Brackets or fixings for services that are more visible and do not damage significant fabric are preferred.

### 6.10. INTERPRETATION

#### 6.10.1. Policy – Retain and Interpret Building Evolution

Evidence of the progressive evolution of the building should be respected and retained and interpreted.

#### 6.10.2. Policy – Appropriate Interpretation

The heritage significance of the building should be interpreted on site by appropriate methods making reference to existing / extant evidence that can be utilised in interpretation as the starting point (rather than rely on introducing new material).

#### 6.10.3. Policy – Interpretation of Original Use

As the buildings historical significance derives from its early function as a grand residence. Conservation should primarily be aimed at retaining and recovering this aspect of the significance.

#### 6.10.4. Policy

A plaque, consistent with others in the area, could be fixed to the external facade adjacent to the original entrance of the building noting the building's construction date and original use.

### 6.11. FUTURE USE

#### 6.11.1. Policy - Future Use

The future use of the building should be compatible with its conservation and ideally remain as a residence. Alternate uses would include: professional rooms, offices.

The policies set out in this document should be applied irrespective of the uses that occupy the building.

New uses should be selected which are most compatible with the retention and recovery of the character and significance of the building. The approach should be sufficiently flexible to ensure that the building and setting retain the identified cultural significance of the place.

#### 6.11.2. Policy - Incremental Changes of Use

Proposed changes of use to any part of the building should only be considered in the context of a coordinated plan for the whole building.

Suitable uses would include commercial uses.

### 6.12. ARCHAEOLOGY MONITORING

#### 6.12.1. Archaeology Permit

In accordance with the Heritage Act 1977, any excavation where relics may be disturbed requires an excavation permit.

#### 6.12.2. Policy - Archaeology

All work involving excavation of a site that has archaeological potential should be carried out under archaeological supervision by a qualified archaeologist.

6.12.3. Policy – Archaeology

Based on the significance of the site, any ground disturbance on the property should be subject to archaeological monitoring.

6.13. MAINTENANCE AND REPAIR

6.13.1. Policy – Maintenance Plan

A building maintenance plan and repair program should be prepared and implemented based on a comprehensive knowledge of the building's use and its materials, with regular inspection and prompt preventative maintenance and repair.

6.13.2. Policy – Graded Levels of Intervention

The appropriate level of significance of any part or element of the building shall be determined from this plan prior to determining the acceptable level of intervention or appropriate action required under maintenance.

6.14. APPROPRIATE SKILLS AND EXPERIENCE

6.14.1. Policy – Skills and Experience

Relevant and experienced professional conservation advice should be provided for all conservation, maintenance, adaptation and repair works proposals and programs on the building.

## **7. IMPLEMENTATION OF POLICY**

### **7.1. MANAGEMENT PROCESSES**

In the future management of 1 Station Street West, the decision making process should centre on the protection of heritage values. The building is listed as a Heritage Item. The Parramatta Council is the consent authority for all building work. As such any Development Application should be accompanied by an Assessment of Heritage Impact, which assesses the proposed scheme in terms of the Conservation Policies outlined in this report.

The following management processes should be implemented / maintained when considering the ongoing use of the building:

- This Conservation Plan should be included in any future sale documents in order that the enquirer or prospective purchaser is fully appraised of heritage requirements.
- Skilled and appropriate staff or consultants should be employed to develop an understanding of the nature of the building or place, re-assess its significance and develop compatible approaches taking into consideration user requirements and heritage issues.
- Insurance cover for the building should be reviewed to acknowledge the areas of significance.
- Regular BCA reporting on emergency services as required.
- A building Maintenance Program should be implemented.

### **7.2. REVIEW OF THE CONSERVATION MANAGEMENT POLICY**

This Conservation Management Plan proposes a framework for the management of heritage issues into the long term. Conservation Policies need to progressively respond to changing situations if they are to remain relevant.

Conservation Policies should be reviewed every five years or subsequent to major programmes of upgrading or changes in ownership and should reflect latest relevant legislation and conservation practices. Reviews should be carried out by experienced Conservation Practitioners.

### **7.3. CONSERVATION WORKS**

A Schedule of Essential and Desirable Conservation Works should be prepared to ensure the adequate conservation of the building.

### **7.4. MAINTENANCE WORKS**

A planned Maintenance Program should be prepared and implemented based on the cyclical inspection, monitoring and recording of the condition of the fabric. The main elements requiring attention are:

- Roofing
- Gutters
- Rainwater disposal system
- Brickwork and render finishes
- Windows and doors
- Verandah detail

A schedule of ongoing maintenance works should be prepared. This should identify cyclic maintenance works to fabric and services that should be implemented by the owner / manager as part of the process of ongoing management of the building, beginning from the time that conservation works are substantially completed. A record of when this work is performed, and any faults found, or repairs made should be recorded and kept along side this maintenance schedule.

## **8. BIBLIOGRAPHY**

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## 10. APPENDIX – 1608 HISTORIC TITLE – 1 STATION STREET WEST

Date	Title
20.2.1794	Crown grant to John Harris, 110 acres 'Harris Farm'
26.11.1870	<b>Application No 2455</b>
	John Harris of Parramatta, gentleman 150 acres
	Transfer 19700 John Harris to George Wigram Allen
10.9.1876	<b>Certificate of Title Vol 266 Fol 250</b> George Wigram Allen. 24 acres 3 roods 8 perches DP 241 Sales commenced January 1877
22.8.1878	<b>Certificate of Title Vol 370 Fol 184</b> George Wigram Allen The Residue DP241 (Including the whole of section 10 + 12)
5.12.1882	Transfer 64021 George Wigram Allen to Henry Solomon
16.12.1882	<b>Certificate of Title Vol 616 Fol 243</b> Henry Solomon City of Sydney Landowner 7a 1r 27 ¼p being whole of sec 10 DP241 4a or 13p "Lots t9, Pt Lot 10 of Sec 12 DP241 dp 976 – Sales Commenced December 1882
7.4.1886	Transfer 105836 Henry Solomon to Arthur Ross Nott
28.4.1886	<b>Certificate of Title Vol 786 Fol 121</b> Arthur Ross Nott City of Sydney, Resident Secretary of the Federal Building Society Lot 34, Sec 1, DP976
1.7.1886	Mortgage to Federal Building Society discharged 19.8.86
20.8.1886	Mortgage to Samuel McFarlane, London discharged 28.9.1914
1.10.1914	Transfer Arthur Ross Nott to James Allan Campbell, Line repairer of Harris Park



	Application by Transmission Adelta Rebecca Lake and Rebecca Harrisky Campbell
9.9.1946	<b>Certificate of Title Vol 5603 Fol 246</b> Adelta Rebecca Lake of Harris Park Spinster, Lot 34 Sec 1, DP976 (half share)
9.9.1946	<b>Certificate of Title Vol 5603 Fol 247</b> Rebecca Harresky or Harris Park, Spinster Lot 34 Sec 1 DP976 (half share)
21.7.1948	<b>Certificate of Title Vol 5841 Fol 184</b> Lot 34 Sec 1 DP 976 Consolidated by Adelta Rebecca Lake
31.10.1983	Transfer to Choleal Place
29.11.1984	Transfer to Rober Eric Morris
27.08.1987	Transfer to Stephen Hendry Edwards + Jennifer Jane Edwards
4.11.2013	<b>Computer Folio Ref 34/1/976</b> Transfer to Avoca 143 PL
10.9.2015	Transfer to Greenrock Property Lease to Stephen Edwards Construction

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Figure 3.2.13	Room 1.7 Office looking West	Architectural Projects 2015

Figure 1.1

Site location

SIX Maps



Figure 2.1

Map of the Town of Parramatta in 1822

Kass, Parramatta: a past recorded,  
1996

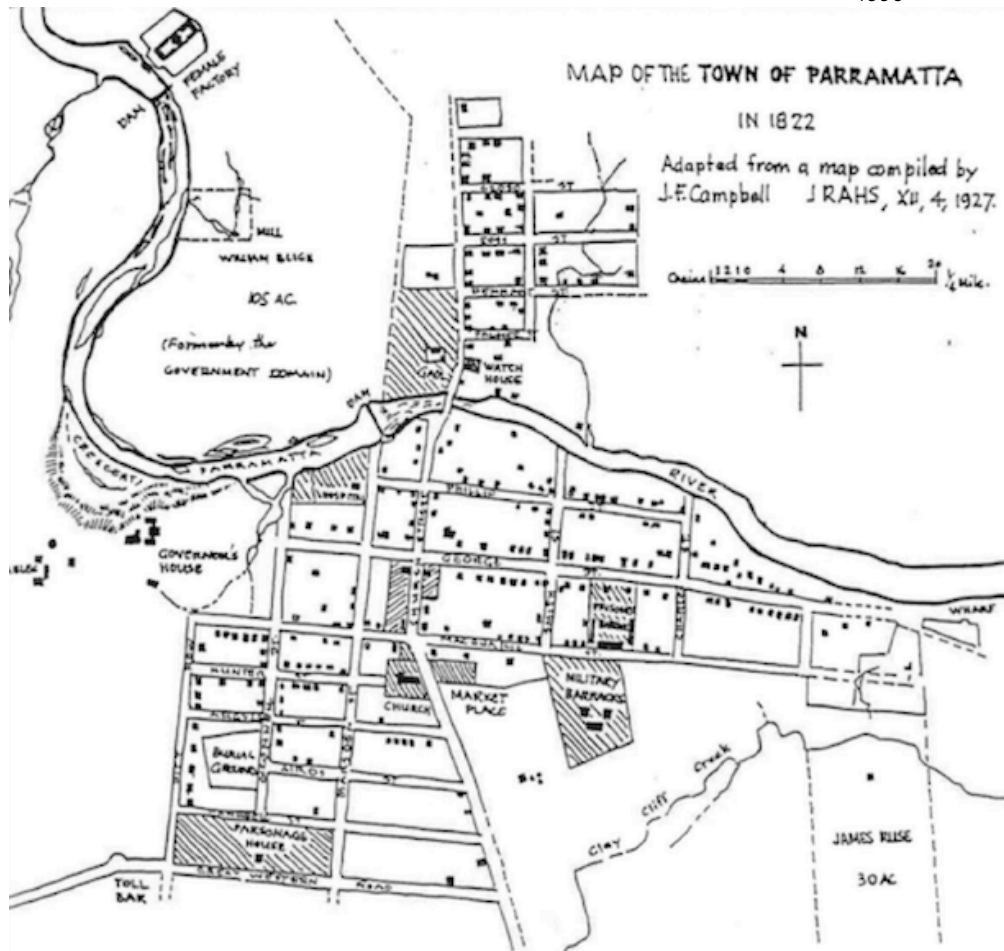


Figure 2.2

William Meadows Brownrigg, Map of the Town of  
Parramatta and adjacent properties, 1844

SLNSW



Figure 2.3

Block Plan of Harris Estate in 1876

LPI-Certificate of Title 13127

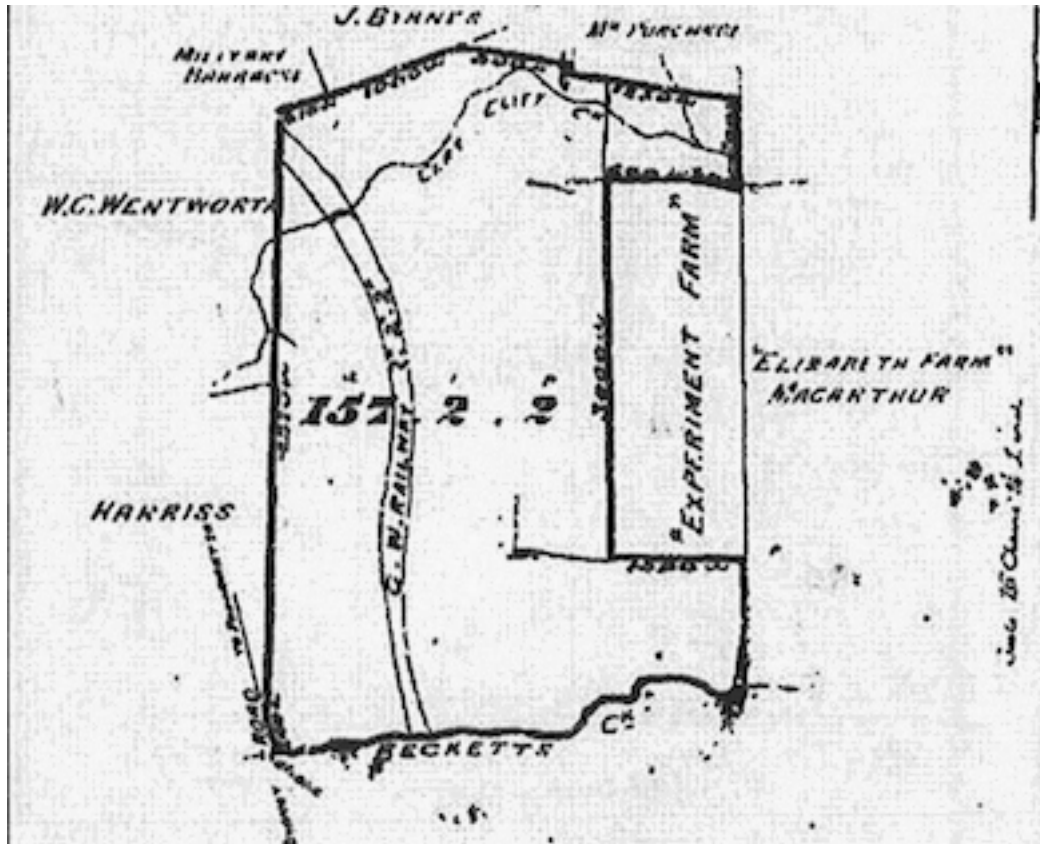




Figure 2.4

George Wigram Allen's land, 1876

LPI-Certificate of Title 266250



Figure 2.5

DP 241, Subdivision of Harris Park, May 1876

NSW LPI





Figure 2.6

Sales of DP 241, 1878

LPI-Certificate of Title 370184

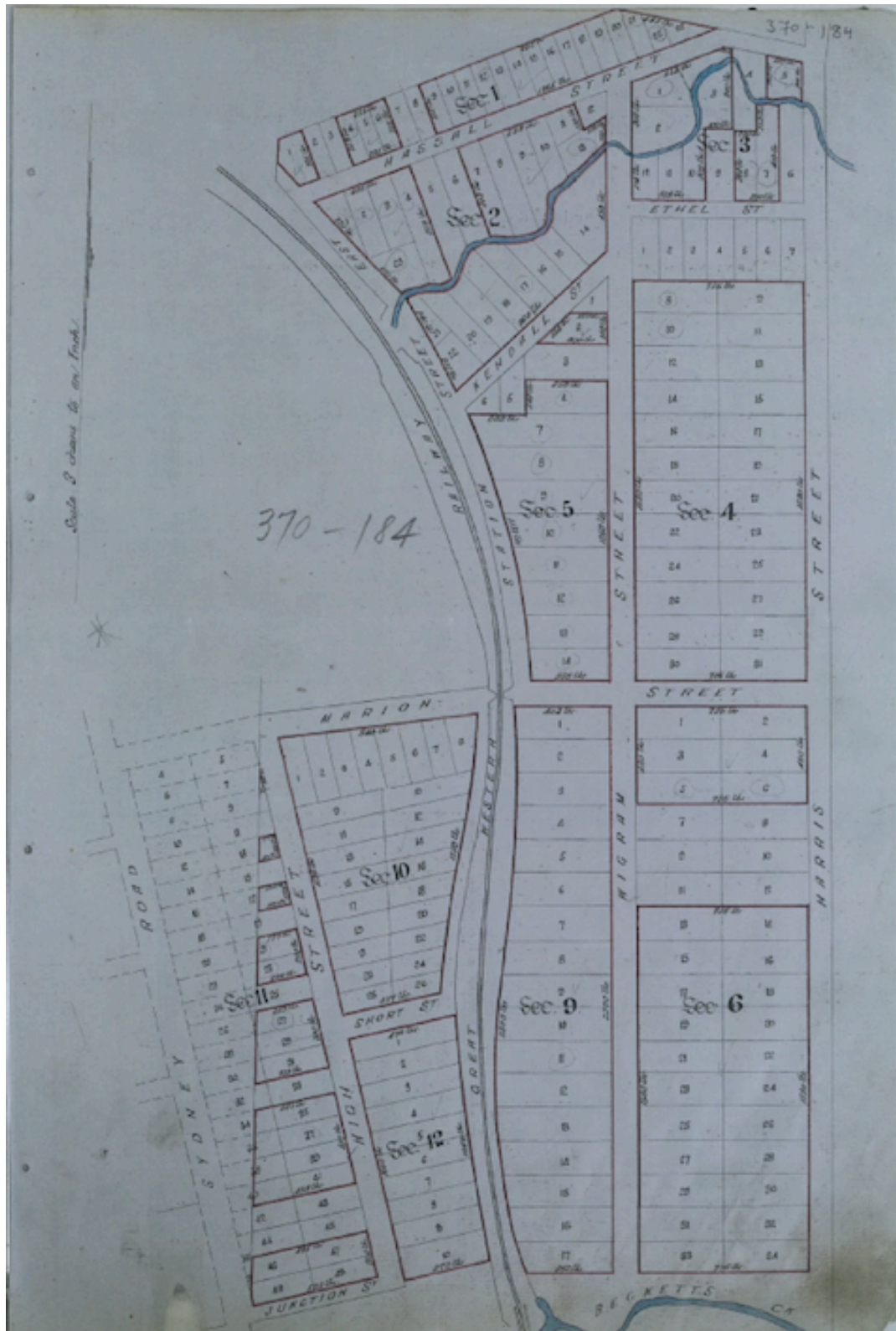


Figure 2.7

Land purchased by Henry Solomon, 1882

LPI-Certificate of Title 616243

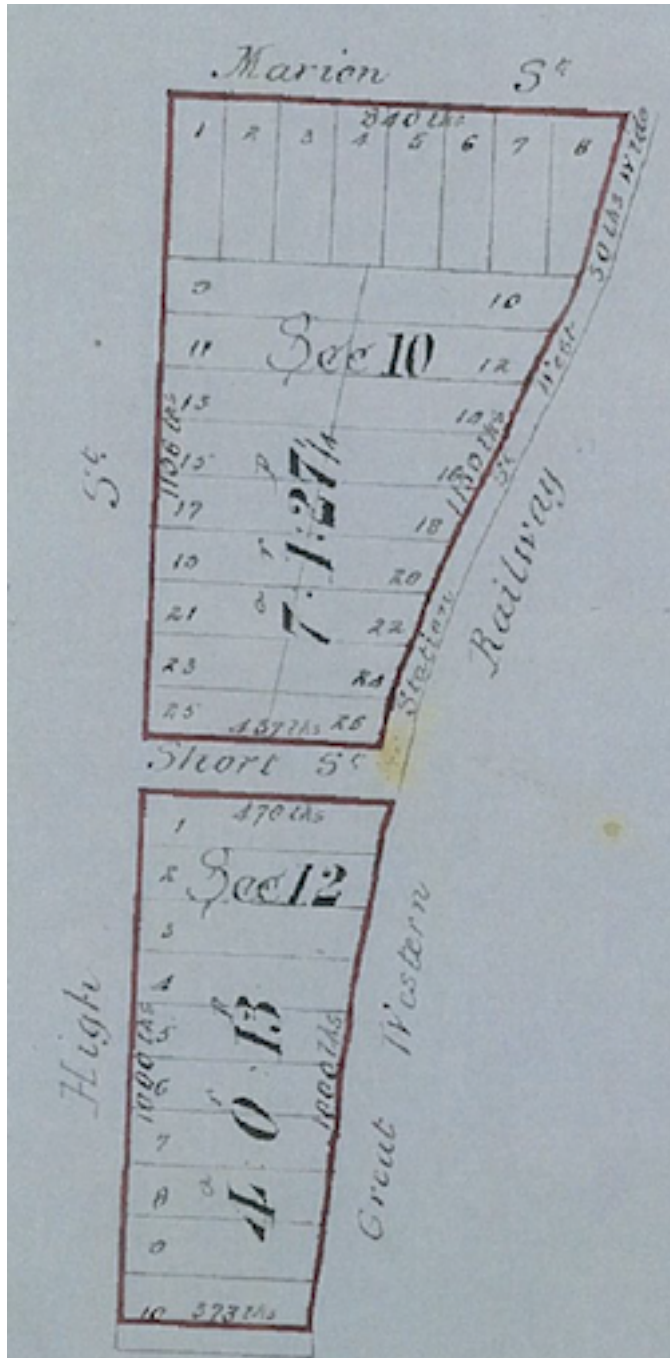


Figure 2.8

Plan of streets in Harris Park Town, 1882

LPI, Crown Plan

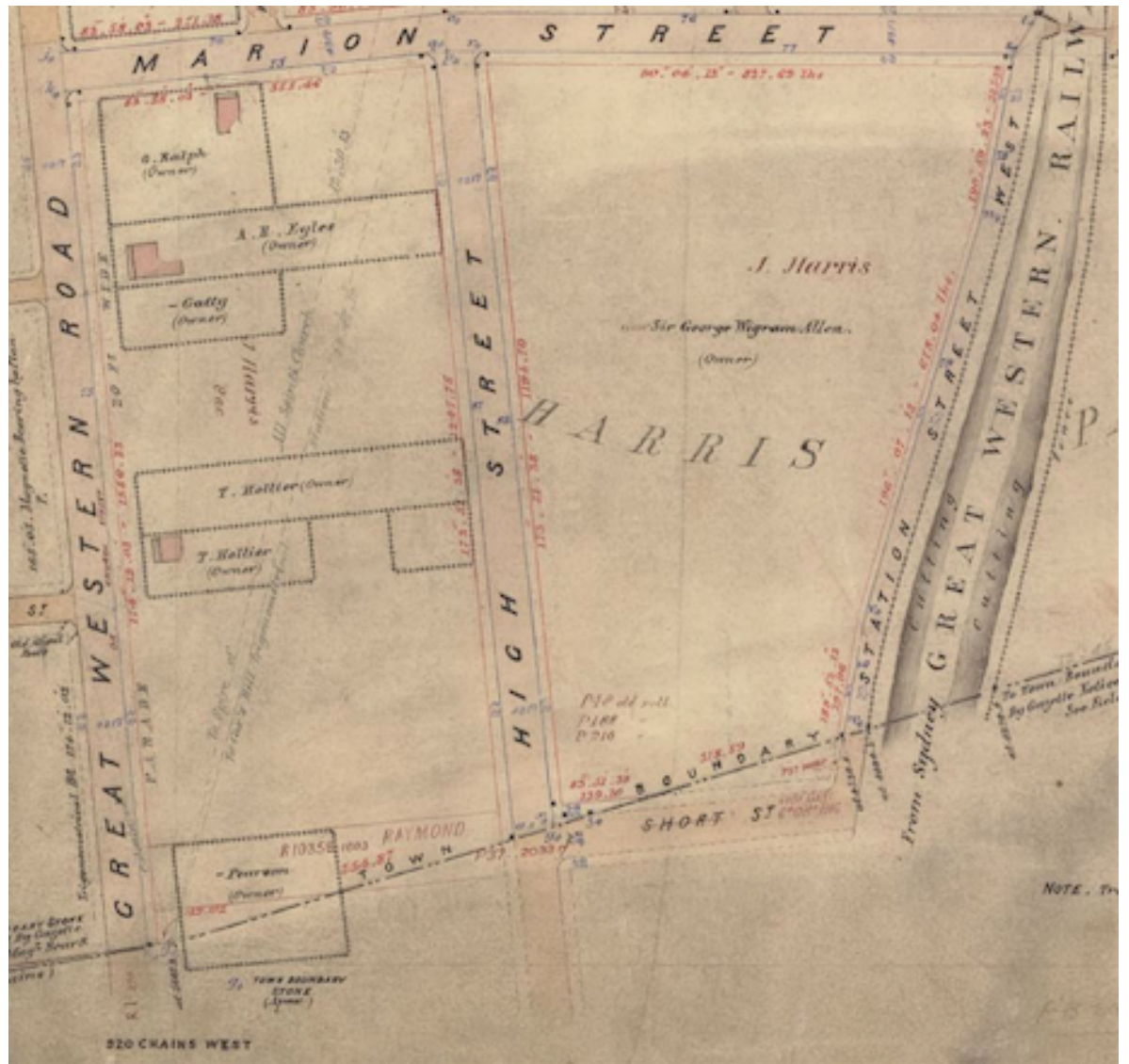
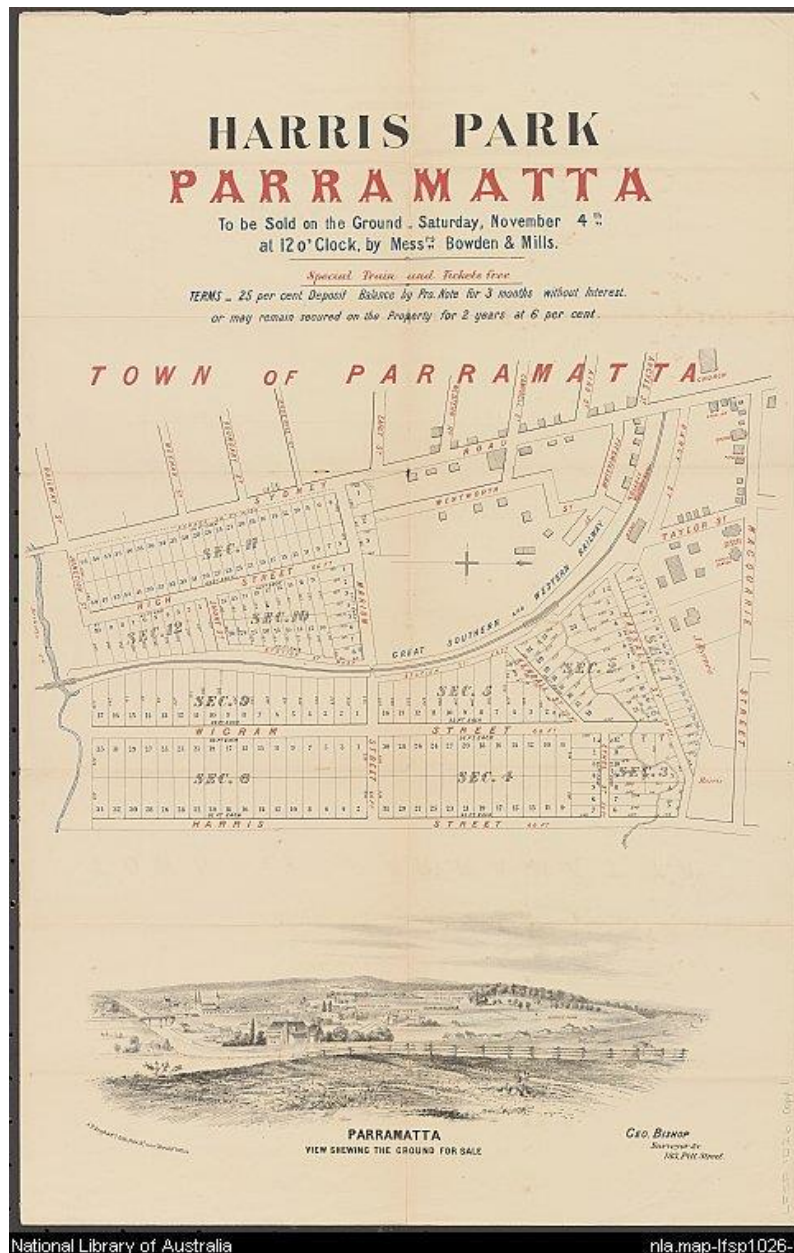




Figure 2.9

Harris Park Parramatta, 1882

NLA MAP folder 68, LFSP 1026



National Library of Australia

nla.map-lfsp1026-v

Figure 2.10

Auction Sale Advertisement, 1882

SMH, 3.11.1882 p10

**Auction Sales.**  
**TOMORROW AFTERNOON.**  
**HARRIS PARK,**  
**PARRAMATTA.**  
**ON THE GROUND, at 3 p.m.**  
**91 SPLENDID BUILDING SITES.**  
**THE ONLY HIGH LAND BETWEEN GRANVILLE**  
**and PARRAMATTA.**  
**CHARMING VIEWS. GRAND ELEVATION.**  
**HALF A MILE RAILWAY FRONTAGE.**  
**ATTEND the SALE, and SECURE A LOT.**  
**This LAND WILL DOUBLE ITS VALUE WITHIN**  
**A VERY SHORT TIME.**  
**TORRENS' TITLE. Lihon at the Rooms.**  
**FREE TICKETS for Special Train leaving REDFERN at 2.15**  
**p.m., can be obtained at the Rooms.**  
**TERMS—10 PER CENT DEPOSIT, balance in 18**  
**monthly payments.**  
**MILLS, PILE, and GILCHRIST,**  
**Auctioneers.**

Figure 2.11

DP976 Re subdividing of sections 10 and 12, 1882

NSW LPI

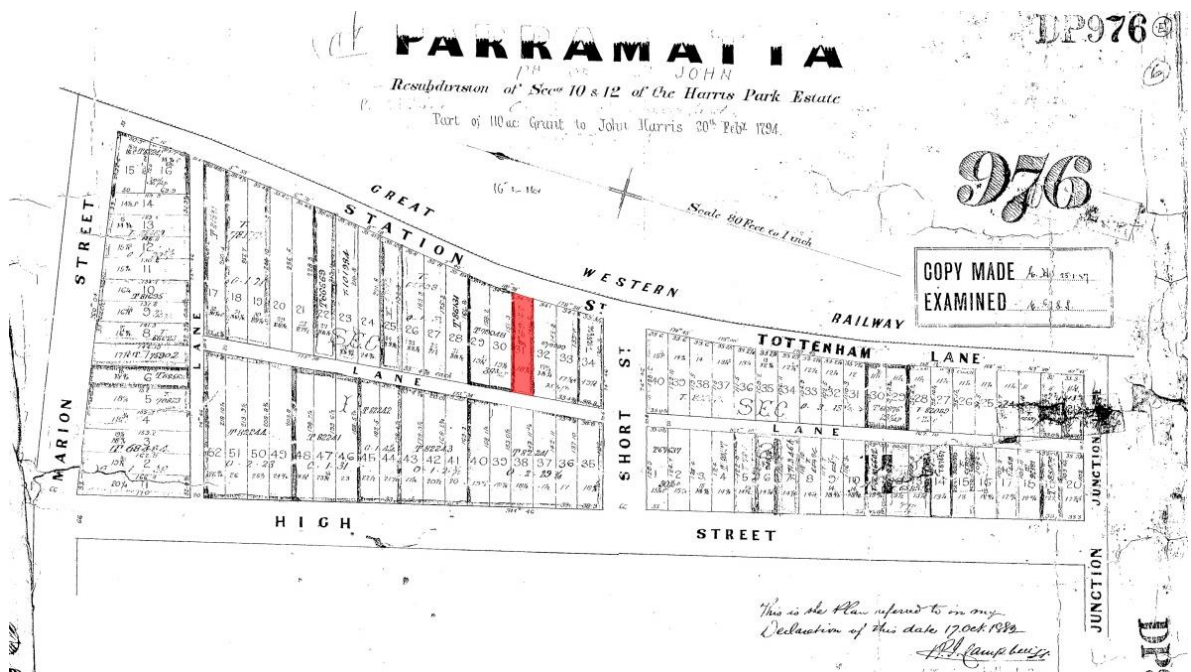


Figure 2.12

Obituary: 'The late Mr Nell Campbell', 1912

The Cumberland Argus and Fruit  
Growers Advocate 9.11.1912, p6

**The Late Mr. Nell Campbell.**

Mr. Nell Campbell, an old and respected resident of Parramatta, died at his residence, Station-street, Harris Park, on Monday, at the ripe old age of 80 years. Mr. Campbell was a native of Tires, in the Highlands of Scotland, the Duke of Argyll's Estate. He came out to this colony with his father and mother and brothers and sisters when he was about six years of age. His father was a turner, and worked for Mr. J. Urquhart, who had a carriage building establishment on the site now occupied by the post-office. Mr. John Taylor was an apprentice of Mr. Urquhart, as also was Mr. W. O. Ward. Young Nell went to Mr. Ewhank Langh's school, which was in a cottage near the river bank, on the east side of Marsden-street. The front portion of the site was afterwards used for the building of a Primitive Methodist Church. As a boy he was employed in the butchering business by Mr. Blackett, at what was known as the "Boiling Down," at the rear of the Old Racecourse. Cattle and sheep were then so cheap that they were slaughtered and packed down for the tallow. Later on he had a coach with which he plied to and from the steamers wharf. Afterwards he entered the Telegraph Construction Department, when he was engaged in constructing telegraph lines. His work took him through the colony in all directions. For over twenty years he was thus engaged, and on leaving that work he retired. His wife predeceased him by some ten years. His son Daniel also predeceased him. He leaves three sons and two daughters, Neil, Duncan and James, Mrs. Lake and Miss Rebecca Campbell. Neil is a successful horse trader in Melbourne, training for a wealthy horse-owner. James is in the Telegraph Construction Department, and Duncan is in the police force. One of Parramatta's oldest residents, Mr. Duncan Campbell, of Marsden-street, is a brother of the deceased, and the late Mrs. William Hughes was his wife. Mr. Campbell was of a dignified and reserved nature, and lived a very unobtrusive life.



Figure 2.13

Aerial Photograph, 1943

SIX Maps



Figure 2.14

Current Aerial photography, 2015

SIX Maps



Figure 3.1.1 East Elevation

Architectural Projects 2015



Figure 3.1.2 South Elevation

Architectural Projects 2015





Figure 3.1.3

West Elevation

Architectural Projects 2015



Figure 3.1.4

North Elevation

Architectural Projects 2015



Figure 3.2.1 Room 1 Reception looking West

Architectural Projects 2015



Figure 3.2.2 Room 2 Corridor looking East

Architectural Projects 2015



Figure 3.2.3 Room 4 Verandah looking East

Architectural Projects 2015

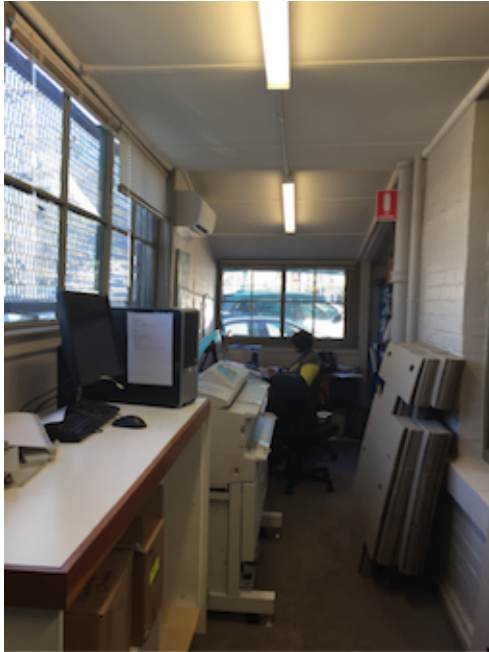


Figure 3.2.4 Room 3

Architectural Projects 2015



Figure 3.2.5 Stair looking West

Architectural Projects 2015

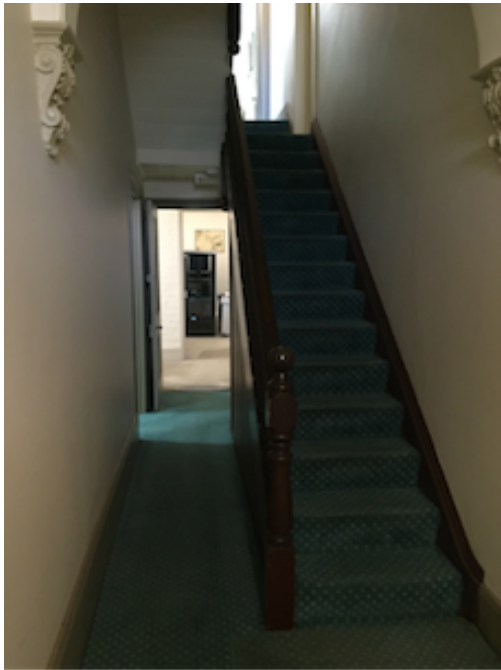


Figure 3.2.6 Room 5 Kitchen looking

Architectural Projects 2015



Figure 3.2.7

Room 1.1 Stair looking East

Architectural Projects 2015

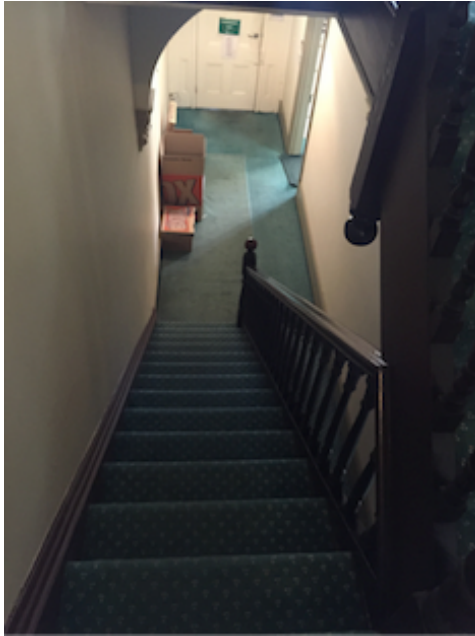


Figure 3.2.8

Room 1.2 Office looking East

Architectural Projects 2015





Figure 3.2.9

Room 1.3 Alcove looking East

Architectural Projects 2015



Figure 3.2.10

Room 1.4 Verandah looking East

Architectural Projects 2015



Figure 3.2.11 Room 1.5 Boardroom looking West

Architectural Projects 2015



Figure 3.2.12 Room 1.6 Bathroom looking South

Architectural Projects 2015



Figure 3.2.13

Room 1.7 Office looking West

Architectural Projects 2015

