

HERITAGE IMPACT STATEMENT

FOR OUTDOOR SEATING

AT

53A WIGRAM STREET, HARRIS PARK

LOCATED IN CONSERVATION AREA – HARRIS PARK WEST

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1. INTRODUCTION

As the subject property is located in a heritage Conservation area this Heritage Impact Statement (HIS) has been prepared to accompany a development application for a new business sign to be fixed to the façade of the existing building. The HIS will evaluate the impact of the proposal on the heritage significance of the heritage conservation area.

2. SITE & LOCALITY

The site known as 53A Wigram Street is located on the north eastern corner of Wigram Street and Marion Street. The primary frontage of the building is to Marion Street.

The site is not listed as an item of environmental heritage but is located within a Heritage Conservation Area – Harris Park West. There are the various items of environmental heritage in the locality – the nearest being:

- I304 – 59-65 Wigram St - Group of cottages

Marion and Wigram Streets are primarily retail and small business streets with a slightly higher traffic volume on Marion Street.

3. EXISTING BUILDING

The site contains a two storey mixed use building – retail premises on the ground level with residential apartments above – with frontages to Wigram Street and Marion Street.



4. STREETScape

The three buildings located on the other corners of Wigram and Marion Streets are all two storey buildings similar to the subject building. The remainder of Wigram and Marion Streets is predominantly one storey buildings.



NE Corner of Wigram St/Marion St junction



SE corner of Wigram St/Marion St junction



NW corner of Wigram St/Marion St junction



SW corner of Wigram St/Marion St junction

There are various combinations of different signage evident on other buildings in the locality.

5. ASSESSMENT OF HERITAGE IMPACT

THE PROPOSAL

The proposal includes the installation of an awning structure to accommodate an outdoor seating area – located at the eastern end of the existing building.

The awning structure will be a prefabricated structure fixed to the existing concrete slab.

The following aspects of the proposal respect or enhance the heritage significance of the conservation area:

- The proposal is small and a removeable structure.

The following aspects of the proposal could detrimentally impact on the conservation area:

- No aspects of the proposal detrimentally impact the conservation area.

Alternative options:

- As the proposal has no impact on the heritage conservation area alternative proposals were not considered.

PLANNING CONTROLS

PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2023 (LEP)

Each of the relevant clauses contained in the LEP are addressed below:

Clause	Controls	Proposal & Compliance	Y/N
5.10 – Heritage Conservation	<p>(2) Requirement for consent: Development consent is required for any of the following—</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</p> <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land—</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</p> <p>(f) subdividing land—</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance</p>	<p>As the subject property is located in a heritage conservation area development consent is required for the proposed alterations.</p> <p>Not applicable – the existing building is not a heritage item</p> <p>Not applicable – the subject site has not been identified as containing archaeological items.</p> <p>Not applicable – the subject site has not been identified as an aboriginal place of heritage significance.</p> <p>As the proposal is the erection of a structure in a heritage conservation area development consent is required for the proposed alterations.</p>	<p>note</p> <p></p> <p></p> <p></p> <p>note</p>

PARRAMATTA DEVELOPMENT CONTROL PLAN 2023 (DCP):

Each of the relevant Development Control Issues contained in the DCP are addressed below:

PART 7.10.3 – HARRIS PARK CONSERVATION AREA

Clause	Controls	Proposal & Compliance	Y/N
New development – C.02	Wall height for new buildings and extensions to existing buildings should not exceed 3.6 metres...	The proposed structure will be less than 3.6m high.	
Existing Significant Buildings	The following buildings together help to demonstrate the history of the area and contribute to its significance. They should be retained. Ada Street: all buildings. Albion Street: all buildings except nos. 1, 8, 22, 23, 24, 40. Harris Street: all buildings except 56, 58, 60, 62, 74, 80. Marion Street: 42*, 44*, 46*, 48*, 65*, 69*, 71*, 73*, 75*, 77*, 79*. Station Street East: 22*, 24*, 34*, 36*, 38*, 42*. Wigram Street: all buildings except 53, 55, 65a, 69, 73A, 81, 82, 86, 91, 96, 100, 104- 108, 110, 116	The subject building is not listed as a significant or contributory building.	

6. CONCLUSION

The existing building is not a contributory building in the street and Heritage Conservation Area generally.

The proposed structure will not compromise other buildings or streetscape in the heritage conservation area.

The proposal complies with the objectives of the DCP, will have minimal impact on the streetscape and is therefore compatible.