



## Peer Review

Document number: H-1019

Review of Comprehensive Heritage Study Proposed

Cumberland Heritage List – Westmead Only

For



Cumberland City Council

October 2022



Aerial image on front cover of the Westmead locality from 1943. Source: NSW Spatial Services, SIXMaps, <https://maps.six.nsw.gov.au>, downloaded 11<sup>th</sup> January 2022.

Nimbus Architecture and Heritage Pty Ltd				
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## Executive Summary

Following the establishment of the Cumberland Council in 2016, the process of determining items to be included on the Cumberland Heritage List has been ongoing. Extent Heritage Advisors were engaged to complete a heritage study of the Local Government Area (LGA) and produced the *Cumberland LGA Comprehensive Study Stage 1 – Main Report Volume 1 – Project Context*. This document established a thematic history of the LGA, reviewed the existing heritage items within the boundaries of the LGA, outlined potential items for delisting and items for State Heritage Register Nomination, identified areas that required further heritage documentation, and produced mapping.

This was followed by the *Cumberland LGA Comprehensive Heritage Study Stage 2 – Secondary Report* which provided an outline of proposed new heritage items and heritage conservation areas (HCAs) for inclusion in the Cumberland Heritage List, with the provision of Heritage Inventory Sheets for the items and HCAs.

After the completion of both reports and community consultation, Nimbus Architecture and Heritage have been engaged to provide a peer review of these 63 items, 4 HCAs and extension to one HCA, and the associated inventory sheets. Nimbus Architecture and Heritage have collaborated with DFP Planning, who have provided specialised heritage planning advice in relation to the objections from the community that were received by Council.

The initial peer review assessment has focused on Westmead. This includes the ten (10) potential heritage items and potential extension of curtilage to one (1) heritage item, the proposed Westmead Conservation Area and the proposed extension to the existing Toohey's Palm Estate Conservation Area. This revised peer review report was extracted from larger report issued as Revision G and includes the Westmead heritage conservation areas and potential heritage items within the Westmead locality.

The review largely agrees with the findings of the Study, although there are areas of deviation regarding the contributory status and proposed listing of some items. Comments and recommendations have been provided where the opinion of Nimbus Architecture and Heritage differs from that of Extent Heritage Advisors.

# 1.0 Introduction

## 1.1 Background

This Peer Review document has been prepared to inform Cumberland City Council representative Mr Daniel Cavallo – Director Environment and Planning, on the comments and recommendations from a peer review of the potential heritage items, potential heritage conservation areas.

All photographs included in this report were taken by Nimbus Architecture and Heritage during site inspections in December 2021 and January 2022, unless otherwise noted.

This revised issue of this report (Issue G) includes amendments in response to feedback from Council. Please note, the larger issue of the remaining HCAs and potential heritage items in those areas will be issued under Revision H.

## 1.2 Site Identification

The sites referred to in this report will be listed in tables below. There are 63 potential heritage items, 5 potential heritage conservation areas and a potential extension to one existing heritage conservation area. This report has identified within the Westmead locality: one heritage conservation area, one extension of a conservation area, and 11 potential heritage sites. These items and HCAs were extracted from the larger report that identified 63 potential heritage items and multiple HCAs within the Cumberland Council LGA.

## 1.3 Heritage Management Framework

The following assessment does not relate to items that are already included on Schedule 5 of a Local Environmental Plan, in the amalgamation and creation of the Cumberland Local Environmental Plan.

The assessment relates to items that are not yet formally listed as heritage items in any statutory listing, but have been identified by Extent Heritage Advisors in their Cumberland LGA Comprehensive Heritage Study Reports as potential heritage items.

The following resources were utilised in the review process:

- NSW Heritage Office, *Assessing Heritage Significance*, NSW Heritage Manual 2, 2001.
- Heritage Council of New South Wales, *Heritage Listing Explained: What it means for you*, Office of Environment and Heritage, 2017.
- Heritage Council of New South Wales, *New South Wales Historical Themes*.
- Heritage Council of New South Wales, *Levels of Heritage Significance*, 2008.
- NSW Heritage Office, *Local Government Heritage Guidelines*, 2002.

#### 1.4 Methodology

The report has been prepared in accordance with the guidelines of the *Australian ICOMOS Charter for places of Cultural Significance, 2012*, (adopted 31<sup>st</sup> October 2012) the *NSW Heritage publication, NSW Heritage Manual and the NSW Heritage Office publication Statement of Heritage Impact (SoHI)*.

Cumberland City Council is currently in Stage 2 for the proposed listing of 63 new Heritage Items and four (4) potential Heritage Conservation Areas (HCAs) and one (1) extension to an existing HCA within the Local Government Area (LGA). This report addresses only the Westmead HCAs and the 11 potential heritage items within the Westmead locality.

Cumberland Council commissioned a Comprehensive Heritage Study which was carried out by Extent Heritage Pty Ltd. The final version was completed on the 14<sup>th</sup> of December 2020. A copy of the Stage 1 and 2 reports were submitted to Nimbus Architecture and Heritage Pty Ltd for background information to allow a succinct Peer review of the potential heritage items and HCAs.

This report has been prepared to complete a peer review of the potential heritage items and conservation areas as assessed by Extent Heritage in their *Cumberland LGA Comprehensive Heritage Study Stage 1 and Stage 2* reports.

As part of an ongoing process for Stage 2, community consultation and feedback were sought. Numerous objections were submitted to council providing feedback on the potential heritage items and heritage conservation areas. As noted on the Cumberland Council website, Jeff van Veghel (Strategic Planner) is the planner co-ordinating the community's feedback. Jeff has provided Nimbus Architecture and Heritage Pty Ltd with a list of objections broken down into themes. There are 9 themes which include: (1) Heritage significance, (2) Future developments, (3) Property value, (4) Financial burden, (5) Landowner rights, (6) Previous heritage study assessment, (7) Effectiveness of heritage

listing, (8) Economic impact and (9) Fairness.

To ensure that the assessment is not unduly swayed by any bias, the assessment of objections has been undertaken separately from the visual assessment and assessment of the heritage potential of each site. This has been completed by independent heritage planners at DFP Planning. They have provided an assessment of the objections and this has been integrated into the report as an appendix.

## 1.5 Author

This Peer Review has been prepared by Nicole Manley, Heritage Consultant at Nimbus Architecture and Heritage Pty Ltd and reviewed by Christopher Roehrig, Principal: Heritage at Nimbus Architecture and Heritage Pty Ltd in accordance with Nimbus Architecture and Heritage Pty Ltd quality assurance program. An external peer review has been undertaken by Brian McDonald of DFP Planning. The draft and final edit of the Westmead HCAs and potential heritage items was extracted and set out in this report by Celeste Greeves, Heritage Consultant at Nimbus Architecture and Heritage.

## 1.6 Acknowledgements

The author appreciates the contributions of the following people in the preparation of this report as follows:

- Jeff van Veghel, Cumberland City Council Strategic Planner, for support during project establishment, assistance during site inspections and during peer review documentation.
- Brian McDonald, DFP Planning Principal Urban Designer, for provision of Planning advice and commentary.
- Amy Cropley, DFP Planning Urban Designer/Principal Planner, for provision of Planning advice and commentary.
- Kaitlin McCaffery, Cumberland City Council Senior Strategic Planner, support during the final drafting of the Westmead HCAs and potential heritage items within the Westmead locality.



## 1.7 Report Limitations

This Peer Review is based on an assessment of the heritage aspects of the proposed heritage listing of additional items in the new Cumberland Council Local Environmental Plan. The assessments regarding planning and in response to the objections raised by residents have been completed by DFP Planning. It is assumed that any other details, legal matters or non-heritage matters are assessed by others.

No further historical research has been completed as part of the review. The review is limited to a desktop analysis of the information provided and a visual assessment of the heritage items, with site inspections undertaken by Nimbus Architecture and Heritage in December 2021. Inspections of the internal spaces of each site were not undertaken as access was not provided. The assessment is therefore limited to a visual assessment from the public domain.

Condition and integrity assessments were only undertaken from the public domain and do not include an in-depth analysis of the current condition of the buildings. Interior and rear conditions are not known, nor are any internal modifications that may have taken place.

The internal configuration and intactness of the buildings are not considered in this assessment, as access was not granted to the inside of the premises. It is instead the external, front façade that bears the most weight in the assessment, which contributes to the streetscape character and illustrates a significant historical layer that is highly or moderately intact.

This assessment does not consider potential impacts on Aboriginal heritage or ecological communities in the study area. It does not locate or assess any potential or known archaeological deposits on the subject site or in its surrounds.

The following resources were utilised as documentary evidence for this report:

- Heritage Inventory Sheets for each potential heritage item, heritage conservation area and extension of heritage conservation area, by Extent Heritage, 2020.
- *Cumberland LGA Comprehensive Heritage Study Stage 1 – Main Report Volume 1 – Project Context*, Extent Heritage Advisors, March 2020.
- *Cumberland LGA Comprehensive Heritage Study Stage 2 – Secondary Report*, Extent Heritage Advisors, February 2021.

- Public feedback to the early consultation on potential additions to the Cumberland Heritage list, provided by Cumberland Council.

## 1.8 Definitions

The following assessment includes the terms *contributory*, *condition*, and *integrity*. These terms are explained below to provide further clarity on their interpretation.

## 1.9 Contributory

Contributory items can be defined as elements that positively add to the significance of the precinct, particularly relating to the key characteristics of the HCA. Currently, the Cumberland Development Control Plan 2021 does not include a definition of 'contributory'. The definition of contributory as in the *Stage 2* report is: "*elements that contribute to the significance of the precinct.*"

Nimbus Architecture and Heritage recommend an expanded definition of contributory to provide a clearer understanding of the concept:

*Elements that contribute to the significance and character of the precinct by way of displaying a key historical era and/or theme. Contributory elements can reflect a high or moderate degree of integrity, and remain recognisable despite reversible alterations.*<sup>1</sup>

The contributory buildings within the proposed HCAs (reviewed in the following sections of this report) should then conform with the prominent design characteristics to contribute to a cohesive whole. Minor alterations to dwellings, such as the replacement/repair of windows, doors, and roof coverings, will still allow the dwellings to contribute to the HCA. Additions constructed to the side or rear that do not disrupt the interpretation of the earlier design intent will not rule out contribution.

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<sup>1</sup> Expanded definition drawn from the definition in the Sydney Development Control Plan 2012, Glossary of Terms, which states: "*buildings that make an important and significant contribution to the character of a heritage conservation area of heritage streetscape and have a reasonable to high degree of integrity and date from a key development period of significance. Contributory buildings are defined as buildings which are from a significant historical period layer, highly or substantially intact or significant historical period layer, altered yet recognisable and reversible.*"

## 1.10 Condition and Integrity

The condition and integrity of the dwellings inform the degree of contribution that they make towards the comprehensive whole of the proposed HCA.



The **condition** of heritage structures is generally broken down into three categories: poor, fair and good.




**Integrity** can be defined as the degree to which a place or component of a place retains the form and completeness of its physical fabric, historical associations, use or social attachments that give the place its cultural significance. The integrity of a place is assessed under three headings: (1) High; (2) Moderate; and (3) Low.




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## 2.0 Westmead




### 2.1 Potential Heritage Items

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS89	Post-war Bungalow	30 Alexandra Street	Local	<p>Heritage Inventory Sheet has detailed historical information and description of physical condition. The assessment of significance is thorough.</p> <p>The residence was built in an architectural style that is distinguishable from existing and potential heritage items or contributory items within the immediate vicinity of Westmead HCA.</p> <p>The residence is constructed in red brick masonry which carries a high degree of craftsmanship represented in the use of stretcher bond brick course work to chimney and front façade.</p> <p>Condition: Good</p> <p>Integrity: High</p>	<p>Include NSW themes into inventory sheet.</p> <p>30 Alexandra Ave, Westmead is <b>worthy of listing as an individual heritage item</b>, as identified under Criteria Assessment A) Historic, C) Aesthetic/Technical and G) Representativeness</p>	 <p>HS89(1)</p>  <p>HS89(2)</p>




Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS90	Inter-war Bungalow	18 Austral Avenue	Local	<p>Heritage Inventory Sheet has detailed historical information and description of physical condition. The assessment of significance is thorough.</p> <p>No. 18 Austral Ave Westmead was constructed in the Inter-War Bungalow style.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p>	<p>The residence can be identified as another period of construction and architectural style within the Westmead HCA, HS146, and supports the HCA as a contributory item.</p> <p><b>Meets the level of individual heritage listing.</b></p>	 <p>HS146_Austral_18</p>
HS91	Austral Avenue Housing Commission Housing Group	45-51 Austral Avenue	Local	<p>Heritage Inventory Sheet has detailed historical information and description of physical condition. The assessment of significance is thorough.</p> <p>No. 45-51 are a highly significant group of residences constructed for the purpose of social housing.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p>	<p>The group of residences support and contributes to the Westmead HCA HS146, although are not distinguishable or set apart from other housing commission residence within the local area in architectural style or detailing. It is the opinion of the author that <b>this group of residence should not be individual listed.</b> The group' form and style are simplistic in character and detailing similar to other items within the HCA.</p>	 <p>HS146_Austral_45(2)</p>  <p>HS146_Austral_47</p>




Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
						 <p data-bbox="1720 485 1928 517">HS146_Austral_49</p>  <p data-bbox="1720 810 1928 842">HS146_Austral_51</p>
HS92	Post-war Austerity Style House	33 Grand Avenue	Local	<p data-bbox="902 858 1290 1018">Heritage Inventory Sheet has detailed historical information and description of physical condition. The assessment of significance is thorough.</p> <p data-bbox="902 1058 1290 1185">The Post-War cottage is fibro clad, with timber double hung windows and convex glass panes to the upper sashes.</p> <p data-bbox="902 1225 1093 1257">Condition: Good</p> <p data-bbox="902 1297 1122 1329">Integrity: Moderate</p>	<p data-bbox="1335 858 1682 1050">The 1950 fibro cottage built in the Modernism Austerity style is a poor representation of the style and <b>should not be considered as an individual heritage listed item.</b></p>	 <p data-bbox="1720 1139 1787 1171">HS92</p>

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS93	Inter-war Bungalow	4 Cotswold Street	Local	<p>Heritage Inventory Sheet has detailed historical information and description of physical condition. The assessment of significance is thorough.</p> <p>The residence has been recently heavily modified (after the initial assessment was completed by Extent). This modification no longer supports individual heritage listing without severe restoration and reconstruction works occurring.</p> <p>Condition: Fair</p> <p>Integrity: Low</p>	It is the opinion of the author that <b>this residence should not be individual listed.</b>	 <p>HS93</p>
HS95	'Deskford' - Victorian Gothic Residence	41 Hawkesbury Road	Local	<p>Listing includes the proposed extension of curtilage for an existing heritage item listed under Cumberland LEP as I152.</p> <p>The proposed extension to the existing heritage curtilage to 'Deskford' provides a greater understanding of the heritage values and significance to the place. The extension to the landscaping gives an insight and visual understanding of an earlier historic development pattern.</p> <p>Condition: Fair</p> <p>Integrity: Moderate</p>	<p>A full view and vista assessment setting out the heritage curtilage should be undertaken as part of the future listing.</p> <p><b>The proposed extension of curtilage should be included in the current listing.</b></p>	 <p>HS95_2</p>

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS96	The Oakes Centre	74 Hawkesbury Road	Local	<p>Heritage Inventory Sheet has detailed historical information and description of physical condition. The assessment of significance is thorough.</p> <p>The group of commercial building, purposely built to support the housing commission residence in the vicinity is unique and could be considered rare in context, to support the establishment of social housing.</p> <p>Condition: Good</p> <p>Integrity: Moderate</p>	<p>A comparative analysis should be undertaken to establish the rarity of the group and the relative significance of its components.</p> <p>The group of commercial buildings <b>supports individual heritage listing</b> as acknowledge and agreed to by the Criteria Assessment by Extent HA.</p>	 <p>HS96(3)</p>  <p>HS96(8)</p>
HS97	St Barnabas Anglican Church	75 Hawkesbury Road	Local	<p>Heritage Inventory Sheet has detailed historical information and description of physical condition. The assessment of significance is thorough.</p> <p>Condition: Fair</p> <p>Integrity: Moderate</p>	<p>The Church and relocated Soldiers Hut <b>meet the criteria for individual heritage listing.</b></p>	



Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS99	Group of Post-war Bungalows	152-156 Hawkesbury Road	Local	<p>Heritage Inventory Sheet has detailed historical information and description of physical condition. The assessment of significance is thorough.</p> <p>The similar architectural style and detailing of the residence can be found within the Westmead HCA and architectural elements do not set apart the residences from other social housing found in the immediate vicinity.</p> <p>152 Hawkesbury Rd Condition: Fair Integrity: Moderate</p> <p>154 &amp; 156 Hawkesbury Rd Condition: Poor Integrity: Moderate</p>	<p>The group of three residential buildings are not considered worthy to be individually listed heritage items.</p> <p><b>The group should not be considered as an individual heritage listed item.</b></p>	 <p>HS99_152(1)</p>  <p>HS99_154(1)</p>  <p>HS99_156(7)</p>

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
HS100	Inter-war Bungalow	74 Houison Street	Local	Heritage Inventory Sheet has detailed historical information and description of physical condition. The assessment of significance is thorough.  Condition: Fair Integrity: Moderate	74 Houison Street Westmead, an Inter-war <b>Bungalow meets the criteria</b> for individual heritage listing.	 HS100-2
HS101	Sacred Heart Primary School and Church	14 Ralph Street	Local	The dwelling at 14 Ralph Street is used by the Sacred Heart Church as the Parish Office. The school and church buildings are located at the neighbouring address of 12 Ralph Street.  The buildings located onsite are typical of school house building built after the 1950s, found throughout Western Sydney. The built fabric gives an understanding of development of the locality of Westmead but not specially or only in relation to, the construction of the Westmead Housing Commission Estate.  Condition: Good  Integrity: Moderate	The group of buildings noted as Sacred Heart Primary School and Church are not worthy to be listed as an individual heritage item despite their display of the development of Westmead after the Westmead Housing Commission Estate. <b>The group of buildings should not be considered as an individual heritage listed item.</b>	 14 Ralph Street  HS101-1

Item	Name	Address	Listing	Comments	Recommendations	Photographic Evidence
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HS101-2



HS101-4

## 2.2 Potential Heritage Conservation Area

The potential Westmead Estate Conservation Area has been assessed as an area that is locally significant for historic, associative, aesthetic, social, representative and rarity values.



**Figure 1.** Contributory map showing the contributory, non-contributory and heritage items within the proposed Westmead Estate Conservation Area. Source: Extent Heritage Advisors, Westmead Estate Conservation Area Heritage Inventory Sheet.



**Figure 2.** Curtilage Map showing the proposed boundaries of the Westmead Estate Conservation Area, indicated within the red lines. Source: Extent Heritage Advisors, Westmead Estate Conservation Area Heritage Inventory Sheet.


The following table assesses whether the dwellings within the proposed HCA meet the definition of contributory, and whether they should be marked as such in the proposed HCA.



Item	Name	Listing	Statement of Significance
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HS146	Westmead Estate Conservation Area	Local	<p>The Westmead Estate Conservation Area is a locally significant conservation area for its historic, associative, aesthetic, social, representative and rarity values. The area includes a collection of commission housing built in c.1944 that form a part of the Westmead Estate designed and planned by architects Messrs Tranter and Kemsley for the Housing Commission. The buildings were constructed in response to the Westmead Housing Commission Competition held in June 1944 where qualified personnel from around the world were invited to create designs for the planning of a 36 acre allotment of land, on the former Toohey Palm Estate.</p>
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The brick houses within this estate demonstrate the ideals of the Housing Commission which was established to build comfortable and well-appointed dwellings within the resources and capacity of the state following World War II. The group therefore reflects the planning efforts of the Housing Commission and the urgent need at the time for more housing to alleviate the Post-War housing crisis. More broadly, the dwellings are historically linked to the Post-War development of Westmead that followed the commercial and industrial development of the area. The buildings, streetscapes, and parks retain their aesthetic significance as part of a housing estate with a collection of Post-War Austerity style homes, which retain much of their original design and fabric. This group has aesthetic significance as a large and intact representative example of a collection of Post-War Austerity style homes constructed of brick, c.1944. The street pattern in the Westmead Estate is aesthetically significant as it captures the idea of a 'garden city' around a centrally located park (MJ Bennett Reserve) which was the intended design for this estate.

The conservation area is socially significant for its connection to the Government Housing Commission of NSW for the provision of social housing for Servicemen and civilians. The Westmead Estate is considered a unique development that was specifically designed in order to take advantage of undeveloped land in the promising suburb of Westmead. The existing street pattern, the Oakes Shopping Centre and a number of original houses from the development are still present and have endured very little change. As such, they are considered rare.




Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
13	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. This item contributes to the conservation area. Extent HA supporting map dated 10 <sup>th</sup> Nov 2020 indicates this property highlighted as green, Potential Heritage item. No data sheet provided to support the listing.	 HS146_Austral_13





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
14	Austral Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	Meets the Heritage Contributory level within the HCA.  <b>Noted as contributory in the HCA Study.</b> Heavily modified period cottage with new gable entry portico, new aluminium windows, new entry door and new garage entry. <b>Integrity is severely altered; it does not meet the Heritage Contributory level within the HCA.</b>	 HS146_Austral_14
15	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Terracotta roof covering, brick Interwar Bungalow, with covered entry. <b>Heritage Listed. Contributes to the HCA.</b>	 HS146_Austral_15
16	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Terracotta roof covering, red brick cottage consistent with form and scale of HCA. <b>Meets the Heritage Contributory level within the HCA.</b>	 HS146_Austral_16




Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
17	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Terracotta roof covering, brick Interwar Bungalow, with covered entry. <b>Heritage Listed. Contributes to the HCA.</b>	 HS146 Austral 17
18	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Terracotta roof covering, brick Interwar Bungalow, with covered entry. <b>Meets the threshold for individual heritage listing. Contributes to the HCA.</b>	 HS146 Austral 18
19	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Terracotta roof covering, brick Interwar Bungalow, with covered entry. <b>Heritage Listed. Contributes to the HCA.</b>	 HS146 Austral 19
20	Austral Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	Large, two storey dwelling from 21 <sup>st</sup> century. Form and scale not consistent with the HCA. <b>This item does not meet the threshold for contributory item.</b>	 HS146 Austral 20





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
21	Austral Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	Heavily modified period cottage. New hip roof form, new aluminium windows, new entry portico. Integrity severely altered, <b>does not meet the Heritage Contributory level within the HCA.</b>	 HS146 Austral 21
22	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Poor <input type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Terracotta roof covering, red brick cottage consistent with form and scale of HCA. Despite the poor condition, there is still a moderate degree of integrity. Works are required to rectify deterioration although original material remains. <b>Meets the Heritage Contributory level within the HCA.</b>	 HS146 Austral 22
23	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Terracotta roof covering, V-groove timber cottage, consistent with form and scale of HCA. <b>Meets the Heritage Contributory level within the HCA.</b>	 HS146 Austral 23
24	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Terracotta roof covering, red brick cottage consistent with form and scale of HCA. <b>Meets the Heritage Contributory level within the HCA.</b>	 HS146 Austral 24











Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
25	Austral Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Single storey dwelling from 21 <sup>st</sup> century. Form and scale consistent with the HCA. <b>This item does not meet the threshold for contributory.</b>	 <p>HS146 Austral 25</p>
26	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	<p>Terracotta roof covering, red brick cottage consistent with form and scale of HCA. <b>Meets the Heritage Contributory level within the HCA.</b></p> <p>We agree with the initial assessment in the heritage inventory sheet and contribution map as completed by Extent Heritage Advisors. Refer to the heritage inventory sheet for further details.</p>	 <p>HS146_Austral_26</p>
27	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	<p>Painted metal roof covering, red brick cottage consistent with form and scale of HCA. <b>Meets the Heritage Contributory level within the HCA.</b></p>	 <p>HS146 Austral 27</p>





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
28	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Terracotta roof covering, red brick cottage consistent with form and scale of HCA. <b>Meets the Heritage Contributory level within the HCA.</b>	 HS146 Austral 28
29	Austral Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Large, two storey duplex-dwellings from 21 <sup>st</sup> century. Form and scale not consistent with the HCA. <b>This item does not meet the threshold for contributory.</b>	 HS146 Austral 29
30	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Terracotta roof covering, red brick cottage consistent with form and scale of HCA. <b>Meets the Heritage Contributory level within the HCA.</b>	 HS146 Austral 30
31	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Terracotta roof covering, red brick cottage consistent with form and scale of HCA. <b>Meets the Heritage Contributory level within the HCA.</b>	 HS146 Austral 31





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
31A	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Multi-unit flat building single storey. Simplistic in form and detailing. Consideration needs to be given to group listing with 27&28 Moree Ave, 41a and 42 Grand Avenue, which provides direct pedestrian access from Alexandria Avenue transportation hub. <b>This item contributes to the conservation area.</b>	 HS146_Austral_31A
32	Austral Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Single storey dwelling from 21 <sup>st</sup> century. The scale is consistent with the HCA although form and era of construction differs from the contributory items in the HCA. This item does not meet the threshold for contributory.	 HS146 Austral 32
33	Austral Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Large, two storey dwelling from 21 <sup>st</sup> century. Form and scale not consistent with the HCA. <b>This item does not meet the threshold for contributory.</b>	 HS146 Austral 33

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
34	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Terracotta roof covering, red brick cottage consistent with form and scale of HCA. <b>Meets the Heritage Contributory level within the HCA.</b>	 HS146 Austral 34
35	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Terracotta roof covering, red brick cottage consistent with form and scale of HCA. Currently undergoing alterations and additions including removal of door and timber windows. <b>Meets the Heritage Contributory level within the HCA.</b>	 HS146 Austral 35
36	Austral Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	<b>Noted as contributory in the HCA Study.</b> Large, two storey dwelling from 21 <sup>st</sup> century. Form and scale not consistent with the HCA. <b>This item does not meet the threshold for contributory.</b>	 HS146 Austral 36
37	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Terracotta roof covering, red brick cottage consistent with form and scale of HCA. <b>Meets the Heritage Contributory level within the HCA.</b>	 HS146 Austral 37




Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
38	Austral Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Large, two storey dwelling from 21 <sup>st</sup> century. Form and scale not consistent with the HCA. <b>This item does not meet the threshold for contributory.</b>	 HS146 Austral 38
39	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Terracotta roof covering, red brick cottage consistent with form and scale of HCA. <b>Meets the Heritage Contributory level within the HCA.</b>	 HS146 Austral 39
40	Austral Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	Heavily modified period cottage. New second storey. Integrity severely altered, <b>does not meet the Heritage Contributory level within the HCA.</b>	 HS146 Austral 40
41	Austral Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Large, two storey dwelling from 21 <sup>st</sup> century. Form and scale not consistent with the HCA. <b>This item does not meet the threshold for contributory.</b>	 HS146 Austral 41





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
42	Austral Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	<b>Noted as contributory in the HCA Study.</b> Heavily modified period cottage. New second storey. Integrity severely altered, <b>does not meet the Heritage Contributory level within the HCA.</b>	 HS146 Austral 42
43	Austral Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Large, two storey duplex-dwelling from 21 <sup>st</sup> century. Form and scale not consistent with the HCA. <b>This item does not meet the threshold for contributory.</b>	 HS146 Austral 43
44	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red terracotta roof covering, red brick cottage consistent with form and scale of HCA. <b>Meets the Heritage Contributory level within the HCA.</b>	 HS146 Austral 44
45	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Terracotta roof covering, red brick cottage consistent with form and scale of HCA. <b>Meets the Heritage Contributory level within the HCA.</b>	 HS146 Austral 45





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
46	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Corner block residence with low-lying matching brick fence. Suitable garden planting. Terracotta roof covering, red brick cottage consistent with form and scale of HCA. <b>Meets the Heritage Contributory level within the HCA.</b>	 HS146 Austral 46
47	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Terracotta roof covering, red brick cottage consistent with form and scale of HCA. <b>Meets the Heritage Contributory level within the HCA.</b>	 HS146 Austral 47
48	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Dwelling is in a prominent corner block location. It includes an addition to the south (Toohey Street side) but otherwise retains original form and scale. Timber windows have been replaced with aluminium. <b>This item contributes to the conservation area.</b>	 HS146 Austral 48(1)  HS146 Austral 48(2)





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
49	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Terracotta roof covering, red brick cottage consistent with form and scale of HCA. <b>Meets the Heritage Contributory level within the HCA.</b>	 HS146 Austral 49
51	Austral Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Terracotta roof covering, red brick cottage consistent with form and scale of HCA. <b>Meets the Heritage Contributory level within the HCA.</b>	 HS146 Austral 51
1	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 1
1A	Church Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Two storey dwelling of ca. late 20th Century construction. Blonde brick with terracotta roof and aluminium windows, scale and form that is not consistent with the HCA. <b>This item does not contribute to the conservation area.</b> Given the location of the property on the HCA	 HS146 Church 1A











Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
1B	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	boundary, it is possible to consider it for removal from the HCA. Red brick dwelling consistent with scale and form of HCA, with terracotta roof and aluminium windows replacing the original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 1B
2	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. A ramp with railings has been added to access the front door. <b>This item contributes to the conservation area.</b>	 HS146 Church 2
3	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 3




Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
4	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 4
5	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with original timber windows. Metal sheeting to the roof likely replaces earlier terracotta roof. <b>This item contributes to the conservation area.</b>	 HS146 Church 5
6	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling with rendered base, consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 6
7	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and aluminium windows replacing the original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 7





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
8	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. A ramp with railings has been added to access the front door. <b>This item contributes to the conservation area.</b>	 HS146 Church 8
9	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 9
10	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with original timber windows. Light coloured metal sheeting to the roof likely replaces earlier terracotta roof. <b>This item contributes to the conservation area.</b>	 HS146 Church 10
11	Church Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	<b>Noted as contributory in HCA study.</b> Dwelling is highly altered, with a metal roof, rendered wall finish and aluminium windows. The scale and form of the earlier design is evident. <b>It does not meet the threshold for contributory.</b>	 HS146 Church 11

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
12	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 12
13	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 13
14	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 14
15	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 15




Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
16	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling with rendered base, consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 16
17	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and aluminium windows replacing the original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 17
18	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Rendered brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 18
18A	Church Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	<b>Not included in HCA Study.</b> Dwelling is a contemporary secondary dwelling at the rear of 18 Church Street. <b>It does not meet the threshold for contributory.</b>	 HS146 Church 18A





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
19	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Dwelling conforms to the dominant scale and design, although has been altered with a metal roof and aluminium windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 19
20	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling with rendered base, consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 20
21	Church Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Dwelling is not consistent with the HCA. It is a late 20 <sup>th</sup> /early 21 <sup>st</sup> Century, two storey structure with red bricks and terracotta roof. <b>This item does not meet the threshold for contributory.</b>	 HS146 Church 21
22	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 22





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
22A	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	The M J Bennet Reserve contributes positively to the wider area, encircled within residential dwellings. <b>This item contributes to the conservation area.</b>	 HS146 Church 22A
23	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows and aluminium windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 23
24	Church Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Large, two storey dwelling from 21 <sup>st</sup> century. Form and scale not consistent with the HCA. <b>This item does not meet the threshold for contributory.</b>	 HS146_Church_24 and 24A
24 A	Church Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Large, two storey dwelling from 21 <sup>st</sup> century. Form and scale not consistent with the HCA. <b>This item does not meet the threshold for contributory.</b>	
25	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and aluminium windows replacing the original timber windows. A front porch has been added. <b>This item contributes to the conservation area.</b>	 HS146 Church 25





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
26	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 26
28	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Blonde brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 28
30	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 30
31	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Austral Avenue Reserve is contributory to the garden city setting. <b>This item contributes to the conservation area.</b>	 HS146 Church 31






Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
32	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 32
33	Church Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	<b>Noted as contributory in HCA study.</b> Large, two storey dwellings within the proposed HCA, possibly of a later era of construction. Simple form with timber double hung windows. An addition has been constructed to the north to include an additional living space on the upper level above a covered portico. <b>This item does not meet the threshold of contributory.</b>	 HS146_Church_33
34	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 34





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
35	Church Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Dwelling is a recent, clad addition to the large two storey form of 37 Church Street. <b>It does not meet the threshold of contributory.</b>	 HS146 Church 35
37	Church Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	Large, two storey red brick dwelling form with timber windows and terracotta roof. A later timber clad addition and balcony are constructed to the east (37 Church Avenue). <b>It does not meet the threshold for contributory.</b>	 HS146 Church 37
39	Church Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	Original ground floor form with intrusive second storey addition, detracting from the original dwelling. <b>This item does not meet the threshold of contributory.</b>	 HS146 Church 39
41	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 41

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
43	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and aluminium window frames replacing the original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Church 43
45	Church Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	Considerably altered red brick dwelling with an intrusive second storey, timber clad addition. Timber windows replaced with aluminium slider windows. An additional verandah has been constructed with white railings and posts. <b>It does not meet the threshold of contributory.</b>	 HS146 Church 45
47	Church Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof, original timber windows and aluminium flyscreen. <b>This item contributes to the conservation area.</b>	 HS146 Church 47
47A	Church Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	<b>Not included in HCA Study.</b> Non-contributory secondary dwelling to rear of 47 Church Street. Largely not visible from Church Avenue. <b>This item does not meet the threshold of contributory.</b>	 HS146 Church 47A

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
1	Fenwick Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Fenwick 1
2	Fenwick Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Fenwick 2
3	Fenwick Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Blonde brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. Chimney is detailed with red brick pattern. <b>This item contributes to the conservation area.</b>	 HS146 Fenwick 3
4	Fenwick Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Fenwick 4





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
5A	Fenwick Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146_Fenwick_5
5	Fenwick Place	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	<b>Not included in HCA Study.</b> Located behind 5 Fenwick Place, not visible from the street. The dwelling was likely constructed in the late 20 <sup>th</sup> /early 21 <sup>st</sup> century. This item does not meet the threshold for contributory.	
6	Fenwick Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Fenwick 6
7	Fenwick Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Blonde brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Fenwick 7





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
8	Fenwick Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Blonde brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Fenwick 8
9	Fenwick Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and aluminium windows replacing the original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Fenwick 9
10	Fenwick Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Fenwick 10
11	Fenwick Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Fenwick 11





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
12	Fenwick Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Fenwick 12
13	Fenwick Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Fenwick 13
14	Fenwick Place	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Non-contributory item that is a two storey, ca. early 21 <sup>st</sup> Century dwelling, with red bricks and terracotta roof tiles. Window frames are replica multi-pane frames. <b>This item does not meet the threshold of contributory.</b>	 HS146 Fenwick 14
1	Gowrie Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Gowrie 1




Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
2	Gowrie Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Brick dwelling consistent with scale and form of HCA, with painted bricks. Includes terracotta roof and aluminium windows in place of original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Gowrie 2
3	Gowrie Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Gowrie 3
4	Gowrie Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Gowrie 4
5	Gowrie Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. The well-kept garden further contributes to its aesthetic appeal. <b>This item contributes to the conservation area.</b>	 HS146 Gowrie 5











Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
6	Gowrie Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Brick dwelling consistent with scale and form of HCA, with painted bricks. Includes terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Gowrie 6
7	Gowrie Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. The well-kept garden further contributes to its aesthetic appeal. <b>This item contributes to the conservation area.</b>	 HS146 Gowrie 7
8	Gowrie Crescent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling with possible addition constructed to the front, introducing a gabled roof form. Original window to the left altered with aluminium frames, door and opening altered. <b>This item does not contribute to the conservation area.</b>	 HS146 Gowrie 8
9	Gowrie Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Gowrie 9





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
10	Gowrie Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Painted brick dwelling consistent with scale and form of HCA, with terracotta roof and aluminium window frames in place of original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Gowrie 10
11	Gowrie Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Gowrie 11
12	Gowrie Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows obscured with a metal security grill. <b>This item contributes to the conservation area.</b>	 HS146 Gowrie 12
13	Gowrie Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and aluminium window frames in place of original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Gowrie 13


Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
15	Gowrie Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. The small addition to the side and verandah treatment do not significantly detract from the dwelling. <b>This item contributes to the conservation area.</b>	 HS146_Gowrie_15 (image captured from Google Streetview)
17	Gowrie Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Gowrie 17
19	Gowrie Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof. Original form is maintained although roller shutters have been installed to windows. <b>This item contributes to the conservation area.</b>	 HS146 Gowrie 19
72	Hawkesbury Road	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	Originally a dwelling consistent with the form and scale of the HCA although it has been considerably altered (painted and rendered with aluminium window frames) for use as a medical centre with an addition to the north (Nolan Crescent). <b>This item does not meet</b>	 HS146_Hawkesbury_72(1)

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
						the threshold of contributory. Given the location of the property on the HCA boundary, it is possible to consider it for removal from the HCA.	 HS146 Hawkesbury 72(2)
74	Hawkesbury Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	<b>Potential heritage item.</b> Contributory to the HCA as an example of the commercial dwellings of the ca. 1944 construction era.	 HS96(8)
74P	Hawkesbury Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High		
28	Macarthur Crescent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	The dwelling is single storey with a rendered finish to walls and aluminium windows. Possibly constructed in later 20 <sup>th</sup> century to reference earlier the earlier character. Window form, gable treatment and garage are intrusive. <b>This item does not contribute to the HCA.</b> Given the location of the property on the HCA boundary, it is possible to consider it for removal from the HCA.	 HS146_Macarthur_28





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
30	Macarthur Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Macarthur 30
1	Nolan Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows covered with aluminium fly screen. <b>This item contributes to the conservation area.</b>	 HS146 Nolan 1
2	Nolan Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows covered with aluminium fly screen. <b>This item contributes to the conservation area.</b>	 HS146 Nolan 2
3	Nolan Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Dwelling appears to be vacant with windows boarded up (timber has been secured over the windows and front door). The dwelling otherwise appears to be in a sound condition and is consistent with the built form of the proposed HCA. <b>This item contributes to the conservation area.</b>	 HS146 Nolan 3





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
4	Nolan Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Nolan 4
5	Nolan Crescent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Dwelling is a two storey, 21 <sup>st</sup> century structure that does not reference any design characteristics of the surrounding area. <b>This item does not meet the threshold of contributory.</b>	 HS146 Nolan 5
6	Nolan Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and aluminium window frames in place of original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Nolan 6
7	Nolan Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Blonde brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. Addition to the side is set back and doesn't significantly detract from the building. <b>This item contributes to the conservation area.</b>	 HS146 Nolan 7

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
8	Nolan Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof, original timber windows and aluminium flyscreen. <b>This item contributes to the conservation area.</b>	 HS146 Nolan 8
9	Nolan Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with original timber windows and aluminium flyscreen. Metal sheet roofing likely replaced an earlier terracotta tiled roof. <b>This item contributes to the conservation area.</b>	 HS146 Nolan 9
10	Nolan Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Single storey dwelling with red brick and intrusive stone finish to the entry. Windows have been altered to large format aluminium windows. <b>This item contributes to the conservation area.</b>	 HS146 Nolan 10
11	Nolan Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and aluminium windows replacing the original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Nolan 11





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
12	Nolan Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Nolan 12
13	Nolan Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and aluminium windows replacing the original timber windows. The front fence and gate are intrusive but reversible. <b>This item contributes to the conservation area.</b>	 HS146 Nolan 13
14	Nolan Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Blonde brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Nolan 14
15	Nolan Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Nolan 15











Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
16	Nolan Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Blonde brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. Overgrown garden detracts from its setting. <b>This item contributes to the conservation area.</b>	 HS146 Nolan 16
17	Nolan Crescent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Blonde brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Nolan 17
19	Nolan Crescent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	<b>Noted as contributory in HCA Study.</b> Dwelling is a late 20 <sup>th</sup> century/early 21 <sup>st</sup> century, two storey structure. <b>This item does not meet the threshold of contributory.</b>	 HS146 Nolan 19
1	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. This item contributes to the conservation area.	 HS146 Toohey 1


Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
1 A	Toohey Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	<b>Noted as contributory in HCA Study.</b> Ca. late 20 <sup>th</sup> century/early 21 <sup>st</sup> century single storey, secondary dwelling located behind 1 Toohey Avenue, with minimal visibility from the street. <b>This item does not meet the threshold of contributory.</b>	 HS146 Toohey 1B
2	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with rendered base, terracotta roof and original timber windows as well as aluminium windows. <b>This item contributes to the conservation area.</b>	 HS146 Toohey 2
3	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and aluminium window frames in place of original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Toohey 3
4	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Toohey 4





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
5	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	<b>Noted as non-contributory in HCA Study.</b> The dwelling is a red brick construction consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Toohey 5
6	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. The addition to the side is set back and does not detract from the setting. <b>This item contributes to the conservation area.</b>	 HS146_Toohey_6
7	Toohey Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Dwelling is a 21 <sup>st</sup> Century two storey structure with white bricks and dark tiled roof, inconsistent with any design, form or scale of surrounding HCA. <b>This item does not meet the threshold of contributory.</b>	 HS146 Toohey 7
8 A	Toohey Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input checked="" type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High	<b>Noted as contributory in HCA study.</b> Large, two storey dwellings within the proposed HCA, possibly of a later era of construction. Simple form with timber double hung windows. An addition has been constructed to the north to include an additional living space on the upper level above a covered portico. <b>This item does not meet the threshold of contributory.</b>	 HS146_Toohey_8A

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
8 B	Toohey Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	<b>Noted as contributory in HCA Study.</b> It is located behind 8 A Toohey Avenue and has limited visibility from the street. <b>It is a contemporary secondary dwelling and does not meet the threshold of contributory.</b>	 HS146 Toohey 8B
9	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Toohey 9
10	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and aluminium window frames in place of original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Toohey 10
11	Toohey Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	<b>Noted as contributory in the HCA Study.</b> It is a late 20 <sup>th</sup> Century/early 21 <sup>st</sup> Century two storey dwelling that is rendered with aluminium windows and dark tiled roof, inconsistent with HCA forms. <b>It does not meet the threshold of contributory.</b>	 HS146 Toohey 11





Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
12	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and aluminium and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Toohey 12
13	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	<b>Noted as non-contributory in HCA Study.</b> Conforms to the ca. 1944 era of design with red brick, single storey form, terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Toohey 13
14	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Toohey 14
15	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and aluminium window frames in <b>place of original timber windows.</b> <b>This item contributes to the conservation area.</b>	 HS146 Toohey 15



Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
16	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Toohey 16
17	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Toohey 17
18	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and aluminium window frames in place of original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Toohey 18
19	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows covered with aluminium fly screen. <b>This item contributes to the conservation area.</b>	 HS146 Toohey 19

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
20	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling with rendered base, consistent with scale and form of HCA, with terracotta roof and aluminium window frames in place of original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Toohey_20
22 A	Toohey Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	<b>Noted as contributory in HCA study.</b> Large, two storey dwellings within the proposed HCA, possibly of a later era of construction. Simple form with timber double hung windows. An addition has been constructed to the north to include an additional living space on the upper level above a covered portico. <b>This item does not meet the threshold of contributory.</b>	 HS146_Toohey_22A
22 B	Toohey Avenue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	<b>Noted as contributory in HCA study.</b> It is located behind 22 A Toohey Avenue and is partially visible. It is a 21 <sup>st</sup> Century single storey dwelling. <b>This item does not meet the threshold of contributory.</b>	 HS146 Toohey_22B
24	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Toohey_24

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
26	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Toohey_26
28	Toohey Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Addresses are not included in the HCA Study. The dwellings are visually similar to others within the HCA and are reflective of the ca. 1944 post-war, housing commission dwellings. The dwellings are likely part of the same estate and are representative of the same historical and aesthetic significance as the proposed HCA. Generally, the dwellings are in a good condition and have a high degree of integrity, making them good examples of their type.  <b>These items contribute to the character of the conservation area.</b>	 HS146 Toohey_28
30	Toohey Avenue						 HS146_Toohey_30
1	Westville Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with corrugated metal roof likely replacing an earlier terracotta tiled roof, and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146_Westville_1



Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
2	Westville Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Westville_2
3	Westville Place	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Appears to be a late 20 <sup>th</sup> Century dwelling or ca. 1944 with considerable alterations to roof and massing. <b>This item does not meet the threshold of contributory.</b>	 HS146_Westville_3
3 A	Westville Place	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Located behind 3 Westville Place and of a later era of construction than the HCA. <b>This item does not meet the threshold of contributory.</b>	
3 B	Westville Place	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	N/A	Located behind 3 Westville Place and of a later era of construction than the HCA. <b>This item does not meet the threshold of contributory.</b>	
4	Westville Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Westville_4
5	Westville Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and aluminium window frames in place of original timber windows. <b>This item contributes to the conservation area.</b>	 HS146_Westville_5

Number	Street	Contributory	Non-Contributory	Condition	Integrity	Comments	Photograph and reference number
6	Westville Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and aluminium window frames in place of original timber windows. <b>This item contributes to the conservation area.</b>	 HS146 Westville 6
7	Westville Place	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good	<input type="checkbox"/> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High	Red brick dwelling consistent with scale and form of HCA, with terracotta roof and original timber windows. <b>This item contributes to the conservation area.</b>	 HS146_Westville_7

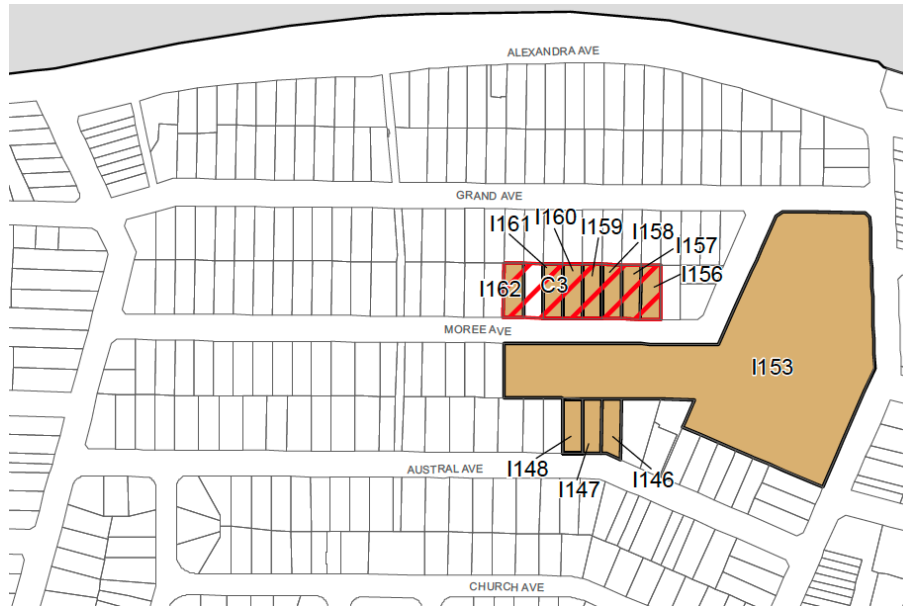
	Comments	Recommendations
<b>Overall</b>	<p>The visual assessment has revealed that the proposed conservation area is consistent with the statement of significance, with a large and cohesive collection of post-war housing commission dwellings that reflect a predominant form, scale and design. Non-contributory buildings are located throughout, although they are not the dominant feature in the area.</p> <p>It was noted that a number of dwellings were indicated as contributory but in the opinion of the author, they should be considered as non-contributory. Likewise, some dwellings were indicated as non-contributory but should be considered as contributory. Additionally, secondary dwellings on some properties were not indicated on the contribution map</p>	<p>The contributory status of the following items should be reassessed and considered as non-contributory:</p> <ul style="list-style-type: none"> <li>• 14 Austral Avenue</li> <li>• 36 Austral Avenue</li> <li>• 42 Austral Avenue</li> <li>• 11 Church Avenue</li> <li>• 18A Church Avenue</li> <li>• 33 Church Avenue</li> <li>• 47A Church Avenue</li> <li>• 5 Fenwick Place</li> <li>• 8 Gowrie Crescent</li> <li>• 1A Toohey Avenue</li> <li>• 8A Toohey Avenue</li> <li>• 8B Toohey Avenue</li> <li>• 11 Toohey Avenue</li> <li>• 22A Toohey Avenue</li> </ul>

Comments	Recommendations
<p>provided in the Heritage Inventory Sheet. These items are listed in the recommendations section of this table.</p> <p>Generally, the condition is good and the integrity is high. There are some exceptions to this, although contributory buildings can still have fair condition and moderate integrity.</p> <p>From our assessment of the history, site context and streetscape, we believe that the proposed Westmead HCA represents the historical themes (as set out by Heritage NSW in the New South Wales Historical Themes table, October 2001) of:</p> <ul style="list-style-type: none"> <li>• 3 Developing local, regional and national economies (commerce)</li> <li>• 4 Building settlements, towns and cities (towns, suburbs and villages)</li> <li>• 4 Building settlements, towns and cities (accommodation)</li> </ul> <p>These NSW Historical Themes are not noted in the HCA inventory sheet. It is recommended that these themes are incorporated into the inventory sheets.</p> <p>The heritage inventory sheet for the HCA includes a recommendation to “draft a new or revised site-specific Development Control Plan for this Heritage Conservation Area to protect the heritage values of the area during future development.” For increasing ease of future assessments and determining the degree of acceptable change in the HCA, we agree with this recommendation.</p>	<ul style="list-style-type: none"> <li>• 22B Toohey Avenue</li> </ul> <p>The contributory status of the following items should be reassessed and considered as contributory:</p> <ul style="list-style-type: none"> <li>• 5 Toohey Avenue</li> <li>• 13 Toohey Avenue</li> </ul> <p>Additionally, there are an extra two dwellings to the southern side of Toohey Avenue that have not been included in the HCA boundary:</p> <ul style="list-style-type: none"> <li>• 28, 30, Toohey Avenue (not included in the initial boundaries of the HCA)</li> </ul> <p>These dwellings appear to be consistent with the predominant design, form and scale of the proposed HCA. The dwellings are likely part of the same estate and are representative of the same historical and aesthetic significance as the proposed HCA, with an architectural style that is reflective of the other ca. 1944 post-war housing commission dwellings. Generally, the dwellings are in a good condition and have a high degree of integrity, making them good examples of their type.</p> <p>It is possible that the boundaries of the HCA could extend to include these dwellings, as contributory items. Council should</p>

Comments	Recommendations
	<p data-bbox="1254 199 1971 279">consult with Extent Heritage Advisors to adjust the boundaries and include or exclude the items as noted.</p> <p data-bbox="1254 335 1993 414">It is recommended that the NSW Historical Themes for the HCA be listed in the inventory sheet.</p>

### 2.3 Potential Extension of Heritage Conservation Areas

HS145 Toohey's Palm Estate Conservation Area is a proposed extension of an existing HCA, as recognised on the current Holroyd Local Environmental Plan 2013 as item number C3.




**Figure 3.** Heritage map showing the current extent of the Toohey's Palm Estate Conservation Area, indicated in the red hashed box. Seven of the eight properties within the boundary are listed as local heritage items. Source: Holroyd LEP 2013, HER\_008.






**Figure 4.** Map showing the proposed expansion of the Toohey's Palm Estate Conservation Area, indicated within the red lines. Source: Extent Heritage Advisors, Toohey's Palm Estate Group Conservation Area Heritage Inventory Sheet.

The proposed listing includes the increase in size of the current HCA, as shown in the above maps. The HCA will be extended by the inclusion of verges to the southern side of both Moree Avenue and Grand Avenue, and to the west of the heritage item I153.

Item	Name	Listing	Statement of Significance
HS145	(Extension of) Toohey's Palm Estate Conservation Area	Local	<p><i>The Toohey's Palm Estate Group Conservation Area, located along Moree Avenue in Westmead, locally significant for its historic, aesthetic and representative heritage values. The conservation area provides evidence of the pattern of suburban development in Westmead during the Inter-War period. The Toohey's Palm Estate was a planned subdivision in 1925 which used a distinctive pattern of planting palm trees along the street, giving it a unified identity and character to the allotments. The early residences contribute positively towards the streetscape and retain much of their original character, setting and fabric as Californian bungalow style dwellings. They demonstrate good representative qualities of intact Californian bungalows. As a group, they provide evidence of the social, economic and architectural forces which accompanied the burgeoning residential development of this period.</i></p> <p><i>There are a large number of substantial and well-kept, mature palm trees within the road verge on the south edge of both Moree Avenue, and along part of Grand Avenue. These formed a key component of the original Toohey's Palm Estate subdivision and date to c.1925. The trees have aesthetic significance providing a unified identity and character to the subdivision and associated dwellings.</i></p>

Number	Street	Contributory	Non-Contributory	Comments	Photograph and reference number
5-19	Moree Avenue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	These items are already located within the existing HCA.	
-	Moree Avenue – southern side and Grand Avenue – southern side	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Row of palm trees planted along the southern side of the street, with greater density along the boundary of Westmead Primary School and decreasing in density towards the western end of the street.</p> <p>Evident during the site assessment that significant planting has been established and developed over several decades, noting that more established and larger planting appears towards the rise (Grand Avenue, southern side of the road) and more recent planting is located along the</p>	 <p>HS145(12)</p>

Number	Street	Contributory	Non-Contributory	Comments	Photograph and reference number
				<p>bend in front of the Westmead Primary School.</p> <p>Consideration should be given to the re-establishment of planting along the entire length of the southern side road, providing infill planting where no longer evident.</p> <p>Councils' arborist should be consulted and a plan of management to be written and put in place to ensure all future planting complements the existing spacing and species.</p>	
					HS146(18)
					
					HS145(21)
					
					HS145(1)

Number	Street	Contributory	Non-Contributory	Comments	Photograph and reference number
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HS146(2)

	Comments	Recommendations
<b>Overall</b>	<p>The extension of the HCA to include the palm trees along Moree and Grand Avenues will promote the retention of the palm trees, which are noted in the Statement of Significance as a significant remnant element of the early Toohey's Estate subdivision.</p> <p>It is noted that most dwellings captured in the existing and proposed HCA are listed as heritage items. These should maintain their existing heritage listing status.</p> <p>It is unknown if all aspects of the HCA are considered as contributory as the inventory sheet does not provide that information. From our visual assessment, all elements should be considered as contributory.</p> <p>From our assessment of the history, site context and streetscape, we believe that the proposed extension of the Toohey's Palm Estate HCA represents the</p>	<p>The heritage inventory sheet should be expanded to incorporate additional information about contributory and non-contributory elements, for example a map as included in the heritage inventory sheet for the Westmead Estate Conservation Area.</p>



Number	Street	Contributory	Non-Contributory	Comments	Photograph and reference number
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historical themes (as set out by Heritage NSW in the New South Wales

Historical Themes table, October 2001) of:

- 3 Developing local, regional and national economies (environment – cultural landscape)
- 4 Building settlements, towns and cities (towns, suburbs and villages)
- 4 Building settlements, towns and cities (accommodation)

These NSW Historical Themes are not noted in the HCA inventory sheet. It is recommended that these themes are incorporated into the inventory sheets.

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## 3.0 Appendices

*Documentation prepared by DPF Planning:*

Peer Review of Cumberland LGA Comprehensive Heritage Study by Extent Heritage Advisors,  
Guidelines for Assessing Submissions, February 2022.

Cumberland LGA Comprehensive Heritage Study Peer Review, Proposed Westmead Estate  
Conservation Area and Extension to Toohey's Palm Estate Conservation Area, February 2022.

