Epping Road widening between Essex Street and Blaxland Road, Epping

Appendix I
Statement of heritage impact

November 2015
Epping Road Westbound Widening between Essex Street and Blaxland Road at Epping

Statement of Heritage Impact

Report to GHD

September 2015
Epping Road Widening between Essex Street and Blaxland Road at Epping

Document history and status

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Executive summary

Artefact Heritage was commissioned by GHD to prepare a Statement of Heritage Impact (SoHI) for the Roads and Maritime Services (Roads and Maritime) proposed widening of Epping Road, Epping.

The key features of the proposal include:

- Providing an additional westbound lane by widening the southern side of Epping Road by about 3.7 metres between Essex Street and Blaxland Road this becomes a dedicated left turn lane into Blaxland Road
- Upgrading the intersection of Epping Road and Essex Street:
  - Widening on the north-eastern side of the intersection to provide an additional right turn lane into Epping Road (westbound). This will provide two marked right turn lanes, and an unmarked left turn/through lane
  - Widening on the south-western side of the intersection to provide a left turn lane from Essex Street onto Epping Road (westbound)
  - Removing the right turn movement from Epping Road to Essex Street in both directions
  - Providing three new traffic light controlled pedestrian crossings
- Removing the right turn movement from Langston Place into Epping Road in the westbound direction for all traffic
- To widen 80 metres of the northern side of Epping Road east of Essex Street
- Constructing a raised median (about 340 metres long) along Epping Road, between Langston Place/Blaxland Road and just west of Essex Street. This would restrict access from Epping Road to Forest Grove and Smith Street, and to residential properties along this section of Epping Road, to left-in and left-out only
- Constructing a raised median about 20 metres long on Essex Street north of Epping Road intersection
- Constructing a 1.2 metre wide pedestrian pathway on Epping Road
- Property adjustments
- Utility adjustments within the proposal site
- Temporary construction compounds and stockpile sites.

It is anticipated that construction of the proposal would start in late 2016 and would take about nine months to complete.
At least one compound would be required for the proposal. Four potential compound location options are being considered:

- **Compound A** on part of lot 1 deposited plan (DP) 1192833 (2 Epping Road), which is occupied by an automotive garage (Tuffy’s Auto Centre) located on the corner of Epping Road and Blaxland Road. The area of the site which may be used as a compound currently comprises a grassed area and service centre parking. The compound would be accessed from Epping Road and Blaxland Road.

- **Compound B** at lot 5 DP 1033683 (36 Essex Street), which includes one residential property owned by Roads and Maritime located on the corner of Epping Road and Essex Street. The compound would be accessed from Epping Road and Essex Street.

- **Compound C** at lot 20 DP 10385 (38 Essex Road) which includes one residential property owned by Roads and Maritime located on the corner of Epping Road and Essex Street. The compound would be accessed from Epping Road and Essex Street.

- **Compound D** on lot 10, 11 and 12 DP 10385 (2 and 4 Forest Grove) which includes two residential properties. The compound would be accessed from Forest Grove.

**Heritage listed items**

The proposal area is located within the Hornsby Council local government area (LGA). Two locally listed heritage items are situated adjacent to the proposal area.

- Private residence ‘Asheldom’ (LEP no. 378)-47 Essex Street Epping
- Private residence, (LEP no. 800)-42 Essex Street, Epping.

These items are listed on the *Hornsby Local Environment Plan* (LEP) (2013). The proposal will not impact these items.

In addition, the proposal will take place within a portion of one heritage conservation area listed on the Hornsby LEP (2013):

- Essex Street Conservation Areas (LEP no. C10)-Essex Street, Epping.

There are also some unlisted items that contribute to the Epping Road streetscape that may be impacted. These include brick fencing, hedging and vegetation. While they do not reach the threshold of local significance these elements contribute to the historical setting of the area.
Three unlisted residence may be impacted by the construction of compound sites. These are 36 Essex Street (Compound C), 2 Forrest Grove (Compound D) and 4 Forrest Grove (Compound D). While none of these three residences reach the threshold of local significance individually, they contribute to the historical context of the area and are representative of early residences constructed during the first subdivision of the area.

**Summary of archaeological potential**

The archaeological assessment indicates that the proposal will take place areas associated with established roadways and subdivision and will therefore have low potential to contain archaeological remains. Any archaeological remains, such as footings of former twentieth century structures would not reach the threshold of local significance and therefore would not require archaeological management.

**Summary of statement of heritage impacts**

Impacts are proposed within the locally listed Essex Street Conservation Area. Impacts are proposed to fencing, gardens and screening vegetation at 40 Essex Street. There will be minor impacts to the property boundary of 38 Essex Street and the property may be used as a temporary compound area. It is not proposed that the residence would be impacted directly.

The proposal would also impact on some unlisted items that contribute to the streetscape of Epping Road including residences at 36 Essex Street, 2 and 4 Forest Grove along with brick fencing, hedges and mature trees. These items do not reach the threshold of local significance.

If Compound D was preferred there would be minor impacts to views and setting of the locally listed Forest Park.

**Recommendations**

The following recommendations have been based on the findings of this report.

- All property adjustments would be completed in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*. These negotiations would include consultation regarding potential reinstatement of the stone edging and landscaping selections.
- The landscape plan is to consider the use of semi-mature specimens if feasible within the Essex Street Conservation.
The stone garden edging along properties fronting Epping Road would be carefully deconstructed and the material stockpiled at the compound. This material is to be kept for the life of the construction of the proposal in the event that there is scope to reuse the stone. This would be dependent on the outcome of negotiations with the property owners.

If Compound D was preferred, screening vegetation would be maintained along the southern boundary of 4 Forest Grove to minimise visual impacts to Forest Park.

A heritage induction would be provided to workers before construction begins informing them of the location of heritage items within the proposal area, and guidelines to follow if unanticipated heritage items or deposits are located during works.

It is unlikely intact relics would be encountered during construction of the proposal. If any unanticipated archaeological remains are identified within the proposal area during construction, the Roads and Maritime Services Standard Procedure Unexpected Heritage Finds (2015) would be followed.

Hornsby Council would be consulted in accordance with the State Environmental Planning Policy (Infrastructure) (ISEPP) (clause 14).
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1.0 Introduction

1.1 Purpose of the report

Artefact Heritage was commissioned by GHD to prepare a Statement of Heritage Impact (SoHI) for the Roads and Maritime Services (Roads and Maritime) proposed widening of Epping Road, Epping (the proposal). The proposal would involve the widening of a 500 m stretch of Epping Road by around 3.7 m, including an intersection with Essex Street (Figure 1).

The proposal is associated with the rezoning of the Epping Town Centre Urban Activation Precinct which was finalised in March 2014 by the Department of Planning and Environment. This project has significance for the draft Sydney Metropolitan Strategy for Sydney to 2031, which is planning for 545,000 new homes for the wider Sydney region over the next twenty years to accommodate an extra 1.3 million people.¹ The rezoning will involve the development and upgrade of approximately 54 hectares of land (or 22 percent) of the 247 hectare precinct for increased dwelling density. The rezoning of the precinct provides an opportunity to respond to housing pressures in Sydney, in a location where new homes will be close to public transport with excellent access to employment opportunities.

This report has been prepared as part of the environmental assessment of the proposal in the form of a review of environmental factors is being prepared by GHD in accordance with the requirements of Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

This report assesses the potential impacts of the proposal on items of heritage significance, outlines opportunities and constraints on the proposal regarding non-Aboriginal heritage and archaeology, and recommends if further action is required to fulfil statutory heritage obligations.

1.2 Proposal outline

The proposal involves widening Epping Road over a distance of about 500 metres from Blaxland Road to east of Essex Street, and upgrading the intersection of Essex Street and Epping Road.

The key features of the proposal include:

- Providing an additional westbound lane by widening the southern side of Epping Road by about 3.7 metres between Essex Street and Blaxland Road this becomes a dedicated left turn lane into Blaxland Road
- Upgrading the intersection of Epping Road and Essex Street:
  - Widening on the north-eastern side of the intersection to provide an additional right turn lane into Epping Road (westbound). This will provide two marked right turn lanes, and an unmarked left turn/through lane
  - Widening on the south-western side of the intersection to provide a left turn lane from Essex Street onto Epping Road (westbound)
  - Removing the right turn movement from Epping Road to Essex Street in both directions
  - Providing three new traffic light controlled pedestrian crossings
- Removing the right turn movement from Langston Place into Epping Road in the westbound direction for all traffic
- To widen 80 metres of the northern side of Epping Road east of Essex Street
- Constructing a raised median (about 340 metres long) along Epping Road, between Langston Place/Blaxland Road and just west of Essex Street. This would restrict access from Epping Road to Forest Grove and Smith Street, and to residential properties along this section of Epping Road, to left-in and left-out only
- Constructing a raised median about 20 metres long on Essex Street north of Epping Road intersection
- Constructing a 1.2 metre wide pedestrian pathway on Epping Road
- Property adjustments
- Utility adjustments within the proposal site
- Temporary construction compounds and stockpile sites.

It is anticipated that construction of the proposal would start in late 2016 and would take about nine months to complete.
At least one compound would be required for the proposal. Four potential compound location options are being considered:

- Compound A on part of lot 1 deposited plan (DP) 1192833 (2 Epping Road), which is occupied by an automotive garage (Tuffy’s Auto Centre) located on the corner of Epping Road and Blaxland Road. The area of the site which may be used as a compound currently comprises a grassed area and service centre parking. The compound would be accessed from Epping Road and Blaxland Road

- Compound B at lot 5 DP 1033683 (36 Essex Street), which includes one residential property owned by Roads and Maritime located on the corner of Epping Road and Essex Street. The compound would be accessed from Epping Road and Essex Street

- Compound C at lot 20 DP 10385 (38 Essex Road) which includes one residential property owned by Roads and Maritime located on the corner of Epping Road and Essex Street. The compound would be accessed from Epping Road and Essex Street

- Compound D on lot 10, 11 and 12 DP 10385 (2 and 4 Forest Grove) which includes two residential properties. The compound would be accessed from Forest Grove.
Epping Road Widening between Essex Street and Blaxland Road at Epping

Figure 1. Area of proposed works (outlined in red). Source. GHD.
Epping Road Widening between Essex Street and Blaxland Road at Epping

1.3 Scope of the report

The scope of this report concerns the non-Aboriginal built heritage and potential archaeological resource of the proposal area. This SoHI for the proposal addresses:

- Why the item(s) is of heritage significance
- What impact the proposed works will have on that significance
- What measures are proposed to mitigate negative impacts.

1.4 Report authorship

This report was prepared by Heritage Consultant Adele Zubrzycka with management input from Senior Heritage Consultant Jenny Winnett and Dr Sandra Wallace. The site inspection was undertaken by Adele Zubrzycka and Jenny Winnett.
2.0 Legislative requirements

There are several items of State legislation that are relevant to the current study. A summary of these Acts and the implications for the proposed development follow.

The NSW Heritage Act 1977

The NSW Heritage Act 1977 (the Heritage Act) is the primary piece of State legislation affording protection to items of environmental heritage (natural and cultural) in NSW. Under the Heritage Act, 'items of environmental heritage' include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. State significant items are listed on the NSW State Heritage Register (SHR) and are given automatic protection under the Heritage Act against any activities that may damage an item or affect its heritage significance.

The Heritage Act also protects 'relics', which can include archaeological material, features and deposits. Section 4(1) of the Heritage Act (as amended 2009) defines 'relic' as follows:

A “relic” means any deposit, artefact, object or material evidence that:

(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

(b) is of State or local heritage significance.”

Section 139(1) of the Heritage Act states that:

“A person must not disturb or excavate any land knowingly or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.”

Permits to disturb or excavate ‘relics’ are issued by the NSW Heritage Council or a Delegate of the NSW Heritage Council under Section 140 (for relics not protected by an SHR listing) or Section 60 (for relics protected by an SHR listing) of the Heritage Act. Exceptions or exemptions to these permits may be applicable under certain conditions. A section 139 exception would be required if impacts excavation or disturbance of land was proposed where there is likely to be minor impacts to relics (including testing for relics) or if the area has a low archaeological potential to contain relics.
The Heritage Act also requires government agencies to identify and manage heritage assets in their ownership and control. Under Section 170 of the Heritage Act, government agencies must establish and keep a register which includes all items of environmental heritage listed on the SHR, an environmental planning instrument, or which may be subject to an interim heritage order that are owned, occupied or managed by that government body. Under Section 170A of the Heritage Act all government agencies must also ensure that items entered on its register are maintained with due diligence in accordance with State Owned Heritage Management Principles approved by the NSW Minister for Planning and Environment on advice of the NSW Heritage Council.

The *Environmental Planning and Assessment Act 1979*

The *Environmental Planning and Assessment Act 1979* (the EP&A Act) establishes the framework for cultural heritage values to be formally assessed in planning and development consent process. The EP&A Act requires that environmental impacts are considered before land development; this includes impacts on cultural heritage items and places as well as archaeological sites and deposits. The EP&A Act also requires that local governments prepare planning instruments, such as Local Environmental Plans (LEPs) and Development Control Plans (DCPs) in accordance with the EP&A Act, to provide guidance on the level of environmental assessment required. The current proposal area falls within The Hornsby Shire LGA and is subject to the Hornsby LEP 2013 and the Hornsby DCP 2013. As the current proposal is being undertaken by a state agency (Roads and Maritime), the LEP and DCP are overridden by the *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP).

*State Environmental Planning Policy (Infrastructure) (ISEPP) 2007*

In 2007, the ISEPP was introduced to streamline the development of infrastructure projects undertaken by state agencies, including Roads and Maritime. Generally, where there is conflict between the provisions of the ISEPP and other environmental planning instruments, the ISEPP prevails. Under the ISEPP, development for the purpose of a road or road infrastructure facilities may be carried out by a public authority without consent. The ISEPP overrides the controls included in the LEP and DCP and Roads and Maritime is required to consult with the relevant local councils only when development “is likely to have an impact that is not minor or inconsequential on a local heritage item (other than a local heritage item that is also a State heritage item) or a heritage conservation area”. The proposal is considered as having a moderate impact to a heritage item and heritage conservation area. This is due to the removal of contributory elements of these listings such as trees and plantings. Therefore, consultation with the Hornsby Shire Council will be required prior to proposed works taking place. Roads and Maritime must not carry out such development until it has:
Epping Road Widening between Essex Street and Blaxland Road at Epping

- Had an assessment of the impact prepared

- Given written notice of the intention to carry out the development, with a copy of the assessment, to the council for the area in which the heritage item or heritage conservation area (or the relevant part of such an area) is located

- Taken into consideration any response to the notice that is received from the council within 21 days after the notice is given (ISEPP Clause 14).
3.0 Methodology

3.1 Register searches

Statutory registers provide legal protection for heritage items. In NSW the Heritage Act and the EP&A Act give legal protection. The SHR, the Section 170 registers, and heritage schedules of LEPs are statutory listings. Places on the National Heritage List are protected under the Commonwealth *Environment Protection and Biodiversity Conservation Act* 1999. In addition, heritage items can also be listed on non-statutory heritage registers. Listings on non-statutory registers do not have any legal implications, but further demonstrate the recognised heritage value of the items.

Previously identified heritage items in the proposal area were located through a search of heritage registers. This search was undertaken on 5 August 2014 and included the following heritage registers:

- **World Heritage List** – The World Heritage List is maintained by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) and includes items of international heritage significance.

- **National Heritage List** - The National Heritage List has been established to list places of outstanding heritage significance to Australia. It includes natural, historic and Indigenous places.

- **State Heritage Register** - The SHR is a list of places and objects of particular importance to the people of NSW and is administered by the Heritage Division, Office of Environment and Heritage. The register lists a diverse range of over 1500 items, in both private and public ownership. To be listed, an item must be deemed to be of heritage significance for the whole of NSW.

- **Section 170 Registers** – Section 170 (s170) registers are created by government bodies and are registers of all heritage listed items that are owned, occupied or managed by those bodies.

- **The Hornsby LEP 2013** includes a schedule of local heritage items within the LGA as well as maps of heritage items within the LGA.

- **Register of the National Estate** - The Register of the National Estate (RNE) is a list of natural, Indigenous and historic heritage places throughout Australia. It was originally established under the *Australian Heritage Commission Act* 1975. Under that Act, the Australian Heritage Commission entered more than 13,000 places in the register. After amendments to the *Australian Heritage Council Act* 2003, the RNE was frozen on 19 February 2007, and ceased to be a statutory register in...
February 2012. The RNE is now maintained on a non-statutory basis as a publicly available archive and educational resource.

- Register of the National Trust - The Register of the National Trust was established in 1949 and is maintained by the National Trust of Australia. It is a non-statutory register.

Where existing statements of heritage significance were not available for the heritage items, brief statements of significance have been prepared as part of this assessment, in accordance with the NSW Heritage Council guidelines, *Assessing Heritage Significance* (2001). These guidelines are based on the NSW heritage assessment criteria, which aim to minimise ambiguity and maintain consistency in the assessment process. The criteria encompass the four values identified in the Australia ICOMOS Burra Charter: historical significance, aesthetic significance, scientific significance, and social significance. They also include consideration of rarity, associative and representativeness values. The criteria are summarised in Table 1 below. The heritage assessment guidelines also include two thresholds (state or local) for assessing the relative level of significance of heritage items.

**Table 1: NSW heritage assessment criteria**

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A – Historical Significance</td>
<td>An item is important in the course or pattern of the local area’s cultural or natural history.</td>
</tr>
<tr>
<td>B – Associative Significance</td>
<td>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area’s cultural or natural history.</td>
</tr>
<tr>
<td>C – Aesthetic Significance</td>
<td>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</td>
</tr>
<tr>
<td>D – Social Significance</td>
<td>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</td>
</tr>
<tr>
<td>E – Research/Scientific Potential</td>
<td>An item has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history.</td>
</tr>
<tr>
<td>F – Rarity</td>
<td>An item possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history.</td>
</tr>
</tbody>
</table>
| G – Representative           | An item is important in demonstrating the principal characteristics of a class of NSW’s (or the local area’s):
  - cultural or natural places
  - cultural or natural environments |
3.2 Site survey

A site inspection was conducted on 17 July, 2014 by Adele Zubrzycka, Heritage Consultant (Artefact Heritage) and Jenny Winnett, Senior Heritage Consultant (Artefact Heritage). The aim of the site inspection was to assess listed heritage items and identify any unlisted heritage items associated with the proposal area that may be affected by the proposed works. In addition, the inspection was carried out to establish the level of disturbance to the site in order to further inform the archaeological predictive model.

The inspection of the proposal area was undertaken on foot and a photographic record was kept. Photographs were taken in order to record items of heritage and historic value that may be impacted by the proposed works.

The proposal area was inspected from the southernmost portion of Essex Street where properties on the eastern and western side of the street were inspected. The inspection then proceeded north where Epping Road was crossed in order to continue onto the northernmost portion of Essex Street. From here, the inspection continued back towards the Essex Street and Epping Road intersection. The inspection then proceeded east along Epping Road to Crandon Road where the inspection recommenced west along Epping Road via Forest Grove to Blaxland Rd. From Blaxland Road, the inspection continued north, terminating at Forest Park.

An additional site visit was undertaken on 24 April 2015 to visit numbers 2 and 4 Forest Grove, Forest Park and 36 and 38 Essex Street.
4.0 Results

4.1 Statutory heritage listings

4.1.1 World Heritage List

No heritage items in or near the proposal area are included on the World Heritage List.

4.1.2 National Heritage List

No heritage items in or near the proposal area are included on the National Heritage List.

4.1.3 The State Heritage Register

No heritage items in or near the proposal area are listed on the SHR.

4.1.4 Section 170 Registers

No heritage items in or near the proposal area are listed on any s170 Register.

4.1.5 Local planning instruments

Two heritage items and one heritage conservation area listed on local planning instruments are located within the proposal area, and one listed item is located within the vicinity of the proposal area. Details for these listings are provided in Table 2.

4.2 Non-statutory heritage listings

4.2.1 Register of the National Trust

No heritage items in or near the proposal area are listed on the Register of the National Trust.

4.2.2 Register of the National Estate

No heritage items in or near the proposal area are listed on the Register of the National Estate.

4.3 Summary of heritage items

4.3.1 Summary of listed items

Table 2 (below) summarises the heritage items located in the proposal area, including statutory and non-statutory listings with Figure 2 showing the location of all listings.
<table>
<thead>
<tr>
<th>Item</th>
<th>Address</th>
<th>Lot/DP no.</th>
<th>Within the proposal area?</th>
<th>Register</th>
<th>Item number</th>
<th>Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential building ‘Asheldom’</td>
<td>47 Essex Street, Epping</td>
<td>Lot 100, DP 860370</td>
<td>Yes /partial</td>
<td>Hornsby Council LEP (2013)</td>
<td>LEP no. 378</td>
<td>Local</td>
</tr>
<tr>
<td>Residential building</td>
<td>42 Essex Street, Epping</td>
<td>Lot B, DP 300119</td>
<td>Yes /partial</td>
<td>Hornsby Council LEP (2013)</td>
<td>LEP no. 800</td>
<td>Local</td>
</tr>
<tr>
<td>Essex Street Conservation Area</td>
<td>Extends along both sides of Essex Street between Epping Road to the north and the intersection with Abuklea Road to the south.</td>
<td>-</td>
<td>Yes /partial</td>
<td>Hornsby Council LEP (2013)</td>
<td>LEP no. C10</td>
<td>Local</td>
</tr>
<tr>
<td>Forest Park</td>
<td>Blaxland Road, Epping</td>
<td>Lots 365 and 366, DP 752028</td>
<td>Adjacent to Compound Area D</td>
<td>Hornsby Council LEP (2013)</td>
<td>LEP no. 359</td>
<td>Local</td>
</tr>
</tbody>
</table>
Figure 2. Map of the study map showing listed heritage items - Forest Park (LEP no. 359) (green overlay), 47 Essex Street (LEP no. 378), 42 Essex Street (LEP no. 800) (red overlay) and the Essex Street Conservation Area (LEP no. C10) (pale blue hatched overlay).
4.4 Site survey results

Three heritage listed items and their associated components within and adjacent to the proposal area, and Forest Park which is adjacent to a proposed compound site were visited and a number of unlisted, yet potentially historically significant, items were identified during the site visit.

The following listed items were visited during the site inspection.

- House-42 Essex Street, Epping (LEP no. 800) (Figure 3)
- House-47 Essex Street, Epping (LEP no. 378) (Figure 4)
- Conservation Area-Essex Street Conservation Area, Epping (LEP no. C10) (Figure 5 and Figure 6). A number of elements of the HCA that may be impacted were noted during the survey
  - Stone garden retaining wall along number 40 and 42 Essex Street, Epping (Figure 7)
  - Established hedges, native and non-native trees and plantings along number 40, 42, 44 and 47, Essex Street, Epping (Figure 3, Figure 4, Figure 5, Figure 6, Figure 7 and Figure 8)
  - The residence at 38 Essex Street.
- Forest Park, Blaxland Street, Epping (LEP no. 359) (Figure 9, Figure 10, Figure 11 and Figure 12).

The following unlisted items were identified during the site inspection. These items do not meet the threshold for local significance but contribute to the historical setting and context of the locality. These items were outside the curtilages of listed items and not within the Essex Street Conservation Area.

- Picket fences, brick walls, boundary hedges and established trees along number 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Epping Road (Figure 13 and Figure 16)
- Area of land at the corner of Epping Road and Blaxland Road where the original street level has been retained (2 Epping Road) (Figure 15).

The location of the proposed Compounds A-D were visited during the two site inspections.
Figure 3. HLEP 2013 listed item, 42 Essex Street, Epping (LEP no. 800). Note established garden beds.

Figure 4. HLEP 2013 listed item, 47 Essex Street, Epping (LEP no. 378). Note established trees.

Figure 5. View north on Essex Street and Essex Street Conservation Area (LEP no. C10) towards Epping Road intersection. Note established trees.

Figure 6. View south along Essex Street and Essex Street Conservation Area (LEP no. C10) away from Epping Road. Note trees planted along grassed verges.

Figure 7. Garden bed retaining wall along 40 Essex Street, and Essex Street Conservation Area (LEP no. C10).

Figure 8. View south towards Essex Street and Essex Street Conservation Area (LEP no. C10) showing established trees and gardens.
Figure 9. View south from Blaxland Road towards HELP 2013 listed Forest Park, Epping (LEP no. 359).

Figure 10. View north from Blaxland Road towards Epping Road, Epping.

Figure 11. Brick wall surrounding northern approach to Forest Park (LEP no. 359).

Figure 12. Eastern aspect of heritage listed Forest Park, Epping (LEP no. 359).

Figure 13. Example of boundary hedge, brick wall and established trees surrounding 6 Epping Road, Epping.

Figure 14. Example of brick walls, hedges and established trees at 18 Epping Road, Epping.
Figure 15. Corner of Epping Road and Blaxland Road looking south towards no. 2 Epping Road. Note the variation in street level.

Figure 16. Corner of Epping and Blaxland Roads looking north (2 Epping Road) showing area where original street level has been retained.
### 4.0 Historical Context

#### 4.1 European history

##### 4.1.1 Epping 1788-1886

Before the development of the Main Northern Railway in 1886, the proposal area (Epping Road, Essex Street, Forest Grove and Blaxland Road, Epping) was first settled in the early 1820s by convict timber getters who cleared the land and set up a Government run timber sawing mill (located to the north of the proposal area). The first recorded name for Epping was Pennant Hills, and the Government run saw mill was known as the ‘Pennant Hills Sawing Establishment’ (Figure 17).\(^2\) The Pennant Hills Sawing Establishment was associated with a convict timber camp which included huts, a cooking place and possibly a burial ground. The camp was located in what is now Oxford Street, Epping where the Post Office and Catholic Church now stand.\(^3\) Once the timber mill closed down in the 1830, the proposal area became associated with small scale orcharding and farming. Although the land was prosperous, the lack of transport and easy access to markets meant that Pennant Hills remained rural.

The earliest major land grants in the vicinity of the proposal area (directly to the west) were given in the early 19th century, by Governor Hunter in 1803 to Lieutenant William Kent (170 acres) and his nephew William George Carlile Kent (460 acres) (Figure 17).

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Figure 17. Parish of Field of Mars, County of Cumberland between 1820 and 1834 showing the Kent’s first land grants to the west of the proposal area and the Pennant Hills Sawmill (outlined in blue) located on today’s Oxford Street, north west of the proposal area. Road. Source. State Library of NSW.
4.1.2 1886-1892

The establishment of the railway line in 1886 had a major impact on the proposal area. The railway brought money into the community, land prices rose and local farmers and growers were soon able to afford prominent homes in the area.\(^4\) In addition, new road and railway networks which extended into Northern Sydney attracted wealthy citizens and subdivisions were rapidly created to the east of the railway line, where the proposal area now lies. It was during this period that Essex Street was established. The first railway station associated with the proposal area was named Field of Mars. In 1887 its name changed to Carlingford Station (as illustrated in an early parish map of Field of Mars showing the newly established railway line and ‘Carlingford Station’) (Figure 18).

Figure 18. Early John Sands map of the Parish of Field of Mars showing Carlingford Station (circled) prior to the station and suburb being formally named Epping in 1899. Source. NLA.

4.1.3 1892-1940

In 1892, the railway line to the centre of Sydney was duplicated, offering a faster and more efficient route into and out of the city. Soon a bridge was constructed over the new line, creating Bridge Street (to the east of the proposal area). After the establishment of Bridge Street, the Epping Township expanded and in 1899 Pennant Hills and Carlingford Station were both renamed 'Epping', as they remain today.\(^5\)

The name Epping is associated with ‘Epping Forest’ in England and was chosen for the suburb due to the extensive tree cover in the area. Epping was originally associated with four separate precincts: a ‘core’ area to the east of the railway line, an area north of the railway line, an area south of the railway line and an area west of the railway line.\(^6\) The proposal area is located within the ‘core’ precinct, which was the first of these areas to undergo extensive subdivisions.\(^7\).

By this stage, Essex Street (the southern portion of which is within the proposal area) had been established and subdivided, as can be seen in an 1890 parish map of the area in Figure 19. Essex Street is associated with the first subdivisions that took place in Epping in the late 19th century and is today occupied by residential structures built in the late 19th through to the late 20th century. In their Epping Town Centre Heritage Review, Perumal et al (2013) state that “the built context of Essex Street is enhanced by the wide street proportions and grassed street verges, as well as some street trees, plantings and garden settings”.\(^8\) Essex Street is associated with the Vollmer and the Vessey families of the Mount Tomah Nursery that operated in the area in the 1890s and lived in the Hornsby LEP listed item no. 42 Essex Street (LEP no. 800). The Mount Tomah Nursery was located on Laurel Avenue (now no. 4 Epping Road) and played an important role in the development of the suburb (Figure 20). Essex Street is also occupied by Hornsby LEP listed item no. 47 Essex Street.

Epping Road does not appear on the 1890 map and at that time land to the north of Essex Street (north of the proposal area) was yet to be developed. Between 1890 and 1905 a series of homes were built on the various subdivisions along Essex Street. Two of these homes, number 42 (LEP no. 800) and 47 (LEP no. 378) Essex Street, survive today and are listed on the Hornsby LEP (2013).

Mount Tomah Nursery

The Mount Tomah Nursery occupied a large area of land on what is now Epping Road and was made up of a series of large and small structures (Figure 20). The nursery was located to the east of the railway line and extended south of Laurel Avenue (now Epping Road), towards Essex Street. The nursery was established by German immigrant Martin F Vollmer who had arrived in the colony in 1878 aboard the Whampoa with his wife Agnes. Vollmer moved to the Epping area in the 1890s and set up Vollmer’s Nursery, in the same location as the Mount Tomah nursery. Soon afterwards, Vollmer took on business partner Charles E Vessey and together they became known as Vollmer and Vessey, of the newly named ‘Mount Tomah nursery’. The men worked together until Vollmer passed away in 1916, at which time Vessey took over the running of the business. Vessey died in 1919 and his son Fred took over the business, relocating it to Eastwood. In the 1920s, the land associated with the nursery was subdivided and developed.

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10 Sydney Morning Herald, 26 December, 1916.
4.1.4 1940-Present-Epping Road

Epping Road was originally known as Laurel Avenue until it was extended in 1940 (Figure 21). These extensions and modernisations are likely to be associated with an increase in private car. In addition, 20th century parish maps of the proposal area show further subdivisions have taken place to the north of Essex Street, also likely to be associated with improved transport methods into the area.\(^{12}\) After World War Two, the post war boom reached its peak in the 1950s, and Epping grew and transformed dramatically. This can be seen in pre and post 1943 aerial images of Epping Road in particular (Figure 22). Asheldon can be seen in the 1943 aerial, with the east of the property remaining heavily vegetated and undeveloped. In the 1960s through to the 80s, medium density development took place in the area surrounding the proposed works, and later thanks to the addition of the M2 Motorway, and upgrades to *the Epping Railway Station, Epping saw even further large scale commercial and residential development (Figure 23).\(^{13}\) This too is illustrated in contemporary satellite imagery which indicate that further subdivisions have taken place in the suburb, most notably within the original Asheldon subdivision (Figure 23).

\(^{13}\) Perumal, Murphy Alessi, 2013. Epping Town Centre Heritage Review, p. 9.
Figure 21. Post-1910 parish of Field of Mars map showing newly established Epping Road and Forest Park. Source. DoL Parish Maps annotated by Artefact.

Figure 22. 1943 aerial image of Epping Road and Essex Street junction. Note undeveloped blocks of land to the north east of Essex Street. Source. SixMaps, 2014.
Figure 23. 2014 satellite image of Epping Road and Essex Street junction. Note developed areas to the north east of Essex Street and further subdivided land associated with Asheldon. Source. SixMaps, 2014.
5.0 Heritage items

The following assessment of heritage significance includes a general statement of significance for listed and items and unlisted items of historical significance that are within the proposal area.

5.1 Listed heritage items

5.1.1 House - 42 Essex Street, Epping

The majority of this assessment for 42 Essex Street (LEP no. 800) has been extracted from the Perumal Murphy Alessi, Epping Town Centre Heritage Review (2013).

History and description

No. 42 Essex Street is a substantial, single storey timber weatherboard dwelling on brick footings with a hipped and gabled roof clad in corrugated steel and timber framed windows and doors (Figure 24). The building is well elevated above ground and street level and was constructed at some time between 1893 and 1911. An open verandah with hipped roof clad in corrugated steel supported on simple timber posts with simple timber balustrade extends across the front and wraps around the north eastern corner of the building. The northern façade also features a projecting bay with gabled roof over. The building is setback from the street frontage which has a low stone flagged fence and edging and dense garden bed (Figure 25). Open lawn and a number of mature trees and shrubs are located in the front garden area. A sealed driveway extends along the northern site boundary to an attached open car port and separate structure at the rear.\(^{15}\)

\(^{14}\) Perumal, Murphy Alessi, 2013. Epping Town Centre Heritage Review, pp. 41-42.

\(^{15}\) Perumal, Murphy Alessi, 2013. Epping Town Centre Heritage Review, p.41.
Figure 24. No. 42 Essex Street, Epping (LEP no. 800). Note garden beds and established trees which form a component of the item’s significance.

Figure 25. Example of established trees and garden beds located within the front yard of no. 42 Essex Street (LEP no. 800).
Heritage significance

‘No. 42 Essex Street is of high local historic and aesthetic significance as a good and largely intact Federation period timber weatherboard house constructed sometime between 1893 and 1911 that is associated with MF Vollmer and the Vessey family of the Mount Tomah Nursery that operated in the immediate area in the 1890s. Despite some alterations and additions, the house retains its overall scale, form and details particularly weatherboard facades, roof form, open wrap-around verandah, gable and bay on the northern facade. The building occupies a prominent and elevated site on a bend in Essex Street, is enhanced by its garden setting and makes a positive contribution to this section of Essex Street. The building is of no particular social significance as a private residence and incorporates standard building materials and techniques, however, is one of two substantial Federation period timber weatherboard buildings in the area. The other being No. 46 Essex Street, which may also be associated with the former nursery established in the immediate area.’¹⁶ (Figure 20).

Statement of heritage impact

There would be no direct impacts to no. 42 Essex Street as the widening would occur 10-15 meters to the north of the property (item 800 on Figure 26). There would be minor temporary visual impacts during construction.

¹⁶ Perumal, Murphy Alessi, 2013. Epping Town Centre Heritage Review, pp. 41-42.
Figure 26 Impacts to locally listed items at Essex Street.
Mitigation measures

No mitigation measures are required.

Summary

Table 3 summarises the significance of the item, the potential impact of the proposal, recommendations, and necessary actions.

Table 3. Summary table for no. 42 Essex Street, Epping (LEP no. 800).

<table>
<thead>
<tr>
<th>No. 42 Essex Street, Epping (LEP no. 800)</th>
<th>Significance</th>
<th>Physical impacts</th>
<th>Visual impacts</th>
<th>Recommendations</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local</td>
<td>None</td>
<td>Minor temporary visual impacts during construction</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

5.1.2 House- 47 Essex Street ‘Asheldom’, Epping (LEP no. 378)

The majority of the description for 47 Essex Street has been extracted from the Perumal Murphy Wu, Hornsby Shire Heritage Study (1993).

History and description

‘Asheldom’ is a large Federation period home built in the Queen Anne revival style house with a complex planned roof form with corner tower (Figure 27). The home was constructed with tuck-pointed dichromatic brick in Flemish bond decorative roughcast with a sandstone base course. The home has a slate roof with terracotta ridge capping and a bay window on the corner below a tower which has been roughcast with a candle snuffer roof located front and side of the bays. There is an oeil-de-boeuf (small oval window) on the Epping Road side of the facade. In addition, the property has retained its original picket fence on the Epping Road frontage and distinctive brick chimneys with sandstone capping.¹⁷

The name ‘Asheldon’ in likely to be associated with the Parish of Asheldham in the Maldon District, Essex. Parish maps produced in the late 19th century show the medium sized block associated with the property located on the eastern side of Essex Street (Figure 19). There is little documented evidence associated with the home and its construction before September 1914; however a later map of the area shows the establishment of a road at the northwest corner of the property, indicating a portion of it was resumed at some time after 1890 (Figure 20). This map also illustrates the establishment of Ormond

Avenue, located directly to the north of the property. In 1914, there are several newspaper articles associated with the Courboulds (in the Cumberland Argus and Fruitgrowers Advocate). The Courboulds were a farming family headed by Earnest and Alice Corbould, who were living in the house during this period. Ernest Edward Corbould, was the son of the celebrated cattle and landscape painter Aster Richard Chilton Corbould. Born in Kensington, London Ernest travelled through South Africa and then to Melbourne, before finally settling in Sydney in the late 19th century. In 1883, Ernest married Yass born Alice Mary Maud Eversleigh, daughter of Robert Eversleigh, the Gold Commissioner for NSW. Alice and Ernest had three children, Gordon, Sybil, and Esperance. The newspaper articles dated to September 1914 indicate that the Corbould’s only son, Leading Seaman Gordon Corbould, had gone missing aboard the submarine HMAS AE1 near the German occupied New Guinea. In 1922 a memorial was erected by the citizens of Epping to commemorate those who were lost during World War One, Gordon’s name was included on the plaque. The loss represented the first major World War One tragedies in Australia and to this day, the whereabouts of the 55 metre submarine are unknown despite various search efforts.

Figure 27. ‘Asheldom’ 47 Essex Street, Epping. Source. Perumal, Murphy Wu, 1993.

18 Poulter, G. 1935. The Corbould Genealogy pp. 32-34.
19 Cumberland Argus and Fruitgrowers Advocate, Saturday 25 February 1922.
Heritage significance

Asheldom is a large Federation period house of fine quality construction and a good example of Queen Anne style. The house is in good condition and has not been significantly altered. The house has distinctive period details and is considered to be significant at a local level.\(^{21}\)

Statement of heritage impact

There would be no direct impacts to Asheldom as the widening would occur on the western side of Essex Street and the northern side of Epping Road. There would be minor temporary visual impacts during construction.

Mitigation measures

No mitigation measures are required.

Summary

Table 4 summarises the significance of the item, the potential impacts of the proposal, recommendations, and necessary actions.

<table>
<thead>
<tr>
<th>Significance</th>
<th>Physical impacts</th>
<th>Visual impacts</th>
<th>Recommendations</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local</td>
<td>None</td>
<td>Minor temporary visual impacts during construction</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

5.1.3 Essex Street Conservation Area (LEP no. C10) Essex Street, Epping (including 38 Essex Street).

The majority of the following discussion has been extracted from the East Epping Conservation Evaluation and Review (2001) and Epping Town Centre Heritage Review (2013) both completed by Perumal Murphy Alessi.\(^{22}\) Assessment of 38 Essex Street has been included as although it is within the conservation area, it may also be impacted by Compound C.

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\(^{21}\) Perumal, Murphy Wu, 1993. Hornsby Shire Heritage Study.

Description

‘This section of Essex Street is a wide dual carriageway with wide grassed verges and some street trees and plantings. The street has a slight “S” curve and generally falls to the south from Epping Road. Some of the dwellings located in the north western section of the street are elevated well above street level. The built context is characterised by a mix of Federation and Inter-war period houses including substantial timber weatherboard and distinctive Federation red brick dwellings, liver brick and Inter-war Bungalows with a number of late 20th and early 21st century period dwellings and residential complexes between. The built context is generally enhanced by the streetscape pattern reinforced by regular setbacks, wide street proportions and garden settings. A number of the sites have been subdivided and buildings have been replaced or modified with alterations and additions evident, however, the overall early 20th century character and streetscape pattern and rhythm remains. Some later development is also located in the street and mostly concentrated in the mid-section of this section of the street where a creek line appears to extend (below the street) and the street dips slightly’ (Figure 28).

The residence at 38 Essex Street which is shown on the 1943 aerial and is therefore likely to be an original structure constructed after the first subdivision. The residence is a substantial, single story dwelling built on sandstone footings. The dwelling is characterised by a low pitched hip roof with overhanging eaves and terracotta tiles. The dwelling is present in 1943 aerials of Essex Street and was likely to have been constructed at some time between 1920 and 1943.

Figure 28. View south along the northern portion of the Essex Street Conservation Area (LEP no. C10). Note established trees within property boundaries.

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Heritage significance

The Essex Street Conservation Area has historic and aesthetic significance as a representative area of intact period housing, mainly from the Federation and Inter-War periods. The area’s early subdivision patterns reflect the changing nature of the area from rural, into semi-rural ‘farmlets’ through to residential lots in the 1920s. These subdivision patterns are still visible in the existing street layout.\(^\text{24}\)

The heritage significance of 38 Essex Street has been assessed separately as the listing for the conservation area did not discuss its significance individually.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A – Historical Significance</td>
<td>Although 38 Essex Street is associated with early residential settlement in Epping, there is no evidence to suggest that the dwelling is important in the course or pattern of the local area’s cultural or natural history. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td>B – Associative Significance</td>
<td>There is no evidence to suggest that 38 Essex Street has a strong or special association with the life or works of a person, or group of persons, of importance in the local area’s cultural or natural history. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td>C – Aesthetic Significance</td>
<td>Although the residence and associated mature exotic trees add to the aesthetics of the streetscape, the architectural design of 38 Essex Street was a</td>
</tr>
</tbody>
</table>

The residence and associated mature exotic plantings at 38 Essex Street add to the aesthetics of the streetscape. In addition the item is likely to represent early residential subdivisions in the area. However, it is not rare in the local context and does not have social, historic, associative or research significance. The item does not meet the threshold for local significance.

**Statement of heritage impact**

Widening on the western side of Essex Street may impact on trees, fences and gardens at 40 Essex Street. Impacts would extend around three to five metres from the current road pavement. The removal of trees and established vegetation would have an impact on the aesthetics of the conservation area but impacts to the overall heritage significance of the conservation area would be minor.

A provision has been made for a left turn lane from Essex Street into Epping Road in the westbound direction, in addition to the widening of Epping Road. The lot may also be used for a temporary compound site but the residence would not be impacted.

While the residence and gardens is significant in its contribution to the pattern and rhythm of the streetscape of the Conservation Area which continues down Essex Street, it is not relatively significant, compared to other residences such as 42 Essex Street which is individually heritage listed. Its location at

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Criteria</strong></td>
<td><strong>Description</strong></td>
</tr>
<tr>
<td>common form of residential dwelling during the late interwar period. There is no evidence to suggest that 38 Essex Street is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area. The item does not meet the threshold for local significance under this criteria.</td>
<td></td>
</tr>
<tr>
<td>D – Social Significance</td>
<td>There is no evidence to suggest that 38 Essex Street has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td>E – Research significance</td>
<td>38 Essex Street represents a common form of residential settlement in Epping and the wider Sydney region during the interwar period. Therefore, it is not considered to have potential to yield information that will contribute to an understanding of the local area’s cultural or natural history. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td>F – Rarity</td>
<td>38 Essex Street represents a common form of residential settlement in Epping and the wider Sydney region during the late interwar period. The Epping area underwent a population boom in the early 20th century and as a result contains numerous examples of similar dwellings. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td>G – Representative</td>
<td>38 Essex Street represents a common form of residential settlement in the Epping area and is not considered to be important in demonstrating the principal characteristics of a class of the local areas cultural places. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
</tbody>
</table>
the northern end of the Conservation Area at the intersection of Essex Street and Epping Road means that while it acts as gateway of sorts to the Conservation Area, it is also on the periphery of the item and any impacts to the property would not affect the integrity of the Conservation Area. It should be noted that current fences and gates are modern and detract from the aesthetics of the item and the residence itself is obscured by vegetation. Therefore partial impacts on the property boundary and its use as a temporary compound area would not have a major impact on the aesthetic significance of the Conservation Area as a whole.

**Mitigation measures**

Property adjustment negotiations for locations within the Essex Street Conservation area would include consultation regarding potential reinstatement of the fencing/garden edging and landscaping selections. The landscape plan is to consider the use of semi-mature specimens if feasible.

While Compound C at 38 Essex Street is not the preferred option from a heritage perspective as it is within the Conservation Area, temporary impacts associated with the construction and use of the compound area would be acceptable.

**Summary**

Table 5 summarises the significance of the conservation area, the potential impacts of the proposal, recommendations, and necessary actions.

<table>
<thead>
<tr>
<th>Essex Street Conservation Area (LEP no. C10)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Significance</strong></td>
</tr>
<tr>
<td>Local</td>
</tr>
</tbody>
</table>
5.1.4 Forest Park

Description

The park was formerly part of Field of Mars Common and later became an orchard. It was bought and proclaimed as a public reserve in 1912 (Heritage Branch SHI listing). Forest Park is thought to have been constructed in the early 1900’s. The park is situated in a shallow valley with a central pathway extended diagonally across it. A war memorial inscribed as “erected by the citizens of Epping in memory of the men who fell in the Great War 1914-18” is a focus of the park. The park is landscaped with rose gardens and significant plantings. Original plantings include two large Hoop Pines and two Bunya Pines, along with Cypress and Canary Island Pines.

Figure 30. View across Forest Park.
Heritage significance

The statement of significance from the LEP listing (taken from the Hornsby Shire Heritage Study) is as follows.

“Fine park with period layout and mature trees and rose Garden as well as fine War Memorial existing from c1920 period. Of regional significance”.

The item has subsequently been listed as of local significance in the Draft Hornsby LEP 2012.

Statement of heritage impact

The compound site is temporary and would not result in permanent impacts to the heritage significance of the park. While the compound area is operating there may be some minor impacts associated with noise and changes to views and setting.

Overall there would be a minor impact to the heritage significance of Forest Park that could be mitigated by maintaining visual screening at the southern boundary of 4 Forest Grove.
Mitigation measures

Maintain vegetation along the southern property boundary of 4 Forest Grove.

Summary

Table 5 summarises the significance of the park, the potential impacts of the proposal, recommendations, and necessary actions.

Table 6. Summary table for the Essex Street Conservation Area (LEP no. I359), Essex Street Epping.

<table>
<thead>
<tr>
<th>Forest Park (LEP no. C10)</th>
<th>Significance</th>
<th>Physical impacts</th>
<th>Visual impacts</th>
<th>Recommendations</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local</td>
<td>None</td>
<td>Minor visual impacts during use of compound and due to demolition of 4 Forest Grove.</td>
<td>Maintain vegetation along the southern property boundary of 4 Forest Grove.</td>
<td>Maintain vegetation along the southern property boundary of 4 Forest Grove</td>
<td></td>
</tr>
</tbody>
</table>

5.2 Unlisted items

5.2.1 Associated items such as trees, garden beds, boundary hedges and brick walls along Epping Road.

History and description

Associated items such as trees, garden beds, boundary hedges and brick walls along Epping Road and Essex Street include established native and introduced trees and plantings, established garden beds associated with residential properties along Epping Road. Many of these items are within residential property boundaries. Established trees and garden beds are associated with nos. 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 Epping Road (Figure 33 and Figure 34). Brick walls and boundary hedges are associated with nos 4, 6, 8 and 18 Epping Road (Figure 29, Figure 31 and Figure 32).

Associated items along Epping Road are representative of early street and landscape designs used in the late 19th and early to mid-20th century. These items are indicative of the various types of species, materials and aesthetics popular at the time and contribute to the overall aesthetic of the streetscape. The location of these items can be seen in Figure 34.
Figure 32. 24 Epping Rd, example of boundary hedge.

Figure 33. 18 Epping Road. Example of brick walls, established trees and boundary hedges
Figure 34. 22 and 24 Epping Road. Example of established trees, boundary hedges and brick walls.

Heritage significance

Associated items such as trees, garden beds, boundary hedges and brick walls along Epping Road contribute to the streetscape of the locality but do not have local significance in their own right. These items do not meet the threshold for local significance under the Heritage Council criteria.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A – Historical Significance</td>
<td>There is no evidence to suggest that the items are important in the course or pattern of the local area’s cultural or natural history. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td>B – Associative Significance</td>
<td>There is no evidence to suggest that the items have a strong or special association with the life or works of a person, or group of persons, of importance in the local area’s cultural or natural history. The items do not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td>C – Aesthetic Significance</td>
<td>Although the trees, garden beds, boundary hedges and brick walls along Epping Road add to the aesthetics of the streetscape as a whole, there is no evidence to suggest that they are in themselves important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area. The items do not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td>D – Social Significance</td>
<td>There is no evidence to suggest that the items have a strong or special association with a particular community or cultural group in the local area for</td>
</tr>
</tbody>
</table>
Epping Road Widening between Essex Street and Blaxland Road at Epping

Criteria Description

social, cultural or spiritual reasons.
The item does not meet the threshold for local significance under this criteria.

E – Research significance
The trees, garden beds, boundary hedges and brick walls along Epping Road are common in the locality. Therefore, they are not considered to have potential to yield information that will contribute to an understanding of the local area’s cultural or natural history.
The items do not meet the threshold for local significance under this criteria.

F – Rarity
The trees, garden beds, boundary hedges and brick walls along Epping Road are common in Epping and the wider Sydney region.
The item does not meet the threshold for local significance under this criteria.

G – Representative
The trees, garden beds, boundary hedges and brick walls along Epping Road are common in Epping and the wider Sydney region and are not considered to be important in demonstrating the principal characteristics of a class of the local areas cultural places.
The item does not meet the threshold for local significance under this criteria.

Statement of heritage impact

Established trees and garden beds associated with nos. 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 Epping Road would be impacted. Brick walls and boundary hedges associated with nos 4, 6, 8 and 18 Epping Road would be impacted. A picket fence at no 20 Epping Road would be impacted.

Removal of trees, garden beds and fencing along Epping Road would impact on the aesthetics of the streetscape which is representative of early landscape design in the locality.

Mitigation measures

All property adjustments would be completed in accordance with the Land Acquisition (Just Terms Compensation Act) 1991. These negotiations would include consultation regarding potential reinstatement of fencing/stone edging and landscaping selections.

Summary

Table 6 summarises the significance of the item, the potential impacts of the proposal, recommendations, and necessary actions.

Table 7. Summary table for associated items such as trees, plantings, garden beds, fences and brick walls along Epping Road and Essex Street.

| Trees, garden beds, boundary hedges and brick walls along Epping Road and Essex Street |
|------------------------------------|----------------|----------------|----------------|----------------|
| Significance | Physical impacts | Visual impacts | Recommendations | Action |
| Dopes not meet | Impacts to trees, fences, edging and | Minor visual impacts as a | Reinstatement of trees, fences, edging | All property adjustments would be completed in |
Trees, garden beds, boundary hedges and brick walls along Epping Road and Essex Street

| Threshold for local significance | Gardens at 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 Epping Road | Result of removal of trees, fences, edging and gardens. | And gardens if practicable. | accordance with the Land Acquisition (Just Terms Compensation) Act 1991. These negotiations would include consultation regarding potential reinstatement of fencing/stone edging and landscaping selections. |
Figure 35: Impacts to the southern side of Epping Road
5.2.2 36 Essex Street

History and description

The residence at 36 Essex Street (Figures 36 and 37) is present on the 1943 aerial and therefore likely to be an original structure constructed after the first subdivision. 36 Essex Street is a single storey, interwar detached brick dwelling on sandstone footings with a terracotta tiled roof. Two bay windows occupy the eastern façade of the house and the property boundary is lined with a low brick wall and exotic plantings.

Figure 36. Photograph of 36 Essex Street, Epping taken in 1939. Source. State Library of New South Wales.

Figure 37. View north towards Epping Road and 36 Essex Street from Ormonde Avenue.
Heritage significance

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A – Historical Significance</td>
<td>Although 36 Essex Street is associated with early residential settlement in Epping, there is no evidence to suggest that the dwelling is important in the course or pattern of the local area’s cultural or natural history. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td>B – Associative Significance</td>
<td>There is no evidence to suggest that 36 Essex Street has a strong or special association with the life or works of a person, or group of persons, of importance in the local area’s cultural or natural history. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td>C – Aesthetic Significance</td>
<td>Although the residence and associated mature exotic plantings add to the aesthetics of the streetscape, the architectural design of 36 Essex Street was a common form of residential dwelling during the late interwar period. There is no evidence to suggest that 36 Essex Street is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td>D – Social Significance</td>
<td>There is no evidence to suggest that 36 Essex Street has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td>E – Research significance</td>
<td>36 Essex Street represents a common form of residential settlement in Epping and the wider Sydney region during the interwar period. Therefore, it is not considered to have potential to yield information that will contribute to an understanding of the local area’s cultural or natural history. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td>F – Rarity</td>
<td>36 Essex Street represents a common form of residential settlement in Epping and the wider Sydney region during the late interwar period. The Epping area underwent a population boom in the early 20th century and as a result contains numerous examples of similar dwellings. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td>G – Representative</td>
<td>36 Essex Street represents a common form of residential settlement in the Epping area and is not considered to be important in demonstrating the principal characteristics of a class of the local areas cultural places. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
</tbody>
</table>

Statement of significance

The residence and associated mature exotic plantings at 36 Essex Street add to the aesthetics of the streetscape. In addition the item is likely to represent early residential subdivisions in the area. However, it is not rare in the local context and does not contain aesthetic, social, historic, and associative or research significance. The item does not meet the threshold for local significance.
Statement of heritage impacts

Widening of the Essex Street and Epping Road intersection and Compound B are proposed at the location of 36 Essex Street. If Compound B was preferred the residence would be demolished. The land outside the road corridor would be turfed and any future development would be approved under a separate DA.

Mitigation measures

No particular mitigation measures would be required if the structure was to be demolished.

Summary

Table 8 summarises the significance of the item, the potential impacts of the proposal, recommendations, and necessary actions.

| 36 Essex Street |
|-----------------|-----------------|-----------------|-----------------|-----------------|
| **Significance** | **Physical impacts** | **Visual impacts** | **Recommendations** | **Action** |
| Does not meet the threshold for local significance | Potential demolition for Compound B | No visual impacts to items of heritage significance. | None | None |
| | Minor land acquisition for road widening. | | | |

2.2 2 Forest Grove

History and description

2 Forest Grove is a single storey, painted brick, interwar bungalow with timber framed windows and doors and terracotta tiled roof (Figure 38). Some windows contain decorative painted glass panels (Figure 39). The property is associated with mature native and exotic trees and plantings. Its boundary is heavily vegetated making the dwelling difficult to identify from the street (Figure 40). It is likely that 2 Forest Grove was established soon after the Epping area was subdivided for residential purposes and appears to have been constructed after Forest Park was planned and landscaped. The dwelling is visible on a 1943 aerial (reference figure).
Figure 38. Entry to 2 Forest Grove.

Figure 39. Decorative glass windows timber framed.
Heritage significance

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A – Historical Significance</strong></td>
<td>Although 2 Forest Grove is associated with early residential settlement in Epping, there is no evidence to suggest that 2 Forest Grove is important in the course or pattern of the local area’s cultural or natural history. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td><strong>B – Associative Significance</strong></td>
<td>There is no evidence to suggest that 2 Forest Grove has a strong or special association with the life or works of a person, or group of persons, of importance in the local area’s cultural or natural history. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td><strong>C – Aesthetic Significance</strong></td>
<td>Although the residence and associated mature native and exotic trees add to the aesthetics of the streetscape, the architectural design of 2 Forest Grove was a common form of residential dwelling during the interwar period. There is no evidence to suggest that 4 Forest Grove is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td><strong>D – Social Significance</strong></td>
<td>There is no evidence to suggest that 2 Forest Grove has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td><strong>E – Research significance</strong></td>
<td>2 Forest Grove represents a common form of residential settlement in Epping and the wider Sydney region during the interwar period. Therefore, it is not considered to have potential to yield information that will contribute to an understanding of the local area’s cultural or natural history.</td>
</tr>
</tbody>
</table>
The item does not meet the threshold for local significance under this criteria.

### F – Rarity

2 Forest Grove represents a common form of residential settlement in Epping and the wider Sydney region during the interwar period. The Epping area underwent a population boom in the early 20th century and as a result contains numerous examples of similar dwellings. The item does not meet the threshold for local significance under this criteria.

### G – Representative

2 Forest Grove represents a common form of residential settlement in the Epping area and is not considered to be important in demonstrating the principal characteristics of a class of the local areas cultural places. The item does not meet the threshold for local significance under this criteria.

### Statement of significance

The residence and associated mature native and exotic plantings at 2 Forest Grove add to the aesthetics of the streetscape. In addition the item is likely to represent early residential subdivisions in the area. However, it is not rare in the local context and does not contain social, historic, and associative or research significance. The item does not meet the threshold for local significance.

### Statement of heritage impacts

The proposed works may involve the demolition of the existing building at 2 Forest Grove and the property’s use as a compound area.

### Mitigation measures

None required.

### Summary

Table 9 summarises the significance of the item, the potential impacts of the proposal, recommendations, and necessary actions.

#### Table 9. Summary table for 2 Forest Grove.

<table>
<thead>
<tr>
<th>Significance</th>
<th>Physical impacts</th>
<th>Visual impacts</th>
<th>Recommendations</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does not meet the threshold for local significance</td>
<td>Potential demolition for Compound D</td>
<td>No visual impacts to items of heritage significance</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>
2.2  4 Forest Grove

History and description

The residence at 4 Forest Grove is adjacent to the locally listed Forest Park. The gardens and sections of the residence can be seen from the park.

The residence at 4 Forest Grove is a substantial single storey, brick interwar bungalow on sandstone footings (Figure 41 and Figure 42). The dwelling comprises of a slate gabled roof with terracotta ridge capping and a bay window at the front. 4 Forest Grove occupies a large block directly north of the heritage listed Forest Park (LEP no. 359). The property is also associated with a swimming pool and tennis court. It is likely that 4 Forest Grove was established soon after the Epping area was subdivided for residential purposes and appears to have been constructed after Forest Park was planned and landscaped. The dwelling is visible on a 1943 aerial (reference figure) and surrounded by mature native and exotic trees and plantings. Many of these mature native and exotic plantings are visible from Forest Park and Forest Grove.

Figure 41. 4 Forest Grove, Epping. Source. Artefact.
Figure 42. View of 4 Forest Grove from the heritage listed Forest Park, north aspect.

Figure 43. Mature trees and plantings surrounding 4 Forest Grove. Forest Park is to the left.

Heritage significance

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A – Historical Significance</strong></td>
<td>Although 4 Forest Grove is associated with early residential settlement in Epping, there is no evidence to suggest that 4 Forest Grove is important in the course or pattern of the local area’s cultural or natural history. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td><strong>B – Associative Significance</strong></td>
<td>There is no evidence to suggest that 4 Forest Grove has a strong or special association with the life or works of a person, or group of persons, of</td>
</tr>
<tr>
<td>Criteria</td>
<td>Description</td>
</tr>
<tr>
<td>---------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>C – Aesthetic Significance</strong></td>
<td>Although the residence and mature native and exotic trees add to the aesthetics of the streetscape, the architectural design of 4 Forest Grove was a common form of residential dwelling during the interwar period. There is no evidence to suggest that 4 Forest Grove is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td><strong>D – Social Significance</strong></td>
<td>There is no evidence to suggest that 4 Forest Grove has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td><strong>E – Research significance</strong></td>
<td>4 Forest Grove represents a common form of residential settlement in Epping and the wider Sydney region during the interwar period. Therefore, it is not considered to have potential to yield information that will contribute to an understanding of the local area’s cultural or natural history. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td><strong>F – Rarity</strong></td>
<td>4 Forest Grove represents a common form of residential settlement in Epping and the wider Sydney region during the interwar period. The Epping area underwent a population boom in the early 20th century and as a result contains numerous examples of similar dwellings. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
<tr>
<td><strong>G – Representative</strong></td>
<td>4 Forest Grove represents a common form of residential settlement in the Epping area and is not considered to be important in demonstrating the principal characteristics of a class of the local areas cultural places. The item does not meet the threshold for local significance under this criteria.</td>
</tr>
</tbody>
</table>

**Statement of significance**

The residence and associated mature native and exotic plantings add to the aesthetics of the streetscape. In addition the item is likely to represent early residential subdivisions in the area. However, it is not rare in the local context and does not contain social, historic, and associative or research significance. The item does not meet the threshold for local significance.

**Statement of heritage impacts**

The proposed works may involve the demolition of the existing building at 4 Forest Grove to construct a compound site (Compound D). The building is currently vacant. There would be minor visual impacts to Forest Park if the residence was demolished. Mature vegetation along the southern boundary of the property should be retained to mitigate any impacts to views north from the park.
Mitigation measures

Retain mature vegetation, primarily native vegetation along the southern boundary of the property adjacent to Forest Park.

Summary

Table 9 summarises the significance of the item, the potential impacts of the proposal, recommendations, and necessary actions.

Table 10. Summary table for 4 Forest Grove.

<table>
<thead>
<tr>
<th>Significance</th>
<th>Physical impacts</th>
<th>Visual impacts</th>
<th>Recommendations</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does not meet the threshold for local significance</td>
<td>Potential demolition for Compound Area D</td>
<td>Minor visual impacts to Forest Park.</td>
<td>Retain vegetation screening adjacent to the park</td>
<td>Retain vegetation screening adjacent to the park</td>
</tr>
</tbody>
</table>
6.0 Historical Archaeological Potential and Significance

6.1 Assessment of historical archaeological potential

Archaeological potential is the potential of a site to contain archaeological relics which have the ability to contribute knowledge to one or more aspects of local or NSW history. In its guidelines for Assessing Significance for Historical Archaeological Sites and ‘relics’, the NSW Heritage Division has provided a broad approach to assessing the archaeological significance of sites. This approach includes consideration of a site’s intactness, rarity, representativeness, and whether many similar sites have already been recorded. This document acknowledges the difficulty of assessing the significance of potential subsurface remains, because the assessment must rely on predicted rather than known attributes.25

The following is a list of the typical types of archaeological remains found in Sydney:

- Structural remains associated with buildings shown on plan are likely to survive but will be impacted by later phases of building
  - building footings
- Certain types of remains are typically not shown on plan although some may be on later plans
  - wells
  - cesspits
  - rubbish pits
  - evidence for gardens, layout and use of the yard areas
  - fence lines, assisting with clarification of lot boundaries and internal use of lots
  - pollen and soil evidence
  - land clearing and modification of the landform, including major filling events, i.e., backfilling of dams or ponds
  - rubbish dumps
  - other types of archaeological deposits
- Later building phases will impact on the remains of early phases
- The greater the number of phases the more complicated the nature of the archaeological the remains.

Modern construction and demolition activities can impact on earlier archaeological remains. Typically the following issues need to be considered:

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25 NSW Heritage Branch 2009, Assessing Significance for Historical Archaeological Sites and ‘Relics’.
The later the date a building was demolished then the greater the impact from construction through the utilisation of more modern, and therefore larger and more destructive, machinery.

The footing systems of single-storey buildings tend to have less impact than those of multi-storey buildings as they were not required to carry a heavy load.

Historically, demolition activities often retained foundations in the ground and were less likely to excavate in order to expend as little effort as possible.

Typically, naturally higher areas in the landscape get cut down and levelled, and lower damp areas get in-filled to create more useable land.

Archaeological potential is assessed by identifying former land uses and associated features through historical research, and evaluating whether subsequent activity may have impacted on evidence for these former land uses. A site can be of high archaeological potential (meaning that remains are likely to be present), and yet still be of low research potential if those remains are unlikely to provide valuable or useful information.

A series of gradations of potential have been identified to indicate the degree to which archaeological remains are likely to survive within the proposal area. These levels of archaeological potential are:

- **Low potential**: these areas have been subject numerous impacts. There is a low potential for sub-surface deposits.

- **Moderate potential**: although there are some impacts in these areas, a range of archaeological remains are likely to survive, including building footings and shallow deposits.

- **High potential**: substantially intact archaeological remains may survive in these areas.

While the history of the subject site could have produced a range of archaeological evidence related to former activities and phases, the likelihood of such evidence surviving to the present is influenced by a range of factors. These factors include the durability of the material evidence and subsequent impacts such as demolition, external environmental factors, and construction.

The following assessment of archaeological potential is based on historic plans, maps, written accounts, photographs and artistic depictions of the proposal area from its initial settlement in the early to mid-19th century to the late 20th century.

Table 11 provides an assessment of archaeological potential for the proposal area.
Table 11. Assessment of Archaeological Potential.

<table>
<thead>
<tr>
<th>Area</th>
<th>Archaeological Potential</th>
<th>Assessed Archaeological Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Epping Road</td>
<td>Prior to residential settlement, early maps suggest that Epping Road remained undeveloped up until the late 19th century up until which time it was primarily used for orcharding.</td>
<td>Low</td>
</tr>
</tbody>
</table>

The earliest recorded activity in the greater Epping area includes the Barren Hills Timber Mill (to the north east of the proposal area on the corners of Oxford Street and Pembroke Street) which closed in 1830 and cedar cutting establishment (to the west of the proposal area), both of which are associated with convict labour. Historical items have been found near this area in the past such as a convict era ball and chain. However, the relative distance of the proposal area from the saw mill, as well as proposed impacts associated with establishment of the street suggest there is a low chance that archaeological remains may exist in association with this item.

Early parish maps showing subdivisions in the proposal area indicate that the roadway associated with Epping Road was not established until the early 20th century, prior to which lots reserved for medium sized subdivisions occupied the area. It is unclear whether any of the 1890 subdivisions in this particular location were occupied.

Soon after the arrival of the railway in 1886, the Mount Tomah nursery was established and covered a large area that extended from the eastern side of the railway line. The nursery was bounded by today’s Epping Road, Blaxland Road, up to Essex Street and back towards Forest Park.

An early photograph of the nursery (Figure 20) shows that it consisted of two substantial structures which were associated with a series of smaller buildings. However, their exact location along Epping Road is unknown.

Today’s Epping Road was constructed in 1940 along an existing roadway known as Laurel Avenue, which had been called Epping Avenue up until 1919. Laurel Avenue is likely to be associated with camphor laurel trees which were planted along the side of the road in the early 20th century in association with the Mount Tomah nursery.

Newspaper articles published in 1920 indicate that roads associated with Laurel Avenue were upgraded with brick paved footpaths and concrete kerbing and guttering in 1920. In addition, the same article suggests that the road surfaces associated with Epping

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28 Cumberland Argus and Fruitgrowers Advocate, Saturday, 20 September 1919.
29 Cumberland Argus and Fruitgrowers Advocate, Wednesday 4 August 1920.
Epping Road Widening between Essex Street and Blaxland Road at Epping

<table>
<thead>
<tr>
<th>Area</th>
<th>Archaeological Potential</th>
<th>Assessed Archaeological Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avenue/Laurel Avenue</td>
<td>Avenue/Laurel Avenue before its extension and name change to Epping Road in 1940 is likely to have consisted of a formalised surface such as a crushed blue metal compacted surface. The extension of Epping road in the 1940s is likely to have had a major impact on early road surfaces and footpaths associated with Epping Avenue and Laurel Avenue. The impacts associated with 1920s subdivisions along Epping Road are unclear and there is low to moderate potential for archaeological material to have survived within grassed verges and property boundaries. In addition, the approximate location of the Mount Tomah nursery is not known and therefore may not have occupied the land directly associated with the proposed works. Therefore, there is low potential for archaeological remains associated with the Mount Tomah nursery and substantial remains of early road surfaces to exist within the area of proposed works.</td>
<td>Low</td>
</tr>
<tr>
<td>Essex Street</td>
<td>Essex Street was one of the first streets to be established in Epping, in 1890. Prior to this, the area was used for orcharding and no structures are recorded as occupying the land. The street has retained its original 1890 subdivisions layout including grassed verges and wide roads, indicating that the area is unlikely to contain any post 1890 archaeological remains. The proposed works will impact front yards on the western portion of the street, where existing fence lines, trees, plantings and garden beds are located. These areas are unlikely to have been occupied by structures associated with their adjacent properties however; they may contain remains of early road surfaces. Potential archaeological remains associated road surfaces and footpaths may include compressed crushed blue metal road surfaces. The potential for these archaeological remains to have survived within the area of proposed works is considered to be low as the current property boundaries have retained their original alignment along the street. Therefore, it is unlikely for these remains would be located within the location of the proposed works, which is taking place along grassed verges and not previous roadways. Therefore, there is low potential for archaeological remains associated with early road surfaces or structures to exist within the area of proposed works.</td>
<td>Low</td>
</tr>
</tbody>
</table>
Epping Road Widening between Essex Street and Blaxland Road at Epping

<table>
<thead>
<tr>
<th>Area</th>
<th>Archaeological Potential</th>
<th>Assessed Archaeological Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corner of Blaxland and Epping Road</td>
<td>A 1943 aerial photograph of the proposal area shows a residential property located on the corner of Blaxland and Epping Road, Epping (2 Epping Road). This site is currently occupied by Tuffy’s Muffler and Auto Centre (Figure 44). The Auto Centre is set considerably further back from the road than the original property as can be seen in a contemporary satellite image of the area illustrated in Figure 46. A site visit to the proposal area indicated that the majority of the land associated with the Service Centre is situated on a truncated plane, about one metre below the current street level. A small portion of the property, where a grassed verge sits adjacent to the roadway (Figures 39 and 40), appears to remain at the original street level. A grassed verge near the roadway remains at what appears to be the property's original level and has been retained using concrete slabs. Although a date for the previous structure is unknown, it is likely to have been constructed at some time in the early to mid-20th century, when much of Epping Road was being subdivided for residential settlement. The potential for archaeological remains associated with the prior residential structure to exist in the area of proposed works is low to moderate. Areas that have been cut down to accommodate the Auto Centre are not likely to contain any archaeological material; however, the grassed verge located directly adjacent to the corner of Blaxland and Epping Road, which remains at the original street level has moderate potential to contain archaeological remains associated with the structure. <strong>Therefore, there is a moderate potential for archaeological remains to exist within the area of proposed works.</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Low to Moderate</td>
<td></td>
</tr>
</tbody>
</table>
Epping Road Widening between Essex Street and Blaxland Road at Epping

Figure 44. No. 2 Epping Road, ‘Tuffy Muffler and Auto Centre’, located on the corner of Blaxland and Epping Roads. Note the difference in ground level between the Auto Centre and street level and intact grassed verge in the foreground.

Figure 45. 1943 aerial of the corner of Blaxland and Epping Road (the proposal area) showing no. 2 Epping Road (outlined in red). Source. SixMaps.
6.1.1 Summary of archaeological potential

Both Epping Road and Essex Street were established in association with late 19th and early to mid-20th century residential subdivisions. Prior to this, the proposal area was relatively undeveloped and associated with orchards and small scale farming. In 1896 the area slowly became subdivided due to the development of the Main Northern Railway and was associated with the Mount Tomah nursery (which extended east of the railway line towards Essex Street and was bounded by Forest Park) and medium sized residential subdivisions.

The corner of Blaxland Road and Epping Road has the potential to contain archaeological remains associated with an early to mid-20th century residential structure which was located close to the roadway. These remains are unlikely to be present within a portion of the property that has been impacted; however, a grassed verge which remains at street level-close to the roadway-has the potential to contain archaeological remains of this structure.

In addition, there is low potential for archaeological remains of the Mount Tomah nursery (located along Epping Road) to exist within the area of proposed works.
In summary, the majority of proposed works will take place in areas associated with established roadways and subdivisions (such as Essex Street) which have low potential to contain archaeological remains. However there is low to moderate potential for archaeological remains associated with an early to mid-20th century residential structure to be located at the corner of Blaxland and Epping Road (no. 2 Epping Road) and remains of the Mount Tomah nursery to exist along Epping road. These areas of potential are illustrated in Figure 47.
Figure 47. Assessed archaeological potential within the area of proposed works.
6.1.2 Assessment of archaeological significance

In 1984, Bickford and Sullivan examined the concept and assessment of archaeological research potential; that is, the extent to which archaeological resources can address research questions. They developed three questions which can be used to assess the research potential of an archaeological site:

- Can the site contribute knowledge that no other resource can?
- Can the site contribute knowledge that no other site can?
- Is this knowledge relevant to:
  - General questions about human history?
  - Other substantive questions relating to Australian history?
  - Other major research questions?

In its guidelines for *Assessing Significance for Historical Archaeological Sites and ‘Relics’*, the NSW Heritage Division (2009) has since provided a broader approach to assessing the archaeological significance of sites, which includes consideration of a site’s intactness, rarity, representativeness and whether many similar sites have already been recorded, as well as other factors. This document also acknowledges the difficulty of assessing the significance of potential subsurface remains, because the assessment must rely on predicted rather than known attributes.  

A site can be of high archaeological potential (meaning that remains are likely to be present) and yet still be of low archaeological significance if those remains are unlikely to provide valuable or useful information.

Table 8 will provide an assessment of potential archaeological significance associated with archaeological deposits that may be encountered during the proposed works.

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## Table 12. Summary of archaeological research potential within the proposal area.

<table>
<thead>
<tr>
<th>Potential feature</th>
<th>Archaeological potential</th>
<th>Justification</th>
<th>Relationship to NSW historical theme</th>
<th>Significance of potential remains</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remains of early road surfaces and associated items along Essex Street and Epping Road</td>
<td>Low</td>
<td>Archaeological material associated with early roads may include brick paved surfaces, drains, water pipelines, compressed crushed blue metal road surfaces and culverts. These items are considered to be of low research potential at a local and state level as they are a well-documented historical item and relatively common in the Sydney area. In addition, under the current Heritage Division requirements, these items are considered to be 'works' and do not meet the current criteria for 'relics'.</td>
<td>4. Utilities: Activities associated with the provision of services, especially on a communal basis such as culverts, drains and water pipelines.</td>
<td>Local</td>
</tr>
<tr>
<td>Remains of the Mount Tomah nursery</td>
<td>Low</td>
<td>Archaeological remains associated with the Mount Tomah nursery may include footings, foundations, fence lines and domestic and industrial artefact scatters. The Mount Tomah nursery has historical research potential at a local level as played a significant role in the social and cultural environment in the area. Archaeological remains can provide information relating to early methods of constructing of late 19th century nurseries in the area as well as providing information relating to activities associated with the nursery and individuals who worked within it which are not available in primary or secondary source material. However, archaeological remains associated with the nursery that may survive within the area of</td>
<td>4. Land Tenure: Activities and processes for identifying forms of ownership and occupancy of land and water, such as fence lines associated with early subdivisions.</td>
<td>Local</td>
</tr>
</tbody>
</table>
Epping Road Widening between Essex Street and Blaxland Road at Epping

<table>
<thead>
<tr>
<th>Potential feature</th>
<th>Archaeological potential</th>
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<th>Relationship to NSW historical theme</th>
<th>Significance of potential remains</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remains of a residential structure-Corner of Blaxland and Epping Road (2 Epping Road).</td>
<td>Moderate</td>
<td>Archaeological remains associated with the property located at 2 Epping Road before the construction of Tuffy Muffler and Auto Service Centre would consist of foundations and/or footings associated with the early to mid-20th century residential structure. These remains are considered to be of low research potential at a local level as they would only represent a small portion of the property.</td>
<td>4. Land Tenure: Activities and processes for identifying forms of ownership and occupancy of land and water, such as fence lines associated with early subdivisions.</td>
<td>Would not reach the threshold of local significance.</td>
</tr>
</tbody>
</table>
6.1.2 Impact assessment

The area of moderate archaeological potential at the corner of Blaxland Road and Epping Road (Tuffy’s Corner) would be impacted by the proposal. The road widening would extend into the area of moderate archaeological potential and compound area A is partially located within the area of moderate archaeological potential. As any archaeology is likely to comprise of remains of the mid-twentieth century residence and archaeologically significant deposits such as rubbish pits are unlikely to be present, it is recommended that further archaeological investigation or approvals are not required for Tuffy’s Corner.

The potential for remains of early roads surfaces or remains of Mont Tomah nursery to be impacts is low. If remains were encountered an unexpected finds provision would be implemented.
7.0 Overall Statement of Heritage Impact

What aspects of the development proposal respect or enhance the heritage significance of the proposal area?

The majority of the proposal is confined to the existing road corridor which has been impacted by the construction and maintenance of the roads (Figure 48).

The proposal avoids impacts to the locally listed Asheldon and the locally listed 42 Essex Street.

What aspects of the proposal could have a detrimental impact on the heritage significance of the proposal area?

Impacts are proposed within the locally listed Essex Street Conservation Area. Impacts are proposed to fencing, gardens and screening vegetation at 40 Essex Street. There will be minor impacts to the property boundary of 38 Essex Street and the property may be used as compound (Compound C). It is not proposed that the residence would be impacted directly.

The proposal would also impact on some unlisted items that contribute to the streetscape of Epping Road including residences at 36 Essex Street, 2 and 4 Forest Grove along with brick fencing, hedges and mature trees. These items do not reach the threshold of local significance.

If Compound D was preferred there would be minor impacts to views and settings of the locally listed Forest Park.

Have more sympathetic options been considered and discounted?

Sympathetic options have generally been preferred. For example the demolition of 38 Essex Street was proposed. The residence will no longer be impacted.
Epping Road Widening between Essex Street and Blaxland Road at Epping

Figure 48. Proposal overlayed on heritage items showing impacts.
8.0 Recommendations

On the basis of background research and a site inspection and adhering to all statutory obligations, the following recommendations are made in regard to non-Aboriginal heritage.

- All property adjustments would be completed in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*. These negotiations would include consultation regarding potential reinstatement of the stone edging and landscaping selections.

- The landscape plan is to consider the use of semi-mature specimens if feasible within the Essex Street Conservation.

- The stone garden edging along properties fronting Epping Road would be carefully deconstructed and the material stockpiled at the compound. This material is to be kept for the life of the construction of the proposal in the event that there is scope to reuse the stone. This would be dependent on the outcome of negotiations with the property owners.

- If Compound D was preferred, screening vegetation would be maintained along the southern boundary of 4 Forest Grove to minimise visual impacts to Forest Park.

- A heritage induction would be provided to workers before construction begins informing them of the location of heritage items within the proposal area, and guidelines to follow if unanticipated heritage items or deposits are located during works.

- It is unlikely intact relics would be encountered during construction of the proposal. If any unanticipated archaeological remains are identified within the proposal area during construction, the Roads and Maritime Services *Standard Procedure Unexpected Heritage Finds (2015)* would be followed.

- Hornsby Council would be consulted in accordance with the *State Environmental Planning Policy (Infrastructure) (ISEPP)* (clause 14).
9.0 References

Cumberland Argus and Fruitgrowers Advocate, Saturday, 20 September 1919.

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Cumberland Argus and Fruitgrowers Advocate, Wednesday 4 August 1920.

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http://www.navy.gov.au/hmas-ae1
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Sydney Morning Herald, 26 December, 1916.