

STATEMENT OF HERITAGE IMPACT



No. 48 Norfolk Road, Epping

Revision
April 2022

Table of contents

1.0	Introduction	3
2.0	Background & heritage listing status	3
3.0	Historical overview	4
4.0	The site context	7
5.0	No. 48 Norfolk Road	10
6.0	Summary analysis and assessment	17
7.0	Description of the proposal	19
8.0	Heritage Impact Assessment.....	20
9.0	Conclusion and recommendations	29
10.0	Addendum	31

1.0 Introduction

This report has been prepared and revised on behalf of the property owners to assess the potential heritage impacts and to provide additional information requested by Parramatta Council in relation to the Development Application for the proposed relocation, conservation and repair, alterations and additions to the existing dwelling at No. 48 Norfolk Road, Epping (the site).

This follows an approved Development Application (DA/ 13/2021) relating to the subdivision of the site and alterations to the existing dwelling.

2.0 Background & heritage listing status

The site is located on the eastern side of the street in the block between Surrey Street to the south and Dorset Street to the north. Norfolk Road is a wide two way street with deep grassed verges and street trees and plantings along both sides. The built context is characterised predominantly by single storey detached dwellings generally dating from the early to late 20th century. Some contemporary, 21st century dwellings are also located in the vicinity.

No. 48 Norfolk Road is a single storey, Federation period, timber weatherboard clad dwelling with gabled and hipped main roof clad in terracotta tiles and rear skillion roofed wing clad in metal sheeting. The building has a modified, open front verandah which wraps around the front corners of the building. The existing dwelling is set well back from the street frontage with open lawn and garden area between. A sealed driveway currently extends from the street frontage along the southern side of the house to a carport and garage which occupy the rear garden.

No. 48 Norfolk Road has not been listed on the State Heritage Register or classified by the National Trust of Australia (NSW). The site has not been listed as a heritage item under Schedule 5 of the Hornsby Local Environmental Plan (LEP) 2013, however, it is a contributory item in the East Epping Heritage Conservation Area (C9). There are a number of items in Norfolk Road including Nos. 40, 44 and Nos. 41 and 43 located to the south and south west.

The demolition of the existing garage and carport on the site, alterations and additions to the existing dwelling and Torrens Title subdivision of the site into two allotments were approved in May 2021 (DA/13/2021).

It is currently proposed to relocate the existing timber framed house and undertake alterations and additions including the construction of a new, detached carport at the rear. Conservation works and repairs to the existing house are also proposed and it is also proposed to adjust the approved subdivision line. Overall the intent is to improve the condition, use and amenity of the existing house and improve the amenity of both approved lots for ongoing residential use.

As such, Parramatta Council must take into consideration the potential impacts of the current proposed works on the cultural significance of the area, Norfolk Road streetscape, items in the vicinity and overall setting. The proposed application has been amended following pre-DA advice from Council. Additional construction and structural information and details relating the conservation works have also been appended to this document.

This assessment follows the standard format, in accordance with the guidelines provided by Heritage NSW and includes site specific information, description of the existing building and its contribution to the area. The proposed works have been assessed with reference to the Hornsby Local Environmental Plan (LEP) 2013, Development Control Plan and standard criteria. The purpose of the report is to outline the proposed works and how any potential heritage impacts may be reduced or are mitigated.

3.0 Historical overview

Prior to European occupation, the area was occupied by the Wallumedegal group of the Darug people. European use of the Epping dates back to the 1820s when timber getters started to open up the area and a timber sawing mill was established. Some orcharding and garden activities followed, however, prior to 1880 development was limited and little evidence from this period survives to the present day.

The site and most of the land on the eastern side of the railway is part of the Field of Mars Common which was set aside by Governor King in 1804 for the use of the local community and NSW Regiment.¹

The land remained undeveloped until the *Field of Mars Resumption Act 1874* which enabled the colonial government to clear and subdivide the land. By the mid 1880s most of the land was sold for small farms. However, it was the opening of the railway line (in 1886) that preceded a period of rapid development. The opening of the railway meant that local farmers had more access to markets. They prospered and constructed larger homes. Railway workers and the wider population were attracted to the area and a wave of subdivision erased evidence of the earlier rural phase.

The subject site was part of a subdivision of the former Government Common. The subdivision comprised of sixteen sections which were then subdivided into residential sized allotments.

The subject site was part of Lots 3 and 4 of Section 11 (**Figure 3.1**) that were advertised for sale by Auction of Crown Lands in February 1901 and were “granted” to William Midson, an orchardist of Epping, in December 1905. The two lots had a total of 132 feet frontage to Norfolk Road and were 297 feet long. In 1905 the land was transferred to John Neale Taylor Junior, an iron founder of Stanmore and in July 1907 the two lots were transferred to Agnes Alice Masterman, wife of Emmanuel Masterman.²

It is assumed that the subject house was constructed on the site from this time, sometime between 1907 and 1910. Norfolk “Street”, Epping is first listed in the *Sands Directory* in 1911 when Emmanuel Masterman is listed on the eastern side, occupying “Madeley”.

In 1929 part of the two lots was sold to Graham Concrete Systems and Building. The residue, being part of Lots 4 and part of Lot 3 with 77 feet frontage (Lot B, **Figure 3.2**) was retained by the Masterman family until 1948 when it was transferred to Norman Milson Mellor.³

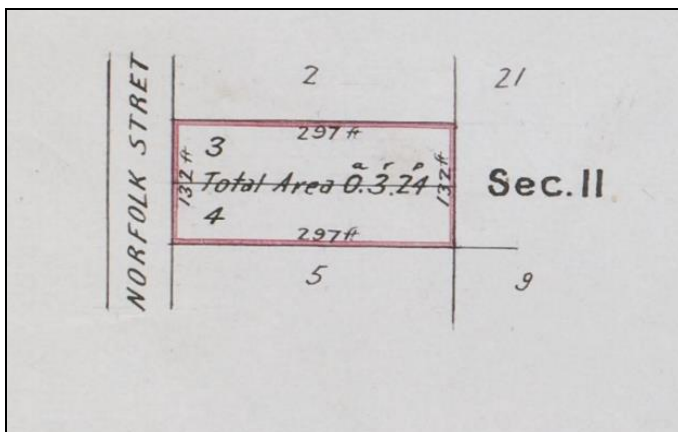


Figure 3.1 The site is part of Lots 3 and 4 of Section 11 that were sold in 1905.

(NSW Land and Property Information, CT, Volume 1669 Folio 43).

¹ Hornsby Shire Council website & Dictionary of Sydney.

² NSW Land and Property Information, Certificate of Title, Volume 1669 Folio 43.

³ NSW Land and Property Information, Certificate of Title, Volume 4349 Folio 204.

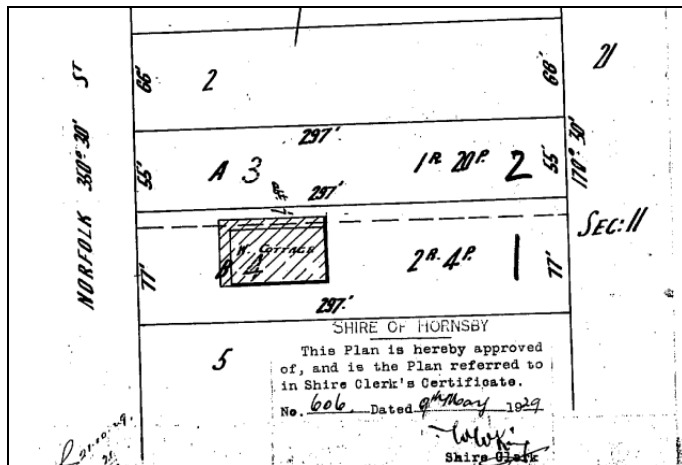


Figure 3.2 Subdivision creating the 77 feet frontage of the subject site (Lot B) in c.1929 and which remains.

(NSW Land and Property Information, DP324687)

The subdivision plan (**Figure 3.2**) shows that the subject building was constructed over the boundary line between the original lots (3 and 4) and adjusted line allows for setback from the northern side of the building. It also shows a front and northern verandah.

A Sydney Water plan based on a survey undertaken in 1942 (**Figure 3.3**) shows the subject house on the subdivided site (Lot B). The building is setback from the street frontage and front building line of the neighbouring dwellings, including the house that had been constructed on the subdivided portion of the original site (Lot A). A verandah is shown extending around the front of the building and along the northern facade. A rear verandah is also shown framed by two rear wings, including a long wing extending from the north eastern corner of the house. A recess is also shown on the northern side. A bay window is also indicated on the southern façade which has a deep setback from the side boundary.

An aerial photograph dated 1943 (**Figure 3.4**) confirms the form of the building and also shows the main gabled and hipped roof form, chimneys and rear wings with lower (assume skillion) roofs. The deep front setback is also clear with a central circular feature and paths. A driveway extends along the southern side boundary to the rear garden area which has a number of mature trees and plantings.

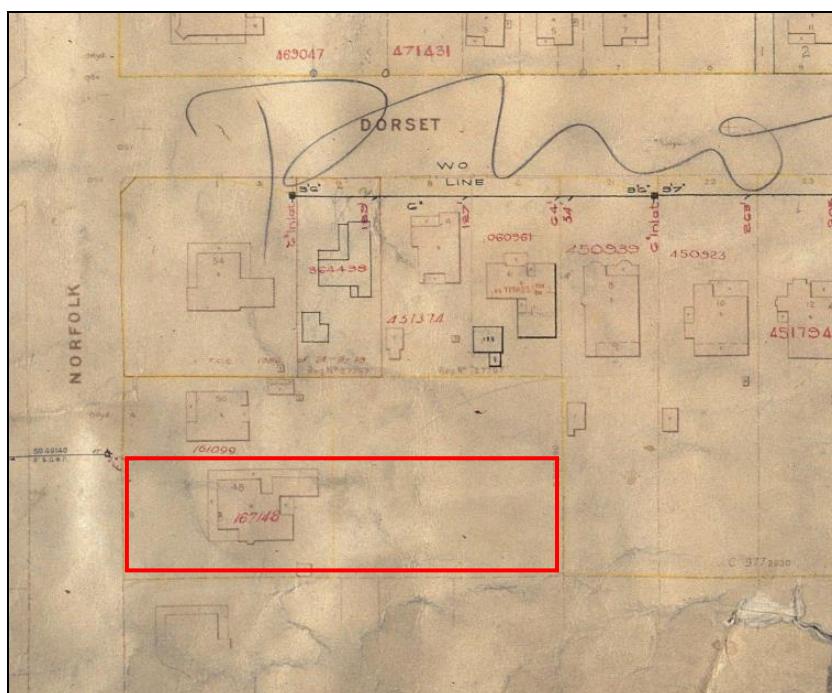


Figure 3.3 Sydney Water plan showing the early form of the building including the northern verandah and long rear wing.

(Sydney Water Archives, Blackwattle 3642 survey April 1942)



Figure 3.4 1943 aerial showing the early form of the house, site and context.

(SIX Maps)

The subject site was subdivided again in c. 1996 when it would appear that the eastern portion of the site was amalgamated with Lot A to its north (refer to **Figure 3.5**). The neighbouring parcel of land (Lot 2) was subdivided into four lots (Nos. 50, 50A, 50B and 50C) in c. 1998.⁴

The 1996 plan shows the reduced length of the site and a splayed north eastern corner. The footprint of the subject building is also shown and indicates that the long, north eastern wing had been modified and reduced to the line of the rear verandah and southern wing. A recess shown on the early plan between the northern side verandah and rear wing appears to have also been infilled and north eastern wing also widened to the width of the northern verandah which is shown extending the length of the northern façade on the earlier plan.

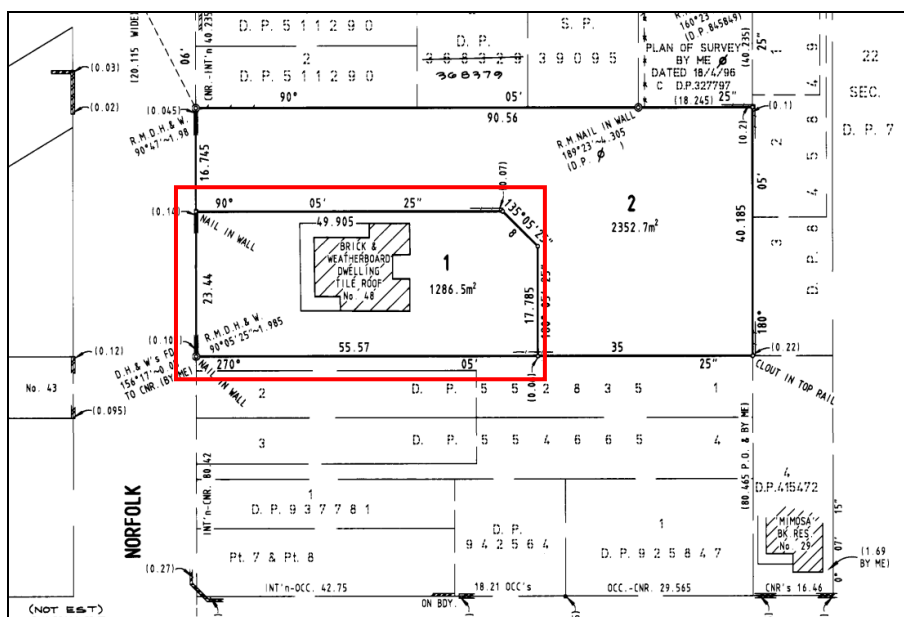


Figure 3.5 1996 subdivision of Lots A and B.

(NSW Land and Property Information, DP 862266)

⁴ NSW Land and Property Information, DP 862266, DP874919.

A recent aerial (**Figure 3.6**) shows the existing house and site. The main hipped and gabled roof form is clear with a change of pitch and roof extending over the front verandah. A skillion roof is shown extending across the rear of the building. The deep front setback is also clear. The side driveway remains, however the front garden has a number of trees and plantings, including two trees in the centre of the front setback where were removed prior to November 2020 (as approved).

The dwellings constructed on the subdivided portions and site to the north are also evident. The subdivision and development of surrounding sites is also clear.

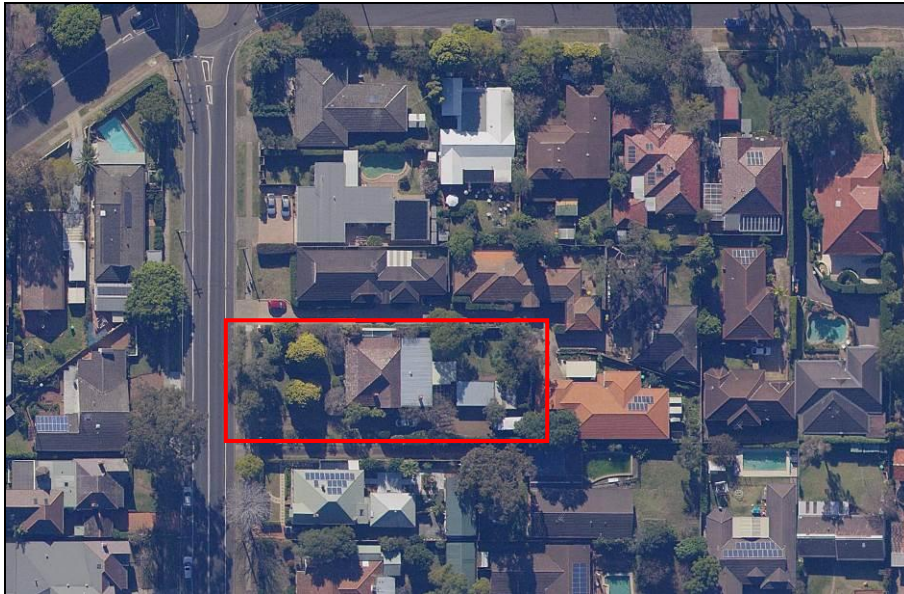


Figure 3.6 Recent aerial showing the changes to the rear of the building and site and changes to the surrounding sites and area.

(SIX Maps)

4.0 The site context

The subject site is located on the eastern side of Norfolk Road closer to the junction with Dorset Street. Norfolk Road is a wide two way street with grassed verges and is characterised by predominantly single storey dwellings generally dating from the early to late 20th century. Some recently constructed dwellings are also located in the area. The built context is enhanced by mature street trees and garden tree and plantings.

The dwellings along this section of Norfolk Road largely are sited closer to the street frontage and have relatively uniform setback (refer to **Figure 3.6**) and have a mix of fence styles and materials. Driveways also extend from the street frontages along the side boundaries. Some car accommodation has also been created in the front setbacks. A number of subdivided sites and battle-axe properties are located around the site.

To the immediate north of the site, No. 50 Norfolk Road is a single storey, late 20th century brick dwelling with gabled hipped and hipped roof clad in concrete tiles. The building is setback from the front and southern side boundary. A sealed driveway extends along the southern side of the house and shared boundary with the subject site and accesses three large, late 20th century dwellings (Nos. 50A, 50B and 50C Norfolk Road) located at the rear and mid-block.

The southern boundary of the subject site is defined by a well planted strip and driveway extending to the accessing No. 46A Norfolk Road. No. 46 Norfolk Road is a single storey, timber weatherboard Federation period dwelling with gabled and hipped roof clad in corrugated steel and open verandah which wraps around the northern front corner.

No. 46 is sited closer to the street frontage which has a high hedge. A brick paved hard stand is located on the southern side of the house.

No. 44 Norfolk Road is a single storey brick, Federation period dwelling with gabled and hipped roof clad in terracotta tiles. The building, which has been listed as an item is also setback behind a planted fence and has a sealed driveway extending along the southern side of the house to access No. 42A.

Opposite the site, this section of the street is characterised by a similar mix of Federation period dwellings and late 20th century replacement and infill houses. The dwellings are located close to the street frontages with planted front garden settings and driveways.



Figure 4.1 To the north of the site, No. 50 Norfolk Road is a single storey late 20th century dwelling.



Figure 4.2 A sealed driveway extends along the southern side of No. 50 and accesses the dwellings behind, Nos. 50A, 50B and 50C. The driveway and shared boundary with the site (at right) is enhanced and softened by garden beds and plantings.



Figure 4.3 A sealed driveway and deep planted garden area extends along the southern boundary of the subject site. The driveway accesses No. 46A Norfolk Road.



Figure 4.4 No. 46 Norfolk Road is a single storey timber weatherboard Federation period dwelling. The building is sited relatively close to the street frontage which has a high hedge.



Figure 4.5 A brick hardstand has been added to the southern side of No. 46.



Figure 4.6 No. 44 Norfolk Road is a single storey brick Federation period dwelling that has been listed as an item.



Figure 4.7 Opposite the site, the western side of this section of Norfolk Road also features a mix of early to late 20th century dwellings. Most of the earlier building stock has undergone some modifications, alterations and additions.



Figure 4.8 Modified Inter-war period dwelling located opposite the site.



Figure 4.9 Late 20th century period dwelling located to the north west of the site, on the corner of Norfolk Road and Oxford Street.

5.0 No. 48 Norfolk Road

No. 48 Norfolk Road is a single storey Federation period, timber weatherboard dwelling on a brick base and piers with gable and hipped main roof clad in terracotta tiles, skillion roofed rear wing with steel roof cladding, painted brick chimneys and timber and aluminium framed windows and doors.

The front façade has an open verandah that wraps around the front corners of the building. The main roof changes pitch and extends over the verandah which has a modern concrete floor slab on a face brick base. The verandah roof is supported on turned timber posts. A face brick and concrete breezeblock wall has also been added across the northern side of the verandah.

The front façade is symmetrical about a recessed entry which has a timber and glass panelled door with side and toplights. The entry recess is framed by two faceted bay windows with multi-paned timber framed casement windows with toplights sitting on a boarded base. Two rendered brick steps and walls with end piers and stone capping extend up to the verandah which is slightly elevated above the front garden level. The southern end of the verandah is terminated by a gabled roofed projection with a single timber and glass panelled door and topline. The bay also has a south facing square bay with timber framed casement window and topline on a boarded base with timber bracketed hood over.

The building has a deep setback from the street frontage which has a low stone fence. The front setback has open lawn and garden beds, trees and plantings located around the perimeter. A sealed driveway extends parallel to the southern site boundary, along the southern side of the house to the rear garden. The driveway is setback from the boundary.

The rear wing has timber and aluminium framed windows and a central, recessed verandah. The verandah floor and walls have been modified and step out to a brick paved patio.

A timber pergola has also been constructed to the rear wing and extends over the patio area. The rear of the building has been extended out and modified.

The interior of the house retains a sense of its early layout with main rooms located about a central hall, high ceilings and spatial character, however, has generally been modified and has carpeted and tiled timber floors, lightweight walls, high and raked plasterboard and sheeted ceilings with modern cornices and covings and a mix of timber joinery. Some alterations and additions to the interior and rear of the house have been approved. The main splayed and a modified fireplace breast in the two southern front rooms will be retained. Some opening up and removal of the rear wing, including living room addition and service areas and removal of the modified, kitchen fireplace and chimney have been approved. The rear living room is a step below the main floor level and sits low to the ground. The existing kitchen, bathroom and laundry areas have contemporary finishes, fixtures and fittings.



Figure 5.1 No. 48 Norfolk Road which is set well back from the street frontage.



Figure 5.2 The existing front fence and front setback



Figure 5.3 A driveway will continue to extend parallel to the southern side boundary and side of the existing house.



Figure 5.4 The front facade is symmetrical about a recessed entry and has an open, wrap around verandah. The verandah floor and details have been previously modified.



Figure 5.5 The northern verandah and additions. Demolition of the rear wing addition has been approved.





Figure 5.6 The southern verandah is terminated by a gabled projection and a single door. The main chimney and breast is also visible.



Figure 5.7 The rear skillion roof and south eastern corner of the building which has been extended and modified. Removal of the chimney and part of the rear wing has been approved.



Figure 5.8 The rear wing retains the kitchen chimney and has a central, recessed verandah. A brick paved patio and timber pergola have been added to the rear. Removal of these elements has been approved.





Figure 5.9 Removal of the north eastern wing and rear additions have been approved.



Figure 5.10 The interior has generally been modified, however, the front section of the house retains high ceilings and layout with four main rooms located about the central hall.



Figure 5.11 The front, north western bedroom which retains a bay window and French doors accessing the northern verandah.

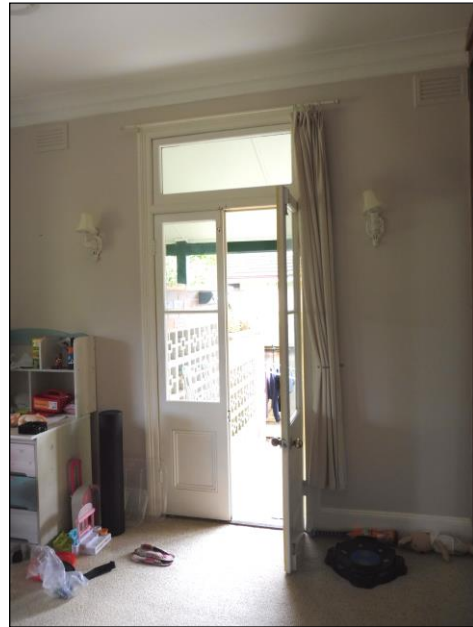


Figure 5.12 The central southern room which will be retained as a bedroom.



Figure 5.13 View looking back toward the hall. Addition of an ensuite and bathroom have been approved in the space which has been previously modified.





Figure 5.14 Opening up and modification of the secondary, cross hall and rear wing has been approved.



Figure 5.15 The living room in the north eastern wing which has a lower floor level than the rest of the house.



Figure 5.16 The rear living room which has modern finishes and details.

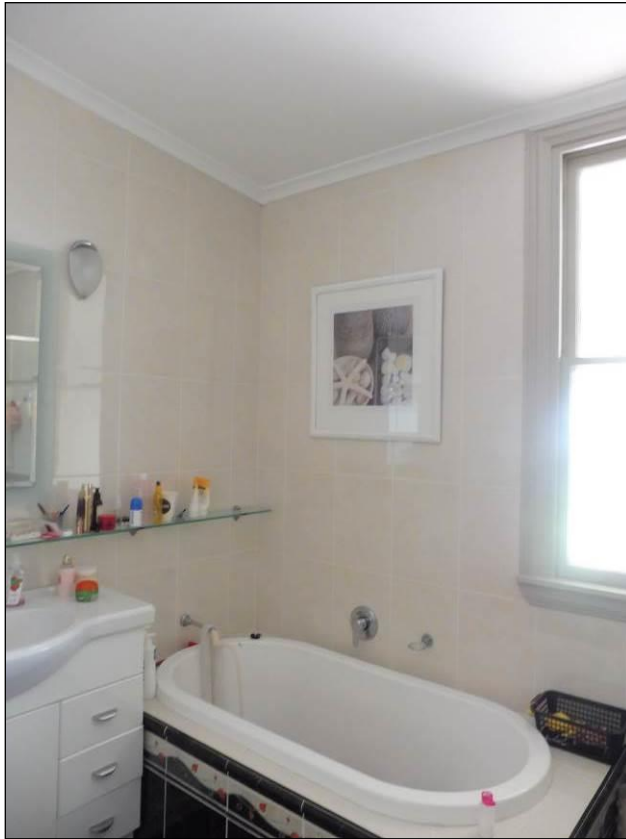
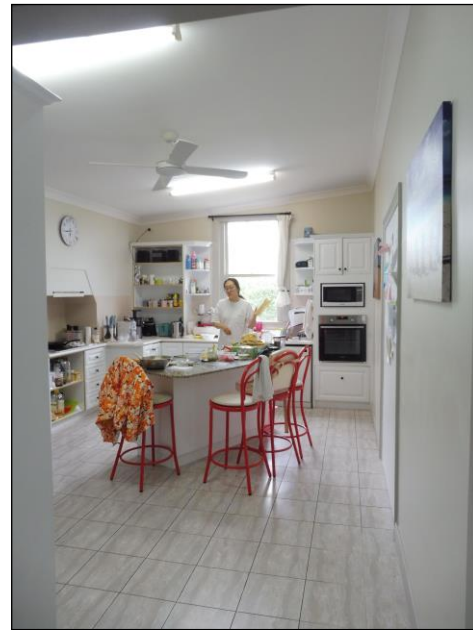


Figure 5.17 The modified bathroom and existing kitchen.



6.0 Summary analysis and assessment

No. 48 Norfolk Road has not been identified as a local heritage item, however, is a contributory item in the East Epping Heritage Conservation Area (C9). Listed items in the vicinity, such as No. 40 Norfolk Road, are separated from the site.

Norfolk Road is a wide two-way street with grassed verges with street trees and plantings also located along both sides. The built context in the vicinity of the site is characterised by a mix of single storey residential buildings dating from the early to late 20th century. Some contemporary dwellings are also located in the area.

The dwellings on the eastern side of this section of Norfolk Road are located relatively close to the street frontage and have a relatively uniform front setback. The dwellings have front gardens and a number of driveways extending to attached and detached garages and hardstands. A number of driveways also access subdivided and battle-axe sites, particularly the eastern side of this section of the street and block between Surrey and Dorset Streets.

Most of the early dwellings have undergone some visible modifications, including replacement of building fabric and alterations and additions to the side and rear of the buildings. However, overall, retain the low scale and a sense of their early architectural character. Despite the subdivisions, a sense of the width of the sites have been retained and are able to be interpreted and are also enhanced by the wide street and verge proportions, street trees and garden settings.

The East Epping Heritage Conservation Area is of historic and aesthetic significance as a good example of late 19th century subdivision that retains a good and relatively intact collection of Federation, Inter-war and Post-war period residential development that represents the major period of growth and development of the Epping area.

The area is also enhanced by the local topography and native trees, wide street proportions, street trees and garden trees and plantings.

The subject building appears to have been constructed over two lots sometime between 1907 and 1910. Constructed with a deep setback from the Norfolk Road alignment, the dwelling was sited off centre but partly over the central boundary line between the two lots. The building including front wrap-around verandah which responded to the original, larger site and garden area.

The site was subdivided and the northern portion was sold in c. 1929. This reduced the width of the original street frontage. The subdivision plan (**Figure 3.2**) shows the approved northern boundary line, close to the lot boundary (shown dotted) of the subdivision.

The 1943 aerial shows that two wings extended from the rear of the building including a longer wing from the north eastern corner. The site was subdivided again in c. 1996. It would appear that some modifications had been undertaken to the house by this time. The 1996 subdivision plan shows the northern verandah had been reduced and was terminated by the north eastern wing which was also cut back and reduced in length.

Inspection of the building confirms that the early form and details including an open front verandah, timber windows and front entry and side single and French doors remain, however, a number of changes and modifications are discernible.

The external wall cladding (timber boards) have been renewed and roof tiles and claddings also appear to have been replaced. Two brick chimneys with modern terracotta pots remain, however, the main chimney appears to be less ornate than the kitchen chimney and is assumed to have been modified.

Other changes can be summarised as follows:

- addition of a new concrete floor slab to the front verandah on a modern brick base;
- addition of brick and concrete breeze block wall across the northern verandah;
- construction of a new north eastern wing also on a modern brick base;
- modification of the service areas and services and rear verandah
- replacement of ceilings and cornices;
- replacement of internal timber joinery including timber doors
- modification and infill of existing fireplaces and main chimney; and
- addition of modern linings, fixtures and fittings.

The laundry at the eastern end of the south eastern wing maybe a later infill, however, the verandah and north eastern wing appear to have been reconstructed and incorporate modern base, floor and wall structure. Both the laundry and north eastern living room have later, aluminium framed windows. Removal of these additions has been approved by Council.

The front retains a stone fence which may be early, open lawn and what appear to be relatively recent plantings. Two trees, which appear to date from post-1943 have been previously removed from the front setback (following approval by Council).

The building appears in relatively sound condition. The early details are largely lightweight and constructed around the brick chimneys which have all be modified. Concrete floor slabs and later brick structure are in fair condition.

The site remains as part of the early development of the area and is one of a number of early 20th century/ Federation period timber dwellings in the immediate context.

No. 48 Norfolk Road is a good example of a timber Federation period dwelling that appears to have been constructed following the early subdivision of the area. Despite various subdivisions of the original site and some alterations and additions to the front and rear of the house, the building retains its single storey scale and Federation period character and details including, timber weatherboarded facades, main hipped and gabled roof form, brick chimneys, open wrap-around verandah, faceted and square bays, timber framed windows and doors on the front and side facades.

The building remains as part of the early fabric and makes a positive contribution to the area. However, the house has a deep setback which affects its visual contribution to the street. The setback related to the earlier site proportions which were initially reduced and modified in 1929. The early subdivision changed the original setting. However the slightly wider frontage, created in 1929, remains and provides a sense of the larger site proportions.

The area has continued to develop. The neighbouring houses are sited closer to the street frontage. Views to and from the house are screened and obscured by garden trees and plantings, neighbouring buildings and associated garden and street plantings when looking along Norfolk Road.

The house appears to be the first structure constructed on the site, however, the archaeological potential is considered to be low and disturbed by the residential subdivision and development of the site and building, alterations and additions to the rear including construction of the pergola, carport and garage. The existing buildings incorporate standard construction materials and some building fabric appears to have been replaced and overall, it is considered would not reveal any new information.

The existing buildings and site are of no particular social significance as a private residence.

The main, front section of the house, its single storey scale, form and details including timber weatherboard cladding and timber windows and doors, main roof form including the south facing gable and front brick chimney, open front verandah and timber posts also front and southern bay windows and bracketed awning and a front garden setting are considered to be of significance and make a visual contribution to the area.

The internal layout, with the rooms located about the central corridor and spatial character and high ceilings and remaining details contribute to the character of the house. The rear wing of the building and particularly the north eastern wing which has been rebuilt and modified are considered to be of moderate to little significance.

Removal of the later additions which make no particular contribution to the significance of the site or area and has been approved by Council. The approved subdivision also allowed for private open space and a rear setback and a car space which also contributes to the overall setting. The garden plantings contribute to the setting and use of the place and larger trees will be retained, however, the existing shrubs and planting and landscaping elements across the site generally date from the later development of the site and are considered to be of little significance.

7.0 Description of the proposal

It is currently proposed to retain the existing dwelling, adjust the approved subdivision line on the lot and relocate the existing dwelling as illustrated in the revised drawings.

The approved vehicular crossover and driveway/ access handle along the southern side boundary will also be retained. The modifications are summarised as follows:

- relocate the existing timber framed house forward, closer to the Norfolk Road frontage to be in line with the predominant or average setback of the two neighbouring dwellings;
- reconstruct the rear north eastern wing/ living room with the floor level to match the existing house;
- modify the window and door openings to the north eastern (living room) and rear, eastern facades;
- modify the rear patio alignment and roof;
- addition of a double, detached carport behind the house; and
- adjustment of the approved boundary between Lot 1 and Lot 2 by 1m compared to DA/13/2021 consent; and
- provision of a new timber picket front fence. The existing stone base and front garden beds will be retained.

Advice has been sought from specialist contractors regarding relocation of the timber framed building and options. A work methodology has been provided with the proposed scope and conservation works and repairs in section **10.0 Addendum** of this report. New footings and brick piers and base as detailed by the Structural Engineer are proposed.

The existing single storey scale, primary form and details including timber weatherboarded facades, front faceted bay windows, south facing projection and bay window timber windows and doors on the primary facades main roof form and terracotta tiled cladding and the front chimney are proposed to be retained and reinstated/ reconstructed to match existing details. An open front verandah is also proposed to be reinstated. The existing timber verandah details and roof will be supported and a timber verandah floor with new brick and concrete steps to match the existing are proposed.

A front garden setting, the existing wider street frontage and stone fence will be retained with open lawn, perimeter trees and garden beds and plantings.

8.0 Heritage Impact Assessment

The relevant clauses of Hornsby Council planning documents and guideline document on the preparation of Statement of Heritage Impact reports have been considered below.

8.1 Hornsby LEP & DCP 2013

In accordance clause **5.10 Heritage conservation** of the HLEP 2013:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned.

This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or*
- (b) on land that is within a heritage conservation area, or*
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The significance of the East Epping Heritage Conservation Area relates to its historic and aesthetic values and character, early subdivision and collection of Federation, Inter-war and Post-war period residential development that represents the major period of growth and development of the Epping area. The area is enhanced by the local topography and native trees, wide street proportions, street trees and garden trees and plantings.

The contribution the existing building makes to the area relates to its historic and aesthetic values, primarily its scale and Federation period character, fabric and details of the existing house and its garden setting.

The proposed relocation of the existing dwelling at No. 48 Norfolk Road is considered acceptable from a heritage of view and will have no adverse impact on the conservation area.

The existing width of the lots and streetscape pattern, relatively consistent front and side setbacks, architectural character of the existing built context and garden settings also street verges and street and garden trees and plantings will be retained.

The existing house, its scale, primary character and details will be retained, repaired and reinstated and will continue to be appreciated as part of the Federation period development of the area.

The existing house has a deep setback which related to the early site proportions. The width of the site and original setting of the house was initially subdivided and reduced in 1929.

The width of the street frontage has not changed since 1929 and will effectively be retained and continue to provide a sense of the larger site proportions.

Whilst the front garden setback is proposed to be reduced, a front garden setting will be retained and will continue to be enhanced by the deeper southern setback, garden trees and plantings.

The immediate streetscape retains a large proportion of historic buildings, however, the surrounding area has also continued to develop. The neighbouring dwellings are located closer to the street frontage. The deep setback, neighbouring houses and garden plantings obscure and screen views to and from the building and appreciation of the existing dwelling on the site.

Relocation is achievable. The subject house is a timber framed structure that is largely elevated above ground level. Specialist advice has been sought. The timber structure can sustain some movement with minimal impact on the primary character and details which will be retained, repaired or reinstated to match. Conservation works and methodology including details from the contractor have been outlined in section **10.0 Addendum** of this report.

The proposed relocation forward, between the two front building lines of the neighbouring dwellings will improve the visibility of the house and its visual contribution to the streetscape and area.

A new timber picket fence is also proposed. The fence is appropriate to the style of building and will also enhance the front garden setting. The existing stone fence/ base will be retained.

The proposed adjustment of the common boundary between Lot 1 and 2 under the current subdivision DA will improve the amenity and private open space of both approved lots and will have no adverse impact on the area.

The existing streetscape pattern and width of the existing street frontage will be retained. One driveway will continue to access the two approved lots. The deeper southern setback and alignment along the southern side boundary will also remain and will continue to be softened by garden beds and planting.

The relocation and adjustment are intended to improve the amenity of the existing dwelling, particularly the rear living areas and also improve the rear setback and rear garden setting and to provide a carport. This is considered a positive and will ensure that the existing dwelling remains an active and functional component of the area.

The retention of the rear living room wing and proposed alterations and additions to the existing dwelling are also considered acceptable and will have no adverse impact on the area.

The interior and rear of the dwelling have previously undergone some modifications, replacement of linings and fabric, alterations and additions. The amendments including the provision of larger openings on the northern and rear, eastern facades will not increase the height or bulk of the dwelling. The primary details have been retained and works will improve the amenity of the dwelling.

The positive heritage impacts and benefits of the proposed relocation, alterations and additions are also as follows:

- a front garden setting with deeper southern side setback, landscaping, trees and plantings will be retained and will be enhanced by the existing stone fence/ base and an appropriate front fence;
- the existing structure is largely lightweight with timber framing and wall cladding and can be relocated with minimal damage;
- the primary form of the dwelling, including the front wrap-around verandah, recessed entry and front bay windows, also main roof form will be retained, repaired and reinstated and will make an improved visual contribution to the Norfolk Road streetscape;
- the relocation will provide opportunity for the reinstatement of an appropriate front verandah treatment and associated details;
- the works will provide opportunity for the wholesale repair of the footings and sub-structure, floor, wall and roof framing and claddings which will be retained and repaired to match;
- the main chimney can be reconstructed or reinstated to match;
- the front garden area and dwelling have previously undergone some change, the building fabric and claddings have been modified or replaced and overall are unlikely to retain or affect any significant archaeological resources; and
- the relocation will provide an improved rear garden setting and allow the proposed car space/ carport to be located behind the house and will not be visible from the street.

The removal of elements such as the existing verandah concrete floor slabs will have no adverse impact, the slabs are later additions and are of relatively little significance. A timber verandah is proposed to be reinstated. Elements such as the main brick chimney (which appears to have been modified) is proposed be reconstructed and reinstated to match the existing profiled detail of the rear chimney.

Relocation of similar dwellings over longer distances has been achieved and managed. A known example of a successful relocation involved a Federation period, timber weatherboard dwelling that was located in Devitt Street Blacktown (**Figure 8.1**). Blacktown Council encouraged the relocation to No. 2 Wallace Street, Blacktown. In lieu of demolition, the house was relocated adjacent to another early dwelling and the original site was redeveloped. The brick footings and brick details of the front verandah and chimney were reconstructed to close match using recycled bricks (**Figure 8.2 - Figure 8.4**).



Figure 8.1 Relocated dwelling as it stood at No. 45 Devitt Street.



Figure 8.2 Relocated dwelling now at No. 2 Wallace Street, Blacktown.



Figure 8.3 Early details such as the chimney and capping were reinstated and the house was repaired.



Figure 8.4 Council encouraged the relocation to relate to an existing early dwelling at No. 4 Wallace Street.

The proposed relocation is a relatively small distance and any potential adverse impacts will also be reduced by the use of experienced contractors and trades people.

The proposed carport is detached and a simple and lightweight structure. It has been designed and located to minimise visual impacts to the street.

In relation to **9.3 Heritage Conservation Areas** of Part 9 of the Hornsby DCP 2013:

9.3.1 General Design Provisions

Maintain and reinforce characteristic details

<i>a</i>	<i>Development should respect the significant characteristics of the Heritage Conservation Area, as detailed in the applicable Character Statement in this Part.</i>	The sense of the existing subdivision pattern, particularly the wider, width of the site and deeper southern setback will be retained. The primary form and details of the existing Federation period dwelling on the site and a front garden setting have been retained.
<i>b</i>	<i>Significant changes to front elevations should be avoided where the existing building retains characteristic detailing.</i>	Any changes to the front elevation of the existing dwelling will be confined to repairs and reinstatement of earlier details and elements.
<i>c</i>	<i>Original decorative elements and detailing on buildings should be used where appropriate but should not be overdone as a means of fitting in.</i>	The primary details will be retained, repaired and reinstated to match and as appropriate to the style of the building.

Form, massing, scale, setbacks – streetscape character

<i>d</i>	<p><i>New work should be designed to complement the existing streetscape in terms of the following elements (refer to Character Statements for details):</i></p> <ul style="list-style-type: none"> ▪ <i>Building elements - scale, height, bulk, massing, roof form, orientation, façade treatments, setbacks and spaces between buildings, verandah and window placement, balance of solid walls and openings, materials, colours and textures; and</i> ▪ <i>Landscape elements – landscaping and gardens, height and design of fences, garages, driveways and existing street trees.</i> 	<p>The new work to the existing dwelling retains the single storey scale and massing of the building. No change is proposed to the height or roof form, orientation or primary façade details.</p> <p>Some new doors and windows are proposed, however, these are setback from the front of the building and are largely vertically proportioned. A balance of solid walls and openings and appropriate materials, colours and textures have been maintained.</p> <p>The approved access and driveway is proposed to be retained and will be improved by the proposed front fence and a front and usable rear garden setting.</p>
<i>e</i>	<i>Additions should be located away from the street elevation and below the main ridge line.</i>	The proposed alterations and additions are largely setback and located away from the street elevation and below the existing ridge. One new single door opening, to match an existing door is proposed on the northern verandah.

Form, massing, scale, setbacks – streetscape character continued

<i>f</i>	<i>New buildings, alterations and additions should be single storey within streetscapes that are predominately single storey. New levels, or split level additions, may be possible to the rear on sloping sites.</i>	The existing single storey scale of the existing dwelling will be retained.
<i>g</i>	<i>Ancillary structures e.g swimming pools, tennis courts, sheds, should be located in rear yards.</i>	The proposed carport is also a low scale and simple structure and is proposed to be located behind the house.
<i>h</i>	<i>New buildings should be located so that they are compatible with predominant front setbacks in the street, particularly the setbacks of immediately adjoining buildings.</i>	No other new buildings are proposed.
<i>i</i>	<i>Roof form and pitch should be compatible with characteristic roof forms of the conservation area. Traditionally rear extensions used skillion or simple pitched roof forms.</i>	The existing main roof form will be retained with a skillion roofed rear wing which is consistent with the existing building and area.

Contemporary design

<i>j</i>	<i>Contemporary design should be sympathetic to the characteristic built form of the conservation area, particularly in terms of bulk, scale, height, form or materials.</i>	The proposed alterations and additions are contemporary, however, retain the characteristic form and incorporate matching materials and details.
----------	--	--

Materials and finishes

<i>k</i>	<i>Rendering or painting over original face brick should be avoided.</i>	No rendering is proposed. The existing painted elements will continue to be painted in appropriate and complementary colours.
<i>l</i>	<i>Materials used should complement the period and style of the building, and the conservation area. Compatible, but not necessarily matching materials i.e. modern materials may be used where appropriate (refer to Character Statements for details).</i>	The existing timber windows and doors on the primary facades will be retained, stabilised, protected and repaired following relocation. Compatible and matching materials are proposed for the repairs and new works. Some new aluminium framed windows and doors and modern elements are proposed, however, these are confined to the rear of the building and will not be visible from public areas.

9.3.2 Garages, Carports and Driveways*Garages and carports*

A simple and flat roofed carport is proposed and will be located at the rear of the existing dwelling.

Driveways

The one, approved driveway is proposed to be retained along the southern side boundary. The location is consistent with the existing situation.

9.3.3 Gardens, Trees and Landscaping

Gardens

<i>a</i>	<i>Traditional garden settings should be retained, particularly where they are important to the character of the heritage conservation area.</i>	A front garden setting has been retained will be enhanced by the existing deeper southern setback. The slightly wider frontage will be retained and continue to provide a sense of the earlier site proportions. An appropriate front fence with the existing stone base, garden bed, open lawn and trees and plantings along the front and north western boundary will also be retained and improved.
<i>b</i>	<i>New gardens should be horticulturally and stylistically sympathetic to the period of the heritage conservation area with the use of similar materials.</i>	No new gardens are proposed, however, some improvements will be undertaken to the front, side and rear garden areas.
<i>c</i>	<i>Alterations and additions should be located to avoid impacts on significant trees and garden areas.</i>	There are no significant trees on the site, however, a front setback and a front garden setting will be retained.
<i>d</i>	<i>Development should not impact upon trees/landscaping that contribute to the significance of the heritage conservation area including the removal of trees/landscaping that contribute to the significance of the heritage conservation area.</i>	A nature strip along the southern side boundary with replacement planting is proposed and will continue to contribute to the interpretation of the wider site proportions.
<i>e</i>	<i>Mature trees/landscaping that are removed should be replaced with trees/landscaping in a similar or more appropriate location that will mature to similar size and canopy.</i>	No mature trees and landscaping are proposed to be removed.
<i>f</i>	<i>Proposed works should comply with AS 4970 Protection of Trees on Development Sites. All tree pruning work should be carried out in accordance with AS 4373 Pruning of Amenity Trees.</i>	Where possible trees and plantings will be retained and protected.

Fences and gates

Existing side fences are proposed to be retained. The front stone fence (base) is proposed to remain and will be enhanced by an appropriate timber picket fence and gates.

9.3.4 Demolition

Part of the existing rear wing of the building is proposed to be removed as approved. The proposed alterations to the building are largely confined to the rear and areas that have previously undergone some change and make limited contribution to the character of the area. However, a skillion roofed rear wing with covered and open private space will be retained.

Details and measures proposed to mitigate any potential adverse impacts are outlined in section **10.0 Addendum** of this report.

9.3.5 Subdivision

a	<i>Altering the subdivision pattern (either by amalgamating or subdividing lots) should be avoided, especially where the characteristic development pattern is based on lots of consistent size often supporting similar building types (refer to the Character Statement for details).</i>	A sense of the existing subdivision, and development pattern will be retained. Whilst it is proposed to relocate the existing dwelling forward, the wider site proportions will be retained and continue to interpret the early setting of the existing dwelling. The existing side setbacks will also be retained with a front garden setting. The deeper southern setback and one driveway which is consistent with the existing situation will also remain.
b	<i>New lots should be capable of development that is compatible with the established character of the heritage conservation area, especially in terms of the orientation of buildings and setbacks.</i>	The adjustment of the approved subdivision line is proposed to improve the use and amenity of both lots and will have no adverse impact on the conservation area.
c	<i>Subdivision should not result in new dwellings being constructed in the front setback area of existing characteristic buildings.</i>	The proposed adjustment and relocation of the existing dwelling is proposed to provide an improved heritage and amenity outcome.
d	<i>Potential impacts from associated development such as driveways and hard stand areas on the streetscape and heritage significance of the heritage conservation area should be minimised.</i>	The approved driveway, which is consistent with the existing location, is proposed to be retained. The proposed new carport is setback from the street and behind the dwelling and will have no adverse impact on the streetscape or area.
e	<i>Changes affecting significant gardens should be avoided.</i>	The proposed relocation will reduce the depth of the garden, however, the wider street frontage and a front garden setting with an appropriate front fence, lawn, garden beds, trees and plantings and one driveway will be retained and continue to interpret the earlier site proportions and setting of the house. The advantage is that the existing dwelling will be a more visible part of the front garden and will also have an improved physical and visual relationship with the Norfolk Road streetscape.

With regard to 9.3.12 East Epping Heritage Conservation Area, as outlined above, the single storey scale and primary form of the existing dwelling, the front façade and associated materials and details and setbacks will be retained, repaired and reinstated to match. Whilst the proposed works incorporate changes to the front setback and rear of the building and site, a sense of the earlier site proportions, particularly the slightly wider street frontage, which has not changed since 1929, will be retained. Any potential adverse impacts are also reduced by the retention of a front garden setting and perimeter plantings which will continue to provide a green backdrop.

8.2 Heritage NSW criteria

The relevant questions have been considered in detail below.

How is the new impact of the development on the heritage significance of the area to be minimised?

The proposed works are intended to improve the use and amenity of the existing house and site and provide a front and usable rear garden setting and private open space.

Any potential heritage impacts of the proposed relocation and alterations to the existing dwelling and adjustment of the approved subdivision line on the conservation area are minimised in the following ways:

- by the retention of the width of the street frontage and a sense of the early site proportions;
- by the retention of the existing street proportions, verge and street trees, and retention of the side building setbacks;
- by the retention and use of one, single crossing and driveway;
- by the retention of the front garden setting, front stonework and side fencing;
- by the retention, conservation, repair and reinstatement of the existing house, its single storey scale, primary form and Federation character and details including timber front verandah and chimney;
- by retention of the open front verandah and building entry;
- by the retention of a secondary, skillion roofed rear wing;
- by the provision of a low scale and simple carport that will not detract from the character of the dwelling and is setback behind;
- by the provision of an appropriate and low fence that retains the existing stonework along the street frontage and retention of existing views along Norfolk Road; and
- by the retention of a front garden setting that is enhanced by the deeper southern setback, lawn and perimeter garden beds and plantings and improvement of the rear garden setting and private open space on the site.

How does the new development affect views to, and from the item? Will the public and users of the item, still be able to view and appreciate its significance?

The proposed relocation of the existing dwelling, alterations and adjustment of the approved subdivision boundary will have no impact on the primary views along Norfolk Road or to and from any items in the vicinity.

The works are confined to the site. Whilst the front setback is proposed to be reduced, the wider site frontage and side setback with a front garden setting, low fence and garden trees and plantings and open front lawn will be retained.

One single driveway will also be retained and the proposed carport is located “behind” and set some distance back from the Norfolk Road streetscape.

The proposed relocation will improve views to and from the house. As such the public and users of the sites will still be able to appreciate its Federation period character and the significance of the area.

Is the development sited on any known, or potentially significant archaeological deposits?

The proposed relocation of the dwelling will require some excavation and alteration of service lines and new footings, however, will be relatively minor. The building is not sited on any known deposits and archaeological potential of the site is considered to be low and disturbed by the original and previous residential subdivision and development of the site and neighbouring sites.

The existing dwelling has previously undergone some changes, alterations and additions including replacement of claddings and linings and changes to the verandah floor and footings and overall incorporates typical construction materials and techniques that are not likely to reveal any new information which is not available elsewhere.

9.0 Conclusion and recommendations

In summary, the proposed relocation and alterations to the existing dwelling and adjustment of the approved subdivision boundary on the site of No. 48 Norfolk Road, Epping, are considered acceptable from a heritage point of view.

The proposed works are intended to improve the accommodation, use and amenity of the existing dwelling and will ensure that it remains a desirable historic dwelling that makes a positive visual contribution to the Norfolk Road streetscape and area.

The proposed relocation of the house presents a number of positive impacts and benefits and will have no adverse impact on the area. The site and area have continued to develop since the construction of the house. Whilst the front setback will be reduced, the existing wider street frontage and a sense of the earlier site proportions will be retained and interpreted. The visibility to and from the house and its relationship to the Norfolk Road streetscape and neighbouring dwellings will be improved.

Any potential heritage impacts of the proposed modifications on the conservation area are minimised in the following ways:

- by the provision of an appropriate front setback and retention of the width of the street frontage which has been in place since 1929;
- by the retention of the existing street proportions, verge and street trees, and streetscape pattern by the retention of a front and side building setbacks;
- by the retention of one, single vehicular crossing and driveway;
- by the retention of a front garden setting and an appropriate front fence;
- by the retention, repair and reinstatement of the existing house and primary details;
- by the retention of the scale, primary form and Federation character and details;
- by retention of the open front verandah and visible building entry;
- by the retention of a secondary, skillion roofed rear wing;
- by the provision of a simple and open carport that is secondary in terms of height and scale and is setback behind the house and from the street; and
- by the retention of the open private space and a rear garden area.

An Archival Photographic Record of the house and details particularly the chimneys and front verandah can be undertaken prior to the commencement of any works.

The proposed relocation and works will have no adverse views on any primary views along Norfolk Road and will have no adverse physical or visual impact on any items in the vicinity which will also continue to be visible from the street and enhanced by their garden settings.

On this basis, Council should have no hesitation in approving the proposed works on heritage grounds.

10.0 Addendum

10.1 Conservation works and methodology

It is intended to conserve, retain, repair and reinstate details of the existing house at No. 48 Norfolk Road, Epping, following relocation for ongoing and contemporary residential use and so that it can continue to contribute to the character and significance of the area.

The following outline is based on the above analysis and discussions with the building owners, Parramatta Council, McDonald Contracting and a review of the Structural Engineer's details and methodology prepared by McDonald Contracting (also attached).

The measures outlined are intended to reduce the risk and mitigate any potential damage and heritage impacts.

10.1.1 Conservation works and repairs

The proposed process as outlined in the Construction Management Plan provided is summarised as follows:

Stage 1

- record;
- preparation and construction of new footings to Engineers details;
- dismantle items to be reinstated and secure and stabilise the building and details; and
- demolition of the rear wing;

Stage 2

- secure, raise and relocate the retained section of the building including roof and front verandah slab and details;
- construction of the new brick base and piers on the footings in accordance with the Engineer's details and lower the house;

Stage 3

- undertake conservation works and repairs, alterations and additions.

The following conservation management and best practice principles have been recommended and are proposed:

- existing bricks of the original dwelling will be retained, stored on site and recycled and re-used where possible;
- required new bricks of matching colour and type will be used;
- early timber details and elements will also be protected, braced and retained with any new elements to match the profile and detail and glass type and colour.

10.1.2 Detailed outline

PRIOR TO THE COMMENCEMENT OF ANY WORKS	
Recording	<ul style="list-style-type: none"> ▪ Photographic Recording of the entire house and details; ▪ Record, photograph and measure the following details: <ul style="list-style-type: none"> ▪ front verandah, ▪ verandah steps; and ▪ chimneys.

DEMOLITION & STABILISATION	
Dismantle (by hand)	<ul style="list-style-type: none"> two (2) existing brick chimneys and if possible splayed fireplace to ground level. The existing bricks are painted, however, if possible bricks and chimney pots to be salvaged and retained on site, recycled and reused in the reconstruction following relocation; verandah steps and details. Salvage bricks if possible.
Demolition	<p>Disconnect services.</p> <p>Demolish (recommended by hand) the rear wing as approved.</p>
Stabilisation & bracing prior to relocation	<ul style="list-style-type: none"> internal and external bracing will be provided by the contractors. The timber windows, doors and roof will be secured. The existing terracotta tiled roof cladding will be retained insitu. Recycled carpet will be placed to protect floors. Acro props will be used with foam pads at friction points to ensure that ceiling and floor linings are protected as much as possible. All will remain insitu during the relocation process; the building fabric around the main (splayed) fireplace will be stabilised and braced and opening in the roof to be covered and surrounding framing and tiles stabilised as outlined above; the existing verandah posts and floor slab to be supported and braced and relocated with the house. (Part of the concrete floor slab may be cut to assist relocation).
SITE PREPARATION	
New footings & services	Layout, construction of new concrete footings and laying of new services in accordance with the Engineers' details.
RELOCATION	
Following bracing and stabilisation works and as outlined by McDonald Contracting Specialised Movers	<ul style="list-style-type: none"> insertion of needle support beams and packing across the building under the main support bearers (approximately 1.5m centres); insertion of TRT External Hydraulic Jacks onto the needle support beams. Jacks will then be activated and synchronised to ensure an even and balanced lift; the building will be raised to the required height and jacks locked to allow the insertion of two main carry beams that will become the chassis for the relocation; layout of the steel rail track system under the chassis for the rolling/skating of the building in the direction of travel (west); using 25 Tonne skates winch the building along the rail track into its new position over the new concrete footings; construction of new brick piers and base to Engineer's details using recycled and new bricks to match the existing; when the building is in the new position the jacking process will be repeated in reverse and lowered on to the new brick piers and base; removal of all jacks, carry beams and needle beams; and removal of unnecessary props and bracing following advice from the Structural Engineer.

CONSERVATION WORKS & REPAIRS (following relocation)	
Front verandah & steps	<ul style="list-style-type: none"> ▪ bracing of verandah roof and details using Acro props and framing as required and removal of the existing concrete slab; ▪ construction of a new timber verandah floor over new footings and brick base. The verandah will continue to wrap around the front of the building and will remain open; ▪ repair and stabilisation of the verandah posts. Replacement of timber posts to match if required and subject to advice from Structural Engineer; ▪ reconstruction of verandah steps and associated wall and details to match earlier configuration (as recorded).
Chimney & fireplace	<ul style="list-style-type: none"> ▪ reinstatement of the splayed fireplace, breast and brick chimney and pots to match earlier (recorded) configuration using new and recycled bricks and terracotta pots. A corbelled capping to match the original kitchen fireplace is recommended with appropriate new flashing at roof level;
Roof	<ul style="list-style-type: none"> ▪ repair timber roof framing to match existing and approved roof form; ▪ repair, refix and stabilise or replace any broken or missing tiles to match; ▪ repair, refix or replace timber fascias, eaves and details to match. Sand back, patch and prepare and paint in approved colours; ▪ provide new gutters and downpipes in metal (no PVC) and profiles to match.
Timber wall framing & weatherboard cladding	<ul style="list-style-type: none"> ▪ repair timber wall framing to match as required; ▪ repair, refix and stabilise or replace timber weatherboards to match as required; ▪ sand back, patch and fill, prepare and paint in approved colour.
Timber windows & doors	<ul style="list-style-type: none"> ▪ repair or replace any damaged or defective timber members or broken glass to match; ▪ check functioning, repair or replace window and door hardware to match; ▪ sand back, patch and fill, prepare and paint in approved colour.
Internal linings, ceilings, floors & walls	<ul style="list-style-type: none"> ▪ repair, refix and stabilise or replace and adapt as required to suit approved alterations and additions; ▪ prepare and finish as required.
Internal timber joinery, skirtings and architraves	<ul style="list-style-type: none"> ▪ repair, refix and stabilise or replace and adapt as required to suit approved alterations and additions; ▪ prepare and finish as required.
New additions (ensuite & bathroom)	Adapt internal walls and details as approved. Make good and repair surrounding fabric to match. Prepare and finish.
New works and services	Construct rear additions as approved with care to the retained building fabric. Provide new services and connect as detailed and directed by the Engineer.

10.2 Methodology prepared by McDonald Contracting