

# FOR ACTION

COUNCIL

12/02/2018

TO: Project Officer Land Use (Joshua Coy)

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**Subject:** Planning Proposal for land at 33-43 Marion Street Parramatta  
**Target Date:** 14/03/2018  
**Notes:** Josh for action pls  
**File Reference:** <FOLDERNUMBER> D05780937

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RESOLVED (Issa/Dwyer)


- (a) **That** having considered Attachments 1-3 provided with this report, Council endorse the Planning Proposal included as an attachment to this report for land at 33-43 Marion Street, Parramatta, and forward it to the Department of Planning noting that it has been amended to reflect the changes as endorsed by Council on 11 December 2017, which are:
- ☐ A maximum incentive FSR of 6:1, plus Design Excellence and High Performing Building incentives applies to the site;
  - ☐ No maximum height of building control applies to the site; and
  - ☐ Local heritage items I729 (29 Marion Street), I730 (31 Marion Street) and I731 (37 Marion Street) be delisted and removed from Schedule 5 of the Parramatta Local Environmental Plan 2011 in accordance with the recommendations of the heritage studies provided by the applicant.
- (b) **Further, that** to avoid any delays the Department of Planning & Environment be advised of Council's decision as a matter of urgency.

[Open Item in Minutes](#)

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**LEADING**


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<b>ITEM NUMBER</b>	12.2
<b>SUBJECT</b>	Planning Proposal for land at 33-43 Marion Street Parramatta
<b>REFERENCE</b>	RZ/9/2017 - D05780937
<b>REPORT OF</b>	Project Officer Land Use

**PURPOSE:**

Council considered a status report on a Planning Proposal for 33-43 Marion Street and resolved to forward the Proposal to the Department of Planning & Environment (DPE) for a Gateway Determination at the 11 December 2017 meeting. Legal advice has been received that recommends that Council consider a second report in relation to the Planning Proposal to ensure compliance with the *Environmental Planning & Assessment Act* (EP&A Act) by formally considering the amended Planning Proposal.

This report has been prepared specifically to ensure Council can demonstrate it has met its requirements under Section 55 of the Environmental Planning & Assessment (EP&A) Act, which will mean the Proposal cannot be challenged on the basis that this section of the Act was not properly considered.

**RECOMMENDATION:**

- (a) **That**, having considered Attachments 1-3 provided with this report, Council endorse the Planning Proposal included as an attachment to this report for land at 33-43 Marion Street, Parramatta, and forward it to the Department of Planning noting that it has been amended to reflect the changes as endorsed by Council on 11 December 2017, which are:
- A maximum incentive FSR of 6:1, plus Design Excellence and High Performing Building incentives applies to the site;
  - No maximum height of building control applies to the site; and
  - Local heritage items I729 (29 Marion Street), I730 (31 Marion Street) and I731 (37 Marion Street) be delisted and removed from Schedule 5 of the Parramatta Local Environmental Plan 2011 in accordance with the recommendations of the heritage studies provided by the applicant.
- (b) **Further, that** to avoid any delays the Department of Planning & Environment be advised of Council's decision as a matter of urgency.

**THE SITE**

1. The subject site is located at 33-43 Marion Street, Parramatta (refer to **Figure 1**). The legal description of the sites is Lots 10-13 of DP 976, Lot 14 of DP 182289, Lot A of DP 349279 and Lot 1 of DP 747666. The total site area is 2,367.5m<sup>2</sup> and currently contains a modern 3-storey commercial building, a 2-storey commercial shop with shop-top housing, a 2-storey commercial building, and three single storey detached residential dwellings. One of the residential dwellings, 37 Marion Street, is identified in Schedule 5 of the Parramatta Local Environmental Plan (PLEP) 2011 as Local Heritage Item I731.





**Figure 1** Location map

2. The site is located on the corner of Station Street West and Marion Street, with a third frontage to Station Lane to the south that allows for vehicle and service access to the rear of the properties. The current zoning is B4 Mixed Use, permitting land uses including function centres, hotel or motel accommodation, and shop top housing.
3. Under the PLEP, the site is subject to an FSR of 2:1, however under the *Draft Parramatta CBD Planning Proposal* (CBD PP), which was endorsed on 11 April 2016, the FSR that would apply to the site was amended to 6:1. On 10 July 2017 Council, when considering a further Heritage Report related to the CBD Planning Proposal, subsequently resolved to retain the existing FSR (2:1) and Height (12m) in the CBD PP.

## BACKGROUND

4. A Planning Proposal was received by Council for the site at 33-43 Marion Street, Parramatta on 11 May 2017. The Proposal seeks to amend the PLEP 2011 to increase the height of building control from 12m to 102m and the maximum floor space ratio (FSR) from 2:1 to 10:1. The existing B4 Mixed Use zoning is not proposed to change. If the LEP were to be amended in accordance with the documentation submitted by the proponent, the Proposal states that a mixed use development containing approximately 1330m<sup>2</sup> of commercial floor area and approximately 240 residential dwellings could potentially be delivered on the site.
5. The Proposal includes two independent heritage reports that recommend the delisting of a number of local heritage items, including two adjoining locally heritage listed residential dwellings (29 Marion Street – I729, and 31 Marion Street - I730) which are not subject to this Planning Proposal. It is important to note that while the heritage reports recommend delisting, the Planning Proposal itself does not seek to amend the LEP by removing these items from Schedule 5 of the LEP.

6. On 22 September 2017 a DA was lodged with Council (DA/823/2017) seeking approval for the demolition of existing buildings, including the local heritage listed dwelling at 37 Marion Street, Parramatta (Local Item I731). The DA is currently under assessment and at the time of writing this report the matter is yet to be determined.
7. At the 11 December 2017 Council meeting, following a request from Councillors for a status report to be prepared on the subject PP a report was considered that provided an update on the status of the Officer assessment of the Proposal. The report outlined the current issues identified with the Planning Proposal that needed to be resolved to enable Officers to finalise their assessment. Notably, the treatment of local heritage items within, and adjacent to the site was identified as an area of key concern. At this meeting Council resolved:
  - (a) ***That Council reaffirm its position from pre administration and that Marion Street precinct (east of High Street) should have a maximum incentive FSR of 6:1 FSR with no height control in line with draft City Centre Planning Proposal as adopted by the Parramatta City Council in April 2016. This is exclusive of incentives for design excellence and incentives for high performing buildings.***
  - (b) ***That the Department of Planning be advised that this is Council's current position for the CBD PP in terms of informing their Gateway Assessment.***
  - (c) ***That Council use the two independent heritage assessments provided by the applicant and not spend the \$20,000 to complete similar work.***
  - (d) ***That given the compromised heritage and inaccuracies in the mapping, that no heritage conservation zone be considered in the Marion Street precinct.***
  - (e) ***Further, that Council officers finalise the assessment of the site-specific planning proposal and send to the State Government for Gateway Assessment in line with the above, that is:***
    - a. *Maximum 6:1 FSR, excluding incentives for Design Excellence and high performing buildings*
    - b. *No heritage conservation zone*
    - c. *Heritage items within and adjacent to the proposed development site (i.e. 37 Marion Street within the site and 29 and 31 Marion Street outside the site) are delisted in accordance with the two heritage reports provided by the applicant noting inaccuracies in listing, compromised heritage fabric and overall context of the sites location near the train station and within the area of the CBD planning framework.*
8. On 18 January 2018, in accordance with the above resolution, Council Officers forwarded the applicant's Planning Proposal to the DPE to request a Gateway assessment and determination.
9. Council was advised by the DPE on 24 January 2018 that the Proposal could not be accepted in its current form, as Council (as the relevant planning authority) has not prepared an appropriate document that meets the requirements under Section 55 of the EP&A Act, as the Planning Proposal explains the environmental impact on the subject site with an FSR of 10:1 and maximum building height of 102m, as opposed to the controls resolved by Council in the resolution of 11 December 2017. At the time of writing, this issue was being addressed through the preparation of an amended Gateway

Determination document which is expected to be forwarded to the Department of Planning at the same time that the Planning Proposal document is circulated to Council (expected to be on or about 1 February 2018).

## LEGAL ISSUES

10. In attempting to implement Council's resolution of 11 December 2017, issues were identified by Council Officers that led to a legal opinion being sought from Council's Legal Services Unit. Specifically, there was concern that by Council resolving to forward the Planning Proposal to the DPE without considering either a formal Officer assessment, or a report that included the proponent's Planning Proposal and supporting documents and studies, Council as the relevant planning authority had not met its obligations under Section 55 of the *Environmental Planning & Assessment Act* (EP&A Act). This advice was requested on 11 January 2018.
11. Advice has since been received that Council, in not considering an assessment report that addressed the relevant State and Regional Planning Policies and Section 117 Ministerial Directions:
  - a. would not be compliant with Section 55 of the EP&A Act, and could be open to a successful legal challenge that questioned the validity of the decision reached by Council at its meeting of 11 December 2017;
  - b. could possibly have the Department reject the Proposal on the basis it was deficient.
12. A copy of this advice has been circulated to Councillors under a separate cover.
13. Further, as explained above, the DPE has since notified Council that the Planning Proposal is unable to be accepted for a Gateway Determination in its current form.
14. To resolve this issue, this report provides the proponent's Planning Proposal, which provides a response to relevant State and Regional Planning Policies and Section 117 Ministerial Directions, as well as associated documentation submitted in support of the Proposal (refer to **Attachment 1 and 2**).

## RESPONSE TO LEGAL ISSUES

15. For the Planning Proposal to be accepted by the DPE for a Gateway Determination, Council needs to be able to demonstrate that it has given consideration to the matters listed in Section 55 of the EP&A Act, which means that Council needs to consider the attached Planning Proposal document, which includes (as listed in Section 55(2) of the Act):
  - a. A statement of the objectives or intended outcomes of the proposed instrument,
  - b. An explanation of the provisions that are to be included in the proposed instrument,
  - c. The justification for those objectives, outcomes and provisions and the process for their implementation (including whether the proposed instrument will comply with relevant directions under section 117),

- d. If maps are to be adopted by the proposed instrument, such as maps for proposed land use zones; heritage areas; flood prone land – a version of the maps containing sufficient detail to indicate the substantive effect of the proposed instrument, and
  - e. Details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument.
16. The current assessment of Council Officers is that the Planning Proposal should not proceed until the additional analysis relating to the heritage significance of the Proposal discussed in the status update report is completed and the status of the heritage items is tested through that process (refer to **Attachment 3**).
17. However, Council could consider the heritage argument put by the proponent in their application and supporting documentation when reaching its position on the progression of this Planning Proposal. Given that these were not formally provided to the Council in the previous report, the Council cannot currently demonstrate that it considered these issues when reaching its previous decision to forward the Proposal to DPE with the amended planning controls.
18. The relevant documents provided by the applicant are included as attachments to this report to allow Council to consider them. The Planning Proposal document includes an assessment of the issues discussed in Section 55 of the EP&A Act.
19. The Planning Proposal document attached is an updated version that includes the amendments requested by Council's resolution of 11 December 2017.
20. Therefore, if Council wishes to progress the decision it made on 11 December 2017, Council can rely on the assessment provided by the proponent as detailed in the attached document and proceed on that basis.
21. Acknowledging that Council has previously made a decision on this matter, to proceed with the Planning Proposal, Council Officers note that if Council wishes to proceed as previously resolved, it could formally consider the attached documents and resolve to proceed with the Planning Proposal document attached (subject to relevant amendments).

Joshua Coy

**Project Officer – Land Use Planning**

Robert Cologna

**A/Service Manager – Land Use Planning**

Sue Weatherley

**Director – Strategic Outcomes and Development**

Rebecca Grasso

**Director City Identity and Experience**

**ATTACHMENTS:**

1 [↓](#) Attachment 1 - Amended Planning Proposal for land at 33-43

1 Page

- Marion Street, Parramatta
- |                                   |  |           |
|-----------------------------------|--|-----------|
| <b>2</b> <a href="#"><u>↓</u></a> | Attachment 2 - Supporting documents to Planning Proposal for land at 33-43 Marion Street, Parramatta | 325 Pages |
| <b>3</b> <a href="#"><u>↓</u></a> | Attachment 3 - Council Officer report of 11 December 2017  | 8 Pages   |

## **REFERENCE MATERIAL**

## **ATTACHMENT 1 – Planning Proposal for land at 33-43 Marion Street, Parramatta**

This attachment will be circulated separate to the Business Paper prior to the 12 February 2018 Council meeting.

For further information, contact, Robert Cologna – A/ Service Manager, on [rcologna@cityofparramatta.com.au](mailto:rcologna@cityofparramatta.com.au)

## **ATTACHMENT 2 – Supporting documents to Planning Proposal for land at 33-43 Marion Street, Parramatta**

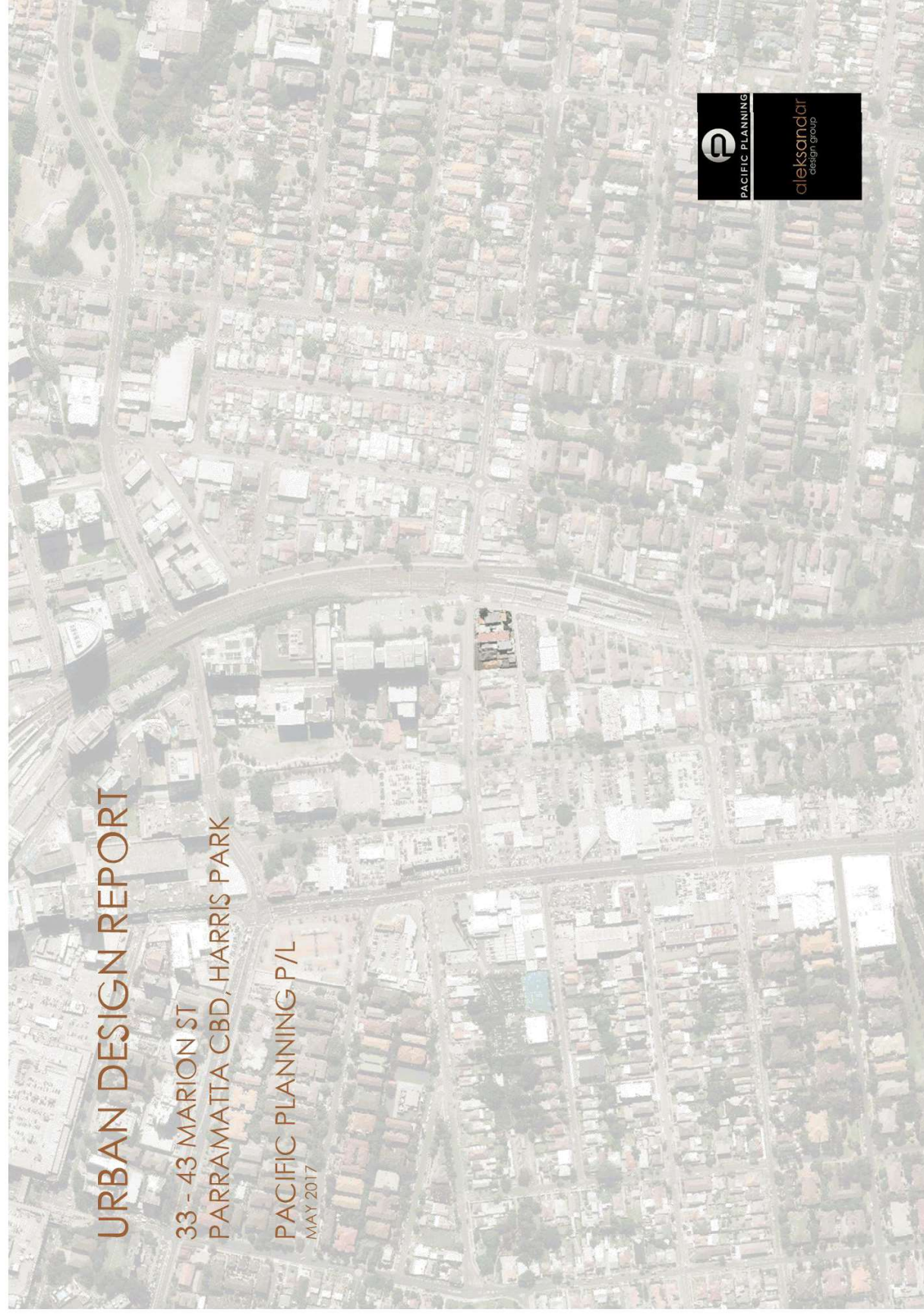
Please note that these attachments relate to the original Planning Proposal that was submitted to Council on 11 May 2017. Amended supporting documents that conform to Council's resolution of 11 December 2017 will be prepared either prior to or post Gateway Determination.

For further information, contact Robert Cologna – A/ Service Manager, on 9806 5144 or [rcologna@cityofparramatta.com.au](mailto:rcologna@cityofparramatta.com.au)

**APPENDIX 6**  
**Landscaping**  
**Jane Irwin Landscape Architecture**



**APPENDIX 1**  
**Urban Design Report**  
**Aleksandar Design Group**



aleksandar  
design group

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Nominated Architect:  
Aleksandar Jelicic  
Registration No. 7167

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Revisions:  
Revision A

May 2017

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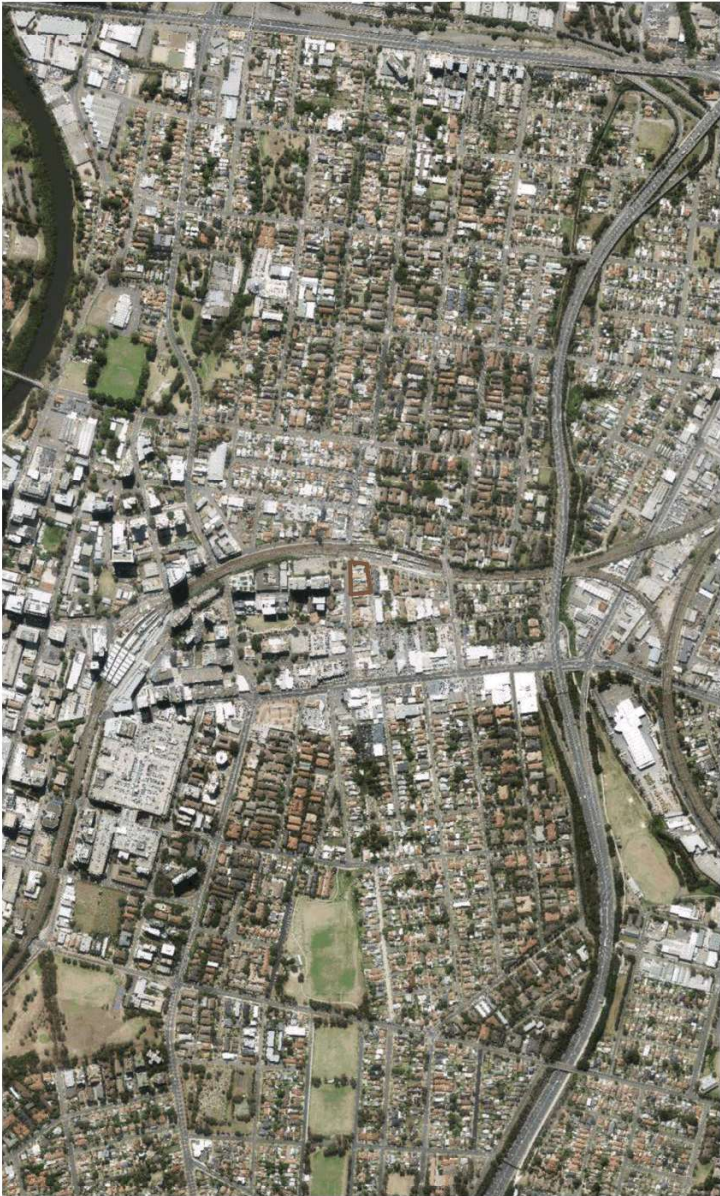
# 1

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## INTRODUCTION



01 INTRODUCTION



Parramatta - Google Maps

This UDR is prepared as part of Planning Proposal submitted in accordance with Section 55 of the Environmental Planning and Assessment (EP&A) Act 1979 and provides an outline and justification for the proposed development. The subject site is located on the subject land at 33 - 43 Marion Street, Harris Park ("the subject site"). This proposal seeks to amend the Parramatta Local Environmental Plan (LEP) 2011.

This UDR has been prepared in support of an application to increase the maximum building height control from 12 metres to 101 metres and increase the maximum floor space ratio (FSR) control from 2:1 to 10:1. The subject site is zoned B4 Mixed Use and no change to the land use zone is proposed. The UDR will facilitate a landmark 32 storey mixed use building, containing residential, commercial, and public space, and 240 residential land uses, and 240 residential apartments. The site is opposite the Harris Park railway station and within 600 metres walking distance of the Parramatta railway station.

The site comprises seven (7) allotments and is known legally as follows:

- 33 Marion Street (Lot 10 DP 776) - 411 m<sup>2</sup>
- 35 Marion Street (Lot 11 DP 776) - 395.4 m<sup>2</sup>
- 37 Marion Street (Lot 12 DP 776) - 375.4 m<sup>2</sup>
- 39 Marion Street (Lot 13 DP 776) - 375.4 m<sup>2</sup>
- 41 Marion Street (Lot 14 DP 18293) - 366.7 m<sup>2</sup>
- 43 Marion Street (Lot A DP 34279) - 246.6 m<sup>2</sup>
- 43 Marion Street (Lot 1 DP 747666) - 174.5 m<sup>2</sup>

This UDR forms part of a package of supporting documents for consideration by Council and the Gateway under Section 55 of the EP&A Act 1979. This UDR application is therefore supported by the following studies and documentation:

- Statement of Heritage Significance, prepared by Crocneill & Loneragan Architects dated April 2017
- Heritage Impact Assessment, prepared by Crocneill & Loneragan Architects dated April 2017
- Landscape Plan
- Traffic and Transport Assessment, prepared by Asen Group dated March 2017;
- Economic Impact/Public Benefit

# 2

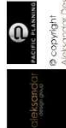
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## STRATEGIC POSITION



02 STRATEGIC POSITION  
INTRODUCTION

Figure 1.1 shows the proposed Parramatta CBD outlined in the Parramatta Urban Design Plan 2016. The Parramatta CBD is a key area for growth in response to the needs of the Parramatta community.

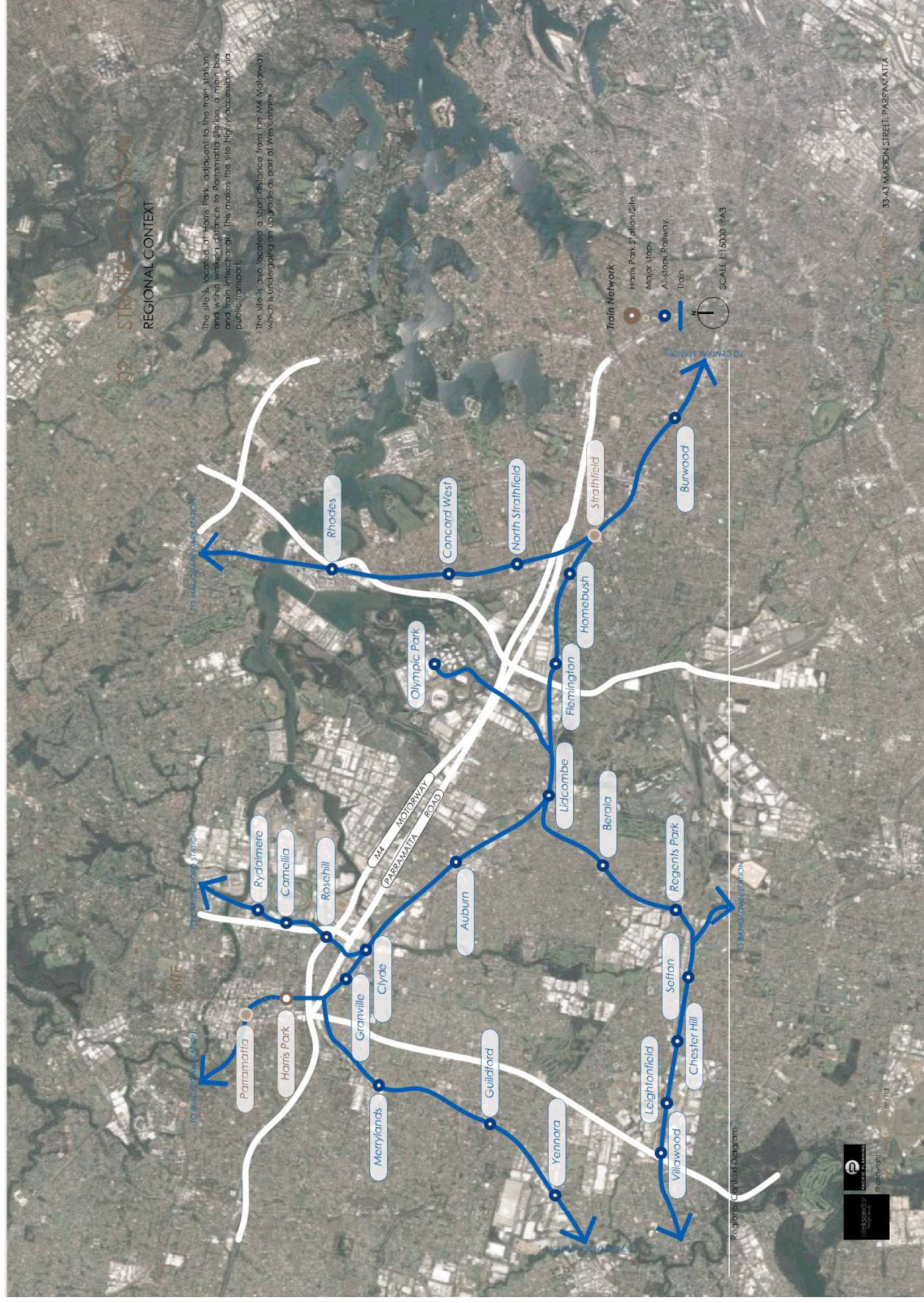


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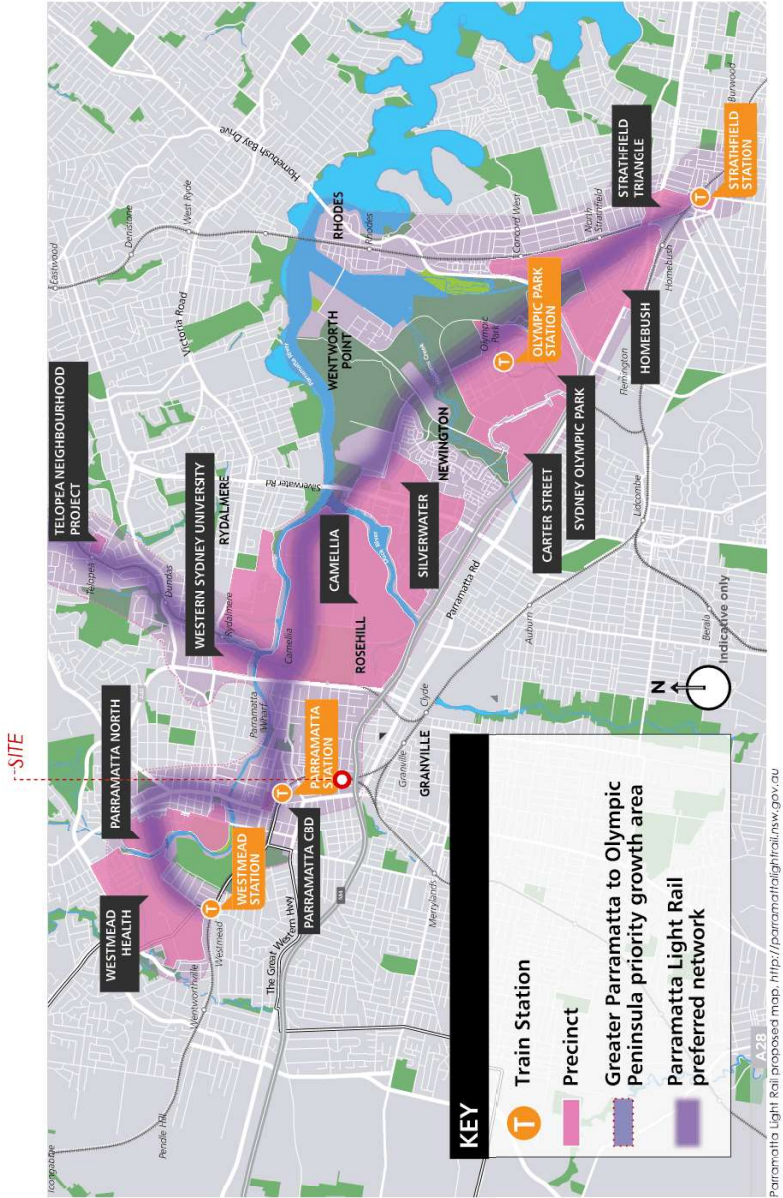






02 STRATEGIC POSITION  
PARRAMATTA LIGHT RAIL

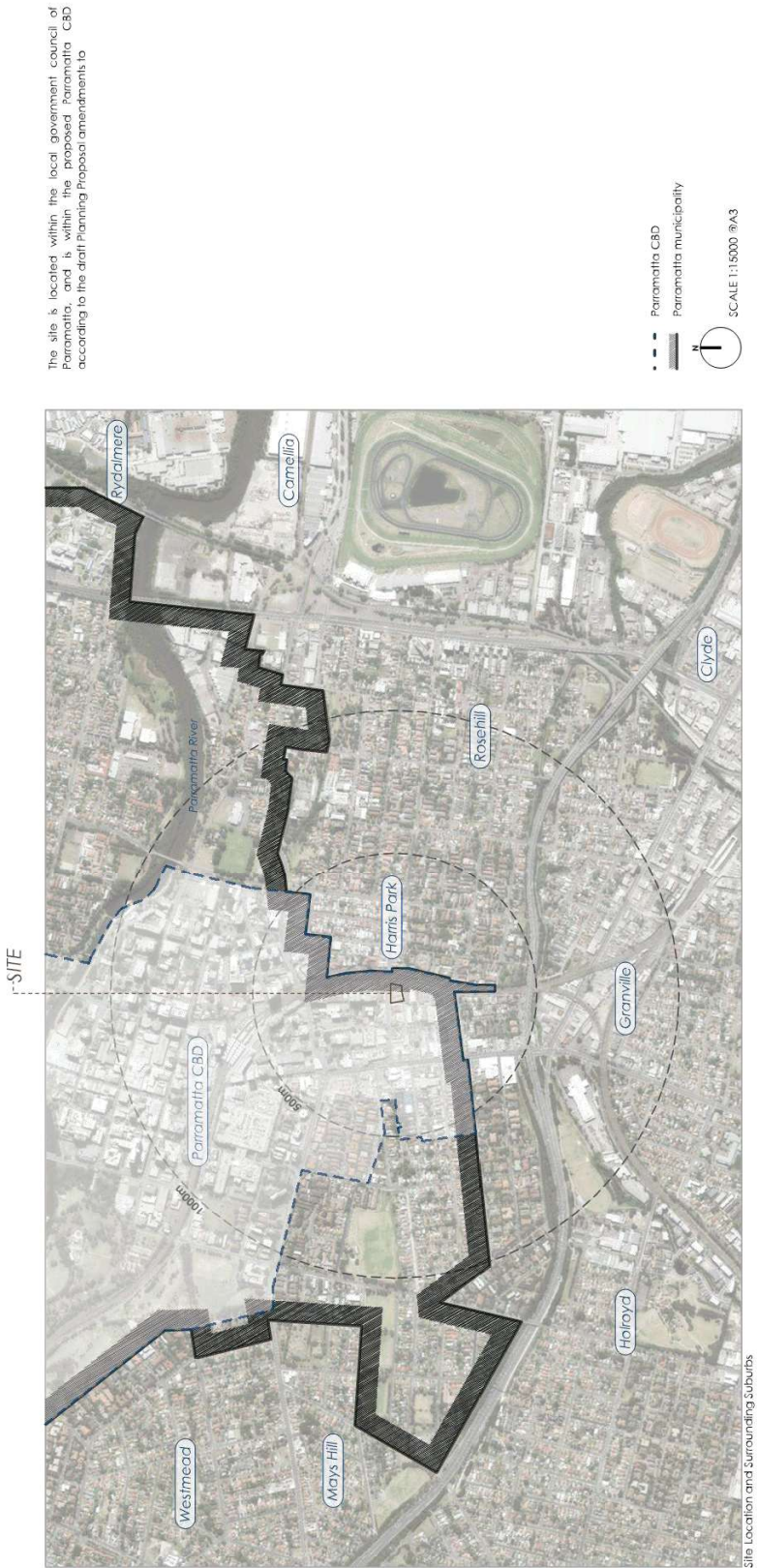
The site will gain the benefit from the future light rail aimed to link the precincts from Westmead, Caringford and Strathfield, being walking distance to Parramatta station.



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Parramatta Light Rail proposed map. <http://parramattalightrail.nsw.gov.au>

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02 STRATEGIC POSITION  
SITE LOCATION



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02 STRATEGIC POSITION  
OPEN SPACES



## 02

## STRATEGIC POSITION

## KEY EMPLOYMENT & INSTITUTIONAL AREAS

The site location & connectivity to key employment areas and educational institutions.



Key Employment and Institutional Areas Diagram

# 3

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## PLANNING FRAMEWORK



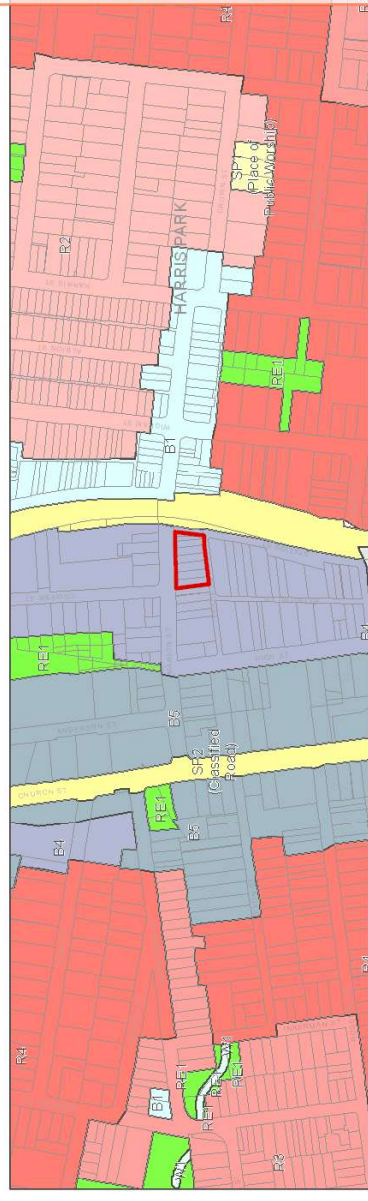
03 PLANNING FRAMEWORK  
INTRODUCTION



This UDR seeks to amend the Parramatta Local Environmental Plan (LEP) 2011, to achieve the objectives outlined in Part 1, as follows:

- Amend the Height of Building;
- Amend the Floor Space Ratio Map
- Amend the heritage map

### 03 PLANNING FRAMEWORK



Land zoning

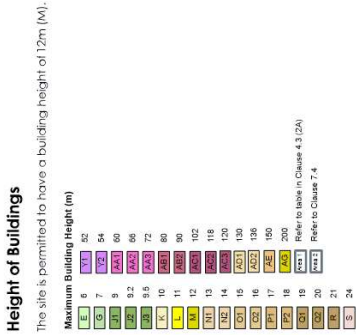
B1	Neighbourhood Centre	R1	General Residential
B2	Local Centre	R2	Low Density Residential
B3	Commercial Core	R3	Medium Density Residential
B4	Mixed Use	R4	High Density Residential
B5	Business Development	R5	Private Residence
B6	Enterprise Corridor	R6	Public Recreation
E1	Environmental Conservation	S1	Special Activities
E2	Environmental Management	S2	Infrastructure
I1	General Industrial	W1	Natural Waterways
I2	Light Industrial	W2	Recreational Waterways
I3	Heavy Industrial		

## Floor Space Ratio

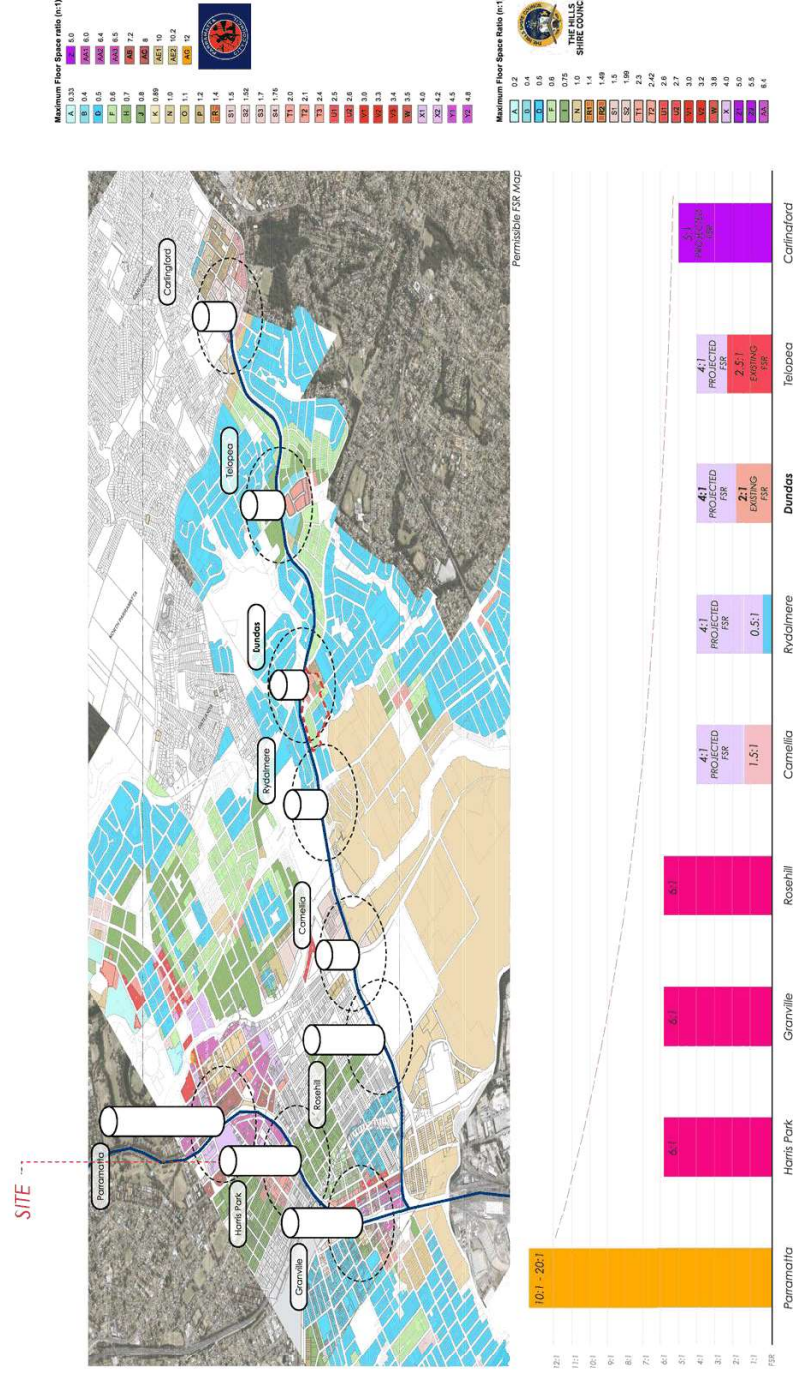
Maximum Floor Space ratio (n=1)	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
0.33	0.4	0.4	0.5	0.6	0.7	0.8	0.89	1	1.0	1.1	1.2	1.2	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0	6.1	6.2	6.3	6.4	6.5	6.6	6.7	6.8	6.9	7.0	7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9	8.0	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9	9.0	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9	10.0



03 PLANNING FRAMEWORK  
CURRENT LEP FRAMEWORK

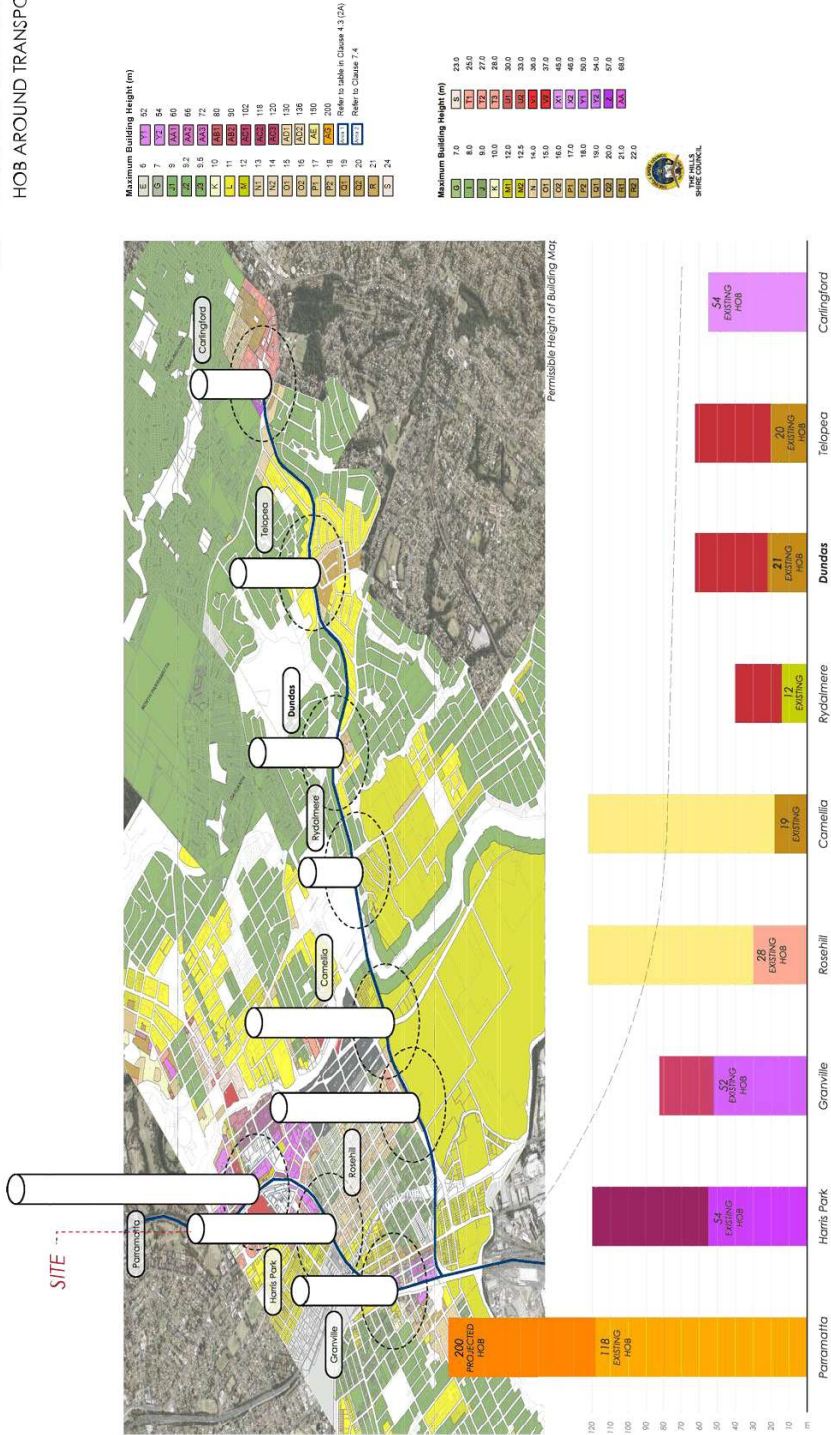


### 03 PLANNING FRAMEWORK FSR AROUND TRANSPORT HUBS



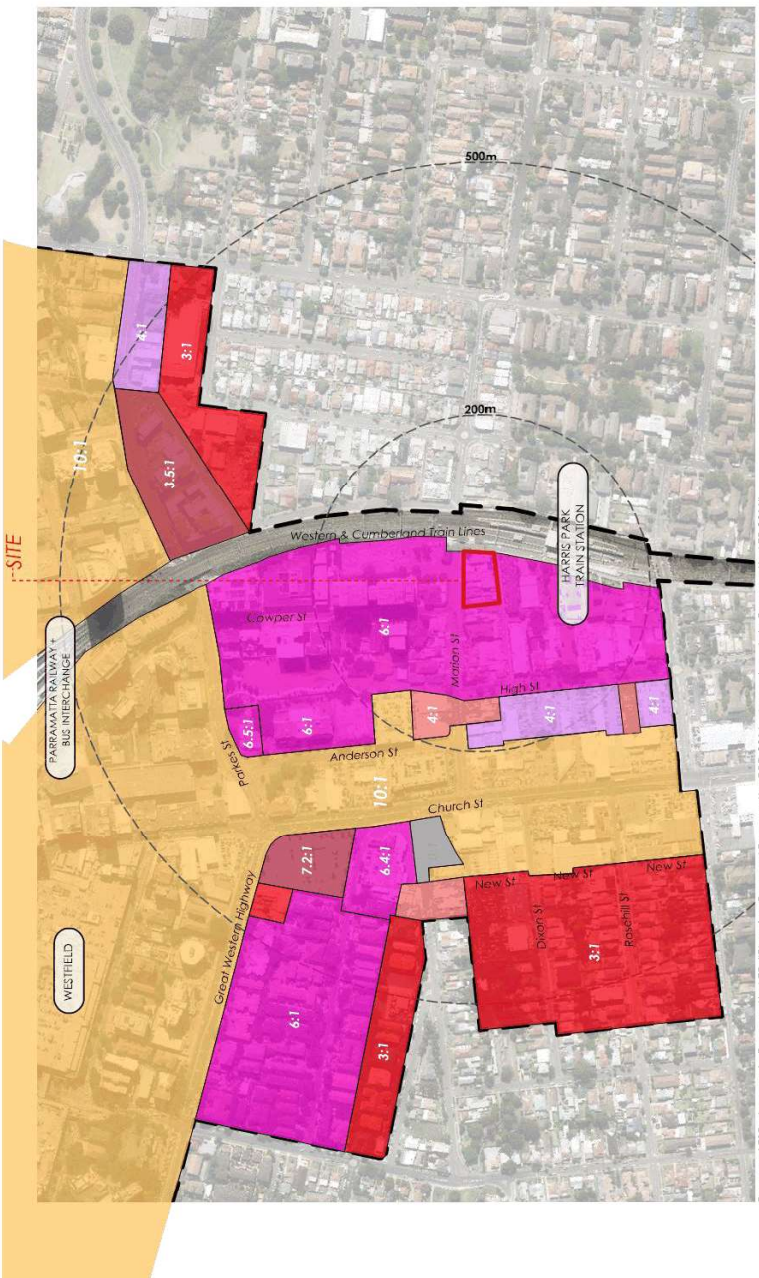


03 PLANNING FRAMEWORK  
HOB AROUND TRANSPORT HUBS



03 PLANNING FRAMEWORK  
PROPOSED FSR CHANGES TO LEP

The site is nominated to have a 6:1 FSR as stated in the amendments to the Parramatta CBD Planning Strategy and Planning Proposal - Parramatta CBD.



Proposed FSR changes to Parramatta LEP, "Planning Proposal Parramatta CBD 2016 - Amendments to Parramatta LEP 2011"





03 PLANNING FRAMEWORK  
DEVELOPABILITY

This diagram shows the developability of the area within the proposed New Parramatta CBD boundary near to the subject site. It factors in heritage sites and recently developed sites to show which locations have the potential to be redeveloped as potential LER F&R sites as proposed in the draft Planning Proposal Parramatta CBD 2016.







03

PLANNING FRAMEWORK  
PROPOSED HEIGHT OF BUILDING TRANSITION  
WITHIN HERITAGE CONTEXT

Proposed building height transition from Church St within the context of heritage sites. The proposed storeys for the site is 32 storeys.

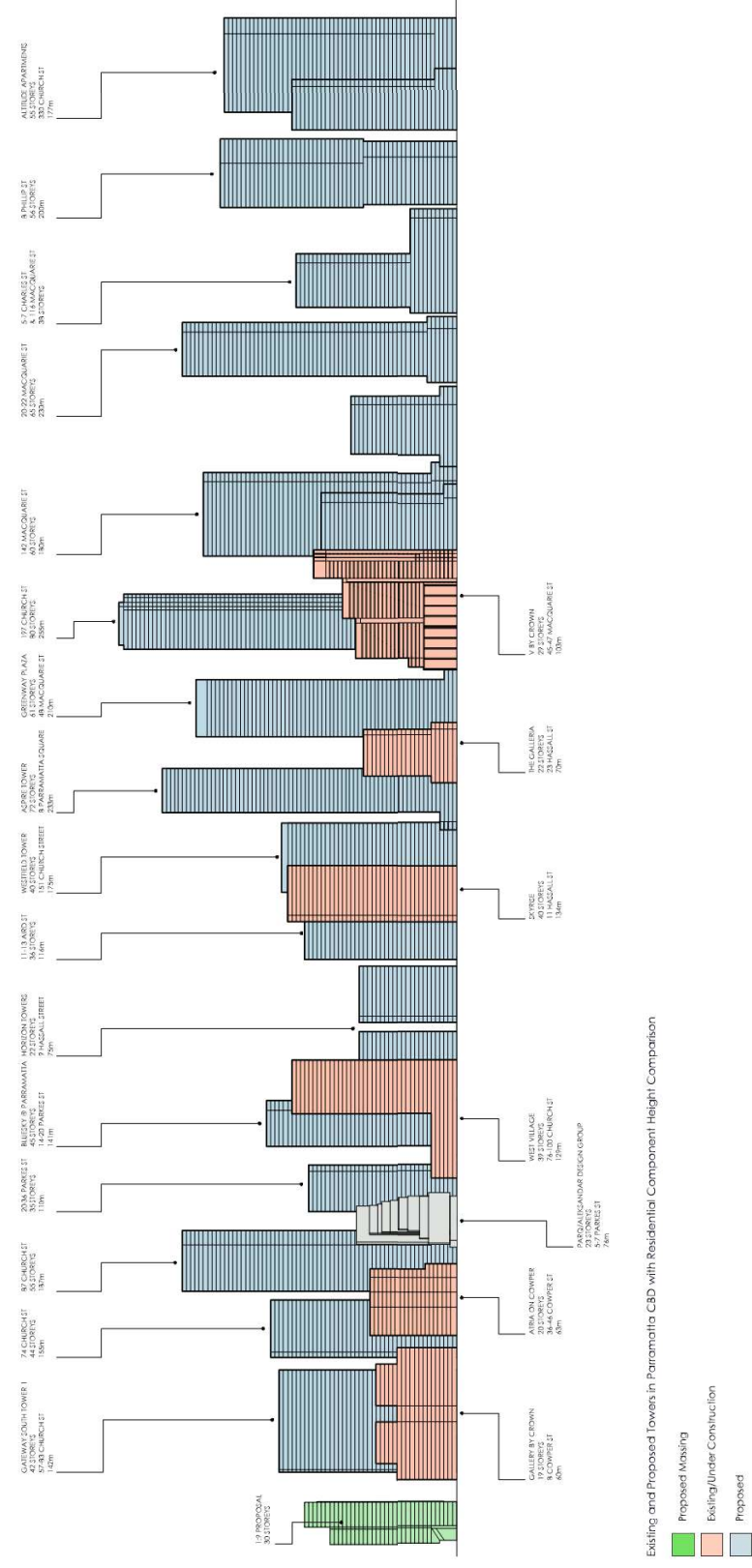
The draft Planning Proposal Parramatta CBD provides for taller buildings within the Southern Precinct of the City Centre to that currently permitted. The greatest additional height generally follows Church Street associated with the proposed increase in FSR.

Heritage items are dispersed throughout the Southern part of the CBD. Significant heights are proposed for and adjoining heritage items. This is not uncommon throughout the Parramatta City Centre and City of Sydney.

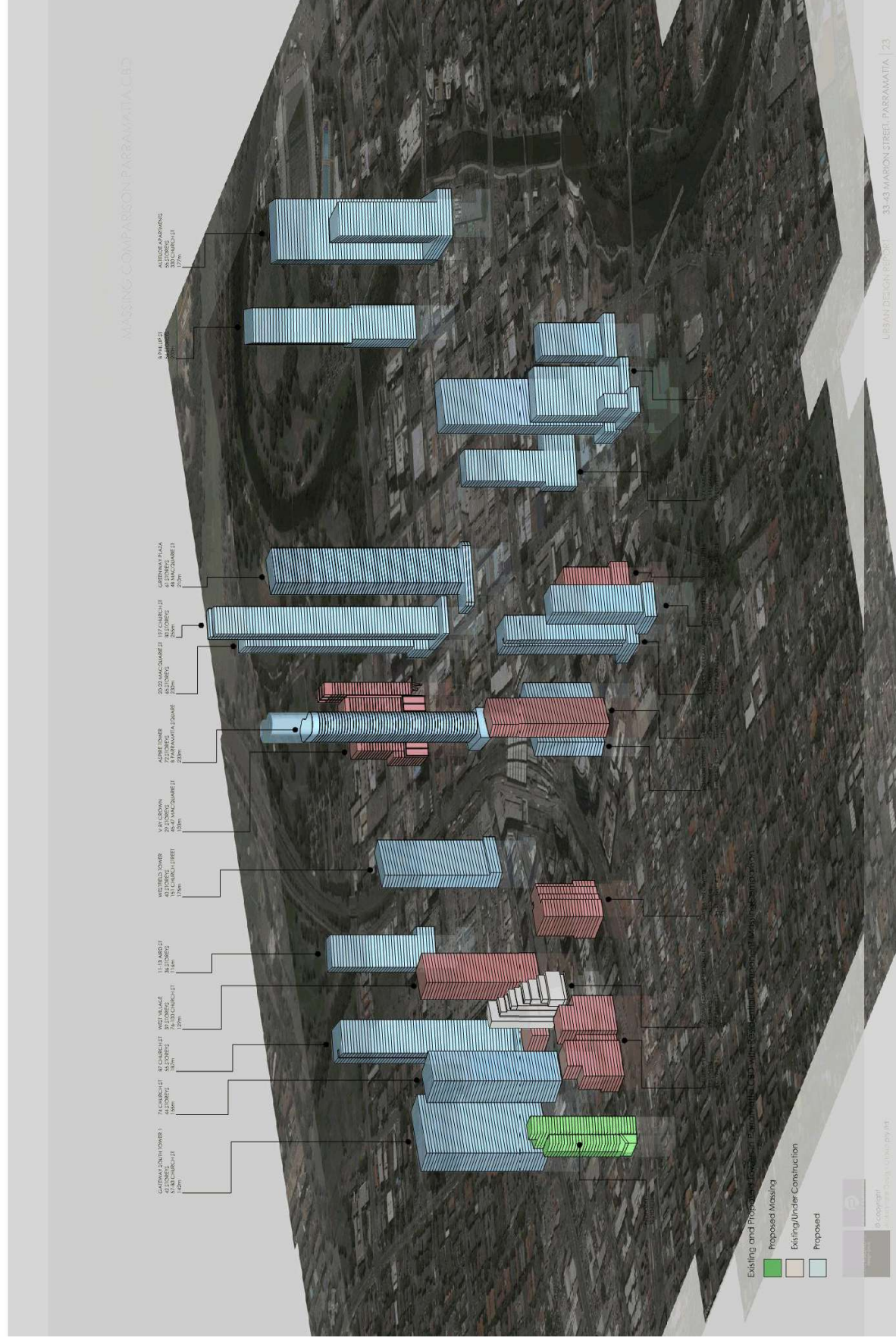
The proximity of the subject site to heritage items was therefore not considered a constraint to redevelopment or height based on the strategic location and similar types of development in this type of urban framework. The proposal therefore seeks to support growth and housing in an urban context where heritage and height can co-exist.



### 03 PLANNING FRAMEWORK







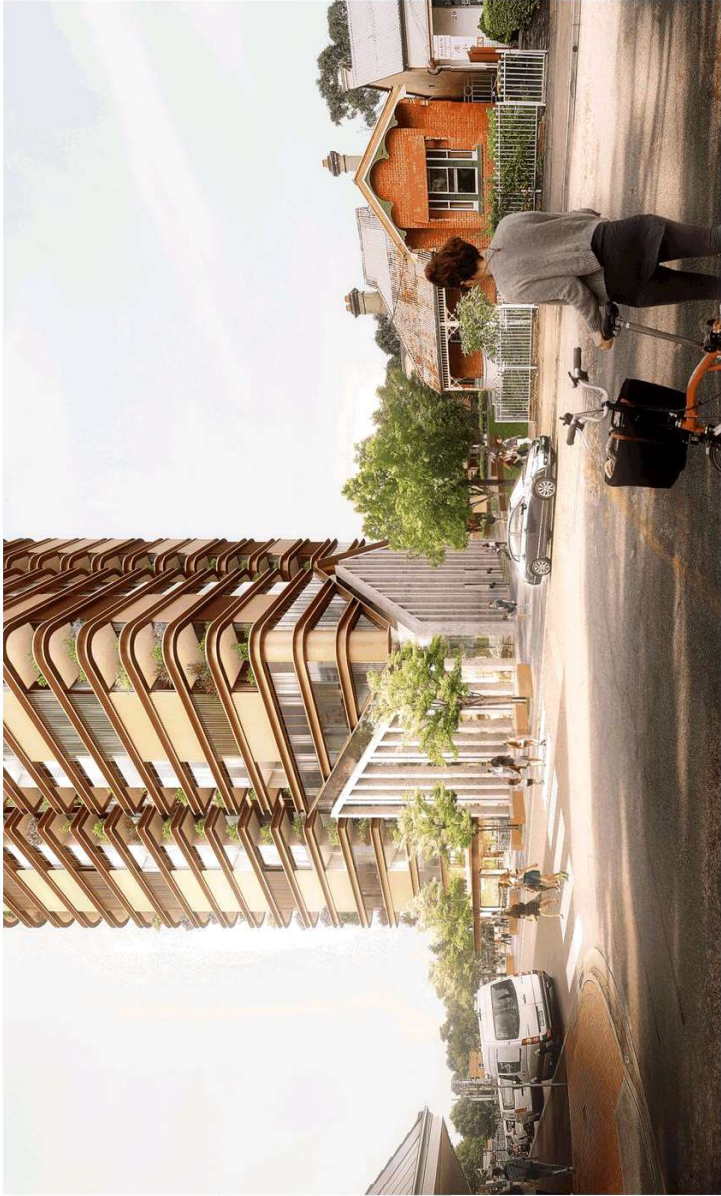
# 4

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## SITE ANALYSIS

Analysis of the site from a local perspective

04 SITE ANALYSIS  
INTRODUCTION



The site is located at 33-43 Marion St, Parramatta.

The site is defined by the following factors:

- Close proximity to key transport infrastructure including trains from Harris Park and express trains and buses from Parramatta Station,
- Close proximity to commercial/mixed use spine along Church St including Westfield Shopping Centre
- Close proximity to Jubilee Park



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04 SITE ANALYSIS  
CONTEXT

---SITE - 33-43 Marion St, Parramatta



Site Location

The site is located at 33-43 Marion St, Parramatta, in the local government area of Parramatta, within the proposed Parramatta CBD.

The site is surrounded by a mix of low to medium residential dwellings to the west and south, and high density apartments to the north including 19 and 20 storey mixed use apartments on Cowper St.

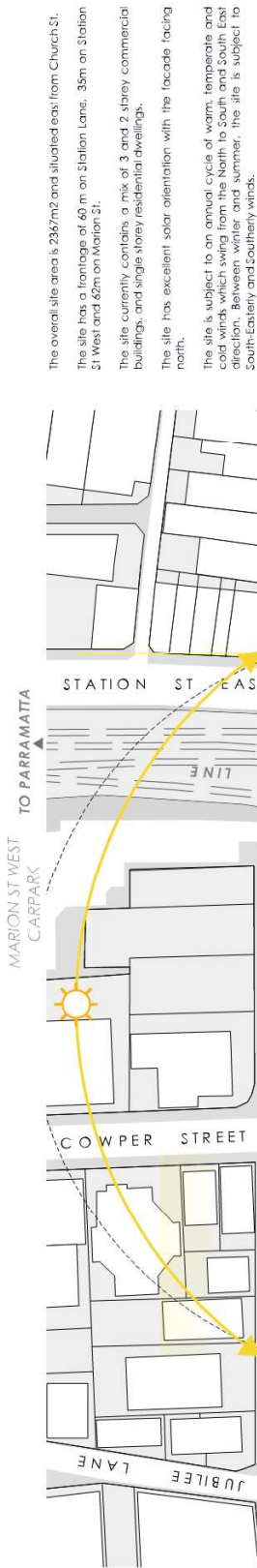
The site is 100m from Harris Park train station and 500m from Parramatta station, which is a main railway and bus interchange with express trains to the city.

The site has good public amenity, being 400m from Westfield shopping centre and 200m from Jubilee Park.



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04 SITE ANALYSIS  
SITE CONDITIONS





04 SITE ANALYSIS  
STREETSCAPE - SITE



View 1 - Looking South down Station St West



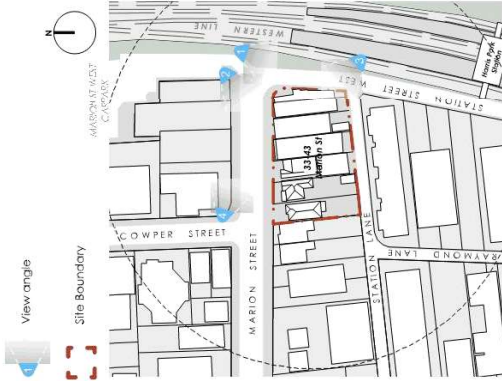
View 2 - Looking West down Marion Street



View 3 - Looking North West on the corner of Station Lane and Station St West



View 4 - Looking East down Marion Street



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URBAN DESIGN REPORT 33-43 MARION STREET, PARRAMATTA | 25



04 SITE ANALYSIS  
STREETSCAPE - SURROUNDING CONTEXT



View 5 - Looking South along Marion Street



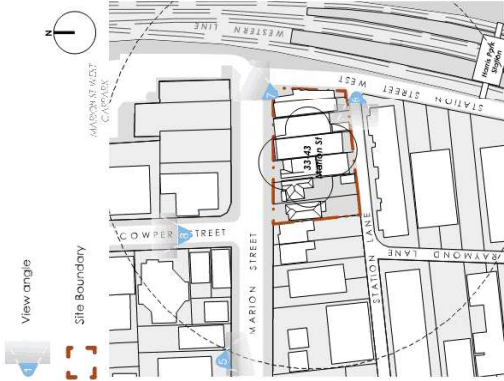
View 6 - Looking West along Station Lane



View 7 - Looking North on the corner of Marion St and Station St West



View 8 - Looking North along Cowper St



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04 SITE ANALYSIS  
STREETSCAPE CHARACTER - JILA



**Character:**  
Local character is mixed - as the area is in transition from a fine grain, low density residential suburb, to a mixed use, medium density zone. The site is still fringed with modest, single storey houses with gardens - the housing stock is varied in condition and quality. Opposite the site, the rail corridor, and car park are vast open spaces. There is little in the local context to define a dominant character.



**Architecture:**  
The surrounding architecture is highly varied, with few examples of design excellence. Recently developed medium and high density residential vary from three storey masonry construction to lower blocks of more contemporary character. Older commercial/industrial buildings like the ones currently on the site are in poor condition, and do not contribute positively to the public domain.



**Public Domain:**  
The public domain is inconsistent in material character, quality and amenity. Cowper Street is a mixed use street, with active frontages, with the potential to be a vibrant pedestrian area - however, street address is varied and sometimes poor, and pavement widths generally narrow. The undeveloped adjacent streets are generally poor quality with little pedestrian amenity.



**Materials:**  
The materiality of the public domain is highly varied, updated pavement is a patterned, composite unit paver and old paving is a mix of concrete, asphalt and brick.



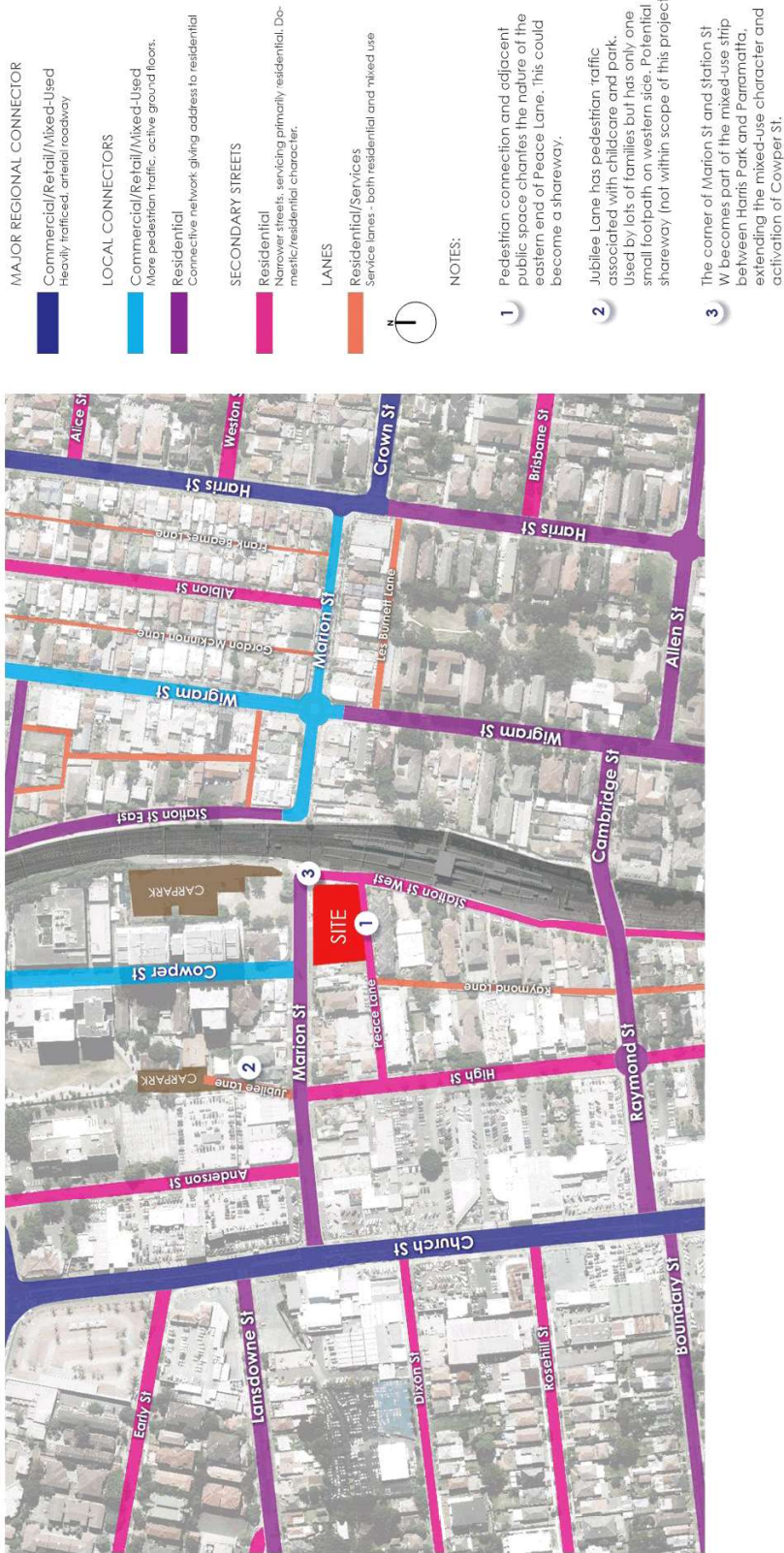
**Street Trees:**  
There are few street trees in the local area. *Lophospermum confertus* line the centre of High St, and two new trees have been planted along Marion St



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04 SITE ANALYSIS  
STREETS - JILA

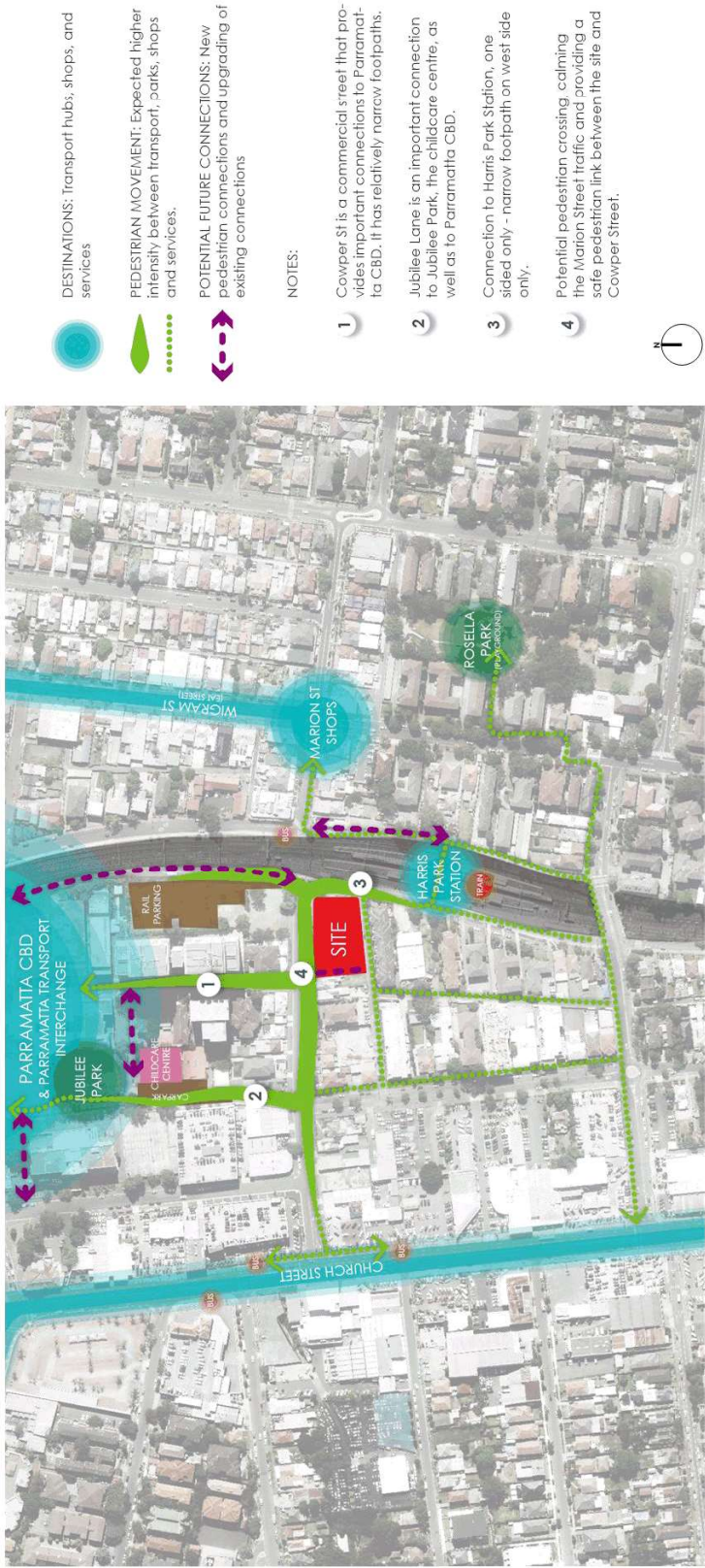


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04 SITE ANALYSIS  
CONNECTIONS AND DESTINATIONS - JILA



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# 5

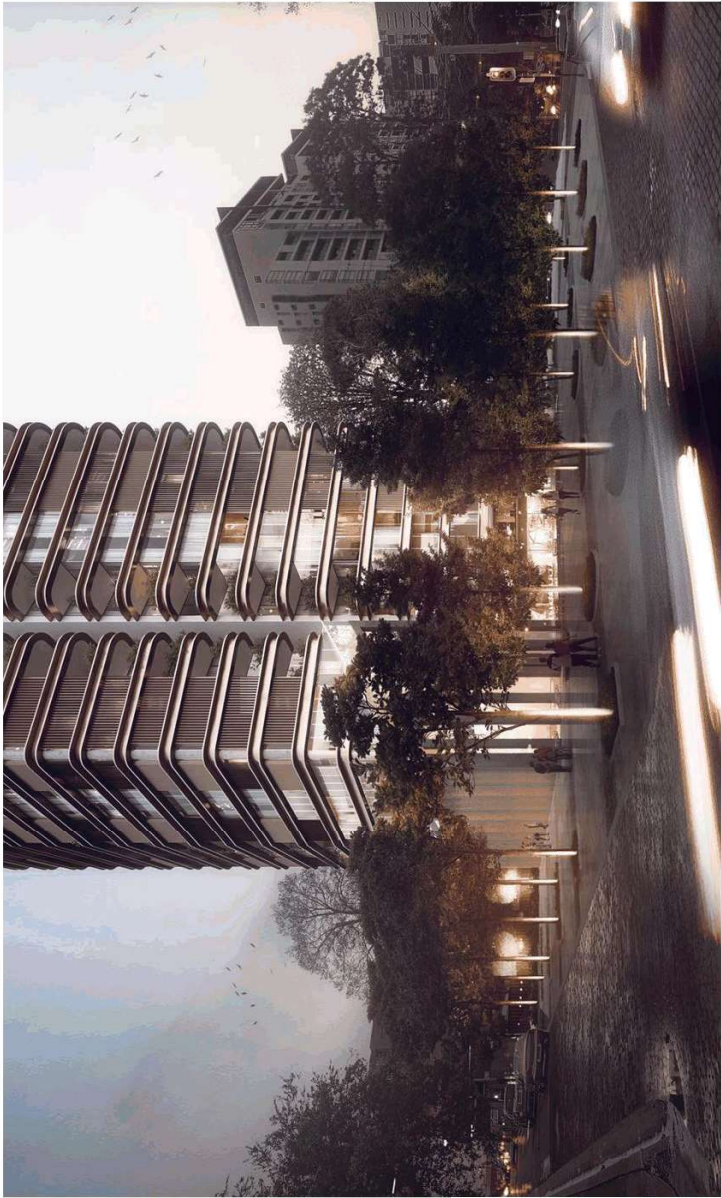
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## THE PROPOSAL

05

PROPOSAL

BUILDING DESIGN PRINCIPLES



Creating compelling urban forms within an urban context and dedicating a majority of the ground plane to public amenity.

Achieving a high amenity standard to built form, with 2 hours solar access to 70% of apartments, at mid-winter and natural cross ventilation to 60% of apartments.

Increase the attractiveness and function of the rear laneway.

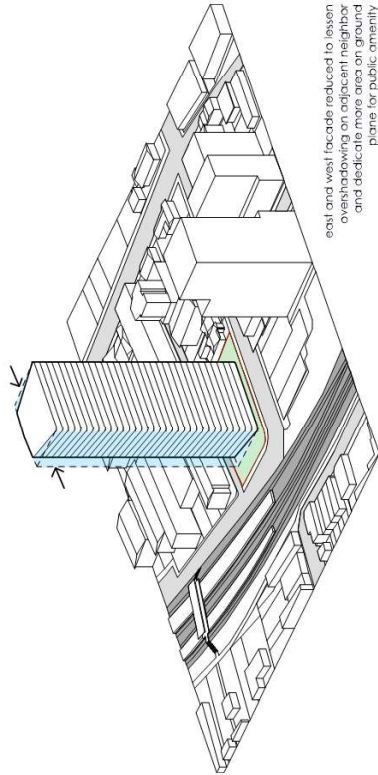


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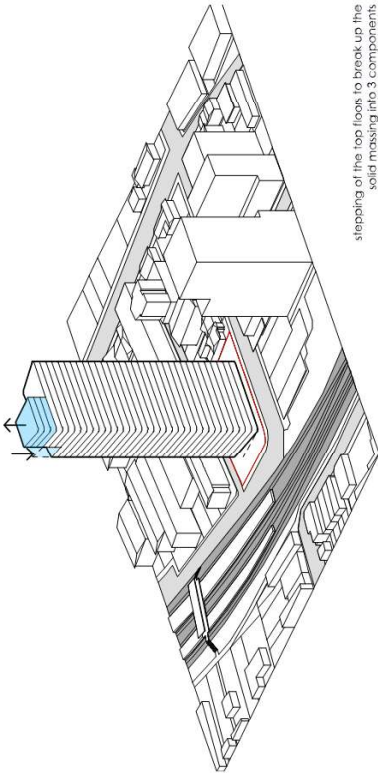
URBAN DESIGN REPORT

33-43 MARION STREET, PARRAMATTA | 34

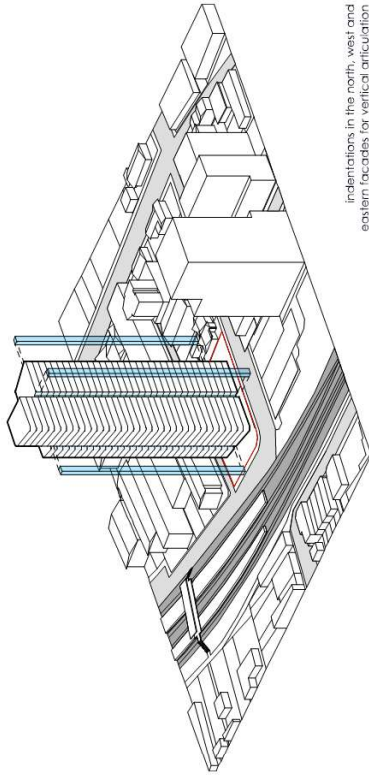
05 PROPOSAL  
BUILT FORM EVOLUTION



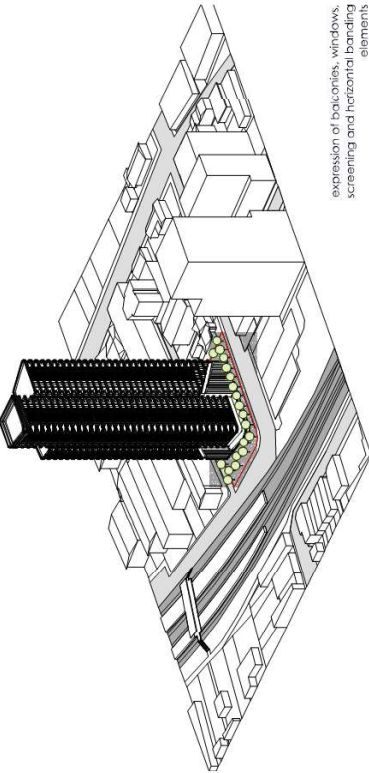
east and west facades reduced to lessen overshadowing on adjacent neighbor and dedicate more area on ground plane for public amenity



stepping of the top floors to break up the solid massing into 3 components



indentations in the north, west and eastern facades for vertical articulation



expression of balconies, windows, screening and horizontal banding elements



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33-43 MARION STREET, PARRAMATTA | 35





## 05 PROPOSAL BASEMENT PLAN

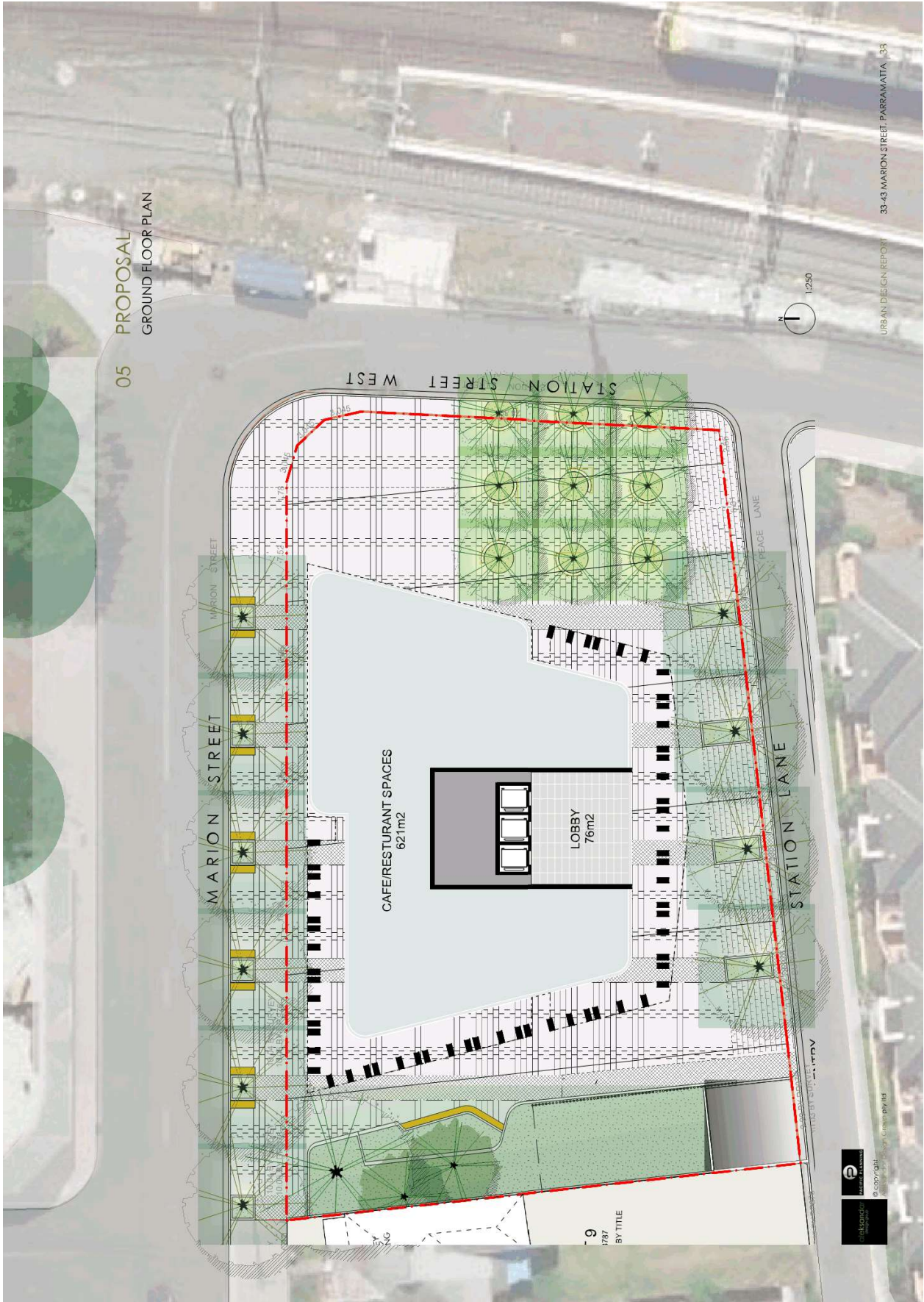


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PACIFIC PLANNING

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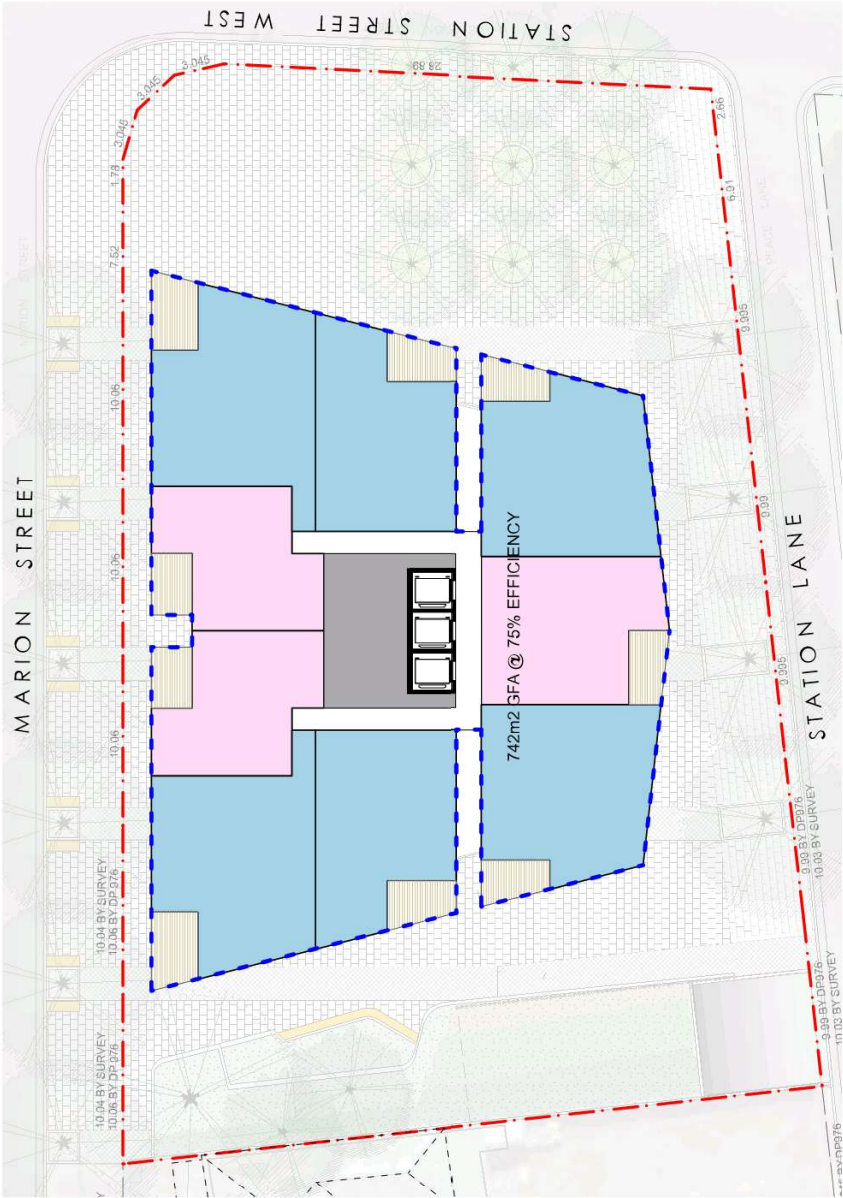
URBAN DESIGN REPORT 33-43 MARION STREET, PARRAMATTA 37



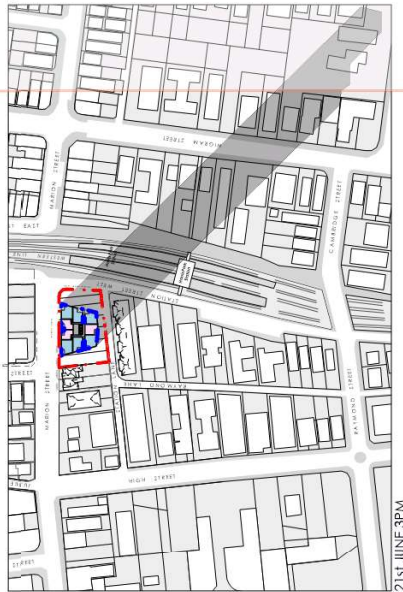
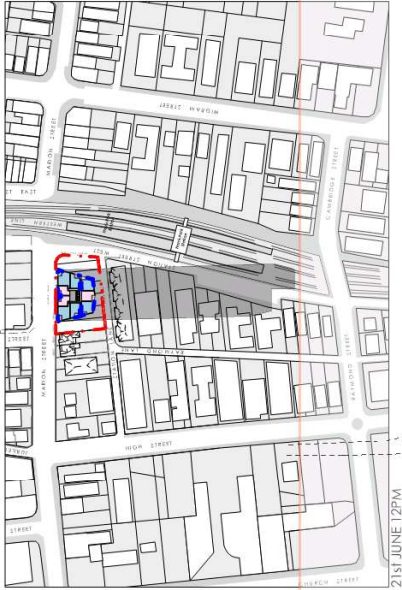
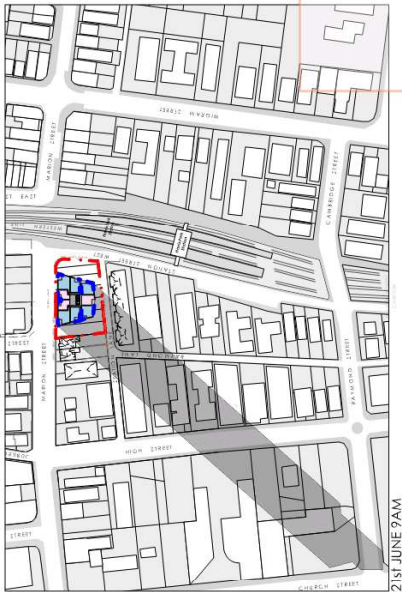




05 PROPOSAL  
TYPICAL FLOOR PLAN



05 PROPOSAL  
SHADOW TESTING



The overshadowing impacts of the proposed design were tested for the 21st June. The majority of the overshadowing occurred to the residential areas to the south west, south and south east of the site.

The Eastern and Western elevations of the proposal is angled to achieve solar for the living areas, as well as reducing the amount of overshadowing to the adjacent neighbours to the south.

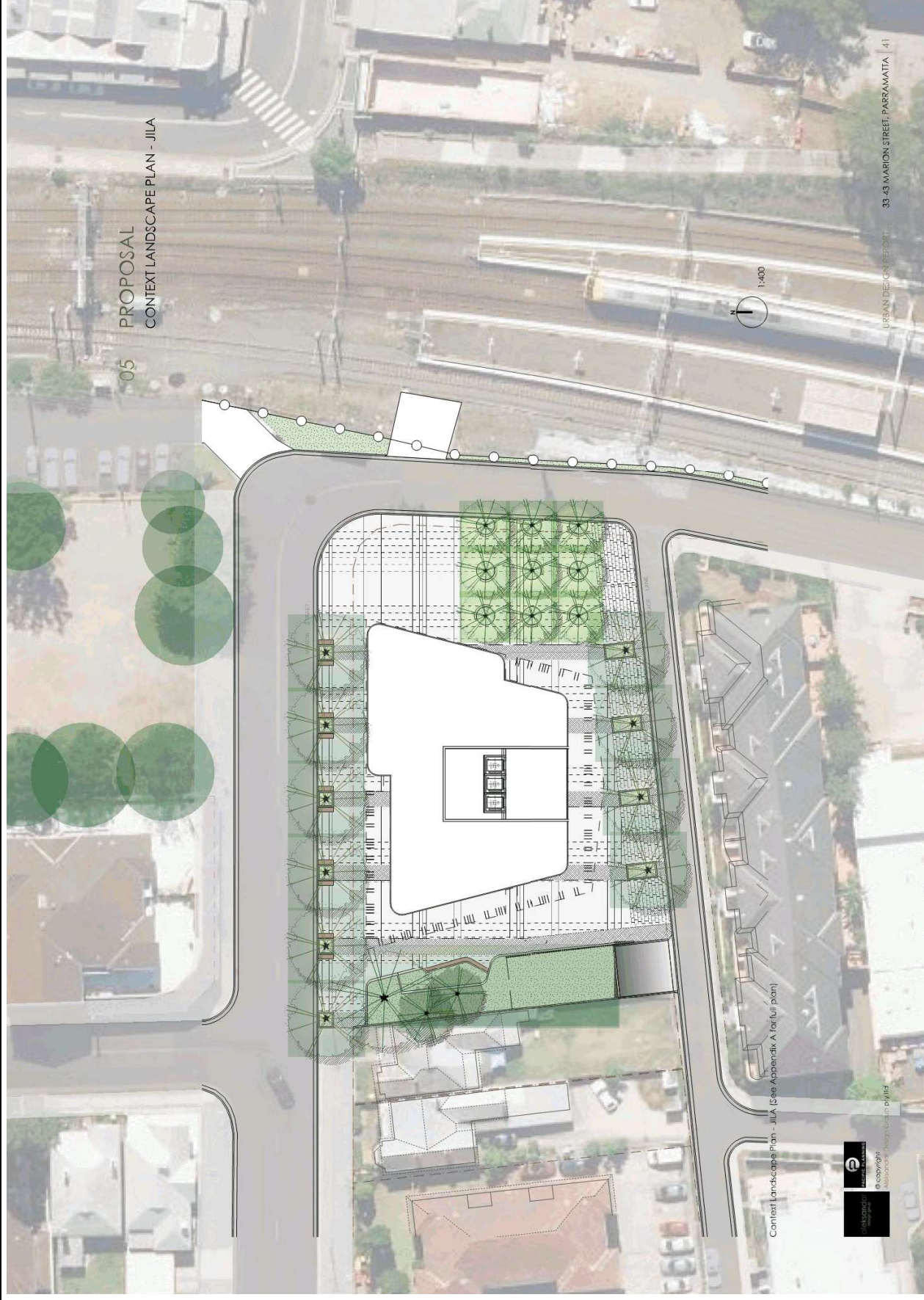


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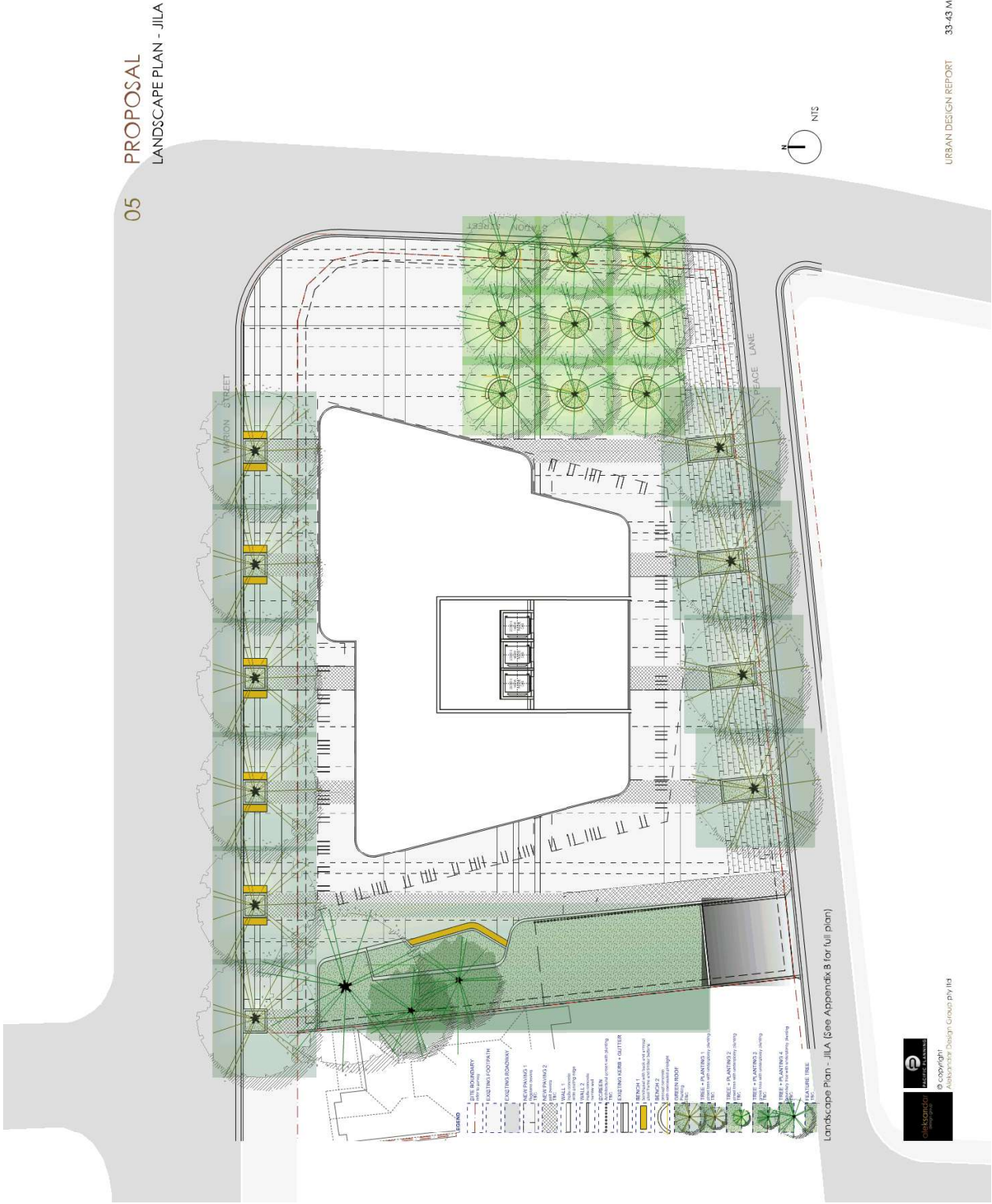
URBAN DESIGN REPORT

33-43 MARION STREET, PARRAMATTA | 40









05 PROPOSAL  
LANDSCAPE IMAGES - JILA



Corner of Marion St & Station St West



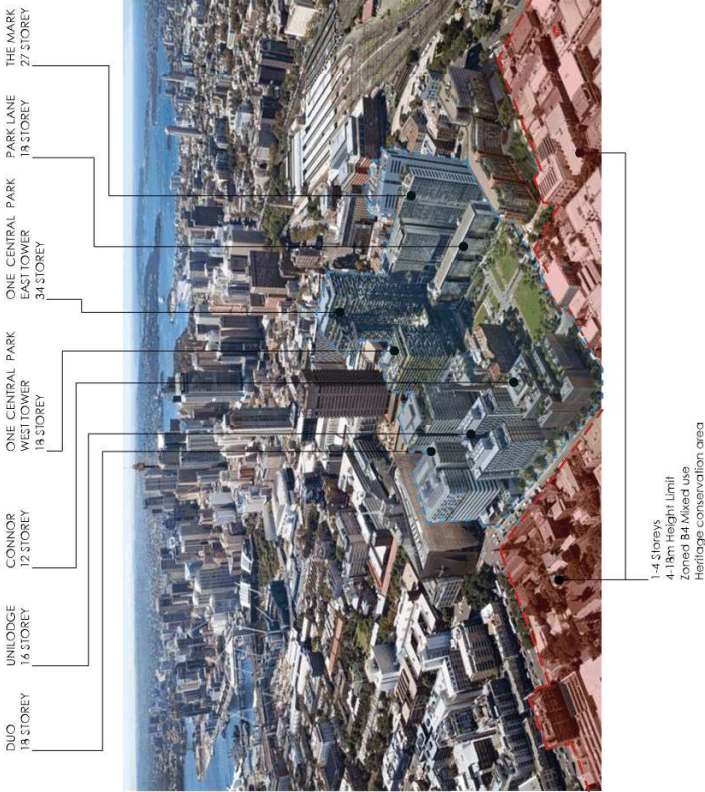
Corner St & Marion St

The proposal aims to create an activated ground plane dedicated for public amenity. Being within close proximity to Harris Park train station, the proposed site acts as a meeting point with potential for local cafes or restaurants to open out on the public forecourt.



05 PROPOSAL

TOWER ADJACENT TO HERITAGE PRECEDENT



ONE CENTRAL PARK  
34 STOREYS  
28 BROADWAY, CHIPPENDALE  
117m

One Central Park is an award winning mixed-use building located in Chippendale developed by Travers Property and Sekai House as part of the Central Park renewal project. Designed by Foster and Partners, Alei, Jean Nouvel and PTW Architects, the building features two residential towers, 34 storey and 17 storey, including 4 storeys of retail.



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33-43 MARION STREET, PARRAMATTA | 44



05 PROPOSAL

TOWER ADJACENT TO HERITAGE PRECEDENT



HORIZON APARTMENTS  
43 STOREYS  
184 FORBES ST, DARLINGHURST  
144m

Designed by Australian Architect Harry Seidler, the building features 260 apartments with a floor space of 32000m<sup>2</sup>. The design allowed for larger apartments, at the top with balconies facing east towards the Pacific Ocean to maximise views.



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05

PROPOSAL

TOWER ADJACENT TO HERITAGE PRECEDENT



ALTITUDE APARTMENTS  
55 STOREYS  
330 CHURCH ST  
177m

Currently under construction, Altitude Apartments by Meriton feature a 22 storey, and 32 storey residential and serviced apartment towers adjacent to Parramatta River.



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33-43 MARION STREET, PARRAMATTA | 46

05 PROPOSAL  
YIELD

SUBJECT SITE AREA		2387.5 M2									
ZONE		B4 MIXED USE									
CURRENT HEIGHT LIMIT		12 M		PARRAMATTA LEP 2011							
CURRENT MAX FSR		2.1		PARRAMATTA LEP 2011							
YIELD GFA											
	USE	NO. OF STOREYS	ENVELOPE PER LEVEL (M2)	GFA PER LEVEL (M2 @ 75% Efficiency)	STUDIOS PER LEVEL	1 BED UNITS PER LEVEL	2 BED UNITS PER LEVEL	3 BED UNITS PER LEVEL	TOTAL GFA (M2)	APPROX. TOTAL UNITS	
LEVEL 01 - 02	COMMERCIAL	2	665	665					1330	N/A	
LEVEL 03 - 26	RESIDENTIAL	24	1015	761	1	2	6		1870	216	
LEVEL 27 - 29	RESIDENTIAL	3	701	526		2	4		1577	18	
LEVEL 30 - 32	RESIDENTIAL	3	334	251			1	1	752	6	
TOTALS		32	2715	2203	24	54	159	3	21029	240	
APARTMENT MIX											
SUBJECT SITE											
HEIGHT		NO. OF STOREYS	FLOOR TO FLOOR HEIGHT (m)	HEIGHT (m)							
LEVEL 01 - 02	COMMERCIAL	2	4.5	9							
LEVEL 03 - 32	RESIDENTIAL	30	3.1	93							
TOTAL		102									
				PROPOSED GFA		21029 M2					
				PROPOSED FSR		9.26 : 1					
				PROPOSED NUMBER OF UNITS		240					
				PROPOSED HEIGHT		102 M					
				Ground Level		1381 M2					
				Forecourt within site							
				Ground Level		423 M2					
				Forecourt outside site							
				SOLAR (ADG 70%)		89%					
				South facing units		11%					



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33-43 MARION STREET, PARRAMATTA | 47



05 PROPOSAL  
CONCLUSION

In conclusion, this UDR has been prepared in support of an application to increase the maximum building height control from 12 metres to 102 metres and increase the maximum floor space ratio (FSR) control from 2:1 to 10:1.

The proposal takes advantage of an underutilized site, to revitalize and activate the immediate area.

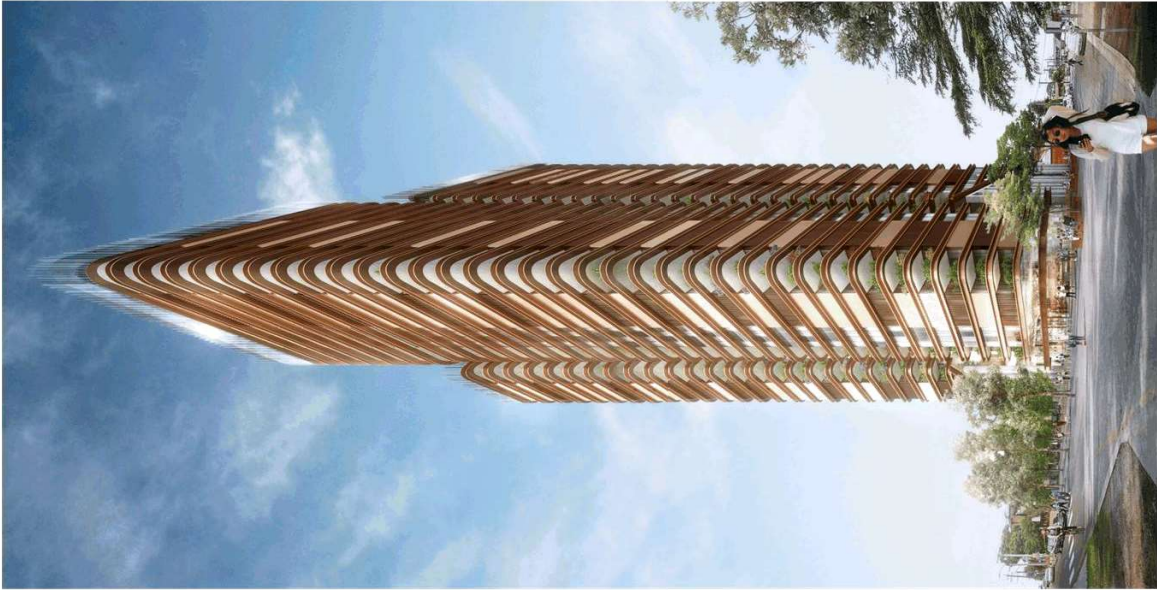


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05 PROPOSAL  
IMAGES

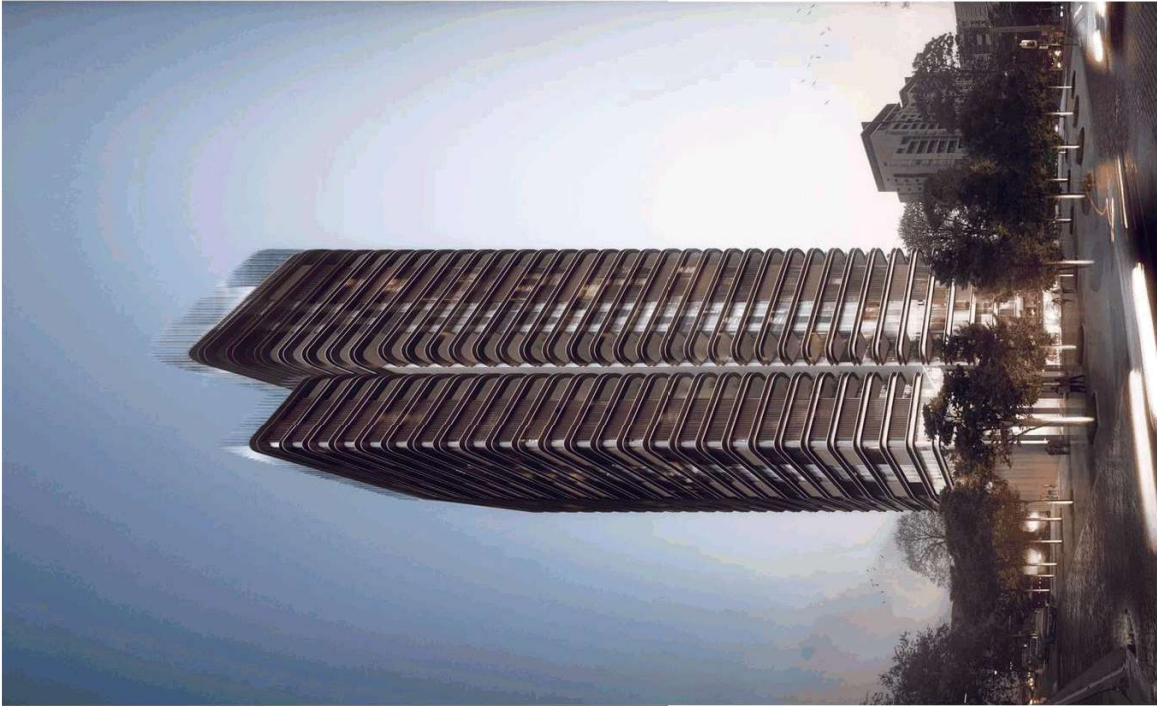
Cowper St & Marion St Intersection



05 PROPOSAL  
IMAGES

Corner of Marion St and Station St West





05 PROPOSAL  
IMAGES

Corner of Station St West and Station Lane

## **APPENDIX 2**

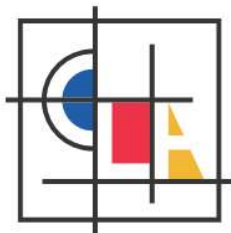
### **Statement of Heritage Impact Cracknell & Lonergan Architects Pty Ltd**

# Statement of Heritage Impact

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**33 - 43 Marion St  
Parramatta**

---



**CRACKNELL  
&  
LONERGAN**  
ARCHITECTS PTY LTD

Prepared on 3 May 2017  
Prepared for Aleksandar Design Group



**CRACKNELL**  
**&**  
**LONERGAN**  
**ARCHITECTS PTY LTD**

ABN 55 100 940 501  
Nominated Architect: Peter J Loneragan  
NSW Architects Registration No. 5983

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## 1.0 Project Details

**Prepared On:**

28 April 2017

**Project Address:**

33 - 43 Marion St

Parramatta

**Prepared For:**

Aleksandar Design Group

**Prepared By:**Cracknell & Lonergan  
Architects Pty Ltd**Statement of Authorship & Research Methodology**

This Statement of Heritage Impact has been prepared to assist the City of Parramatta Council in making the assessment of the proposed works at 33-43 Marion Street. This document has been prepared in accordance with Part 5.10 Heritage Conservation of the Parramatta LEP 2011, which states that the Council must consider the impact of the proposed works on a conservation area and on any heritage items in the vicinity of the site.

This report has been prepared in accordance with the NSW Heritage Manual and in particular, guidelines for the preparation of "Statement of Heritage Impact" (available for access via this link: [www.heritage.nsw.gov.au/docs/hm\\_statementsofhi.pdf](http://www.heritage.nsw.gov.au/docs/hm_statementsofhi.pdf)). A detailed history of the site using secondary sources, particularly reference books and other literary works were relied upon to provide a historical overview for assessment.

In preparation for this report, consultation was made with the applicant and a site visit has been conducted to ascertain the significance of the site today and its relationship to the contemporary urban context. The supplement to legislation, specifically the Parramatta Development Control Plan C2 - Harris Park West Heritage Conservation Area document has also been considered as part the responses for this report. This Statement of Heritage Impact accompanying the development application has been considered only after having closely reviewed the proposed design by Aleksandar Design Group, the following heritage issues are to be considered:

1. Significance of No. 37 Marion Street within the subject site
2. Significance of heritage items in the vicinity of the subject site, No. 33-43 Marion St and No. 1, 3 Cowper Street.
3. The effect of the proposed development on the heritage significance of the items in the vicinity and the site, No. 29, 31 Marion Street. No. 1,3 Cowper Street.

The way in which adverse impacts could be mitigated.

This Statement of Heritage Impacts has been prepared by Peter Lonergan, Director of Cracknell and Lonergan Architects Pty Ltd, heritage architect and consultant (Architect's Registration No. 5983). Supplementary research has been undertaken by Julie Cracknell (Director) and Hugo Chan (Graduate of Architecture), both also from the office of Cracknell & Lonergan Architects Pty Ltd. The Curriculum Vitae of Peter Lonergan's expertise in the field of Heritage documentation and architecture is attached as an appendix to this document. A select bibliography of sources referenced in this report is also provided as an appendix to this document.

**Peter Lonergan**

Director  
Cracknell Lonergan Architects Pty Limited  
NSW Architects Registration No. 5983



## 2.0 Introduction

### 2.1 Preamble

The following Statement of Heritage Impact forms part of the Planning Proposal for 33-43 Marion Street, Parramatta which includes heritage listed item, No. 37 Marion Street Item No. 1731. This report extensively analyses the subject site and provides justification for why, No. 37 Marion Street is undoubtedly not worthy of retention.

The Local Environment Plan states that demolition is permissible subject to the Development Application and it is our assessment from this report that the subject site should be demolished. No. 37 Marion Street has been demonstratively altered and terribly conserved so that it is not of quality and does not merit being a Heritage Item.

This report examines the adjacent heritage items, No. 29, 31 Marion Street as well as heritage items opposite No. 1, 3 Cowper Street. These are considerable Heritage Items of questionable quality within a poorly conserved setting. The result of the proposed new development on the items will not be different to other items in the vicinity, it is characteristic of the area to have new developments close to heritage items.

Furthermore this report notes that better examples of heritage items dispersed amongst well retained streetscapes within three Heritage Conservation Areas in the vicinity of the subject site, contributing to the characteristic of the single or double storey setting. These areas are Elizabeth Farm, Experiment Farm and Parramatta South. These are worthy examples of well conserved areas of the Victorian to Inter-War residential streetscape, whereas the area of the subject site is not.

The proposal involves a 36 storey residential apartment building, with ground floor accessible to the public, not uncharacteristic of the surrounding built environment. The site is characteristically open to a higher density given its immediate proximity to the Harris Park train station in line with other development in the area as the Parramatta region undergoes transformation.

No. 37 Marion Street is of local significance as evidenced by its listing in the Parramatta Local Environment Plan. We conducted a Heritage Fabric Analysis, Photographic Report and Measured Study of the item on the subject site, No. 37 and two the adjacent heritage listed items No. 29 and No. 31 as well as the two adjoining mid twentieth century cottages not listed, No. 33 and No. 35. This study evidenced that the listed items are disintegrated with items of questionable quality, integrity and significance amongst the tail of urban development and are in themselves of altered poor condition.

It is important that the listed items are ensured to be of a quality or ranking that would support their retention, that is that they contribute to a true understanding of the history and development of the suburb, state or region or exhibit an architectural or scientific method or that they are associated with people, persons or communities that are significant such as significant historic characters. Following this report the conclusion is that No. 37 Marion Street does not fall within these categories and that the adjacent heritage items would not sit uncharacteristically next to the proposal.

## 2.0 Introduction

### 2.2 Site Context & Locality

Subject Site: 33-43 Marion Street, Parramatta

No. 37 Marion Street is a listed heritage item of Local Significance according to the City of Parramatta LEP.

The subject site is adjacent to other isolated heritage items and is not within a Heritage Conservation Area. The site is in close proximity to three Heritage Conservation Areas, Harris Park, Elizabeth Farm and Experiment Farm. Harris Park Train Station is immediately next to the subject site and the local shops are within walking distance. There are a couple of industrial/commercial shops opposite the subject site on Marion Street.

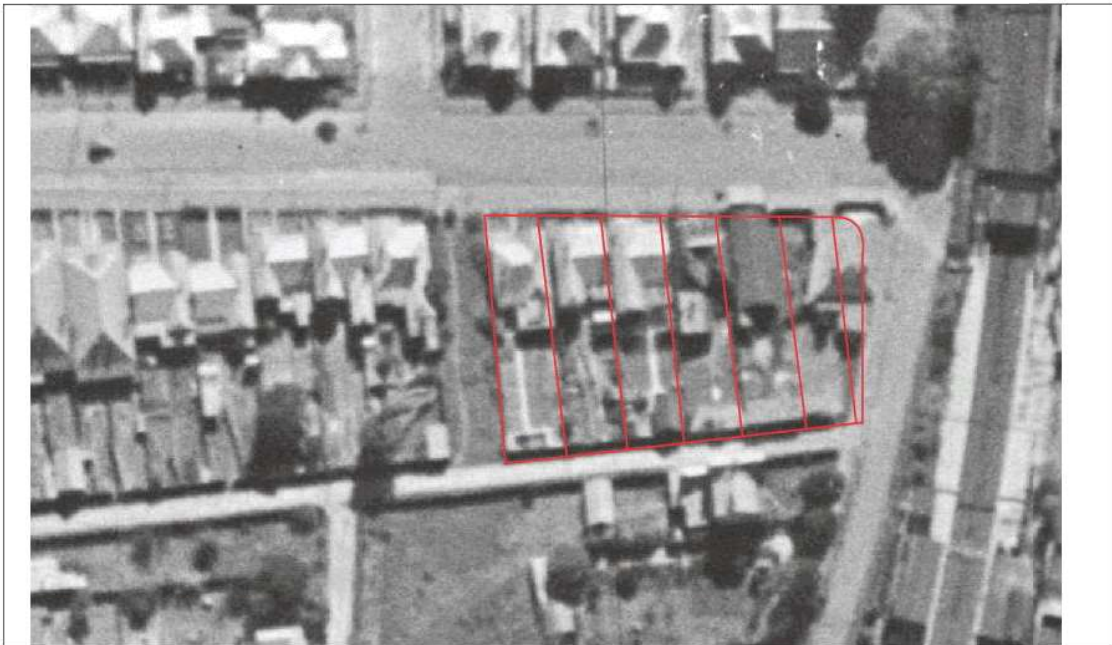


Contemporary Aerial Imagery of the Subject Site (Source: Six Maps)

## 2.0 Introduction



Contemporary Aerial Imagery of the Subject Site (Source: Six Maps NSW)



1943 Aerial Imagery of the Subject Site (Source: Six Maps NSW)



## 2.0 Introduction



Heritage Map. 31 Marion Street is a Heritage Item out of Conservation area (Source: Parramatta LEP 2011)

Item No. 111 and 94 as specified in the map, can not found on the State Heritage Records and Schedule 5 of the Parramatta LEP there are no items listed which suggest an inconsistency with the map and schedule.



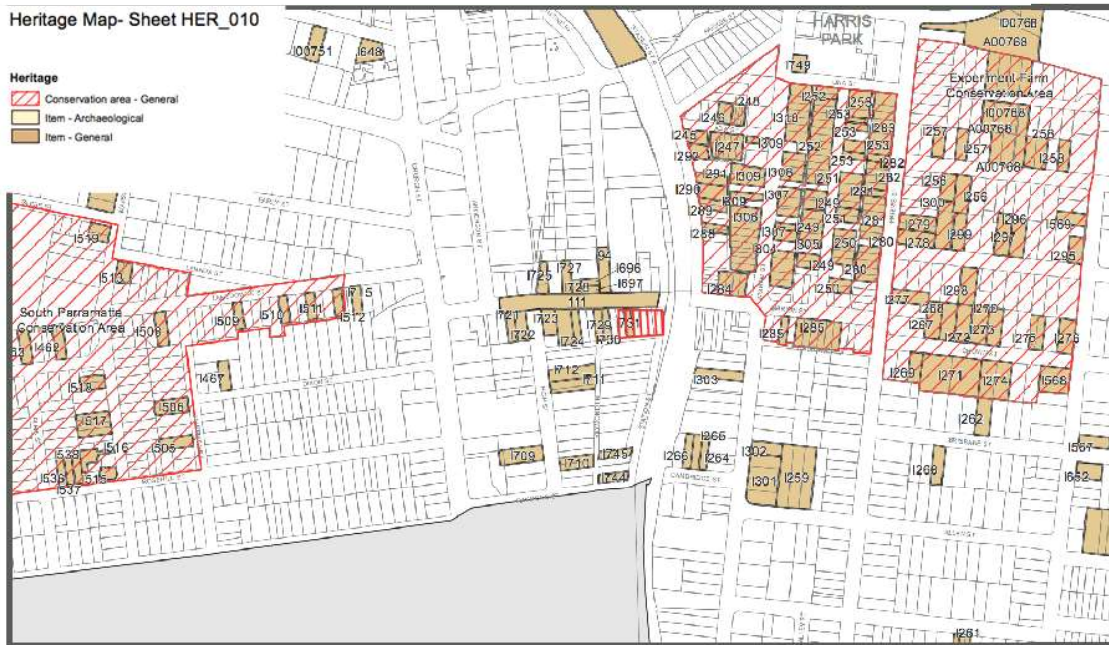
Contemporary Streetscape view of Marion St, No. 37 highlighted (Source: Google Maps)

## 2.0 Introduction

### Heritage Item 111 and 94 inconsistency

Based on the State Heritage Records and Schedule 5 of the Parramatta LEP there is no Marion Street heritage listing as depicted on the map, highlighted as 'Item General 111' and 'Item General 94'. This suggests an inconsistency with the map and schedule. Item 111 listing on Schedule 5 is Florrie St, not Marion Street as indicated on the map, adjacent to the subject site. There is also no public domain listing which lends us to believe the heritage items are not of significance or have been inappropriately recorded. Therefore this depiction on the map cannot be considered as an adjacent heritage item to the subject site.

Heritage Map - Sheet HER\_010



Heritage Map, 31 Marion Street is within the vicinity of Heritage Conservation Areas (Source: Parramatta LEP 2011)

## 3.0 Socio-Cultural & Historical Significance

---

### 3.1 NSW Heritage Register Listings

#### 31 Marion Street, Parramatta

The house at 31 Marion Street, Parramatta is of significance for Parramatta LGA for historical, aesthetic, and reasons of representativeness. The house is an example of fine Federation period residence constructed in the area. The house presents as intact when viewed from the street and strongly contributes to the streetscape, additionally in unison with other historic buildings near-by.

#### 37 Marion Street, Parramatta

The house at 37 Marion Street, Parramatta is of significance for Parramatta LGA for historical reasons and as a representative example of Victorian period residence constructed during the first wave of development in the area. The house presents as reasonably intact when viewed from the street and strongly contributes to the streetscape, additionally in unison with other historic buildings near-by.

Date significance updated: 14 May 98



## 4.0 Contemporary Fabric Analysis

### 4.1 Locality

The subject site is located along Marion Street, Parramatta.

There are a couple of industrial/commercial shop fronts on Marion street. The site is within walking distance to Westfield Parramatta. The Harris Park Train Station is adjacent, 2 minutes walking distance from the site.

There is no single dominant housing characteristic in the area. It is predominantly a mix of subdivided terrace houses, new developments and shop fronts. The heritage items, which are not within a Heritage Conservation Area, are mainly standalone and are not contingent on their being part of a single or double storey Victorian streetscape, this is not characteristic of these areas. The Harris Park, Elizabeth Farm and Experiment Farm Heritage Conservation Area's exhibit good examples of this conservation.



New development along Station Street West in vicinity to subject site.



New development of 20 storeys along Cowper Street in vicinity to subject site.

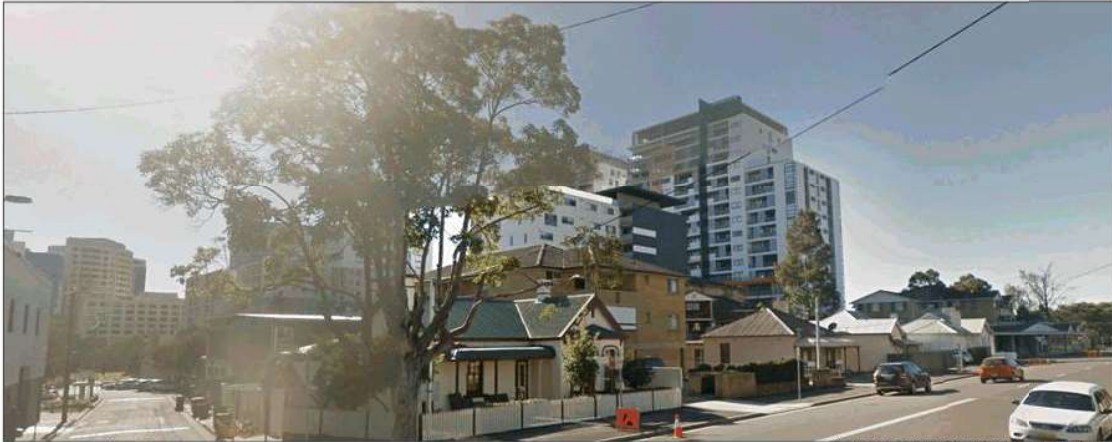


View on Marion Street showing new development of 17 storeys in vicinity to subject site.



New development of 10 storeys in vicinity to subject site.

## 4.0 Contemporary Fabric Analysis



Corner of High Street and Jubilee Lane



Cowper Street towards Marion Street



Corner of High Street and Marion Street towards subject site



## 4.0 Contemporary Fabric Analysis

29 Marion Street  
Front View



29 Marion Street  
Rear View



29 Marion Street





## 4.0 Contemporary Fabric Analysis

### Subject Site

37 Marion Street  
Front View



37 Marion Street  
Side View



37 Marion Street  
Exterior fabric detail



## 4.0 Contemporary Fabric Analysis

### 4.2 Fabric Analysis Surrounding Subject Site

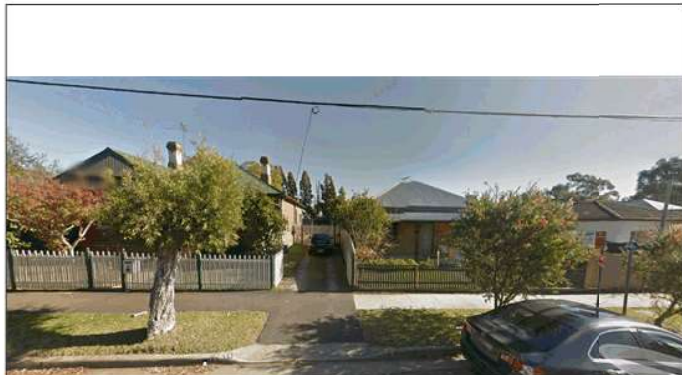
The following images are houses in Conservation Areas of Parramatta, within the vicinity of the subject site. They present a congregation of one to two storey Victorian to Inter-War houses.

They are better examples of a clustering of well conserved houses which are worthy of being retained and contribute to the streetscape. The houses are a mix of heritage items and unlisted houses within different conservation zones.

It is important to note that these are in the vicinity of the subject site and present better examples of houses contributing to the history of the area and to the well retained streetscape, unlike Marion St which, characteristically exhibits new developments within heritage items. The heritage listing of which is questionable for the subject site, No. 37 Marion St.



20 Landsdowne Street in the Parramatta South Conservation Area



39 Inkerman Street in the Parramatta South Conservation Area



55 Marion Street in the Harris Park Conservation Area

## 4.0 Contemporary Fabric Analysis



Crown Street in the Experiment Farm Conservation Area



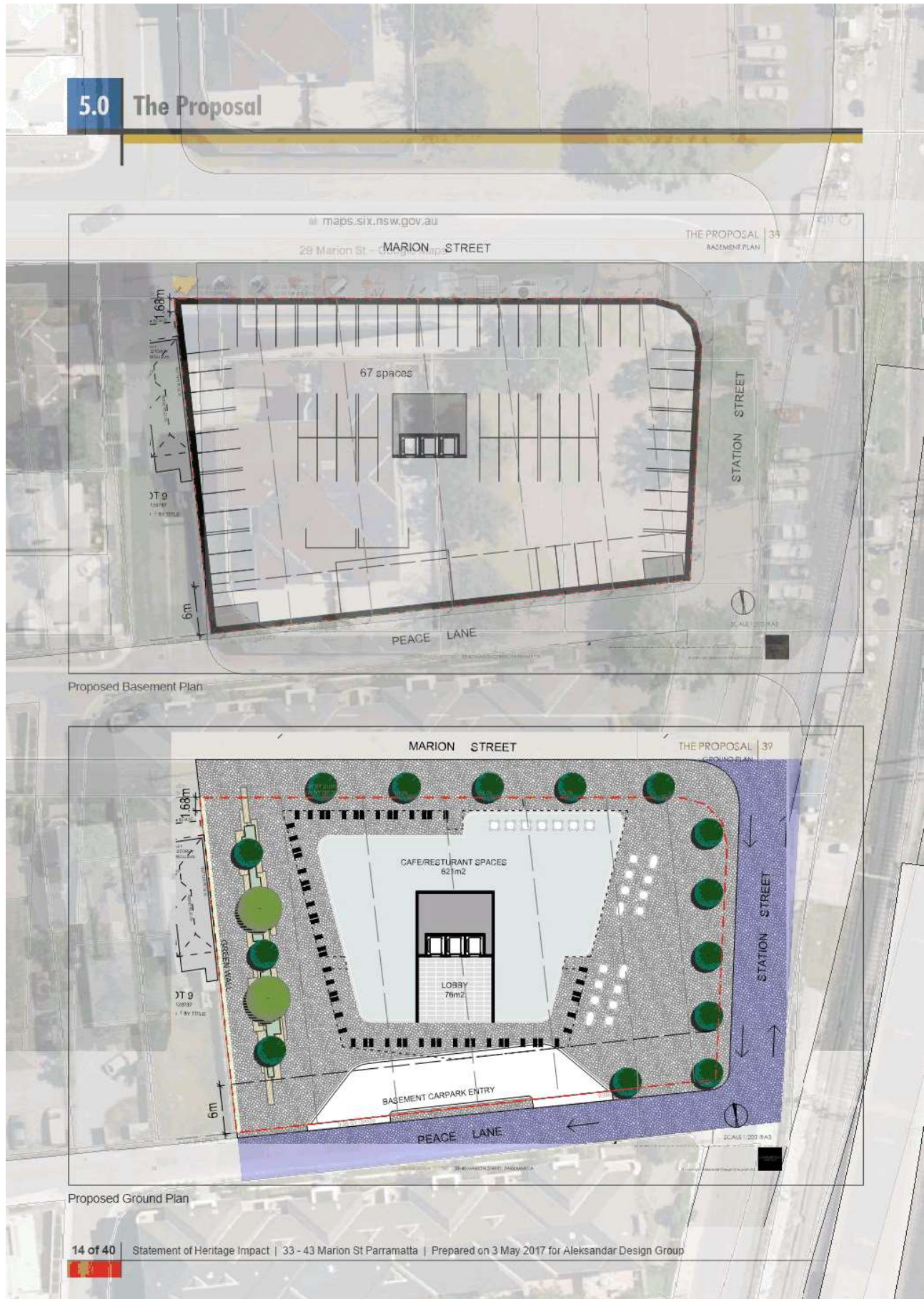
Weston Street in the Experiment Farm Conservation Area



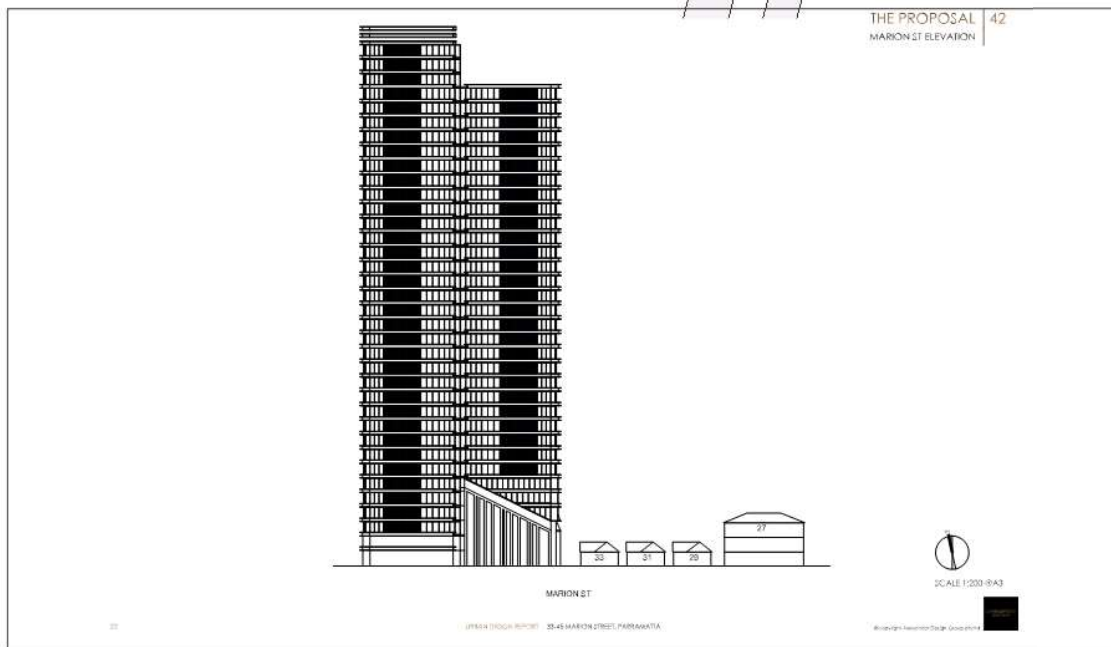
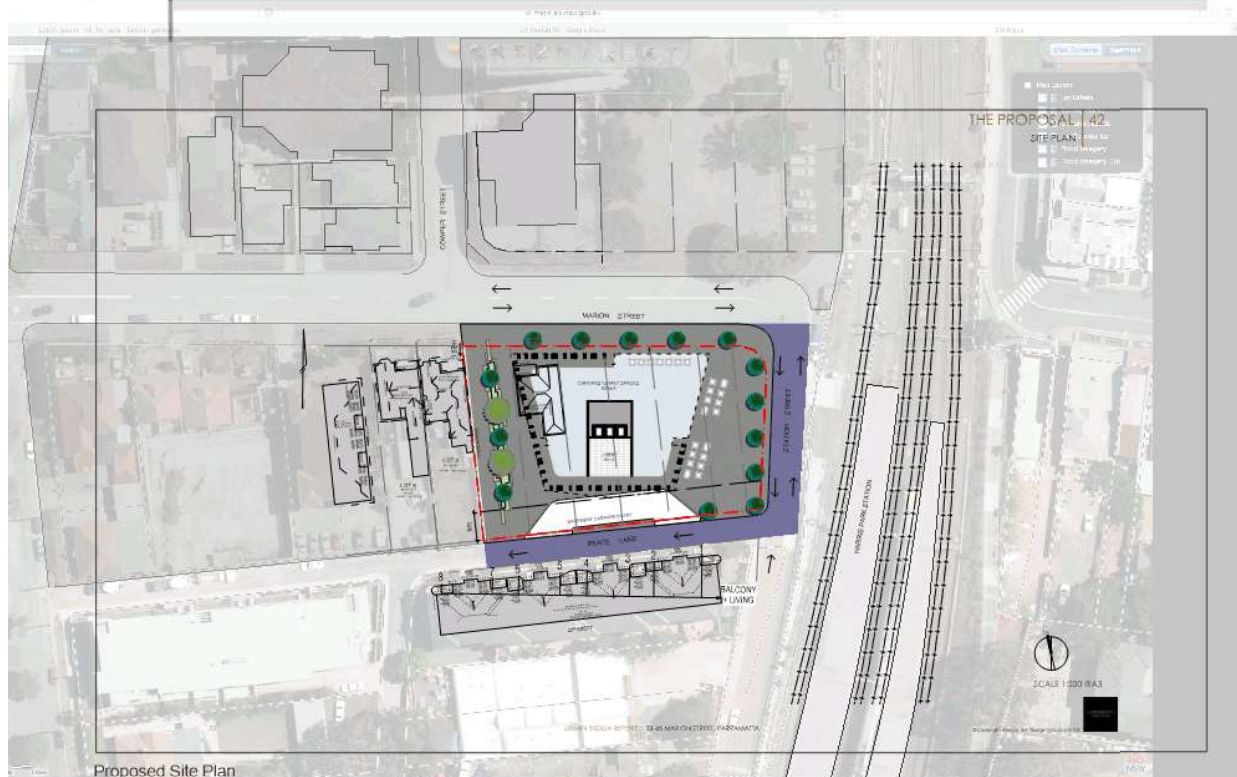
Elizabeth Farm in the Elizabeth Farm Conservation Area



## 5.0 The Proposal



## 5.0 The Proposal





## 6.0 Environmental and Heritage Impact Assessment

### 6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

Proposed Change to Heritage Item	[Y/N]	Response
<b>Demolition of a Building or Structure</b>		
Have all options for retention and adaptive re-use been explored?	YES	Based on the dilapidated state of the site, as witnessed through the photographic survey and measured study, it is evident that the subject site can not be reasonably restored to a sound or stable state.
Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?	NO	The heritage items have not been well preserved and are not worth being retained.
Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?	NO	The subject site is in a dilapidated state and future circumstances will not make retention and conservation more feasible, it has not been well conserved to date.
Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?	YES	The recommendation of this report is that the subject site is of questionable quality, integrity and heritage significance. It is not worth retaining or conserving. There are three Heritage Conservation Areas in the vicinity of the subject site which exhibit Heritage Items of the same period dispersed with a high standard of well preserved houses, contributing to the characteristic of the single or double storey setting. These areas are Elizabeth Farm, Experiment Farm and Parramatta South. These are better examples of the Victorian to Inter-War residential streetscape.
<b>Minor/Major Partial Demolition (including Internal Elements)</b>		
Is the demolition essential for the heritage item to function?	YES	The current functionality of the subject site is restricted due to its deteriorated state. Based on the photographic survey, they have not been cared for and are not presently used to the full extent of the sites capability.
Are important features of the item affected by the demolition (eg. fireplaces in buildings)?	NO	It is in the opinion of this report that the heritage item does not have features that are of genuine heritage significance and are worth saving.
Is the resolution to partially demolish sympathetic to the heritage significance of the item?	N/A	The heritage item is in poor condition and has not been well conserved nor does it convey any historical value worthy of retaining. The proposal is to fully demolish the subject site. There is no value in taking a sympathetic approach towards the heritage item.
If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?	N/A	The demolition is a result of the dilapidated state of the subject site which has not been appropriately conserved and is not in a state to be repaired.
<b>Change of Use</b>		



## 6.0 Environmental and Heritage Impact Assessment

### 6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

Proposed Change to Heritage Item	[Y/N]	Response
Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why?	YES	This report satisfies the requirement for seeking heritage advice. It is the advice of this report that the heritage item does not have any features that warrant saving. Notwithstanding this there are heritage items which have been appropriately conserved and warrant retaining in the vicinity, these are South Parramatta, Elizabeth and Experiment Farm. These are examples of worthy heritage items of the same period.
Does the existing use contribute to the significance of the heritage item?	NO	The existing use is residential housing, as originally intended however the way that they are used has not conserved the original quality of the heritage items. The proposal is for continued residential use.
Why does the use need to be changed?	N/A	The proposed use is continued residential housing.
What changes to the fabric are required as a result of the change of use?	N/A	The proposed development seeks to contribute to the urban fabric and public use of the subject site. Existing amenities will be sufficient for the renewed residential use of the site.
What changes to the site are required as a result of the change of use?	N/A	The proposed development seeks to contribute to the urban fabric and public use of the subject site. It lends more space to the public by widening the footpath on each side of the boundary, predominantly on the eastern and western sides. The eastern side offers open space particularly beneficial for people using the Harris Street Station, the western side offering an open green wall for the public and inhabitants.
<b>Minor/Major Additions</b>		
How is the impact of the addition of the heritage significance of the item to be minimised?	N/A	The proposal is to demolish the subject site. It is in the opinion of this report that the listed items are disintegrated with items of questionable quality, integrity and significance amongst the tail of urban development and are in themselves of altered poor condition and are not genuinely worth saving.
Can the additional area be located within an existing structure? If not, why?	N/A	The proposal is to fully demolish the subject site, it is not worthy of heritage value and does not contribute positively to the streetscape in its poor condition.
Will the additions tend to visually dominate the heritage item?	N/A	The proposal is to fully demolish the subject site. The new development will be larger than the surrounding houses however it is characteristic of the Parramatta locality to have heritage items interspersed with new developments. This is particularly evident in the immediate streets behind, such as Cowper Street and High Street.

## 6.0 Environmental and Heritage Impact Assessment

### 6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

Proposed Change to Heritage Item	[Y/N]	Response
Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?	NO	No significant archaeological deposits are known to be found on the site.
Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?	N/A	The proposal is to demolish the subject site. It is in the opinion of this report that the heritage item is not worthy of saving and that the effect on the adjacent properties will be minimal as it is characteristic of the environment to have heritage items interspersed with new developments.
<b>New Development adjacent to a heritage item (including additional buildings and dual occupancies)</b>		
How is the impact of the new development on the heritage significance of the item or area to be minimised?	N/A	We are not proposing to retain the heritage item. The recommendation of this report is that the subject site is of questionable quality, integrity and heritage significance. It is not worth retaining or conserving. There are heritage items of the same period which have been appropriately conserved and are worthy of retaining in the vicinity, these are South Parramatta, Elizabeth and Experiment Farm.
Why is the new development required to be adjacent to a heritage item?	N/A	The proposed development is proposed to be adjacent to No. 29 and 31 Marion Street, locally listed heritage items by the Parramatta LEP. The new development will not have a negative effect on these items as they are not within a Heritage Conservation Area and the characteristic of the area is to have heritage items interspersed with new developments.
How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	N/A	We are not retaining the item. There is no significant curtilage. Better examples elsewhere in this local government area. These are South Parramatta, Elizabeth and Experiment Farm. These are examples of worthy heritage items of the same period, none of which are directly adjacent to the subject site.
How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?	N/A	The proposal is to demolish the subject site. It is in the opinion of this report that the heritage item is not worthy of saving and that the effect on the adjacent properties will be minimal as it is characteristic of the environment to have heritage items interspersed with new developments.
Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?	NO	No record of identified Archaeological deposits have been found on the subject site.

## 6.0 Environmental and Heritage Impact Assessment

### 6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

Proposed Change to Heritage Item	[Y/N]	Response
Is the new development sympathetic to the heritage item? How has this been minimised?	NO	The subject site and listed heritage item is not of a quality or ranking that is worthy of retention, that is that it does not contribute to a true understanding of the history and development of the suburb, state or region or exhibit an architectural or scientific method or that they are associated with people, persons or communities that are significant such as significant historic characters. This report concludes that No. 37 Marion Street does not fall within these categories and that the adjacent heritage items would not sit uncharacteristically next to the proposal.
Will the public, and users of the item, still be able to view and appreciate its significance?	N/A	We are not retaining the item. There is no significance of value, the subject site has not been appropriately conserved and is of questionable quality. There are heritage items of the same period which have been appropriately conserved and are worthy of retaining in the vicinity, these are South Parramatta, Elizabeth and Experiment Farm.
<b>Subdivision</b>		
How is the proposed curtilage allowed around the heritage item appropriate?	N/A	We are not retaining the item. There is no significant curtilage. Better examples elsewhere in this local government area. These are South Parramatta, Elizabeth and Experiment Farm. These are examples of worthy heritage items of the same period, none of which are directly adjacent to the subject site.
Could future development that results from this subdivision compromise the significance of the heritage item? How has this been minimised?	NO	We are not retaining the item. The new development proposes to amalgamate lots for strata subdivision. The scale of the ground floor articulation responds appropriately to the wider subdivision pattern of the area and responds appropriately to the grain of the street.
Could future development that results from this subdivision affect views to, and from, the heritage item? How are negative impacts to be minimised?	NO	We are not retaining the item. The new development proposes to amalgamate lots for strata subdivision. There is no significance to the subdivision of the heritage item, it is a stand alone item.
<b>Repainting</b>		
Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?	N/A	The subject site is proposed to be demolished. Colour schemes in keeping with the street will be researched however will not affect the heritage item in question.
Will the repainting effect the conversation of the fabric of the heritage item?	N/A	We are not proposing to retain the heritage item, it is of poor quality and in poor condition.



## 6.0 Environmental and Heritage Impact Assessment

### 6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

Proposed Change to Heritage Item	[Y/N]	Response
<b>Re-roofing/re-cladding</b>		
Have previous (including original) roofing/cladding) colour schemes been investigated ( through archival and physical research)?	N/A	The subject site is proposed to be demolished. Colour schemes in keeping with the street will be researched however will not affect the heritage item in question.
Is a previous material being reinstated?	N/A	The subject site is proposed to be demolished. Appropriate materials will be used.
Will the re-cladding effect the conservation of the fabric of the heritage item?	N/A	The subject site is proposed to be demolished. Appropriate materials will be used.
Are the details in keeping with the heritage significance of the item (e.g. guttering, cladding profiles)?	N/A	The subject site is proposed to be demolished. Appropriate details will be instated.
Has the advice of a heritage consultant of skilled tradesperson (e.g. slate roofer) been sought?	YES	This report satisfies the advice from a heritage consultant. The existing item is not worthy of retaining.
<b>New Services</b>		
How has the impact of the new services on the heritage significance of the item been minimised?	N/A	The subject site is proposed to be demolished. New services will be upgraded and implemented as appropriate to the new development.
Are any of the existing services of a heritage significance? In what way? Are they affected by the new work?	N/A	The existing services are not of heritage significance.
Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented?	YES	This report satisfies the advice from a heritage consultant. The advice is that the existing item is not worthy of retaining.
Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?	NO	No record of identified Archaeological deposits have been found on the subject site.
<b>Fire Upgrading</b>		
How has the impact of the upgrading on the heritage significance of the item been minimised?	N/A	The subject site is proposed to be demolished. Appropriate fire safety management procedures will be established as appropriate.
Are any of the existing services of heritage significance? In what way? Are they affected by the new work?	NO	The existing services are not of heritage significance.
Has the advice of a conservation consultant (e.g. architect) been sought? Has their advice been implemented?	YES	This report satisfies the advice from a heritage consultant. The advice is that the existing item is not worthy of retaining.

## 6.0 Environmental and Heritage Impact Assessment

### 6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

Proposed Change to Heritage Item	[Y/N]	Response
Are any known or potential archaeological deposits (underground or under floor) affected by the proposed new services?	NO	No record of identified Archaeological deposits have been found on the subject site.
Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item? Will this advice be implemented? How?	N/A	The subject site is proposed to be demolished. The existing services, if any are not significant.
<b>New Landscape Works and Features</b>		
How has the impact of the new work on the heritage significance of the existing landscape been minimised?	N/A	The subject site is proposed to be demolished. New landscape plans will open up the street level to the public and allow for users of the Harr's Park train station to have somewhere to breathe after getting off or before getting on the train.
Has evidence (archival and physical) of previous landscape work been investigated? Are previous works been reinstated?	N/A	The existing landscaping is minimal and is not of heritage significance, value or well looked after.
Has the advice of a consultant skilled in the conservation of heritage landscape works? If so, what alternatives have been considered?	N/A	This report satisfies the advice from a heritage consultant. The advice is that the existing item is not worthy of retaining.
How does the work impact on views to, and from, adjacent heritage items?	N/A	New landscaping will be able to be used by inhabitants of adjacent heritage items. The new development is not uncharacteristic of the environment as it is not within a Heritage Conservation Area, new developments are often interspersed with heritage items.
<b>Tree Removal or Replacement</b>		
Does the tree contribute to the heritage significance of the item or landscape?	N/A	There are no significant trees being removed.
Why is the tree being removed?	N/A	No significant trees are being removed.
Has the advice of a tree surgeon or horticultural specialist been obtained?	N/A	No significant trees are being removed.
Is the tree being replaced? Why? With the same or a different species?	N/A	No significant trees are being removed.
<b>New Signage</b>		
How has the impact of the new signage on the heritage significance of the item been minimised?	N/A	We are not proposing new signage and we are not proposing to retain the heritage item, it is of poor quality and in poor condition.
Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected?	N/A	We are not proposing new signage and we are not proposing to retain the heritage item, it is of poor quality and in poor condition.

## 6.0 Environmental and Heritage Impact Assessment

### 6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

Proposed Change to Heritage Item	[Y/N]	Response
Is the signage in accordance with section 6, 'Areas of Heritage Significance', in Outdoor Advertising: An Urban Design-Based Approach? How?	N/A	We are not proposing new signage and we are not proposing to retain the heritage item, it is of poor quality and in poor condition.
Will the signage visually dominate the heritage item/heritage conservation area or heritage streetscape?	N/A	We are not proposing new signage and we are not proposing to retain the heritage item, it is of poor quality and in poor condition.
Can the sign be remotely illuminated rather than internally illuminated?	N/A	We are not proposing new signage and we are not proposing to retain the heritage item, it is of poor quality and in poor condition.



## 7.0 Recommendations

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There are no further recommendations to be made in this report.

## 8.0 Conclusion

This report, with a Heritage Fabric Analysis and Photographic Report finds that the subject site, No. 37 Marion Street is in no way worthy of being retained. This study evidenced that the listed items are disintegrated with items of questionable quality, integrity and significance amongst the tail of urban development and are in themselves of altered poor condition. The site is not part of a Heritage Conservation Area and the predominant characteristic of the area is to have heritage items interspersed with high density new developments which surpass their scale and typology. The adjacent heritage items No. 31 and 33 Marion Street, will not be characteristically out of place with the new development. There are better examples of appropriately conserved streetscapes, from a similar time period, with one to two storey Victorian to Inter-War period houses which are worthy of being retained. These are within the Heritage Conservations zones in the vicinity of the subject site.

Having taken into consideration the significance of local subdivision patterns, the potential impacts the development may have on the Heritage Conservation Area and the wider streetscape views of the locality, it is believed that the proposal will not have any significant adverse effect on the conservation and heritage significance of area. Overall, it is believed that the proposed development at No. 33-43 Marion Street, is wholly in accordance and in adherence to the provisions and aims of heritage conservation and curtilage protection stipulated under the assessment framework of the Heritage Council of New South Wales and the City of Parramatta LEP and DCP. This report therefore recommends there are no heritage grounds that would suggest that the development of the site in the terms proposed is unsuitable.



**Peter Lonergan**

Director  
Cracknell Lonergan Architects Pty Limited  
NSW Architects Registration No. 5983

## 9.0 Appendix A: Select Bibliography of Sources

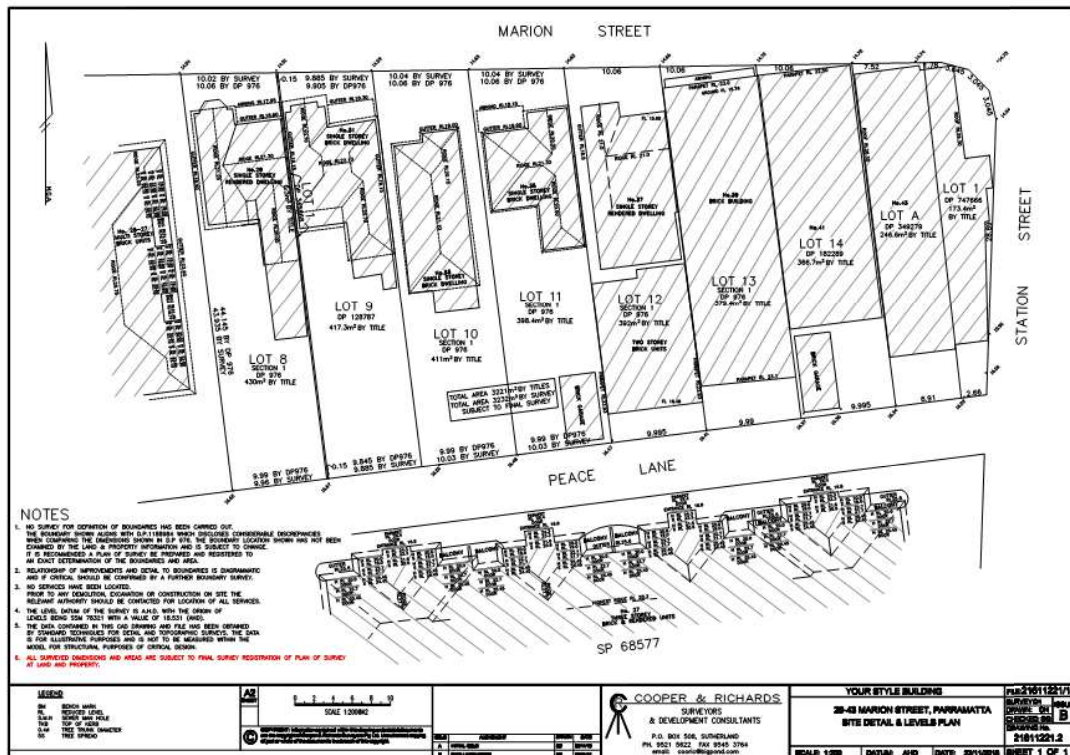
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The following list provides details to some of the resources used in the investigation into the Aboriginal and the history of the locality.

- Colonial history of Sydney, as well as specific details regarding the development of the area.
- Apperly, R, Irving, R, Reynolds, P. 1989, A Pictorial Guide to Identifying Australian Architecture – Styles and Terms from 1788 to the Present.
- Attenbrow, V. 2002, 'The People and their country: numbers, names and languages' in Sydney's
- Aboriginal Past: Investigating the archaeological and historical records
- Attenbrow, V. 2003, Sydney's Aboriginal Past, University of New South Wales Press, Kensington NSW.
- The Dictionary of Sydney
- The Australian Dictionary of Biography



## 10.1 Depository Plan



## 10.0 Appendix B: NSW State Heritage Inventory Listings

### 10.2 26 Marion Street, Parramatta

1/24/2017

Single Storey Residence | NSW Environment &amp; Heritage


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## Single Storey Residence

### Item details

**Name of item:** Single Storey Residence  
**Other name/s:** Kirby Homecare Maivale Pty Ltd  
**Type of item:** Built  
**Group/Collection:** Residential buildings (private)  
**Category:** House  
**Primary address:** 26 Marion Street, Parramatta, NSW 2150  
**Local govt. area:** Parramatta

### Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	2		DP	909383

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
26 Marion Street	Parramatta	Parramatta			Primary Address

### Statement of significance:

The house at 26 Marion Street, Parramatta is of significance for Parramatta LGA for historical reasons and as a representative example of Victorian period residence constructed during the first wave of development in the area. The house presents as reasonably intact when viewed from the street and strongly contributes to the streetscape, additionally in unison with other historic buildings near-by.

*Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.*

### Description

**Construction years:** 1880-

**Physical description:** Single storey brick cottage with painted brick facade and hipped roof clad with corrugated iron. Bullnosed verandah with hip corners at front is supported by stop chamfered timber posts with brackets (originally by openwork cast iron posts). French doors (now removed) with shutters open out onto this verandah. Two tall painted brick chimneys with cornice decoration survive, with squat terracotta pots on front chimney only. Transom light over French doors with bolection mould panels below and glazed panels above with timber louvre shutters, flank the front door. Other features include sandstone gutters in the street.

**Physical condition and/or Archaeological potential:** National Trust (Parramatta Branch): Fair.

**Modifications and dates:** National Trust (Parramatta Branch) supplied Year Started.

**Further information:** Detail Survey, Parramatta, 1895: Subd plans (ML) - Parramatta

### History

**Historical notes:** Shown on 1895 Detail Survey of Parramatta. Land subdivided as the Harris Park Estate c. 1877. National Trust (Parramatta Branch): Harris Park Estate. | SD 1932: Mrs S. Dowson | SD 1924: Mrs S. Dowson. "Lyndhurst" | SD 1920: Mrs Sabina Dowson | SD 1915: William Dowson "Lyndhurst", School of Arts, librarian | PCC RB 1914: N0.914 Sec.-/2, Marion St., Sabina Dowson, wife of William clerk, Parra, | ALSO 922 AND 923, Marion

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240365>

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## 10.0 Appendix B: NSW State Heritage Inventory Listings

### 10.2 26 Marion Street, Parramatta

1/24/2017


Single Storey Residence | NSW Environment &amp; Heritage

St., | 924 William Dowson Librarian Parra | SD 1910: Mrs Bessie Webber,  
boardinghouse | SD 1909: Ernest W. Harris | NSW PD 1904: Ernest W. Harris | SD 1889: NO  
ENTRY |

#### Assessment of significance

**SHR Criteria a)** This item historically significant.  
[Historical significance]

**SHR Criteria g)** This item is representative.  
[Representativeness]

**Assessment criteria:** Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

#### Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Regional Environmental Plan	REP No 28	365	20 Aug 99	95	6161
Heritage study					

#### Study details

Title	Year	Number	Author	Inspected by	Guidelines used
City of Parramatta Heritage Study	1993	365	Meredith Walker		Y e s
Parramatta Heritage Review	2004		National Trust (Parramatta Branch)		N o

#### References, internet links & images

None

Note: internet links may be to web pages, documents or images.



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#### Data source

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## 10.0 Appendix B: NSW State Heritage Inventory Listings

### 10.3 11 Marion Street, Parramatta

1/24/2017

Single Storey Residence | NSW Environment &amp; Heritage


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## Single Storey Residence

### Item details

**Name of item:** Single Storey Residence  
**Other name/s:** Cowper/ Marion Streets Group  
**Type of item:** Built  
**Group/Collection:** Residential buildings (private)  
**Category:** House  
**Primary address:** 11 Marion Street, Parramatta, NSW 2150  
**Local govt. area:** Parramatta

### Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	1		DP	574174

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
11 Marion Street	Parramatta	Parramatta			Primary Address

### Statement of significance:

The house at 11 Marion Street, Parramatta is of significance for Parramatta LGA for historical, aesthetic, and reasons of representativeness. The house is an example of Federation Arts and Crafts bungalows in the local area. The house presents as intact when viewed from the street and strongly contributes to the streetscape, additionally in unison with other historic buildings near-by.

**Date significance updated:** 01 Mar 02

*Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.*

### Description

**Construction years:** 1920-

**Physical description:** Large Federation house of dark brick with multigabled slate roof and partly enclosed front verandah with solid brick balustrade. Diamond pattern fibro tiled roof with terracotta ridge capping and horns on tuck pointed brick cavity walls. Roof is gambrel hip with projecting gable to each corner with timber strap work infill and projecting bay under verandah corner and west elevation. Curved spatter dash on brick chimney with brick cap and Chinese terracotta lantern. Verandah has flat ribbed metal roof which starts under projecting front gable and returns to eastern side, partly enclosed. Verandah floor has original ceramic step risers, terrazzo steps and edging with concrete floor. Verandah supports are tapered timber half posts set on curved brick balustrade with bullnose brick coping. Three painted incised rendered strap work infill in each raised pier. Windows have bullnosed brick sills. Front door is an eight paned timber glazed door in recessed soldier brick arch. Awning ladder timber bracketed awning with corrugated iron roof in side elevation. Fence has brick piers and wall with cyclone wire inserts between galvanised pipe, corner gateway, cyclone wire set in tube frame with wrought iron scroll pattern.

**Physical condition and/or Archaeological potential:** National Trust (Parramatta Branch): Good

**Modifications and dates:** National Trust (Parramatta Branch) supplied Year Started.

**Further information:** Subd plans (ML) - Harris Park

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240363>

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## 10.0 Appendix B: NSW State Heritage Inventory Listings

### 10.3 11 Marion Street, Parramatta

1/24/2017

Single Storey Residence | NSW Environment &amp; Heritage

#### History


**Historical notes:** Land subdivided mid 1870s as part of the Harris Park Estate, Built c. 1910, National Trust (Parramatta Branch): Sandstone gutter. | SD 1932: W.H. Carpenter | SD 1925: W.H. Carpenter, "Ettdene" | SD 1923: W.H. Carpenter, "Ettdene" | SD 1920: NO ENTRY | PCC RB 1915: N0.880, Improv. Cap. Value 700 pounds, W William Finlayson | PCC RB 1914: N0.880, Sec. 11, lot pt. 7, W William Finlayson master butcher, |

#### Assessment of significance

**SHR Criteria a)** This item historically significant.  
[Historical significance]

**SHR Criteria c)** This item is aesthetically significant.  
[Aesthetic significance]

**SHR Criteria g)** This item is representative.  
[Representativeness]

**Assessment criteria:** Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

#### Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Regional Environmental Plan	REP No 28	363	20 Aug 99	95	6161
Heritage study					

#### Study details

Title	Year	Number	Author	Inspected by	Guidelines used
City of Parramatta Heritage Study	1993	363	Meredith Walker		Y e s
Parramatta Heritage Review	2004		National Trust (Parramatta Branch)		N o

#### References, internet links & images

None

Note: internet links may be to web pages, documents or images.



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## 10.0 Appendix B: NSW State Heritage Inventory Listings

### 10.4 31 Marion Street Parramatta

1/24/2017

Single Storey Residence | NSW Environment &amp; Heritage


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## Single Storey Residence

### Item details

**Name of item:** Single Storey Residence  
**Other name/s:** Cowper/ Marion Streets Group  
**Type of item:** Built  
**Group/Collection:** Residential buildings (private)  
**Category:** Cottage  
**Primary address:** 31 Marion Street, Parramatta, NSW 2150  
**Local govt. area:** Parramatta

### Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	9		DP	128787

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
31 Marion Street	Parramatta	Parramatta			Primary Address

### Statement of significance:

The house at 31 Marion Street, Parramatta is of significance for Parramatta LGA for historical, aesthetic, and reasons of representativeness. The house is an example of fine Federation period residence constructed in the area. The house presents as intact when viewed from the street and strongly contributes to the streetscape, additionally in unison with other historic buildings near-by.

*Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.*

### Description

**Construction years:** 1905-

**Physical description:** Single storey face brick Federation period building under a hipped corrugated iron roof with projecting front room and gable and a kitchen wing at rear. Front room gable has decorative scalloped bargeboards, and bracketed awning over the window. Skillion verandah across remainder of street facade has turned timber posts with brackets and ladder valance. Unsympathetic street boundary fence. Front door and French doors to verandah are apparently original.

**Physical condition and/or Archaeological potential:** National Trust (Parramatta Branch): Good.

**Modifications and dates:** National Trust (Parramatta Branch) supplied Year Started.

### Assessment of significance

**SHR Criteria a)** This item is historically significant  
[Historical significance]

**SHR Criteria c)** This item is aesthetically significant  
[Aesthetic significance]

**SHR Criteria g)** This item is representative  
[Representativeness]

**Assessment criteria:** Items are assessed against the **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory

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## 10.0 Appendix B: NSW State Heritage Inventory Listings

### 10.4 31 Marion Street Parramatta

1/24/2017

Single Storey Residence | NSW Environment &amp; Heritage

protection.

#### Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Regional Environmental Plan Heritage study	REP No 28		20 Aug 99	95	6161

#### Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Parramatta Heritage Review	2004		National Trust (Parramatta Branch)		No

#### References, internet links & images

None

Note: internet links may be to web pages, documents or images.

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## 10.0 Appendix B: NSW State Heritage Inventory Listings

### 10.5 20 Marion Street Parramatta

1/24/2017

Single Storey Cottage | NSW Environment &amp; Heritage


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## Single Storey Cottage

### Item details

**Name of item:** Single Storey Cottage  
**Other name/s:** Cowper/ Marion Streets Group  
**Type of item:** Built  
**Group/Collection:** Residential buildings (private)  
**Category:** Cottage  
**Primary address:** 20 Marion Street, Parramatta, NSW 2150  
**Local govt. area:** Parramatta

### Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	2		DP	524232

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
20 Marion Street	Parramatta	Parramatta			Primary Address

### Statement of significance:

The house at 20 Marion Street, Parramatta is of significance for Parramatta LGA for historical, aesthetic, and reasons of representativeness. The house is an example of Victorian Italianate residences built in the local area. The house presents as intact when viewed from the street and strongly contributes to the streetscape, additionally in unison with other historic buildings near-by.

*Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.*

### Description

**Construction years:** 1885-

**Physical description:** Single storey Victorian house of stuccoed brickwork with hipped corrugated iron roof and two tall brick chimneys. Front verandah has ogee roof supported by turned timber posts and terminating at front gable with fretted bargeboard and turned finial. Three sided bay window in gable has pyramid roof. Three rendered brick with corbel and dentils decoration. Verandah has floor of tessellated tiles and cast iron spandrels on open flat cast iron posts. Windows have rendered brick sills with leaf bracket decoration and Victorian label mould arches. Fence is unsympathetic, metal (previously it was timber post and rail with cyclone wire infill, and wrought iron scroll pattern gate of cyclone wire set in tube frame). Front door has glazed transom light above timber dentils in lintel over four panelled door with upper panes glazed.

**Physical condition and/or Archaeological potential:** National Trust (Parramatta Branch): Needs some attention.

**Modifications and dates:** National Trust (Parramatta Branch) supplied Year Started.

**Further information:** CPS; Detail Survey, Parramatta, 1895; Subd plans (ML) - Parramatta

### History

**Historical notes:** Shown on 1895 Detail Survey of Parramatta, Land subdivided as the Harris Park Estate c. 1877, Built c. 1880, National Trust (Parramatta Branch); SD 1932: No N0,20 | SD 1930: J. Finlayson | SD 1924: J. Finlayson, "Sterling" | SD 1915: John Finlayson | PCC RB 1915:

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240364>

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## 10.0 Appendix B: NSW State Heritage Inventory Listings

### 10.5 20 Marion Street Parramatta


1/24/2017

#### Single Storey Cottage | NSW Environment & Heritage

N0, 911 Improv. Cap. Value 550 pounds. J. Finlayson | PCC RB 1914: N0, 911 Harris estate.  
John Finlayson, clerk, Parra | SD 1912: | SD 1910: Arthur E. Gimbert | SD 1909: no entry |  
NSW PO 1904: | |

#### Assessment of significance

**SHR Criteria a)** [Historical significance] This item historically significant.  
**SHR Criteria c)** [Aesthetic significance] This item is aesthetically significant.  
**SHR Criteria g)** [Representativeness] This item is representative.

**Assessment criteria:** Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

#### Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Regional Environmental Plan	REP No 28	364	20 Aug 99	95	6161
Heritage study					

#### Study details

Title	Year	Number	Author	Inspected by	Guidelines used
City of Parramatta Heritage Study	1993	364	Meredith Walker		Y e s
Parramatta Heritage Review	2004		National Trust (Parramatta Branch)		N o

#### References, internet links & images

None

Note: internet links may be to web pages, documents or images.

#### Data source

The information for this entry comes from the following source:

**Name:** Local Government  
**Database number:** 2240364

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## 10.0 Appendix B: NSW State Heritage Inventory Listings

### 10.6 Single Storey Residence

11/16/2016

Single Storey Residence | NSW Environment &amp; Heritage


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## Single Storey Residence

### Item details

**Name of item:** Single Storey Residence  
**Other name/s:** Lola  
**Type of item:** Built  
**Group/Collection:** Residential buildings (private)  
**Category:** House  
**Primary address:** 29 Marion Street, Harris Park, NSW 2150  
**Local govt. area:** Parramatta

### Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	1		DP	345868
LOT	8	1	DP	976

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
29 Marion Street	Harris Park	Parramatta			Primary Address

### Statement of significance:

The house at 29 Marion Street, Parramatta is of significance for Parramatta LGA for historical, aesthetic, and reasons of representativeness. The house is an example of Victorian period residence constructed during the first wave of development in the area. The house presents as intact when viewed from the street and strongly contributes to the streetscape, additionally in unison with other historic buildings near-by.

**Date significance updated:** 14 May 98

*Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.*

### Description

**Construction years:** 1884-

**Physical description:** A single storey rendered brick Victorian period residence asymmetrical in form with high pitched gable roof and faceted bay in gable with pedimented roof. Three prominent chimneys (some with pots), decorative barge and finial above a projecting front room with parapet bay window projection, arched sash windows and corrugated steel roof sheeting. Bellcast shape of verandah roof is now supported on unsympathetic brick posts and balustrade encloses verandah. Verandah floor has quarry tiles and steps. Windows have Victorian label mould arches and decorative stops. Exterior doors have transom lights with dentils in lintel. French doors opening onto front verandah have round-head glazed panels above timber bolection moulded panels. Narrow transom light with coloured glazing above dentils in lintel over a four panelled timber door with two round head glazed panels above letter slot in lock rail. Other features include sandstone gutters and an unsympathetic front fence.

**Physical condition and/or Archaeological potential:** excellent. National Trust (Parramatta Branch): Good.

**Date condition updated:** 14 May 98

**Modifications and dates:** Verandah altered, National Trust, Parramatta, gives circa 1880 for Year Started.

**Current use:** Residence

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2241043>

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## 10.0 Appendix B: NSW State Heritage Inventory Listings

### 10.6 Single Storey Residence

11/10/2016

Single Storey Residence | NSW Environment &amp; Heritage

#### References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Parramatta Archives		Valuation List, 1924-30	
Written	Parramatta Archives		Rate Books, 1883-1923	
Written	Parramatta Archives		Valuation book, 1914-16	
Written	T Kass, C Liston, J McClymont	1996	Parramatta, A Past Revealed	

Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

#### Data source

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**Name:** Local Government  
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## 11.0 Appendix C: Curriculum Vitae of Peter Lonergan

### Curriculum Vitae

#### Peter Lonergan

Cracknell & Lonergan Architects Pty Ltd  
156a Church Street, Newtown, 2042

#### Formal Qualifications

BArchitecture	University of New South Wales (UNSW)
BScArchitecture (Hons)	UNSW
MBEnv (Building Conservation)	UNSW
Certificate Sustainable Design	University of Sydney (USYD)

#### Industry Affiliations

Corporate member	The Australian Institute of Architects
Past Member	The Australian Institute of Architects, Heritage Committee
Life Member	Eco Design Foundation
Listed Heritage Consultant	New South Wales Office of Heritage & Environment

#### Professional Practice

Director and Nominated Responsible Architect (NSW Registration No. 5983) for Cracknell & Lonergan Architects Pty Ltd, private practice established in 1984. Cracknell & Lonergan Architects services include: Architecture, Interior Architecture, Heritage Conservation, Exhibition Design, and Town Planning.



## 11.0 Appendix C: Curriculum Vitae of Peter Lonergan

### Architecture – Key Examples

- East Crescent Street, McMahon's Point, Residential Flat Building
- Miller Street, McMahon's Point, Residential Flat Building
- Premier Street, Neutral Bay, Residential Flat Building
- Lavoni Street, Mosman, Residential Flat Building
- Myrtle Street, North Sydney, Mixed-Use Commercial & Residential Development
- Parramatta Road, Camperdown, Boarding House
- Avoca Street, Randwick, Boarding House
- Restoration of Jarjum College, Redfern, Sydney, for the Jesuit Fathers, St. Aloysius College
- Houston Road, Kingsford, Boarding House
- Strachan Street, Kingsford, Boarding House
- See Street, Kingsford, Boarding House
- The Pemulwuy Project. Redevelopment of "The Block", Redfern, Sydney, for the Aboriginal Housing Company
- Redevelopment of the Sydney University Settlement, Redfern, Sydney
- Redevelopment of the College of Fine Arts UNSW and Ivan Dougherty Gallery, Paddington, Sydney
- Ray Road, Epping. 51 dwellings (residential flat buildings and townhouses) and restoration of a Heritage Item
- Wutuma Aboriginal Keeping Place Corporation, Kempsey. Includes Museum, Arts Centre, Theatre, Administration and Visitor's Centre

### Heritage Conservation – Key Examples

- Heritage Consultant & Supervision, Mechanics School of Arts (The Arthouse Hotel), Pitt Street, Sydney
- Heritage Consultant & Supervision, Masonic Temple, North Sydney
- Heritage Supervision and Heritage Architect, St. Clements Church, Marrickville
- Heritage Consultant & Conservation Management Plan, Redfern's Cottage, Minto
- Heritage Advisor (preparation of Heritage Management Plan), RAAF Base, McNamara Avenue, Richmond
- Heritage Advisor (preparation of Statement of Heritage Impact, Stage 1 & 2, Hangar A (Building 6), Bankstown Airport
- Heritage Consultant, Rosebank College, Five Dock
- Heritage Supervision, Reserve Bank of Australia, No. 1 Martin Place (Multiplex)
- Oxford Hotel, Oxford Street, Darlinghurst
- Palisade Hotel, Milson's Point
- Beauchamp Hotel, Oxford Street, Darlinghurst
- Palace Hotel, Surry Hills
- Union Hotel, North Sydney
- Columbian Hotel, Oxford Street, Darlinghurst
- Conservation/adaptive reuse of some substantial private homes
- Heritage impact assessments and Statements of Significance a range of residential, hospitality and commercial projects

## 11.0 Appendix C: Curriculum Vitae of Peter Lonergan

### Expert Evidence – Key Examples

Prepared and given evidence to the Land and Environment Court, Supreme Court of NSW and others since 1992 in the fields of:

- Heritage Conservation
- Design
- SEPP 63 Major Transport Works
- SEPP65 Design of Residential Flat Buildings
- SEPP Affordable Rental Housing
- Clause 4.6 Variation to Development Standards
- Responses to Statement of Facts & Contentions
- Environmental degradation
- Site & Region History
- Building technologies

### Planning & Consultancy – Key Examples

Have advised, prepared and assisted in the preparation of:

- Solar Access Amenity & Overshadowing Reports
- Assessment of View Sharing Reports
- Conservation Management Plans
- Statement of Heritage Impacts
- Heritage Fabric Analysis & Photographic Records
- Statements of Environmental Effects
- Site Feasibility Studies
- Plans of Management (Boarding Houses)
- Drafted LEP amendments

### Public Art and Exhibition Design – Key Examples

- Yininmadyemi - Thou didst let fall (by artist Tony Albert), Hyde Park, Sydney, Australia
- Always was, Always will Be (by artist Reko Rennie), Oxford Street, Sydney, Australia
- Murri Totem Poles (by artist Reko Rennie), La Trobe University, Melbourne, Australia
- Papunya Tula, Central Termini, Rome, for the Art Gallery of NSW, Sydney, Australia
- Gabriel Pizzi, Australian Embassy, Paris, France
- Musee du quai Branly at the Australian Embassy in Paris, for the Australia Council for the Arts, Paris, France
- Design and project management of Indigenous Art Commission at Musee du quai Branly (2500m<sup>2</sup> of permanent public art in the current Presidential Project (with Ateliers Jean Nouvel), Paris, France
- Australian exhibition at the Benaki, Athens. 2004 Athens Olympics, with Alison Page, for the Sydney Powerhouse Museum and Museum Victoria, Sydney & Melbourne, Australia
- Australian Exhibition, Olympic Federation Headquarters, Lausanne, Switzerland.

## 11.0 Appendix C: Curriculum Vitae of Peter Lonergan

### Awards

The practice has won a number of awards notably the following:

Winner	College of Fine Arts, Ivan Dougherty Gallery and Campus redevelopment
Winner	Traveller's Rest (1830s), Parramatta Heritage redevelopment
Commendation	Sow and Pigs Reef, monument
Commendation	Green Square (Southern Industrial), Sydney
Commendation	Transition, Urban Renewal
Published	Circular Quay East

### Teaching (Part-time)

Undertaken part-time teaching at the three architectural schools in Sydney –  
fostering and nurturing a culture of professionalism, integrity, collegiality and respect

1982 – 2005 Faculty of Built Environment, UNSW	1st Year to Final Year Design , Visual Communication, Architectural Science, Design Theory
1986 – 2005 Faculty of Architecture, USYD	1st Year Final Year Design
1985 – 1990 School of Interior Design, University of Technology Sydney (UTS)	1st Year to Final Year Design and Communication

### Lecturing

Lectured in Professional Practice to professional bodies and public at various conferences throughout Australia

### Publications

The work of Cracknell & Lonergan Architects has been published broadly, including professional text magazines, newspapers, product promotion. Some notable publications include: Art Gallery of NSW Newsletter LOOK, Australia Foundation for the Arts, GEO (Europe), La Figaro, Pol Oxygen, InStyle.



# Heritage Fabric Analysis and Photographic Reports

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1.0	29 Marion Street Report
2.0	31 Marion Street Report
3.0	33 Marion Street Report
4.0	35 Marion Street Report
5.0	37 Marion Street Report

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Prepared on 3 May 2017  
Prepared for Aleksandar Design Group

# Heritage Fabric Analysis and Photographic Record

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**29 Marion Street  
Parramatta**

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**CRACKNELL  
&  
LONERGAN**  
ARCHITECTS PTY LTD

Prepared on 04/05/2017  
Prepared for Aleksandar Design Group

**CRACKNELL**  
**&**  
**LONERGAN**  
**ARCHITECTS PTY LTD**

ABN 55 100 940 501

Nominated Architect: Peter J Loneragan  
NSW Architects Registration No. 5983

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## 1.0 Project Summary

**Prepared On:**

4 May 2017 [FINAL]

**Project Address:**

29 Marion Street  
Parramatta

**Prepared For:**

Aleksandar Design Group

**Prepared By:**

Cracknell & Lonergan  
Architects Pty Ltd

**Introduction**

The following Statement of Heritage Impact forms part of the Development Application for the proposed demolition of 33-45 Marion Street, Parramatta which includes heritage listed item, No. 37 Marion Street Item No. 1731. This report extensively analyses the subject site and provides justification for why, No. 37 Marion Street is undoubtedly not worthy of retention.

The Local Environment Plan states that demolition is permissible and it is our assessment from this report that the subject site should be demolished. No. 37 Marion Street has been demonstratively altered and terribly conserved so that it is not of quality and does not merit being a Heritage Item.

This report examines the adjacent heritage items, No. 29, 31 Marion Street as well as heritage items opposite No. 1, 3 Cowper Street. These are considerable Heritage Items of questionable quality within a poorly conserved setting. The result of the proposed new development on the items will not be different to other items in the vicinity, it is characteristic of the area to have new developments close to heritage items.

Furthermore this report notes that better examples of heritage items dispersed amongst well retained streetscapes within three Heritage Conservation Areas in the vicinity of the subject site, contributing to the characteristic of the single or double storey setting. These areas are Elizabeth Farm, Experiment Farm and Parramatta South. These are worthy examples of well conserved areas of the Victorian to Inter-War residential streetscape, whereas the area of the subject site is not.

The proposal involves a 36 storey residential apartment building, with ground floor accessible to the public, not uncharacteristic of the surrounding built environment. The site is characteristically open to a higher density given its immediate proximity to the Harris Park train station in line with other development in the area as the Parramatta region undergoes transformation.

No. 37 Marion Street is of local significance as evidenced by its listing in the Parramatta Local Environment Plan. We conducted a Heritage Fabric Analysis, Photographic Report and Measured Study of the item on the subject site, No. 37 and two the adjacent heritage listed items No. 29 and No. 31 as well as the two adjoining mid twentieth century cottages not listed, No. 33 and No. 35. This study evidenced that the listed items are disintegrated with items of questionable quality, integrity and significance amongst the tail of urban development and are in themselves of altered poor condition.

It is important that the listed items are ensured to be of a quality or ranking that would support their retention, that is that they contribute to a true understanding of the history and development of the suburb, state or region or exhibit an architectural or scientific method or that they are associated with people, persons or communities that are significant such as significant historic characters. Following this report the conclusion is that No. 37 Marion Street does not fall within these categories and that the adjacent heritage items would not sit uncharacteristically next to the proposal.

## 1.0 Project Summary

### Statement of Authorship & Research Methodology

This Statement of Heritage Impact has been prepared to assist the City of Parramatta Council in making the assessment of the proposed works at 33-45 Marion Street. This document has been prepared in accordance with Part 5.10 Heritage Conservation of the Parramatta LEP 2011, which states that the Council must consider the impact of the proposed works on a conservation area and on any heritage items in the vicinity of the site.

This report has been prepared in accordance with the NSW Heritage Manual and in particular, guidelines for the preparation of "Statement of Heritage Impact" (available for access via this link: [www.heritage.nsw.gov.au/docs/hm\\_statementsofhi.pdf](http://www.heritage.nsw.gov.au/docs/hm_statementsofhi.pdf)). A detailed history of the site using secondary sources, particularly reference books and other literary works were relied upon to provide a historical overview for assessment.

In preparation for this report, consultation was made with the applicant and a site visit has been conducted to ascertain the significance of the site today and its relationship to the contemporary urban context. The supplement to legislation, specifically the Parramatta Development Control Plan C2 - Harris Park West Heritage Conservation Area document has also been considered as part the responses for this report. This Statement of Heritage Impact accompanying the development application has been considered only after having closely reviewed the proposed design by Aleksandar Design Group, the following heritage issues are to be considered:

1. Significance of No. 37 Marion Street within the subject site
2. Significance of heritage items in the vicinity of the subject site, No. 33-45 Marion St and No. 1, 3 Cowper Street.
3. The effect of the proposed development on the heritage significance of the items in the vicinity and the site, No. 29, 31 Marion Street. No. 1,3 Cowper Street.

The way in which adverse impacts could be mitigated.

This Statement of Heritage Impacts has been prepared by Peter Lonergan, Director of Cracknell and Lonergan Architects Pty Ltd, heritage architect and consultant (Architect's Registration No. 5983). Supplementary research has been undertaken by Julie Cracknell (Director) and Hugo Chan (Graduate of Architecture), both also from the office of Cracknell & Lonergan Architects Pty Ltd. The Curriculum Vitae of Peter Lonergan's expertise in the field of Heritage documentation and architecture is attached as an appendix to this document. A select bibliography of sources referenced in this report is also provided as an appendix to this document.



**Peter Lonergan**

Director  
Cracknell Lonergan Architects Pty Limited  
NSW Architects Registration No. 5983

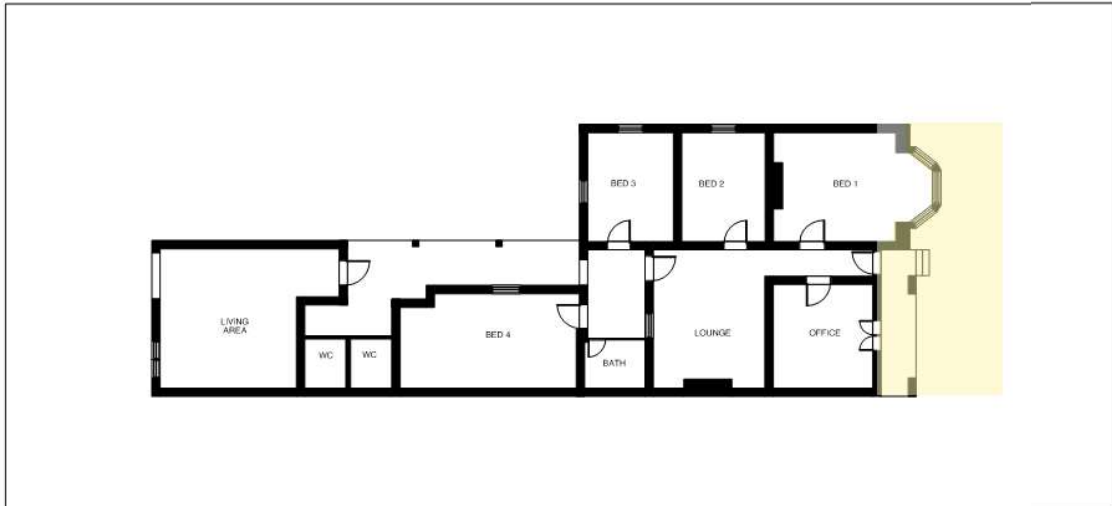


Location Plan

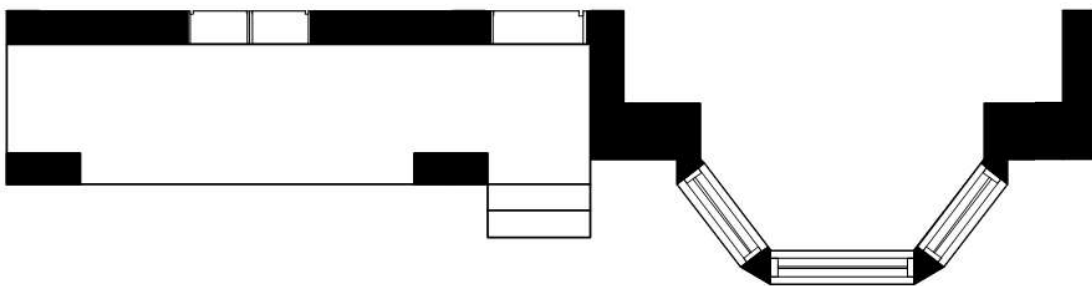


Location Plan - 29 Marion Street, Parramatta. (Source: Six Maps)

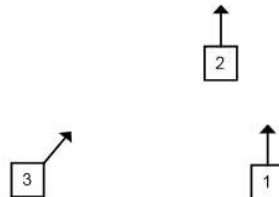
## 2.0 Exterior



Ground Floor Plan - 1:200



Front Exterior Plan - 1:50





Front Exterior - Fig. 1



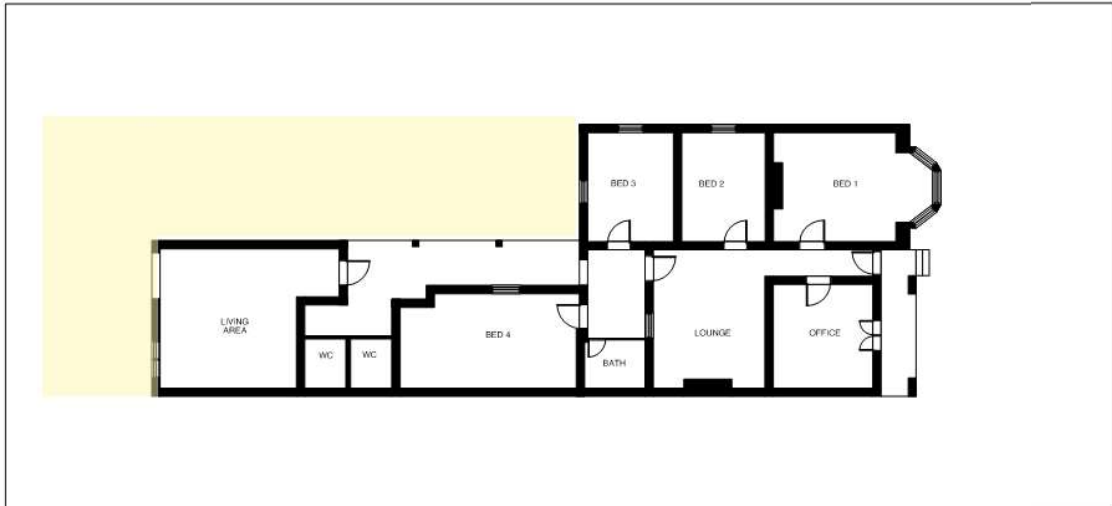
Front Exterior - Fig. 2



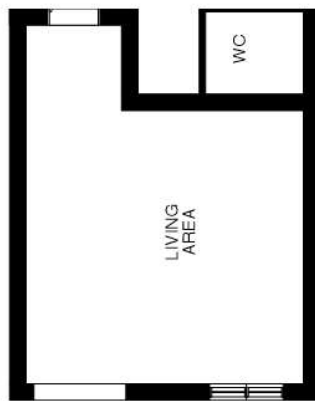
Front Exterior - Fig. 3



## 2.0 Exterior



Ground Floor Plan - 1:200

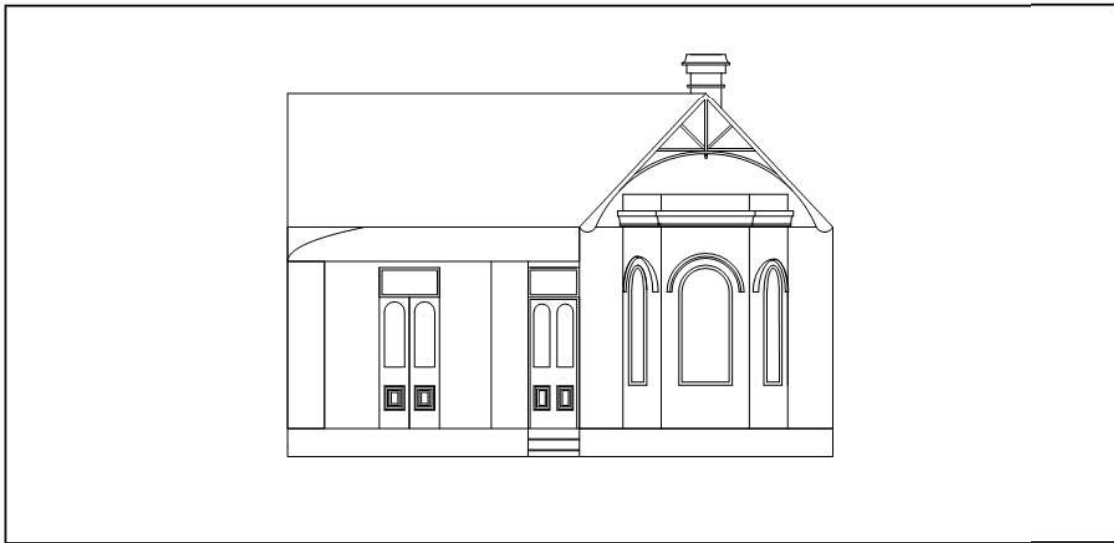


Rear Exterior Plan - 1:100





Rear Exterior - Fig. 1

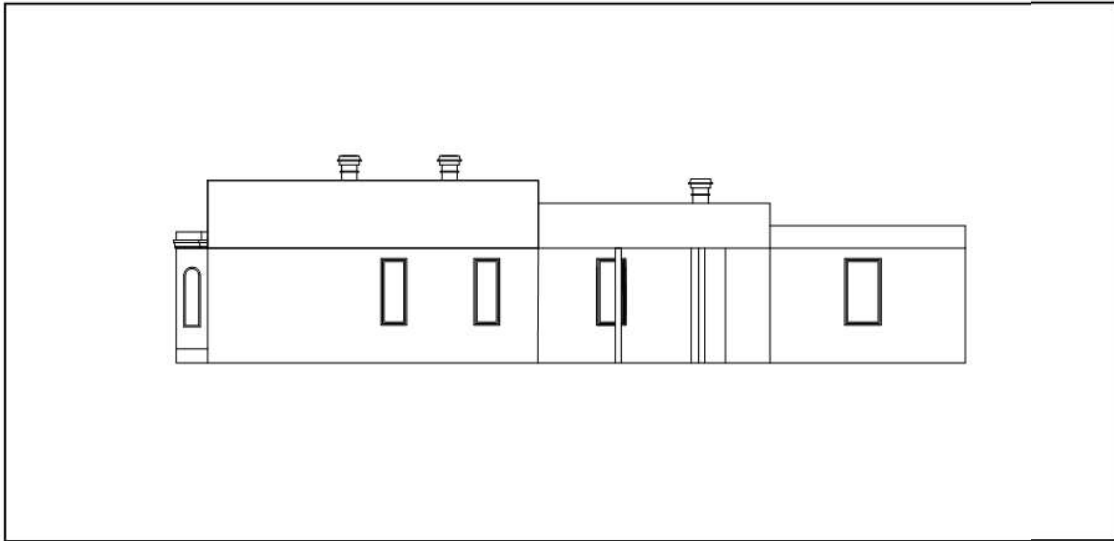


FRONT ELEVATION 1:100

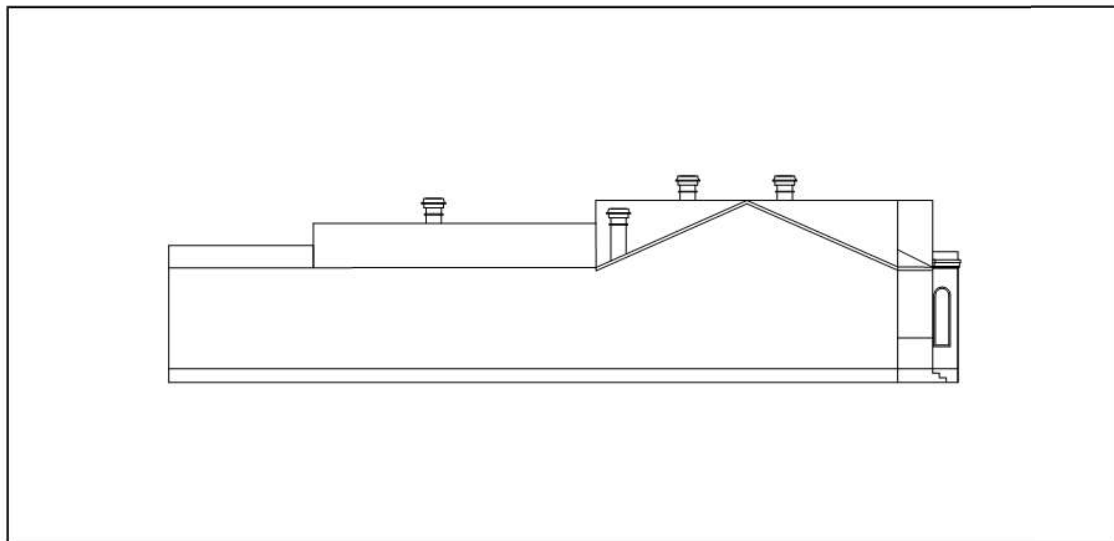


BACK ELEVATION 1:100



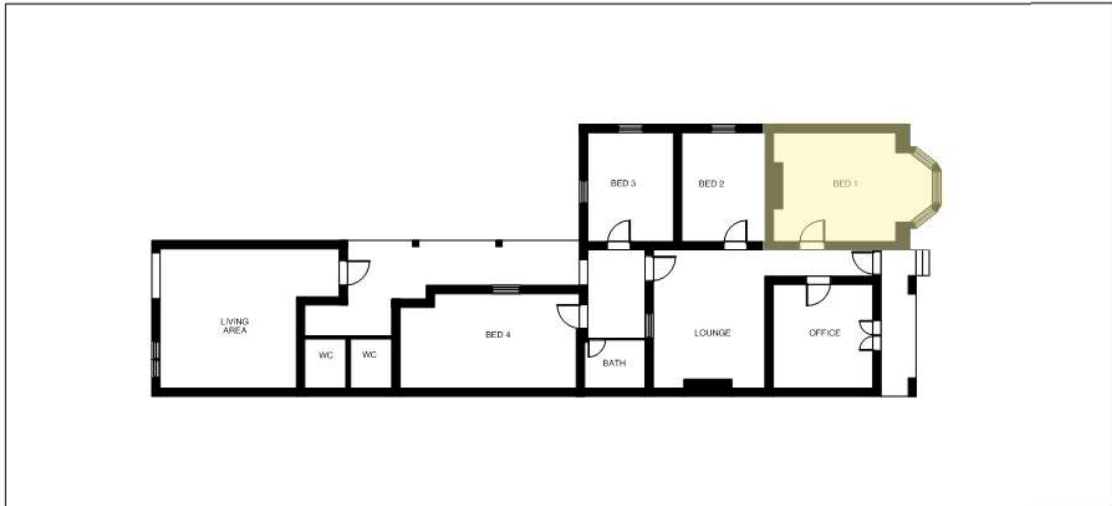


SIDE ELEVATION A - 1:200

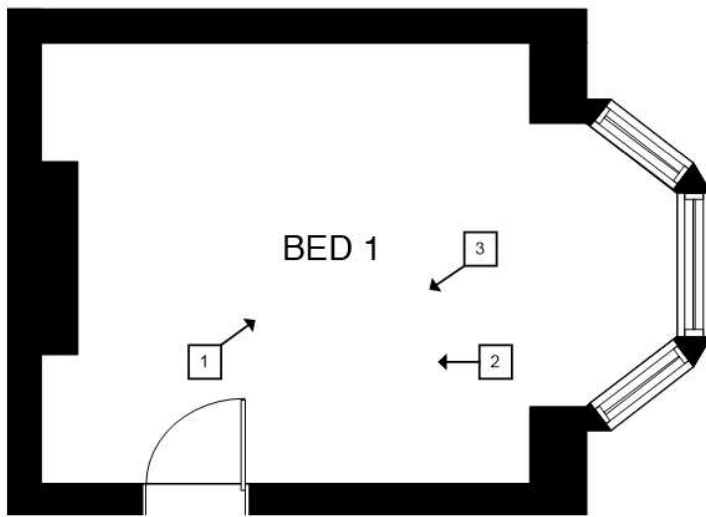


SIDE ELEVATION B - 1:200

### 3.0 Interior



Ground Floor Plan - 1:200



Bed 1 Plan - 1:50



Bed 1 - Fig. 1



Bed 1 - Fig. 2



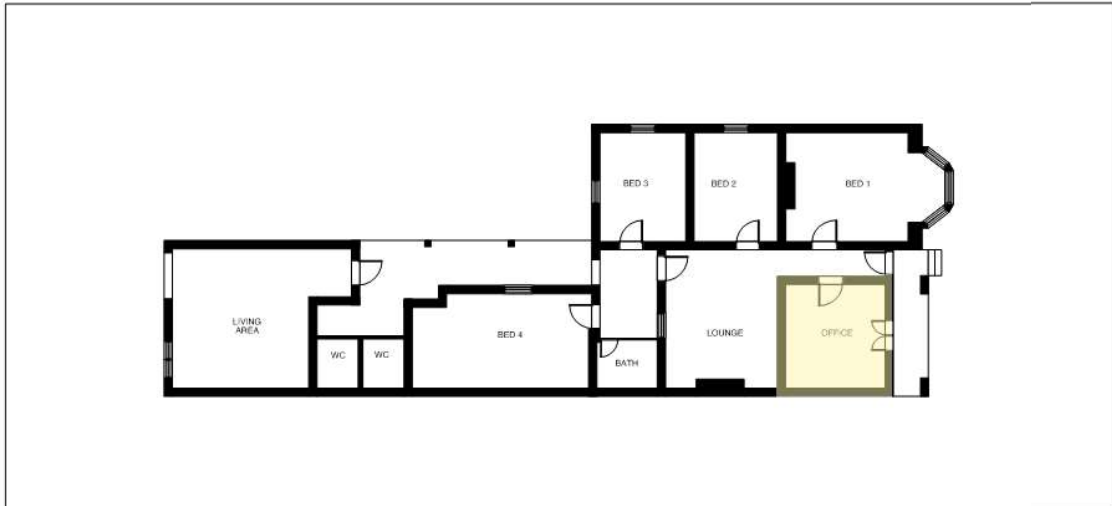
Bed 1 - Fig. 3



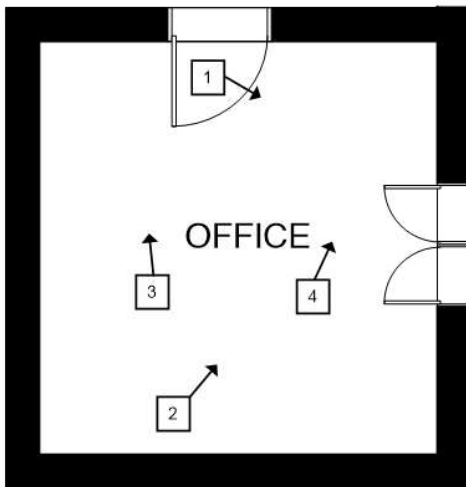
Cornice Detail



### 3.0 Interior



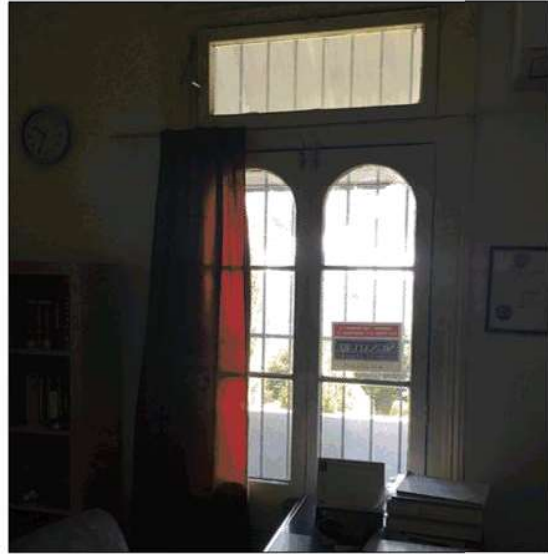
Ground Floor Plan - 1:200



Office Plan - 1:50



Office - Fig. 1



Office - Fig. 2



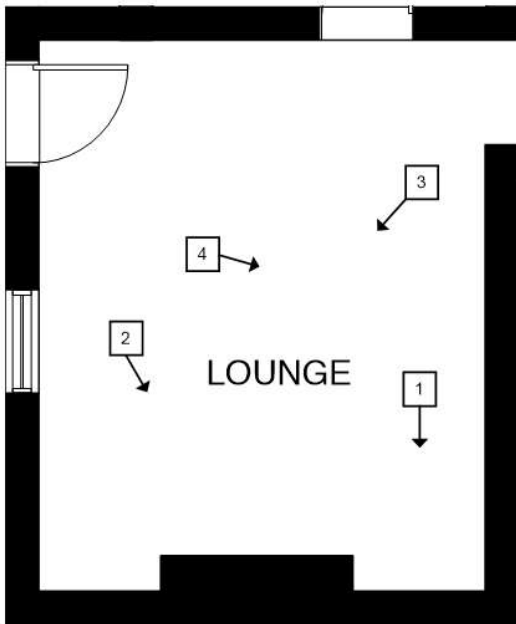
Office - Fig. 3



Office - Fig. 4



Ground Floor Plan - 1:200



Lounge Plan - 1:50

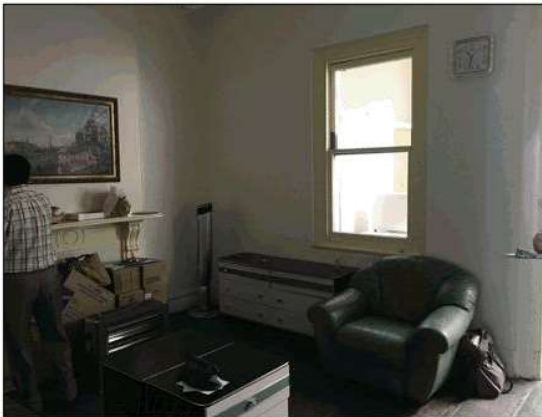




Lounge - Fig. 1



Lounge - Fig. 2

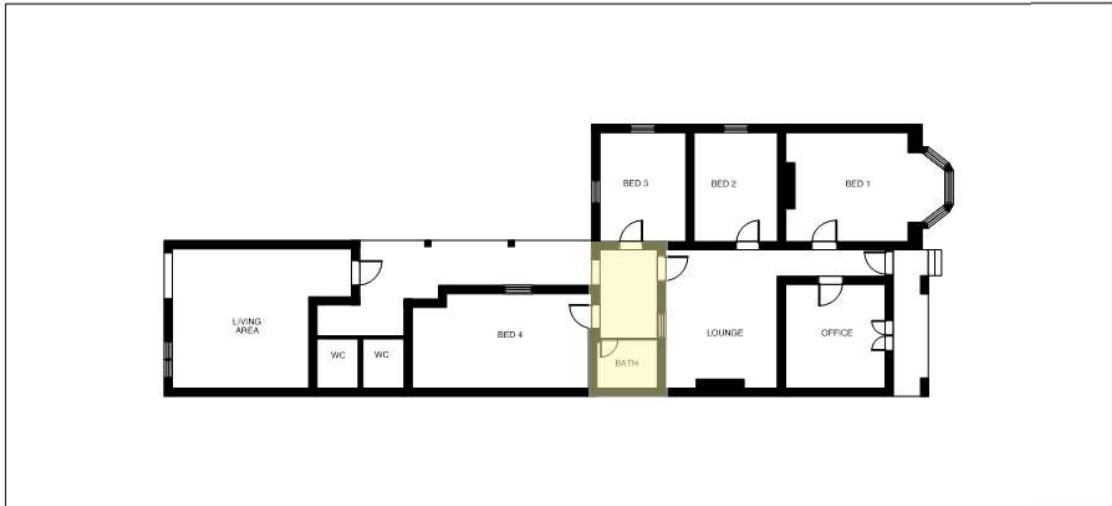


Lounge - Fig. 3

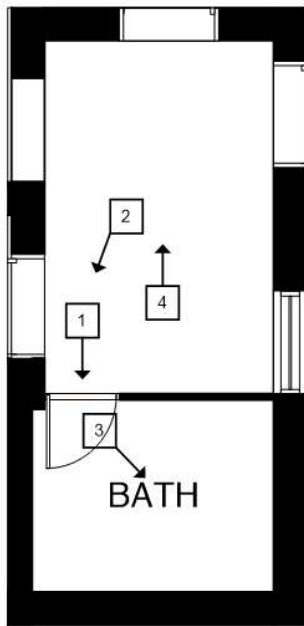


Lounge - Fig. 4

### 3.0 Interior



Ground Floor Plan - 1:200



Bath Plan - 1:50



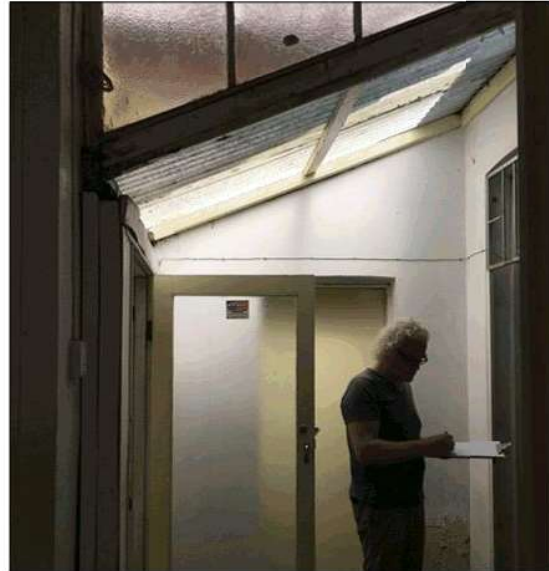
Bath - Fig. 1



Bath - Fig. 2



Bath - Fig. 3

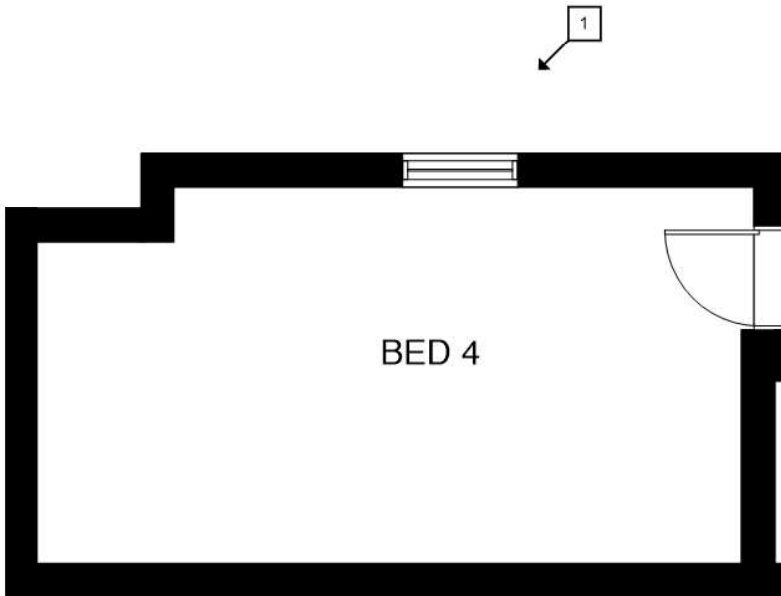


Bath - Fig. 4

### 3.0 Interior



Ground Floor Plan - 1:200



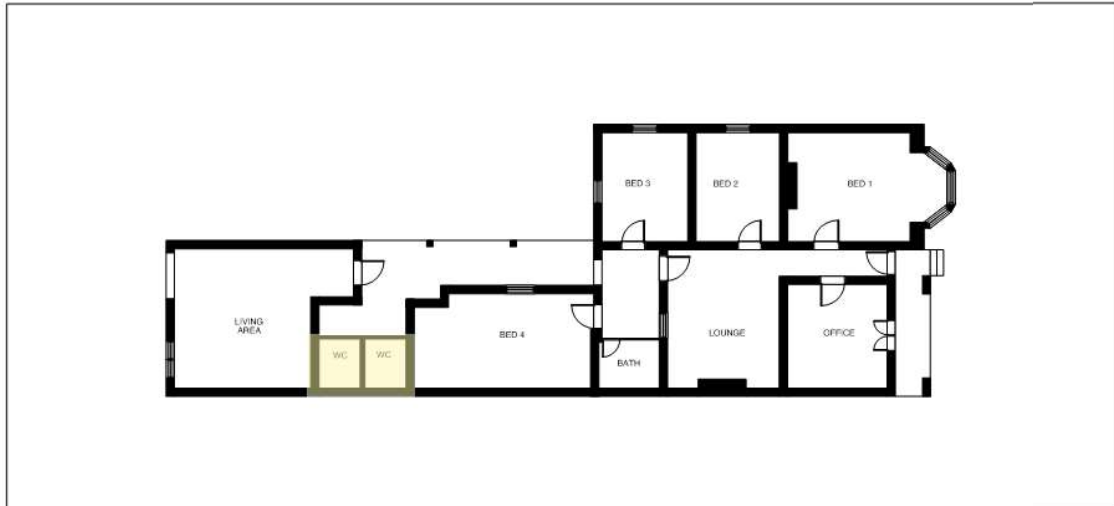
Bed 4 Plan - 1:50



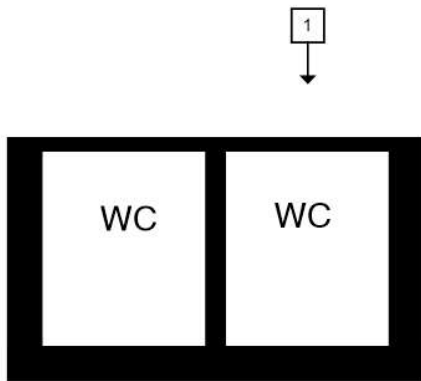


Exterior of Bed 4 - Fig. 1

### 3.0 Interior



Ground Floor Plan - 1:200

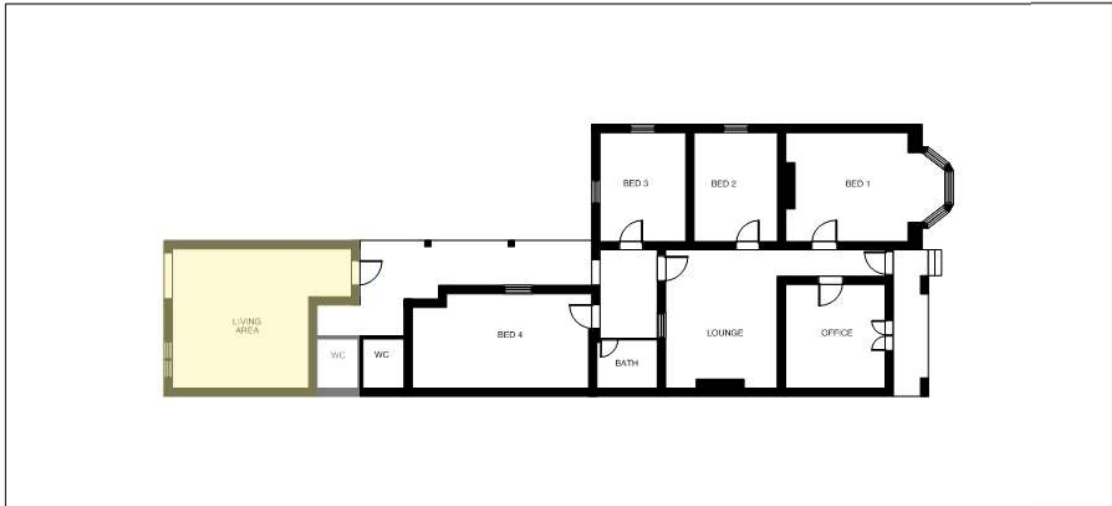


WC Plan - 1:50

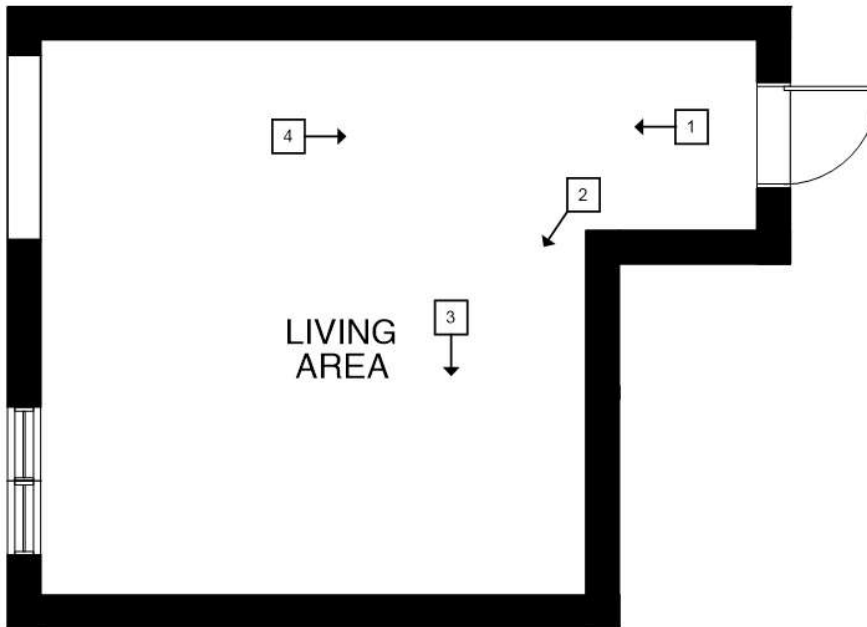


WC - Fig. 1

### 3.0 Interior



Ground Floor Plan - 1:200



Living Area Plan - 1:50





Living - Fig. 1



Living - Fig. 2



Living - Fig. 3



Living - Fig. 4

## 4.0 Appendix A: NSW State Heritage Inventory Listings

### Listing

## Single Storey Residence

### Item details

<b>Name of item:</b>	Single Storey Residence
<b>Other name/s:</b>	Lola
<b>Type of item:</b>	Built
<b>Group/Collection:</b>	Residential buildings (private)
<b>Category:</b>	House
<b>Primary address:</b>	29 Marion Street, Harris Park, NSW 2150
<b>Local govt. area:</b>	Parramatta

### Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	1		DP	345868
LOT	8	1	DP	976

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
29 Marion Street	Harris Park	Parramatta			Primary Address

### Statement of significance:

The house at 29 Marion Street, Parramatta is of significance for Parramatta LGA for historical, aesthetic, and reasons of representativeness. The house is an example of Victorian period residence constructed during the first wave of development in the area. The house presents as intact when viewed from the street and strongly contributes to the streetscape, additionally in unison with other historic buildings near-by.

**Date significance updated:** 14 May 98

*Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.*

### Description

**Construction years:** 1884-

**Physical description:** A single storey rendered brick Victorian period residence asymmetrical in form with high pitched gable roof and faceted bay in gable with pedimented roof. Three prominent chimneys (some with pots), decorative barge and finial above a projecting front room with parapet bay window projection, arched sash windows and corrugated steel roof sheeting. Bellcast shape of verandah roof is now supported on unsympathetic brick posts and balustrade encloses verandah. Verandah floor has quarry tiles and steps. Windows have Victorian label mould arches and decorative stops. Exterior doors have transom lights with dentils in lintel. French doors opening onto front verandah have round-head glazed panels above timber bolection moulded panels. Narrow transom light with coloured glazing above dentils in lintel over a four panelled timber door with two round head glazed panels above letter slot in lock rail. Other features include sandstone gutters and an unsympathetic front fence.

**Physical condition and/or Archaeological potential:** excellent. National Trust (Parramatta Branch): Good.

**Date condition updated:** 14 May 98

**Modifications and dates:** Verandah altered. National Trust, Parramatta, gives circa 1880 for Year Started.

**Current use:** Residence

## 4.0 Appendix A: NSW State Heritage Inventory Listings

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### Listing

## 4.0 Appendix A: NSW State Heritage Inventory Listings

---

### Listing



## 5.0 Appendix B: Curriculum Vitae of Peter Lonergan

### Curriculum Vitae

#### Peter Lonergan

Cracknell & Lonergan Architects Pty Ltd  
156a Church Street, Newtown, 2042

#### Formal Qualifications

BArchitecture	University of New South Wales (UNSW)
BScArchitecture (Hons)	UNSW
MEnv (Building Conservation)	UNSW
Certificate Sustainable Design	University of Sydney (USYD)

#### Industry Affiliations

Corporate member	Royal Australian Institute of Architects
Member	Royal Australian Institute of Architects, Heritage Committee
Member	Board of Architects
Life Member	Eco Design Foundation
Listed Heritage Architect	Heritage Office NSW

#### Professional Practice

Principal and Nominated Responsible Architect for Cracknell & Lonergan Architects Pty Ltd, private practice established in 1984. Cracknell & Lonergan Architects services include: Architecture, Interior Architecture, Heritage Conservation, Exhibition Design, and Town Planning.

## 5.0 Appendix B: Curriculum Vitae of Peter Lonergan

### Architecture – Key Examples

- Dutruc Street, Randwick, Conservation works to the existing heritage listed house 'Earlswood'
- Parramatta Road, Camperdown, Boarding House
- Avoca Street, Randwick, Boarding House
- Restoration of Jarjum College, Redfern, Sydney, for the Jesuit Fathers, St. Aloysius College
- Houston Road, Kingsford, Boarding House
- Goulburn Street Car Parking Station – refurbishment of Goulburn Street façade with sculptural artwork
- Strachan Street, Kingsford, Boarding House
- See Street, Kingsford, Boarding House
- The Pemulwuy Project. Redevelopment of "The Block", Redfern, Sydney, for the Aboriginal Housing Company
- Redevelopment of the Sydney University Settlement, Redfern, Sydney
- Redevelopment of the College of Fine Arts UNSW and Ivan Dougherty Gallery, Paddington, Sydney
- Ray Road, Epping. 51 dwellings (residential flat buildings and townhouses) and restoration of a Heritage Item
- Wutuma Aboriginal Keeping Place Corporation, Kempsey. Includes Museum, Arts Centre, Theatre, Administration and Visitor's Centre

### Heritage Conservation – Key Examples

- Heritage Supervision and Heritage Architect, St. Clements Church, Marrickville
- Heritage Advisor (preparation of Heritage Management Plan), RAAF Base, McNamara Avenue, Richmond
- Heritage Advisor (preparation of Statement of Heritage Impact, Stage 1 & 2, Hangar A (Building 6), Bankstown Airport
- Heritage advisor, Rosebank College, Five Dock
- Heritage Supervision and Heritage Architect, 'Earlswood', Dutruc Street, Randwick
- Heritage Supervision, Reserve Bank of Australia, No. 1 Martin Place (Multiplex)
- Heritage Supervision and Heritage Architect, School of Arts, Pitt St. Sydney (Art House Hotel).
- Conservation, Masonic Temple, Regent St. Chippendale.
- Oxford Hotel, Oxford Street, Darlinghurst
- Kinselas, Darlinghurst
- Beauchamp Hotel, Oxford Street, Darlinghurst
- Palace Hotel, Surry Hills
- Maddison Hotel, Surry Hills
- Union Hotel, North Sydney
- Columbian Hotel, Oxford Street, Darlinghurst
- Conservation/adaptive reuse of some substantial private homes
- Heritage impact assessments and Statements of Significance a range of residential, hospitality and commercial projects

## 5.0 Appendix B: Curriculum Vitae of Peter Lonergan

### Expert Evidence – Key Examples

Prepared and given evidence to the Land and Environment Court, Supreme Court of NSW and others since 1992 in the fields of:

- Heritage
- Design
- SEPP 63
- Environmental degradation
- History
- Building technologies

### Town Planning – Key Examples

Have advised, prepared and assisted in the preparation of:

- Environmental Impact Statements
- Statements of Environmental Effects
- Drafted LEP amendments
- Design Statements
- Site Specific DCP's and SEPP 1 objections.

### Public Art and Exhibition Design – Key Examples

- Papunya Tula, Central Termini, Rome, for the Art Gallery of NSW
- Gabriel Pizzi, Australian Embassy, Paris
- Muse du quai Branly at the Australian Embassy, Paris, for the Australia Council for the Arts
- Design and project management of Indigenous Art Commission at Muse du quai Branly (2500m<sup>2</sup> of permanent public art in the current Presidential Project, Paris (with Ateliers Jean Nouvel)
- Australian exhibition at the Benaki, Athens. 2004 Athens Olympics, with Alison Page, for the Sydney Powerhouse Museum and Museum Victoria
- Australian Exhibition, Olympic Federation Headquarters, Lausanne Switzerland.

### Awards

The practice has won a number of awards notably the following:

Winner	College of Fine Arts, Ivan Dougherty Gallery and Campus redevelopment
Winner	Traveller's Rest (1830s), Parramatta Heritage redevelopment
Commendation	Sow and Pigs Reef, monument
Commendation	Green Square (Southern Industrial), Sydney
Commendation	Transition, Urban Renewal
Published	Circular Quay East

## 5.0 Appendix B: Curriculum Vitae of Peter Lonergan

### Teaching (Part-time)

Undertaken part-time teaching at the three architectural schools in Sydney –  
fostering and nurturing a culture of professionalism, integrity, collegiality and respect

1982 – 2005 Faculty of Built Environment, UNSW	1st Year to Final Year Design , Visual Communication, Architectural Science, Design Theory
1986 – 2005 Faculty of Architecture, USYD	1st Year Final Year Design
1985 – 1990 School of Interior Design, University of Technology Sydney (UTS)	1st Year to Final Year Design and Communication

### Lecturing

Lectured in Professional Practice to professional bodies and public at various conferences throughout Australia

### Publications

The work of Cracknell & Lonergan Architects has been published broadly, including professional text magazines, newspapers, product promotion. Some notable publications include: Art Gallery of NSW Newsletter LOOK, Australia Foundation for the Arts, GEO (Europe), La Figaro, Pol Oxygen, InStyle.

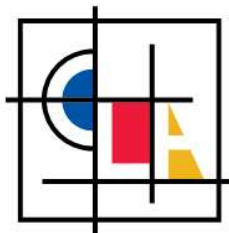


# Heritage Fabric Analysis and Photographic Record

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**31 MARION ST  
PARRAMATTA**

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**CRACKNELL  
&  
LONERGAN**  
ARCHITECTS PTY LTD

Prepared on 04/05/2017  
Prepared for Aleksandar Design Group

**CRACKNELL  
&  
LONERGAN**  
**ARCHITECTS PTY LTD**

ABN 55 100 940 501  
Nominated Architect: Peter J Loneragan  
NSW Architects Registration No. 5983

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Newtown NSW 2042  
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[www.cracknellonergan.com.au](http://www.cracknellonergan.com.au)



## Contents

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## 1.0 Project Summary

### Prepared On:

4 May 2017 [FINAL]

### Project Address:

31 MARION ST  
PARRAMATTA

### Prepared For:

Aleksandar Design Group

### Prepared By:

Cracknell & Lonergan  
Architects Pty Ltd

### Introduction

The following Statement of Heritage Impact forms part of the Development Application for the proposed demolition of 33-45 Marion Street, Parramatta which includes heritage listed item, No. 37 Marion Street Item No. 1731. This report extensively analyses the subject site and provides justification for why, No. 37 Marion Street is undoubtedly not worthy of retention.

The Local Environment Plan states that demolition is permissible and it is our assessment from this report that the subject site should be demolished. No. 37 Marion Street has been demonstratively altered and terribly conserved so that it is not of quality and does not merit being a Heritage Item.

This report examines the adjacent heritage items, No. 29, 31 Marion Street as well as heritage items opposite No. 1, 3 Cowper Street. These are considerable Heritage Items of questionable quality within a poorly conserved setting. The result of the proposed new development on the items will not be different to other items in the vicinity, it is characteristic of the area to have new developments close to heritage items.

Furthermore this report notes that better examples of heritage items dispersed amongst well retained streetscapes within three Heritage Conservation Areas in the vicinity of the subject site, contributing to the characteristic of the single or double storey setting. These areas are Elizabeth Farm, Experiment Farm and Parramatta South. These are worthy examples of well conserved areas of the Victorian to Inter-War residential streetscape, whereas the area of the subject site is not.

The proposal involves a 36 storey residential apartment building, with ground floor accessible to the public, not uncharacteristic of the surrounding built environment. The site is characteristically open to a higher density given its immediate proximity to the Harris Park train station in line with other development in the area as the Parramatta region undergoes transformation.

No. 37 Marion Street is of local significance as evidenced by its listing in the Parramatta Local Environment Plan. We conducted a Heritage Fabric Analysis, Photographic Report and Measured Study of the item on the subject site, No. 37 and two the adjacent heritage listed items No. 29 and No. 31 as well as the two adjoining mid twentieth century cottages not listed, No. 33 and No. 35. This study evidenced that the listed items are disintegrated with items of questionable quality, integrity and significance amongst the tail of urban development and are in themselves of altered poor condition.

It is important that the listed items are ensured to be of a quality or ranking that would support their retention, that is that they contribute to a true understanding of the history and development of the suburb, state or region or exhibit an architectural or scientific method or that they are associated with people, persons or communities that are significant such as significant historic characters. Following this report the conclusion is that No. 37 Marion Street does not fall within these categories and that the adjacent heritage items would not sit uncharacteristically next to the proposal.



## 1.0 Project Summary

### Statement of Authorship & Research Methodology

This Statement of Heritage Impact has been prepared to assist the City of Parramatta Council in making the assessment of the proposed works at 33-45 Marion Street. This document has been prepared in accordance with Part 5.10 Heritage Conservation of the Parramatta LEP 2011, which states that the Council must consider the impact of the proposed works on a conservation area and on any heritage items in the vicinity of the site.

This report has been prepared in accordance with the NSW Heritage Manual and in particular, guidelines for the preparation of "Statement of Heritage Impact" (available for access via this link: [www.heritage.nsw.gov.au/docs/hm\\_statementsofhi.pdf](http://www.heritage.nsw.gov.au/docs/hm_statementsofhi.pdf)). A detailed history of the site using secondary sources, particularly reference books and other literary works were relied upon to provide a historical overview for assessment.

In preparation for this report, consultation was made with the applicant and a site visit has been conducted to ascertain the significance of the site today and its relationship to the contemporary urban context. The supplement to legislation, specifically the Parramatta Development Control Plan C2 - Harris Park West Heritage Conservation Area document has also been considered as part the responses for this report. This Statement of Heritage Impact accompanying the development application has been considered only after having closely reviewed the proposed design by Aleksandar Design Group, the following heritage issues are to be considered:

1. Significance of No. 37 Marion Street within the subject site
2. Significance of heritage items in the vicinity of the subject site, No. 33-45 Marion St and No. 1, 3 Cowper Street.
3. The effect of the proposed development on the heritage significance of the items in the vicinity and the site, No. 29, 31 Marion Street. No. 1,3 Cowper Street.

The way in which adverse impacts could be mitigated.

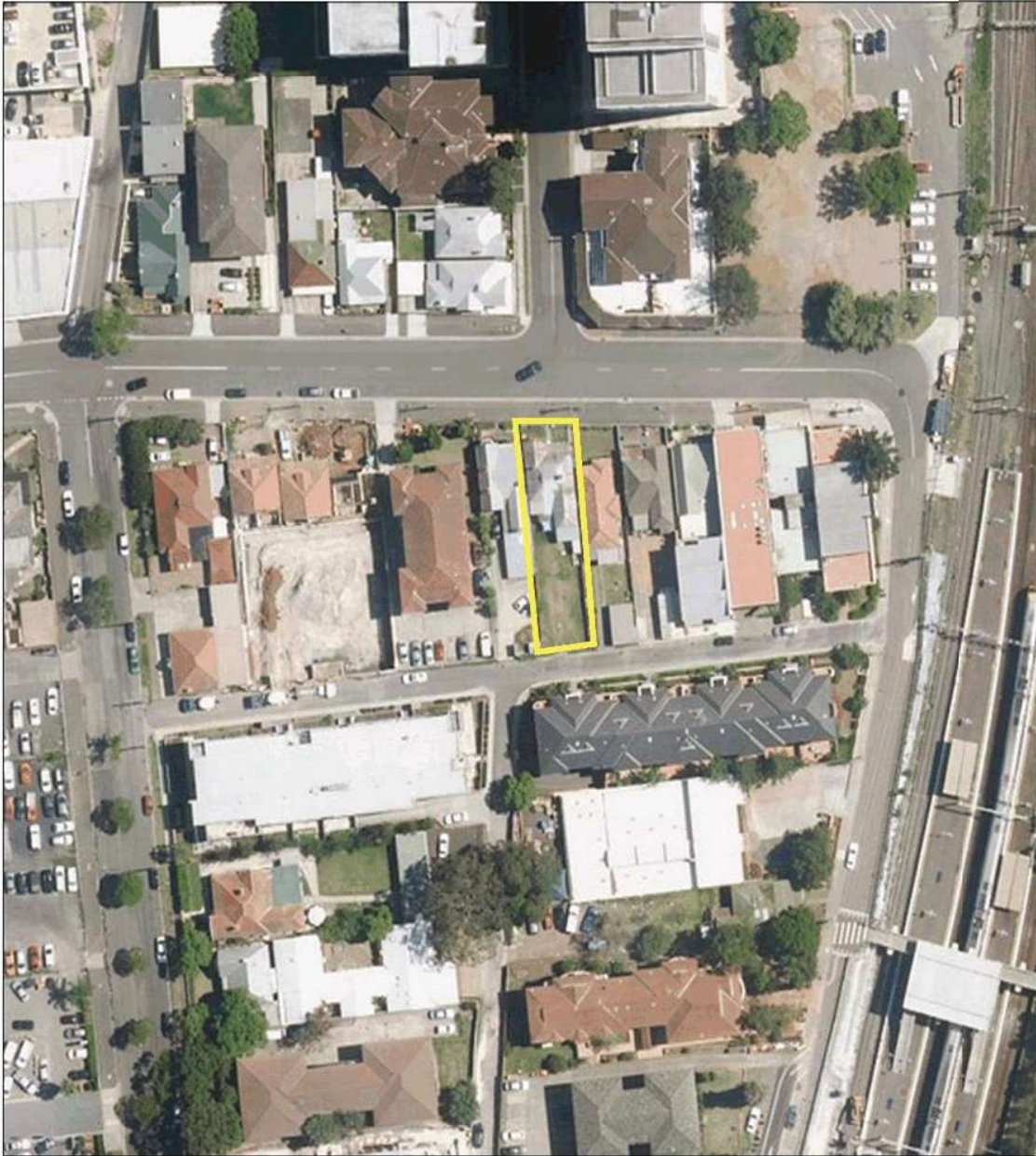
This Statement of Heritage Impacts has been prepared by Peter Lonergan, Director of Cracknell and Lonergan Architects Pty Ltd, heritage architect and consultant (Architect's Registration No. 5983). Supplementary research has been undertaken by Julie Cracknell (Director) and Hugo Chan (Graduate of Architecture), both also from the office of Cracknell & Lonergan Architects Pty Ltd. The Curriculum Vitae of Peter Lonergan's expertise in the field of Heritage documentation and architecture is attached as an appendix to this document. A select bibliography of sources referenced in this report is also provided as an appendix to this document.



**Peter Lonergan**

Director  
Cracknell Lonergan Architects Pty Limited  
NSW Architects Registration No. 5983

Location Plan



Location Plan - [Address]

## 2.0 Exterior



PLAN OF EXTERIOR FRONT 1:100



GROUND FLOOR PLAN 1:200





EXTERIOR FRONT - FIG. 1



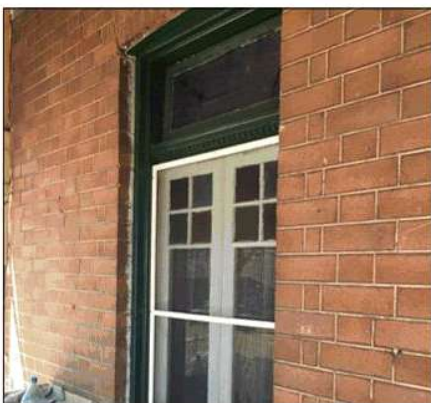
EXTERIOR FRONT - FIG. 2



EXTERIOR FRONT - FIG. 3



EXTERIOR FRONT - FIG. 4



EXTERIOR FRONT - FIG. 5



EXTERIOR FRONT - FIG. 6



The floor plan shows a house with the following rooms: BATH, BED-4, BED-5, HALL, KITCHEN, LIVING, LAUN DRY, and WED 1. There are also several closets (CLO) and a fireplace (FIRE). Six numbered locations are marked with arrows indicating movement:

- 1: Arrow pointing right towards the LAUN DRY room.
- 2: Arrow pointing down-right towards the LAUN DRY room.
- 3: Arrow pointing right towards the HALL.
- 4: Arrow pointing up-left towards the HALL.
- 5: Arrow pointing left towards the HALL.
- 6: Arrow pointing left towards the HALL.

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EXTERIOR BACK - FIG. 1



EXTERIOR BACK - FIG. 2



EXTERIOR BACK - FIG. 3



EXTERIOR BACK - FIG. 4



EXTERIOR BACK - FIG. 5



EXTERIOR BACK - FIG. 6

A top-down view of a simulated environment. A black robot is positioned in the center. Nine numbered squares (1-9) are distributed around the robot. Each square has an arrow pointing away from it, indicating a direction. The environment has a black border and some internal black structures representing obstacles.

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BEDROOM 1 - FIG. 1



BEDROOM 1 - FIG. 2



BEDROOM 1 - FIG. 3



BEDROOM 1 - FIG. 4



BEDROOM 1 - FIG. 5



BEDROOM 1 - FIG. 6



BEDROOM 1 - FIG. 7



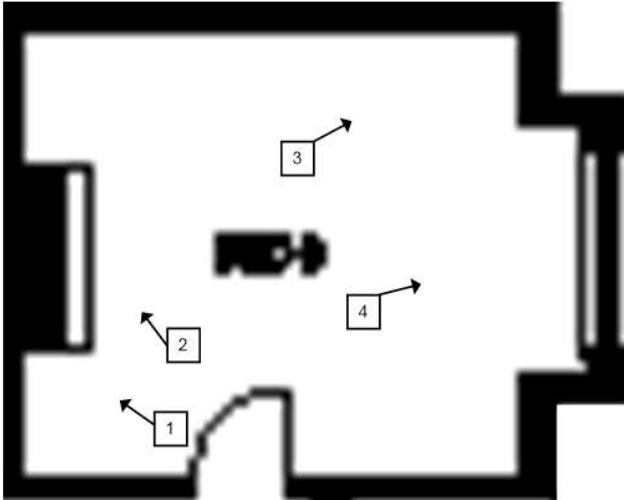
BEDROOM 1 - FIG. 8



BEDROOM 1 - FIG. 9



## 2.0 Interior



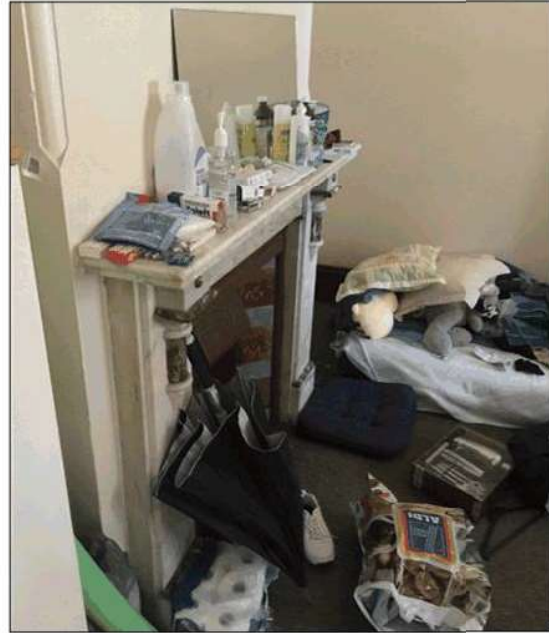
PLAN OF BEDROOM 2 - 1:50



GROUND FLOOR PLAN 1:200



BEDROOM 2 - FIG. 1



BEDROOM 2 - FIG. 2



BEDROOM 2 - FIG. 3



BEDROOM 2 - FIG. 4

A diagram of a vehicle, possibly a truck or bus, with four numbered points (1, 2, 3, 4) and arrows indicating movement directions. Point 1 is at the front left with an upward arrow. Point 2 is at the front right with an upward and rightward arrow. Point 3 is at the rear right with a downward and rightward arrow. Point 4 is at the rear left with a downward and leftward arrow.

[illegible]

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BEDROOM 3 - FIG. 1



BEDROOM 3 - FIG. 2



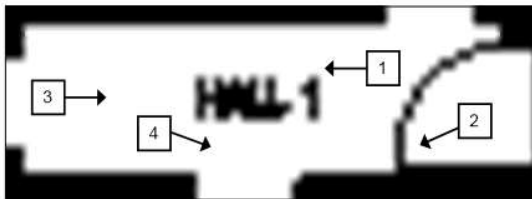
BEDROOM 3 - FIG. 3



BEDROOM 3 - FIG. 4



## 2.0 Interior



PLAN OF HALL 1 1:50



GROUND FLOOR PLAN 1:200



HALL 1 - FIG. 1



HALL 1 - FIG. 2



HALL 1 - FIG. 3



HALL 1 - FIG. 4

A floor plan diagram of a building. The layout includes several rooms: a central yellow-shaded LAB, a KITCHEN to the left of the LAB, a BATH at the top left, and three BED rooms (BED 4, BED 5, BED 6) at the top. Below the LAB is a large open area labeled 'HALL 1' and a smaller 'HALL 2' to its left. There are also two smaller BED rooms (BED 1, BED 2) at the bottom right. A 'LAVATORY' is located near the bottom left, and a 'STAIR' is on the far left. The LAB is highlighted in yellow.

16 of 36 | Heritage Fabric Analysis and Photographic Record | 31 MARION ST PARRAMATTA | Prepared on 04/05/2017



LIVING ROOM - FIG. 1



LIVING ROOM - FIG. 2



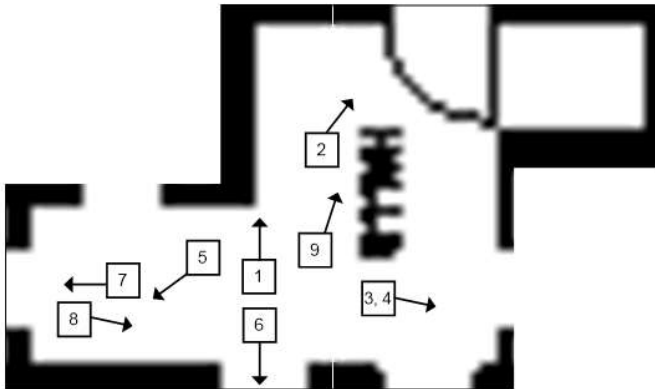
LIVING ROOM - FIG. 3



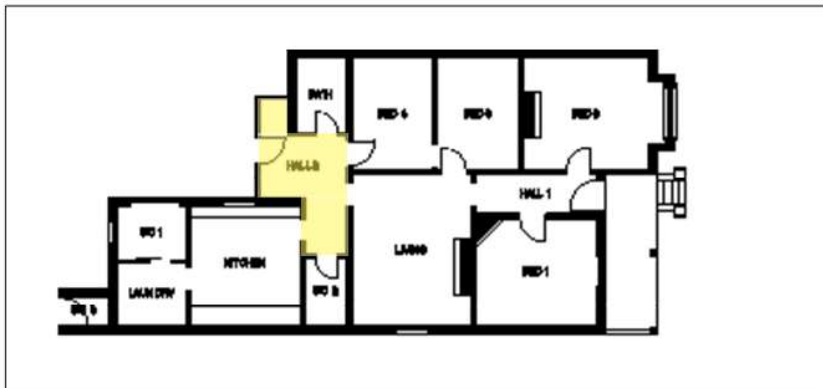
LIVING ROOM - FIG. 4



### 3.0 Interior



PLAN OF HALL 2 - 1:50



GROUND FLOOR PLAN 1:200



HALL 2 - FIG. 1



HALL 2 - FIG. 2



HALL 2 - FIG. 3



HALL 2 - FIG. 4



HALL 2 - FIG. 5



HALL 2 - FIG. 6



HALL 2 - FIG. 7

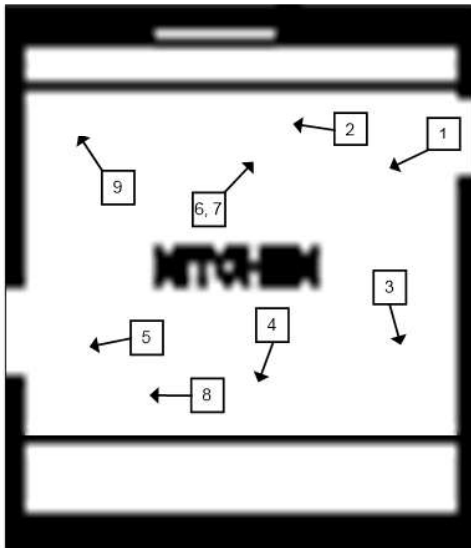


HALL 2 - FIG. 8

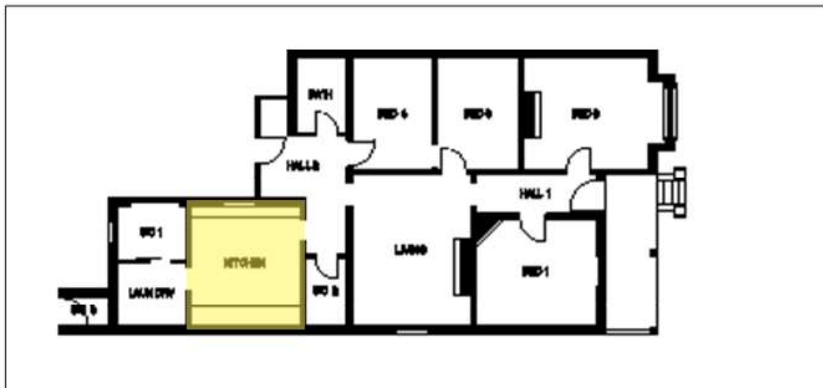


HALL 2 - FIG. 9

### 3.0 Interior



PLAN OF KITCHEN - 1:50



GROUND FLOOR PLAN 1:200



KITCHEN - FIG. 1



KITCHEN - FIG. 2



KITCHEN - FIG. 3



KITCHEN - FIG. 4



KITCHEN - FIG. 5



KITCHEN - FIG. 6



KITCHEN - FIG. 7



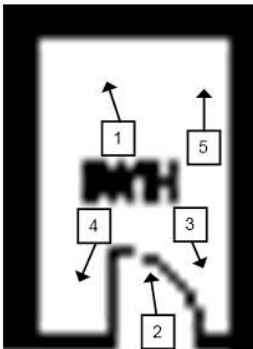
KITCHEN - FIG. 8



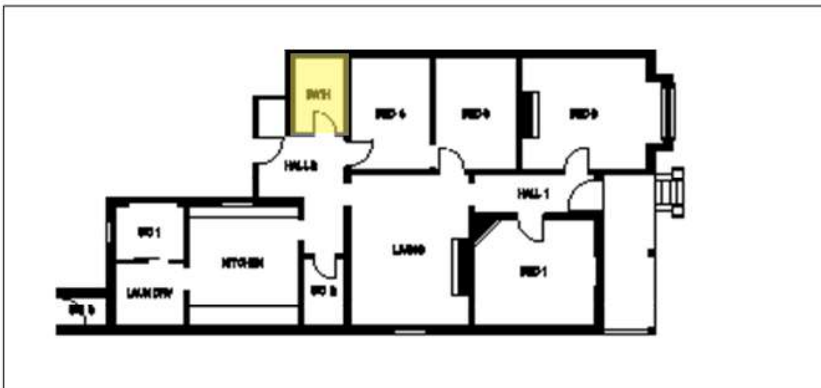
KITCHEN - FIG. 9



### 3.0 Interior



PLAN OF BATH - 1:50



GROUND FLOOR PLAN 1:200



BATH - FIG. 1



BATH - FIG. 2



BATH - FIG. 3

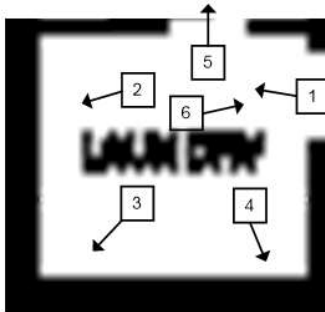


BATH - FIG. 4

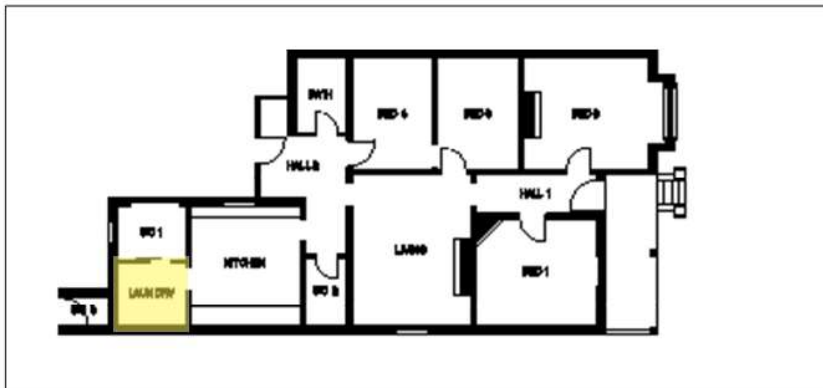


BATH - FIG. 5

### 3.0 Interior



PLAN OF LAUNDRY - 1:50



GROUND FLOOR PLAN 1:200



LAUNDRY - FIG. 1



LAUNDRY - FIG. 2



LAUNDRY - FIG. 3



LAUNDRY - FIG. 6



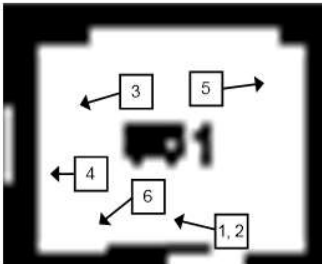
LAUNDRY - FIG. 5



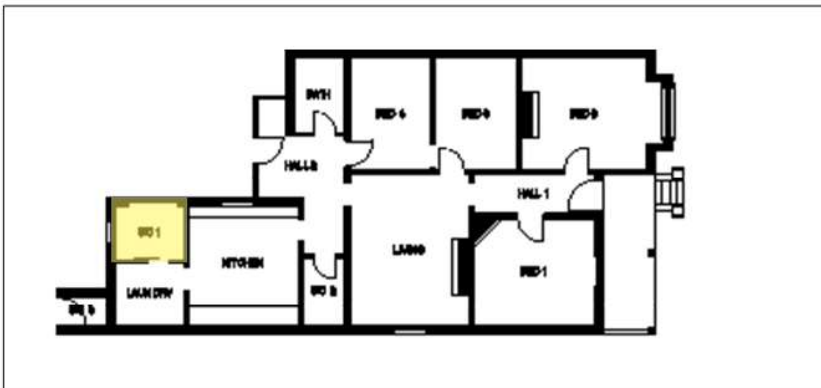
LAUNDRY - FIG. 4



### 3.0 Interior



PLAN OF WC - 1:50



GROUND FLOOR PLAN 1:200



WC 1 - FIG. 1



WC 1 - FIG. 2



WC 1 - FIG. 3



WC 1 - FIG. 6

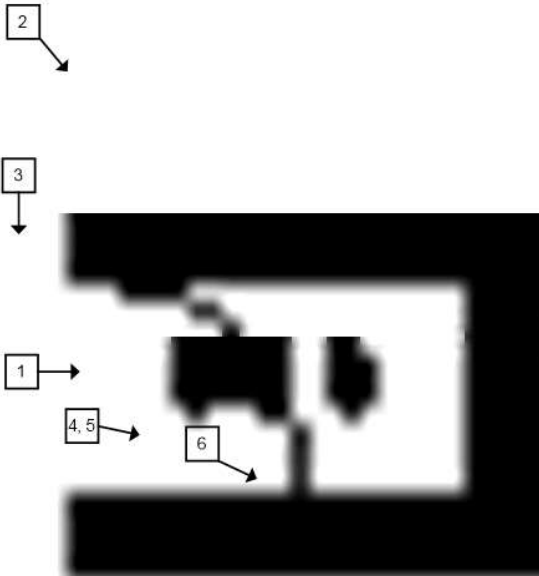


WC 1 - FIG. 5

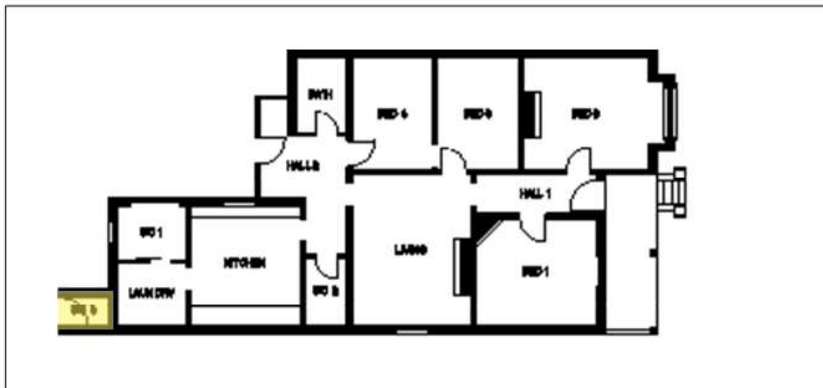


WC 1 - FIG. 4

### 3.0 Interior



PLAN OF WC 3 - 1:25



GROUND FLOOR PLAN 1:200



WC 3 - FIG. 1



WC 3 - FIG. 2



WC 3 - FIG. 3



WC 3 - FIG. 6



WC 3 - FIG. 5



WC 3 - FIG. 4



## 4.0 Appendix A: NSW State Heritage Inventory Listings

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Listing

## 4.0 Appendix A: NSW State Heritage Inventory Listings

---

### Listing

## 4.0 Appendix A: NSW State Heritage Inventory Listings

---

### Listing

## 5.0 Appendix B: Curriculum Vitae of Peter Lonergan

### Curriculum Vitae

#### Peter Lonergan

Cracknell & Lonergan Architects Pty Ltd  
156a Church Street, Newtown, 2042

#### Formal Qualifications

BArchitecture	University of New South Wales (UNSW)
BScArchitecture (Hons)	UNSW
MEnv (Building Conservation)	UNSW
Certificate Sustainable Design	University of Sydney (USYD)

#### Industry Affiliations

Corporate member	Royal Australian Institute of Architects
Member	Royal Australian Institute of Architects, Heritage Committee
Member	Board of Architects
Life Member	Eco Design Foundation
Listed Heritage Architect	Heritage Office NSW

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## 5.0 Appendix B: Curriculum Vitae of Peter Lonergan

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- Strachan Street, Kingsford, Boarding House
- See Street, Kingsford, Boarding House
- The Pemulwuy Project. Redevelopment of "The Block", Redfern, Sydney, for the Aboriginal Housing Company
- Redevelopment of the Sydney University Settlement, Redfern, Sydney
- Redevelopment of the College of Fine Arts UNSW and Ivan Dougherty Gallery, Paddington, Sydney
- Ray Road, Epping. 51 dwellings (residential flat buildings and townhouses) and restoration of a Heritage Item
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- Heritage Advisor (preparation of Statement of Heritage Impact, Stage 1 & 2, Hangar A (Building 6), Bankstown Airport
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- Heritage Supervision and Heritage Architect, 'Earlswood', Dutruc Street, Randwick
- Heritage Supervision, Reserve Bank of Australia, No. 1 Martin Place (Multiplex)
- Heritage Supervision and Heritage Architect, School of Arts, Pitt St. Sydney (Art House Hotel).
- Conservation, Masonic Temple, Regent St. Chippendale.
- Oxford Hotel, Oxford Street, Darlinghurst
- Kinselas, Darlinghurst
- Beauchamp Hotel, Oxford Street, Darlinghurst
- Palace Hotel, Surry Hills
- Maddison Hotel, Surry Hills
- Union Hotel, North Sydney
- Columbian Hotel, Oxford Street, Darlinghurst
- Conservation/adaptive reuse of some substantial private homes
- Heritage impact assessments and Statements of Significance a range of residential, hospitality and commercial projects

## 5.0 Appendix B: Curriculum Vitae of Peter Lonergan

### Expert Evidence – Key Examples

Prepared and given evidence to the Land and Environment Court, Supreme Court of NSW and others since 1992 in the fields of:

- Heritage
- Design
- SEPP 63
- Environmental degradation
- History
- Building technologies

### Town Planning – Key Examples

Have advised, prepared and assisted in the preparation of:

- Environmental Impact Statements
- Statements of Environmental Effects
- Drafted LEP amendments
- Design Statements
- Site Specific DCP's and SEPP 1 objections.

### Public Art and Exhibition Design – Key Examples

- Papunya Tula, Central Termini, Rome, for the Art Gallery of NSW
- Gabriel Pizzi, Australian Embassy, Paris
- Muse du quai Branly at the Australian Embassy, Paris, for the Australia Council for the Arts
- Design and project management of Indigenous Art Commission at Muse du quai Branly (2500m<sup>2</sup> of permanent public art in the current Presidential Project, Paris (with Ateliers Jean Nouvel)
- Australian exhibition at the Benaki, Athens. 2004 Athens Olympics, with Alison Page, for the Sydney Powerhouse Museum and Museum Victoria
- Australian Exhibition, Olympic Federation Headquarters, Lausanne Switzerland.

### Awards

The practice has won a number of awards notably the following:

Winner	College of Fine Arts, Ivan Dougherty Gallery and Campus redevelopment
Winner	Traveller's Rest (1830s), Parramatta Heritage redevelopment
Commendation	Sow and Pigs Reef, monument
Commendation	Green Square (Southern Industrial), Sydney
Commendation	Transition, Urban Renewal
Published	Circular Quay East

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### Teaching (Part-time)

Undertaken part-time teaching at the three architectural schools in Sydney –  
fostering and nurturing a culture of professionalism, integrity, collegiality and respect

1982 – 2005 Faculty of Built Environment, UNSW	1st Year to Final Year Design , Visual Communication, Architectural Science, Design Theory
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### Lecturing

Lectured in Professional Practice to professional bodies and public at various conferences throughout Australia

### Publications

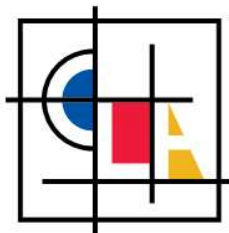
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# Heritage Fabric Analysis and Photographic Record

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**33 MARION ST  
PARRAMATTA**

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**CRACKNELL  
&  
LONERGAN**  
ARCHITECTS PTY LTD

Prepared on 04/05/2017  
Prepared for Aleksadar Design Group



**CRACKNELL**  
**&**  
**LONERGAN**  
**ARCHITECTS PTY LTD**

ABN 55 100 940 501  
Nominated Architect: Peter J Loneragan  
NSW Architects Registration No. 5983

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## 1.0 Project Summary

### Prepared On:

4 May 2017 [FINAL]

### Project Address:

33 MARION ST  
PARRAMATTA

### Prepared For:

Aleksadar Design Group

### Prepared By:

Cracknell & Lonergan  
Architects Pty Ltd

### Introduction

The following Statement of Heritage Impact forms part of the Development Application for the proposed demolition of 33-45 Marion Street, Parramatta which includes heritage listed item, No. 37 Marion Street Item No. 1731. This report extensively analyses the subject site and provides justification for why, No. 37 Marion Street is undoubtedly not worthy of retention.

The Local Environment Plan states that demolition is permissible and it is our assessment from this report that the subject site should be demolished. No. 37 Marion Street has been demonstratively altered and terribly conserved so that it is not of quality and does not merit being a Heritage Item.

This report examines the adjacent heritage items, No. 29, 31 Marion Street as well as heritage items opposite No. 1, 3 Cowper Street. These are considerable Heritage Items of questionable quality within a poorly conserved setting. The result of the proposed new development on the items will not be different to other items in the vicinity, it is characteristic of the area to have new developments close to heritage items.

Furthermore this report notes that better examples of heritage items dispersed amongst well retained streetscapes within three Heritage Conservation Areas in the vicinity of the subject site, contributing to the characteristic of the single or double storey setting. These areas are Elizabeth Farm, Experiment Farm and Parramatta South. These are worthy examples of well conserved areas of the Victorian to Inter-War residential streetscape, whereas the area of the subject site is not.

The proposal involves a 36 storey residential apartment building, with ground floor accessible to the public, not uncharacteristic of the surrounding built environment. The site is characteristically open to a higher density given its immediate proximity to the Harris Park train station in line with other development in the area as the Parramatta region undergoes transformation.

No. 37 Marion Street is of local significance as evidenced by its listing in the Parramatta Local Environment Plan. We conducted a Heritage Fabric Analysis, Photographic Report and Measured Study of the item on the subject site, No. 37 and two the adjacent heritage listed items No. 29 and No. 31 as well as the two adjoining mid twentieth century cottages not listed, No. 33 and No. 35. This study evidenced that the listed items are disintegrated with items of questionable quality, integrity and significance amongst the tail of urban development and are in themselves of altered poor condition.

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### Statement of Authorship & Research Methodology

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This report has been prepared in accordance with the NSW Heritage Manual and in particular, guidelines for the preparation of "Statement of Heritage Impact" (available for access via this link: [www.heritage.nsw.gov.au/docs/hm\\_statementsofhi.pdf](http://www.heritage.nsw.gov.au/docs/hm_statementsofhi.pdf)). A detailed history of the site using secondary sources, particularly reference books and other literary works were relied upon to provide a historical overview for assessment.

In preparation for this report, consultation was made with the applicant and a site visit has been conducted to ascertain the significance of the site today and its relationship to the contemporary urban context. The supplement to legislation, specifically the Parramatta Development Control Plan C2 - Harris Park West Heritage Conservation Area document has also been considered as part the responses for this report. This Statement of Heritage Impact accompanying the development application has been considered only after having closely reviewed the proposed design by Aleksandar Design Group, the following heritage issues are to be considered:

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2. Significance of heritage items in the vicinity of the subject site, No. 33-45 Marion St and No. 1, 3 Cowper Street.
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The way in which adverse impacts could be mitigated.

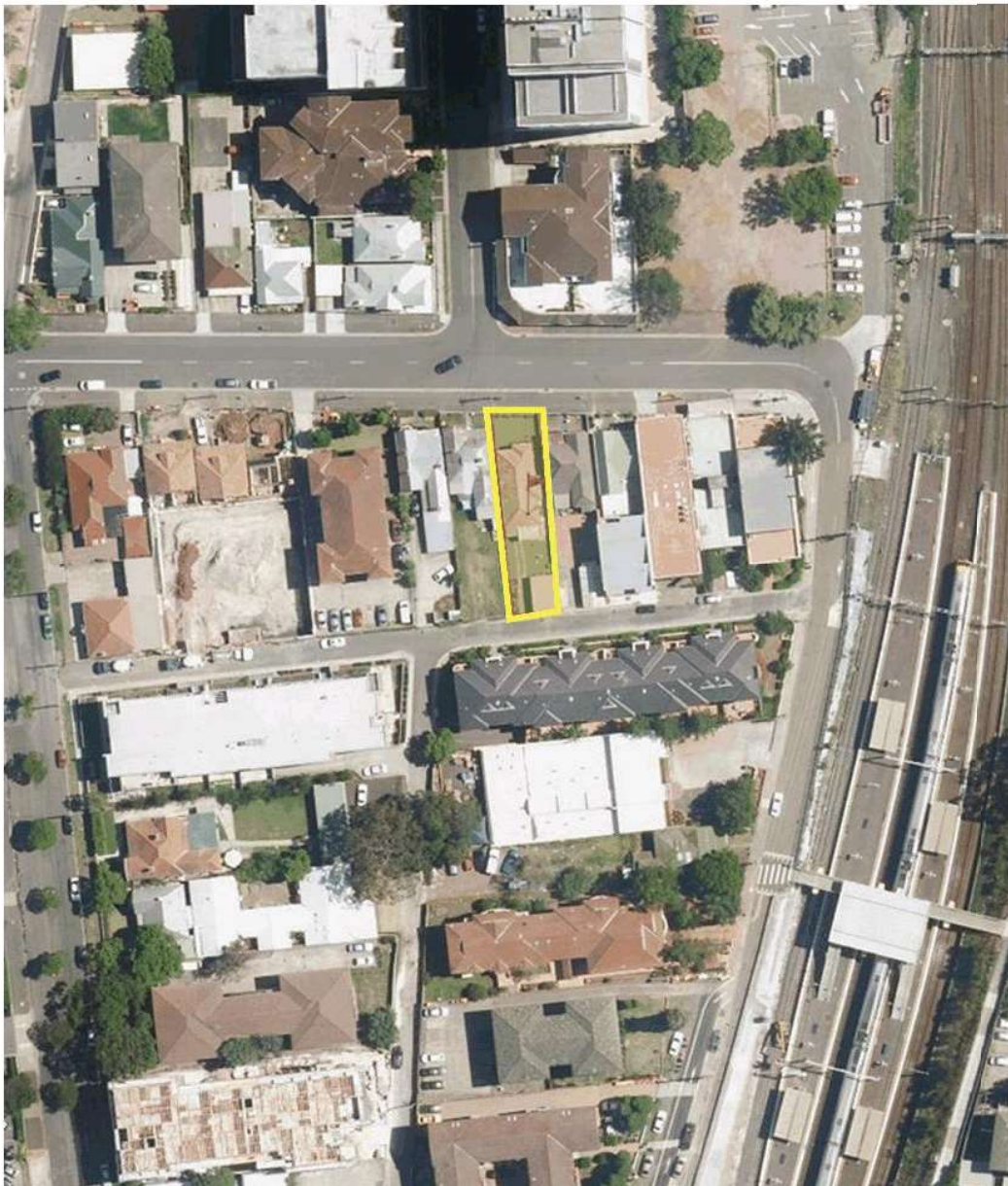
This Statement of Heritage Impacts has been prepared by Peter Lonergan, Director of Cracknell and Lonergan Architects Pty Ltd, heritage architect and consultant (Architect's Registration No. 5983). Supplementary research has been undertaken by Julie Cracknell (Director) and Hugo Chan (Graduate of Architecture), both also from the office of Cracknell & Lonergan Architects Pty Ltd. The Curriculum Vitae of Peter Lonergan's expertise in the field of Heritage documentation and architecture is attached as an appendix to this document. A select bibliography of sources referenced in this report is also provided as an appendix to this document.



Director  
Cracknell Lonergan Architects Pty Limited  
NSW Architects Registration No. 5983

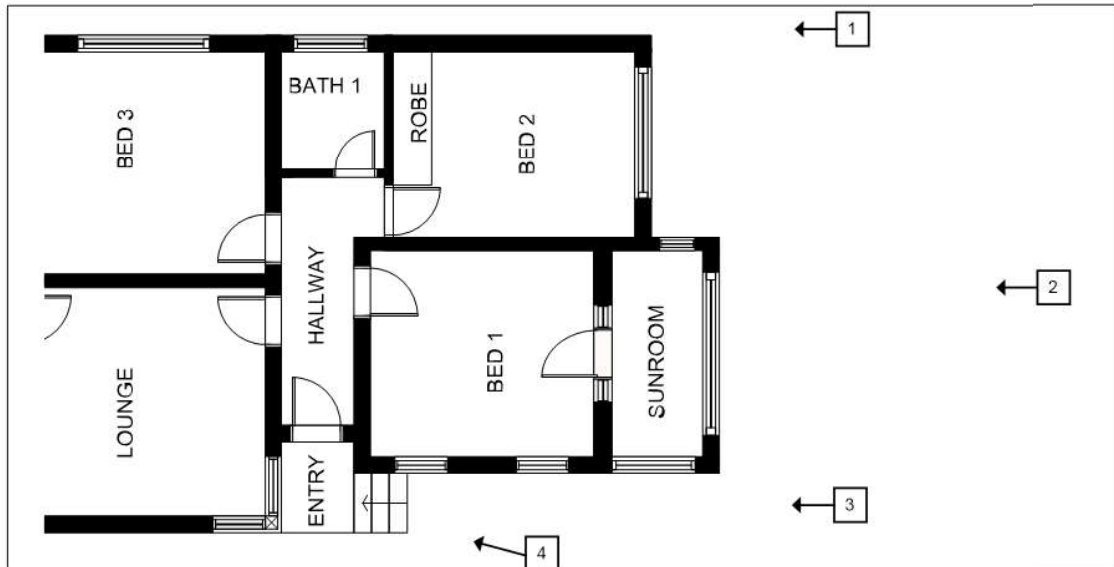


Location Plan



Location Plan - 33 Marion Street, Parramatta, NSW, 2150

## 2.0 Exterior



PLAN OF EXTERIOR FRONT 1:100



PLAN 1:200





EXTERIOR FRONT - FIG. 1



EXTERIOR FRONT - FIG. 2

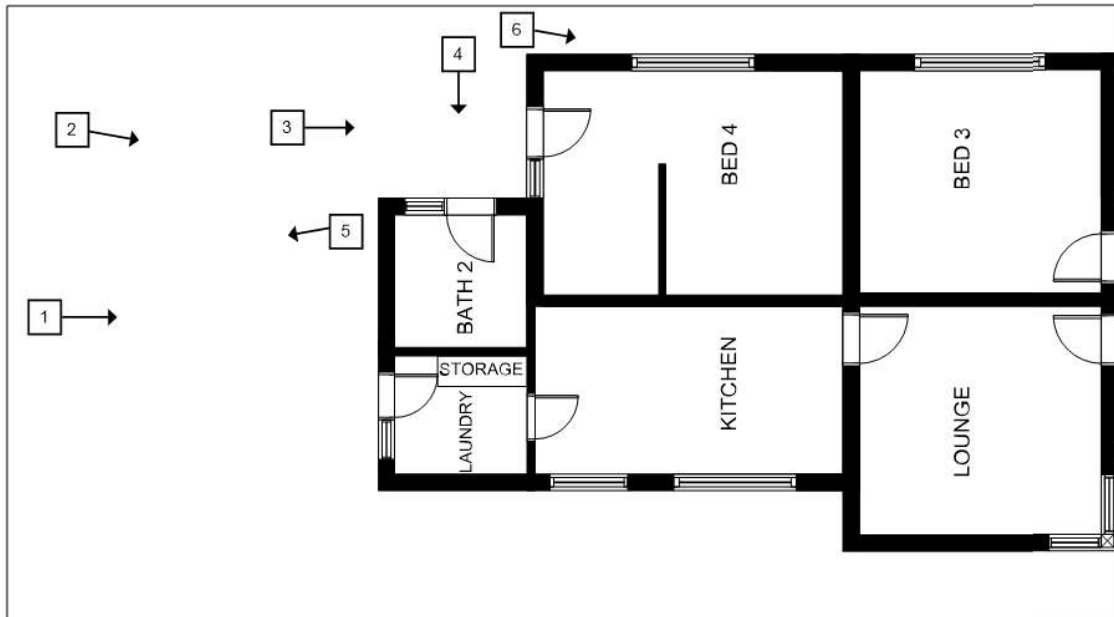


EXTERIOR FRONT - FIG. 3

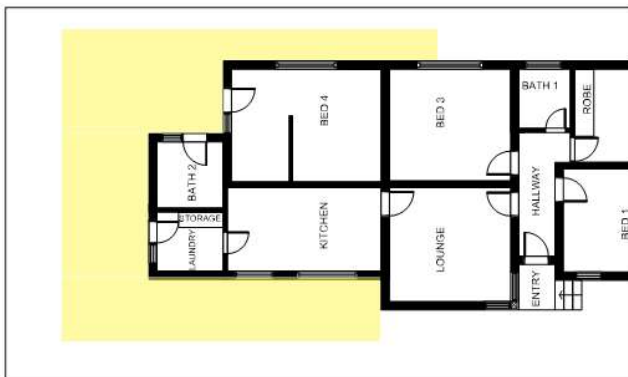


EXTERIOR FRONT - FIG. 4

## 2.0 Exterior



PLAN OF EXTERIOR BACK - 1:100



PLAN 1:200

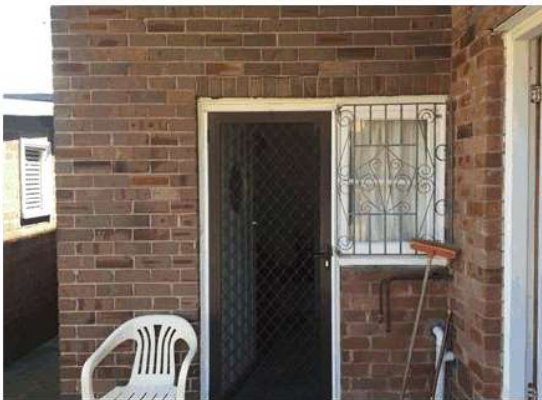




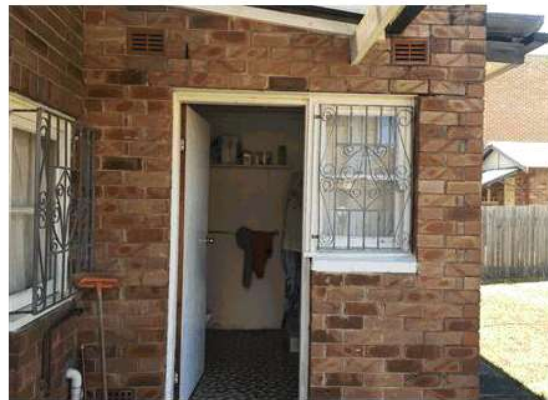
EXTERIOR BACK - FIG. 1



EXTERIOR BACK - FIG. 2



EXTERIOR BACK - FIG. 3



EXTERIOR BACK - FIG. 4

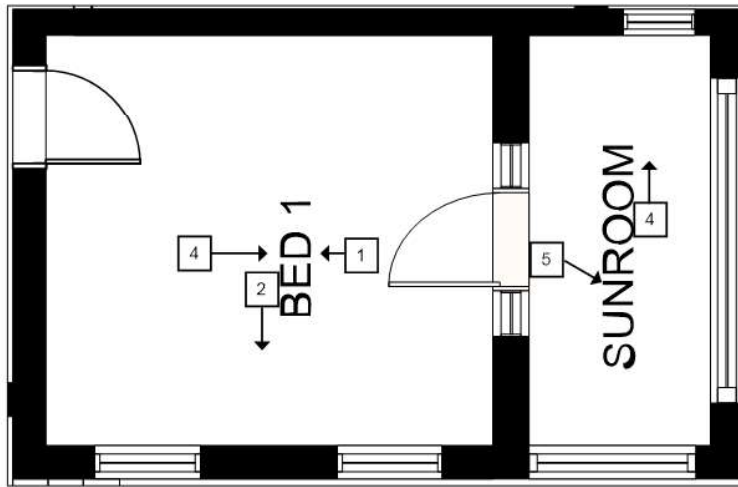


EXTERIOR BACK - FIG. 5



EXTERIOR BACK - FIG. 6

## 2.0 Interior



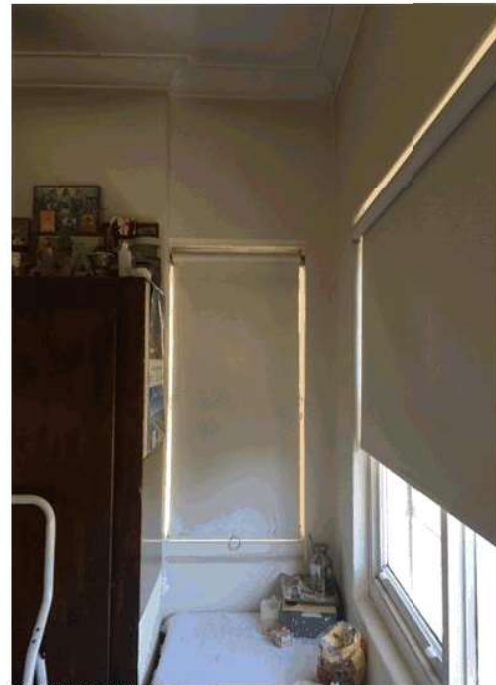
PLAN OF BEDROOM 1 AND SUNROOM - 1:50



PLAN 1:200



BEDROOM 1 - FIG. 1



SUNROOM - FIG. 4



BEDROOM 1 - FIG. 2

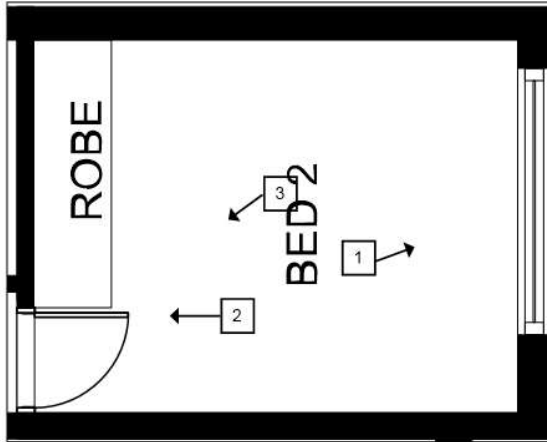


SUNROOM - FIG. 5



BEDROOM 1 - FIG. 3

## 2.0 Interior



PLAN OF BEDROOM 2 - 1:50



PLAN 1:200





BEDROOM 2 - FIG. 1

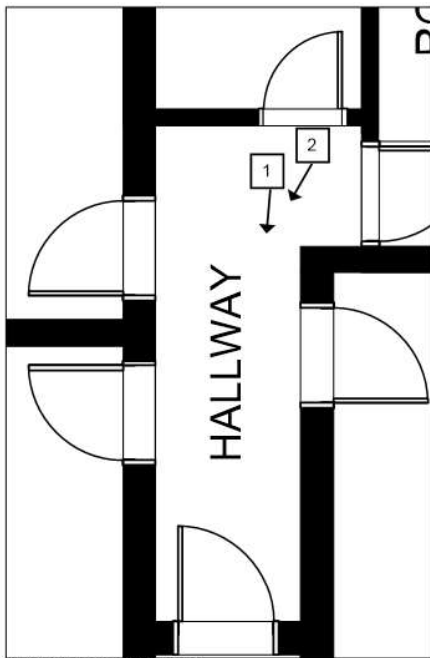


BEDROOM 2 - FIG. 2

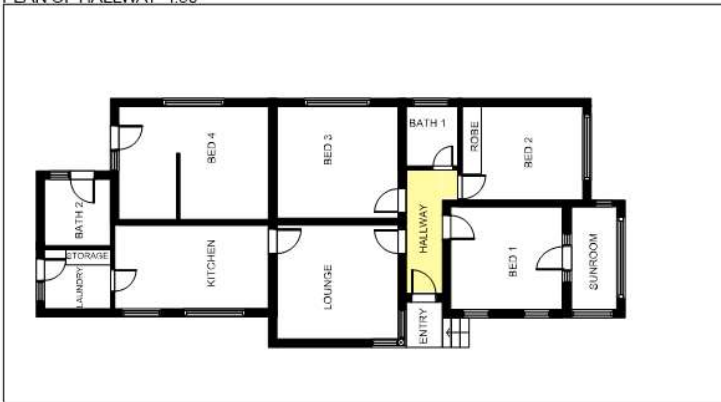


BEDROOM 2 - FIG. 3

## 2.0 Interior



PLAN OF HALLWAY 1:50



PLAN 1:200

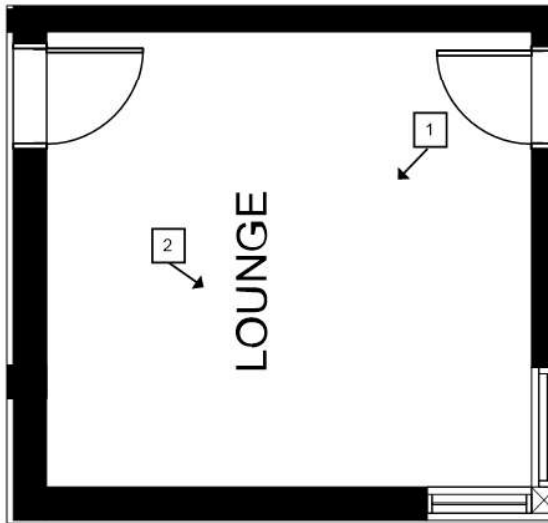


HALLWAY - FIG. 1



HALLWAY- FIG. 2

## 2.0 Interior



PLAN OF LOUNGE ROOM - 1:50



PLAN 1:200



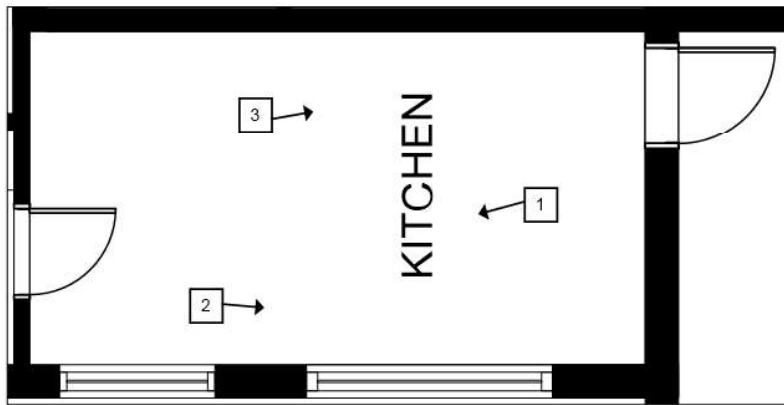


LOUNGE ROOM - FIG. 1



LOUNGE ROOM - FIG. 2

### 3.0 Interior



PLAN OF KITCHEN - 1:50



PLAN 1:200



KITCHEN - FIG. 1

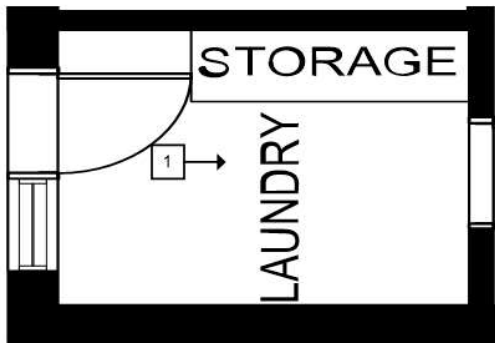


KITCHEN - FIG. 2



KITCHEN - FIG. 3

### 3.0 Interior

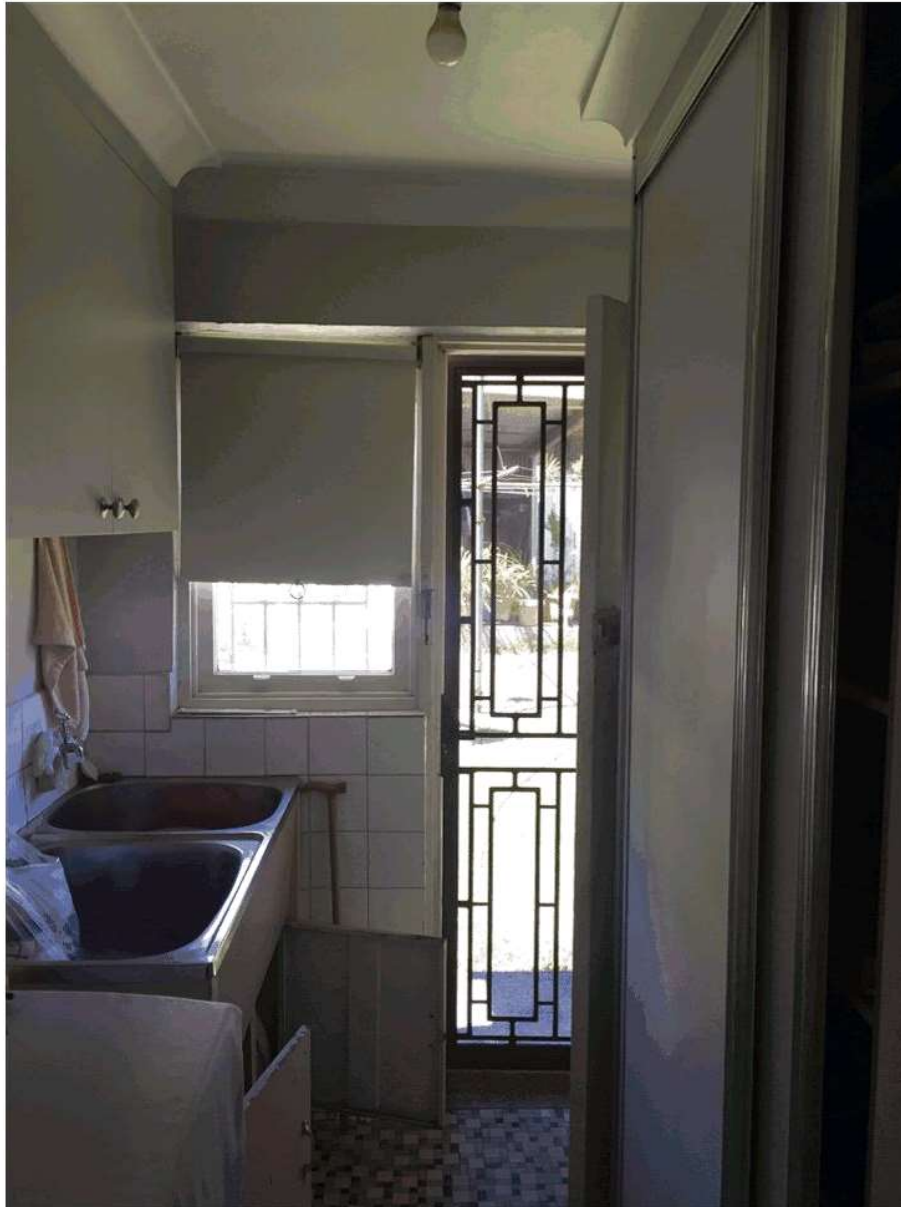


PLAN OF LAUNDRY - 1:50



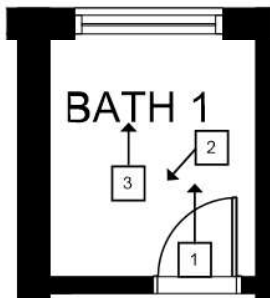
PLAN 1:200





LAUNDRY - FIG. 1

### 3.0 Interior



PLAN OF BATH 1 - 1:50



PLAN 1:200



BATH 1 - FIG. 1

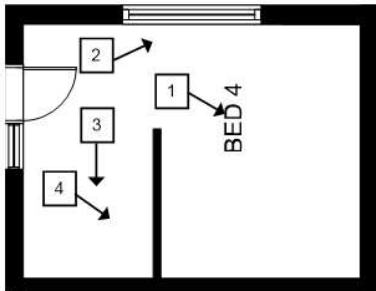


BATH 1 - FIG. 2

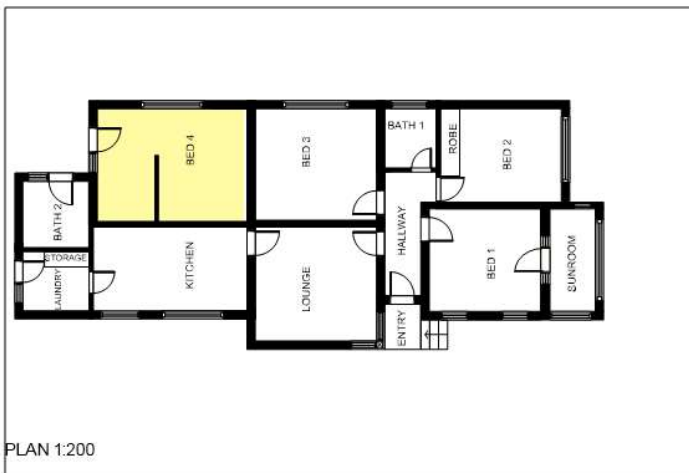


BATH 1 - FIG. 3

### 3.0 Interior



PLAN OF BED 4- 1:50



PLAN 1:200





BED 4 - FIG. 1



BED 4 - FIG. 2

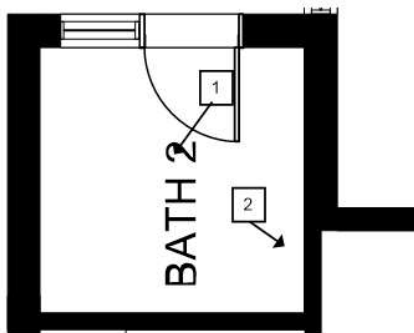


BED 4 - FIG. 3

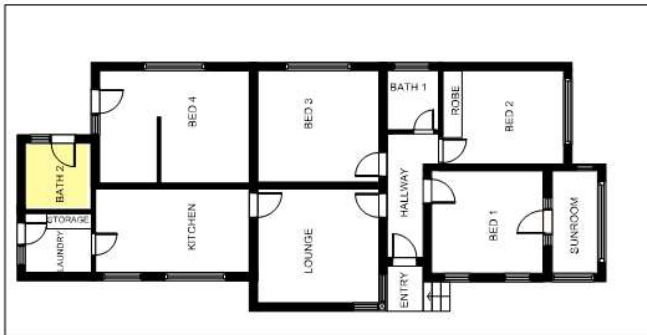


BED 4 - FIG. 4

### 3.0 Interior



PLAN OF BATH 2 - 1:50



PLAN 1:200



BATH 2 - FIG. 1



BATH 2 - FIG. 2

## 4.0 Appendix A: NSW State Heritage Inventory Listings

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### Listing



## 4.0 Appendix A: NSW State Heritage Inventory Listings

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### Listing

## 4.0 Appendix A: NSW State Heritage Inventory Listings

---

### Listing

## 5.0 Appendix B: Curriculum Vitae of Peter Lonergan

### Curriculum Vitae

#### Peter Lonergan

Cracknell & Lonergan Architects Pty Ltd  
156a Church Street, Newtown, 2042

#### Formal Qualifications

BArchitecture	University of New South Wales (UNSW)
BScArchitecture (Hons)	UNSW
MEnv (Building Conservation)	UNSW
Certificate Sustainable Design	University of Sydney (USYD)

#### Industry Affiliations

Corporate member	Royal Australian Institute of Architects
Member	Royal Australian Institute of Architects, Heritage Committee
Member	Board of Architects
Life Member	Eco Design Foundation
Listed Heritage Architect	Heritage Office NSW

#### Professional Practice

Principal and Nominated Responsible Architect for Cracknell & Lonergan Architects Pty Ltd, private practice established in 1984. Cracknell & Lonergan Architects services include: Architecture, Interior Architecture, Heritage Conservation, Exhibition Design, and Town Planning.

## 5.0 Appendix B: Curriculum Vitae of Peter Lonergan

### Architecture – Key Examples

- Dutruc Street, Randwick, Conservation works to the existing heritage listed house 'Earlswood'
- Parramatta Road, Camperdown, Boarding House
- Avoca Street, Randwick, Boarding House
- Restoration of Jarjum College, Redfern, Sydney, for the Jesuit Fathers, St. Aloysius College
- Houston Road, Kingsford, Boarding House
- Goulburn Street Car Parking Station – refurbishment of Goulburn Street façade with sculptural artwork
- Strachan Street, Kingsford, Boarding House
- See Street, Kingsford, Boarding House
- The Pemulwuy Project. Redevelopment of "The Block", Redfern, Sydney, for the Aboriginal Housing Company
- Redevelopment of the Sydney University Settlement, Redfern, Sydney
- Redevelopment of the College of Fine Arts UNSW and Ivan Dougherty Gallery, Paddington, Sydney
- Ray Road, Epping. 51 dwellings (residential flat buildings and townhouses) and restoration of a Heritage Item
- Wutuma Aboriginal Keeping Place Corporation, Kempsey. Includes Museum, Arts Centre, Theatre, Administration and Visitor's Centre

### Heritage Conservation – Key Examples

- Heritage Supervision and Heritage Architect, St. Clements Church, Marrickville
- Heritage Advisor (preparation of Heritage Management Plan), RAAF Base, McNamara Avenue, Richmond
- Heritage Advisor (preparation of Statement of Heritage Impact, Stage 1 & 2, Hangar A (Building 6), Bankstown Airport
- Heritage advisor, Rosebank College, Five Dock
- Heritage Supervision and Heritage Architect, 'Earlswood', Dutruc Street, Randwick
- Heritage Supervision, Reserve Bank of Australia, No. 1 Martin Place (Multiplex)
- Heritage Supervision and Heritage Architect, School of Arts, Pitt St. Sydney (Art House Hotel).
- Conservation, Masonic Temple, Regent St. Chippendale.
- Oxford Hotel, Oxford Street, Darlinghurst
- Kinselas, Darlinghurst
- Beauchamp Hotel, Oxford Street, Darlinghurst
- Palace Hotel, Surry Hills
- Maddison Hotel, Surry Hills
- Union Hotel, North Sydney
- Columbian Hotel, Oxford Street, Darlinghurst
- Conservation/adaptive reuse of some substantial private homes
- Heritage impact assessments and Statements of Significance a range of residential, hospitality and commercial projects



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Prepared and given evidence to the Land and Environment Court, Supreme Court of NSW and others since 1992 in the fields of:

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## APPENDIX 3

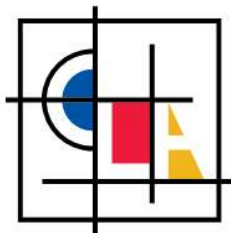
### Heritage Fabric Analysis and Photographic Record Cracknell & Lonergan Architects Pty Ltd

# Heritage Fabric Analysis and Photographic Record

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**35 Marion Street  
Parramatta**

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**CRACKNELL  
&  
LONERGAN**  
ARCHITECTS PTY LTD

Prepared on 04/05/2017  
Prepared for Aleksandar Design Group



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ABN 55 100 940 501  
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NSW Architects Registration No. 5983

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Director  
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NSW Architects Registration No. 5983



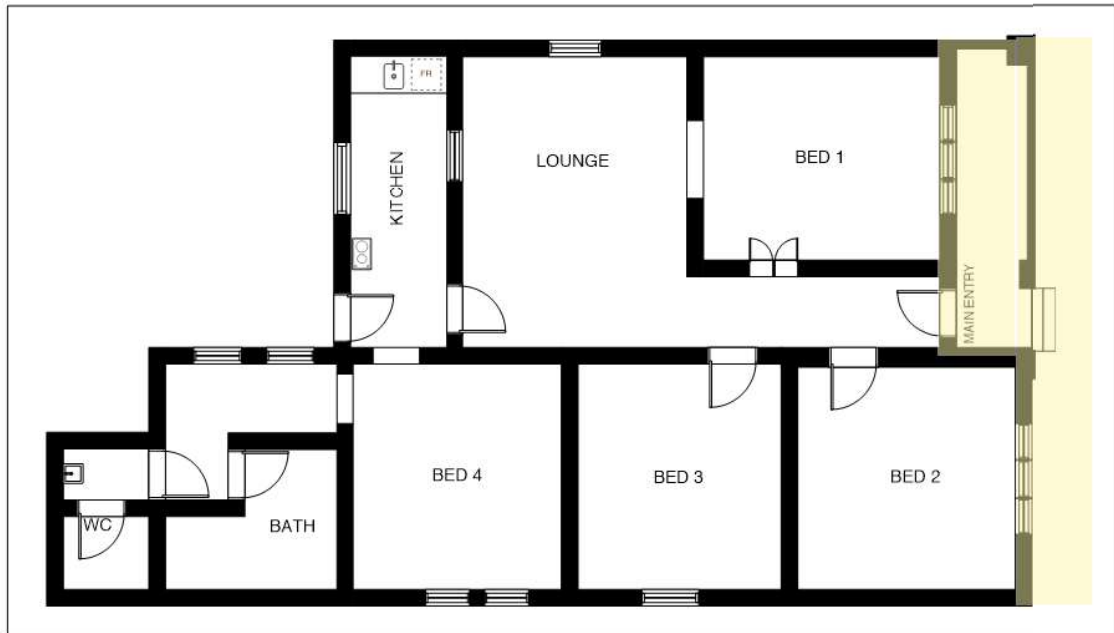
## 1.0 Project Summary

### Location Plan



Location Plan - 35 Marion Street, Parramatta

## 2.0 Exterior



Ground Floor Plan 1:100



Front Exterior Plan - 1:100





Front Exterior - Fig. 1



Front Exterior - Fig. 2



Front Exterior - Fig. 3

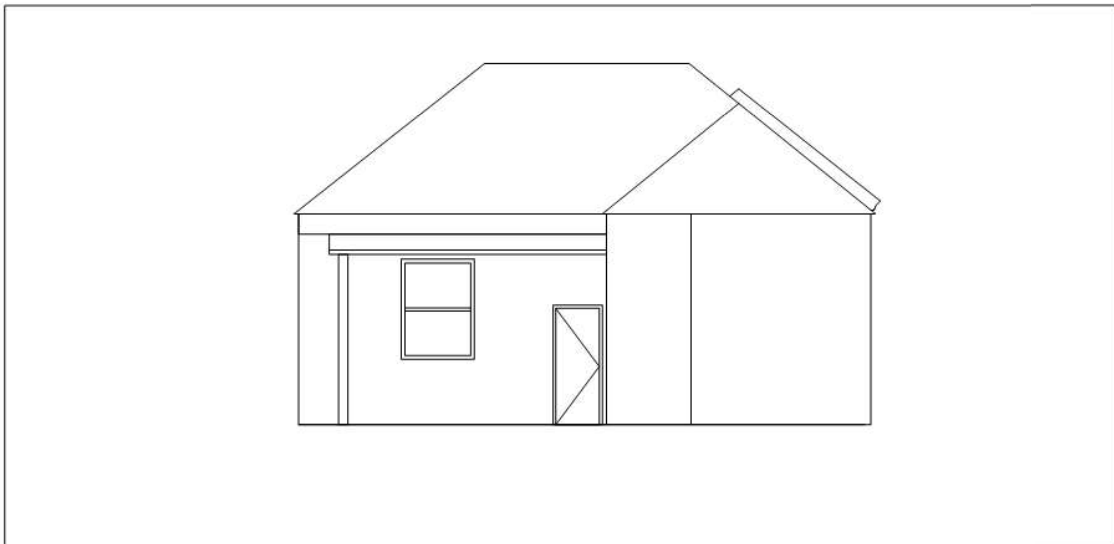


Side Exterior.

## 2.0 Exterior

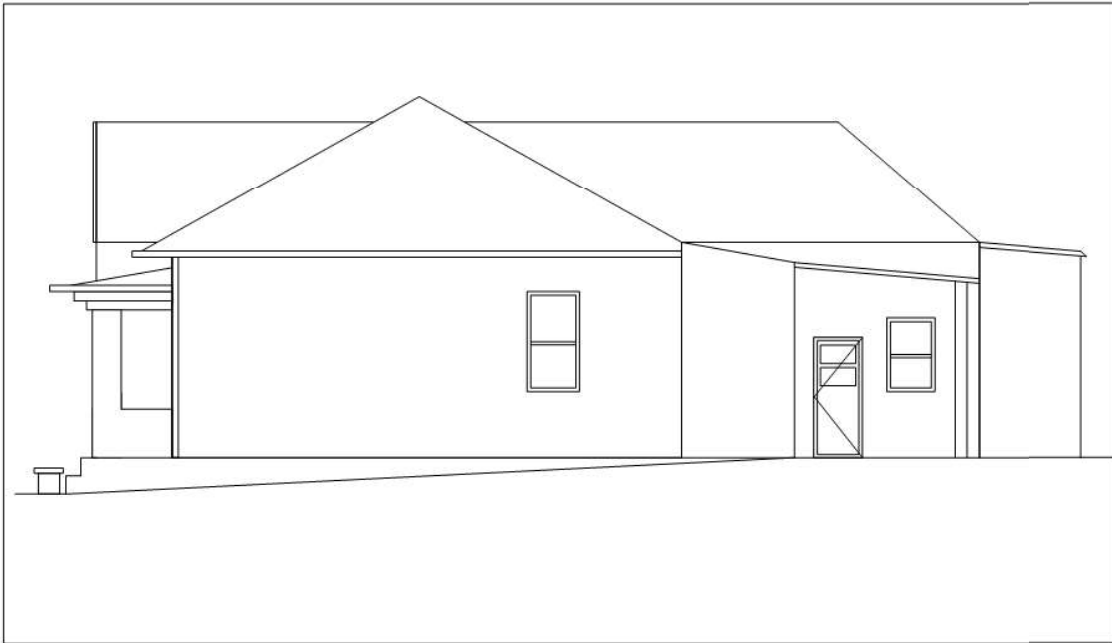


Front Elevation 1:100

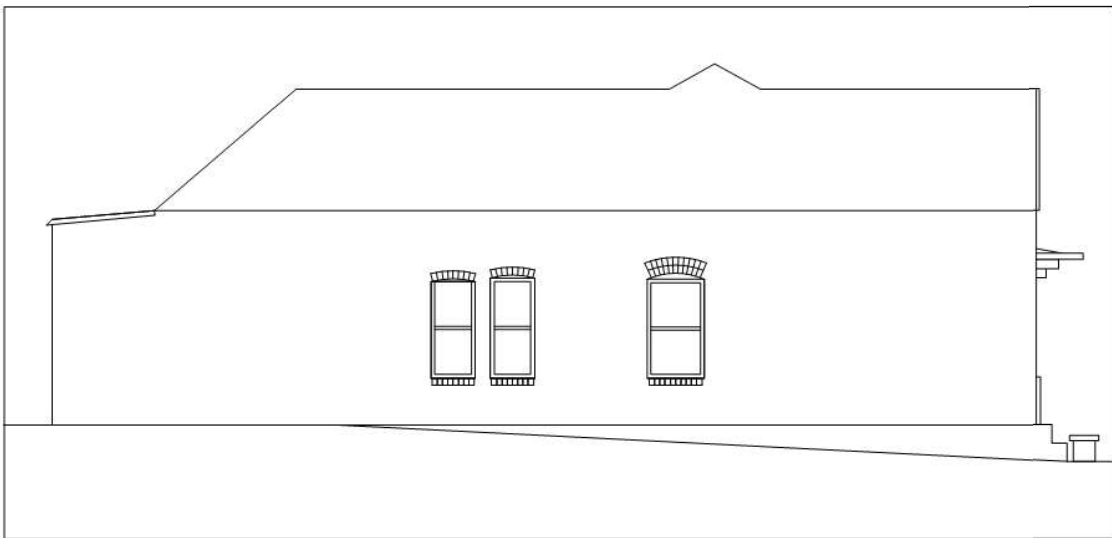


Rear Elevation 1:100

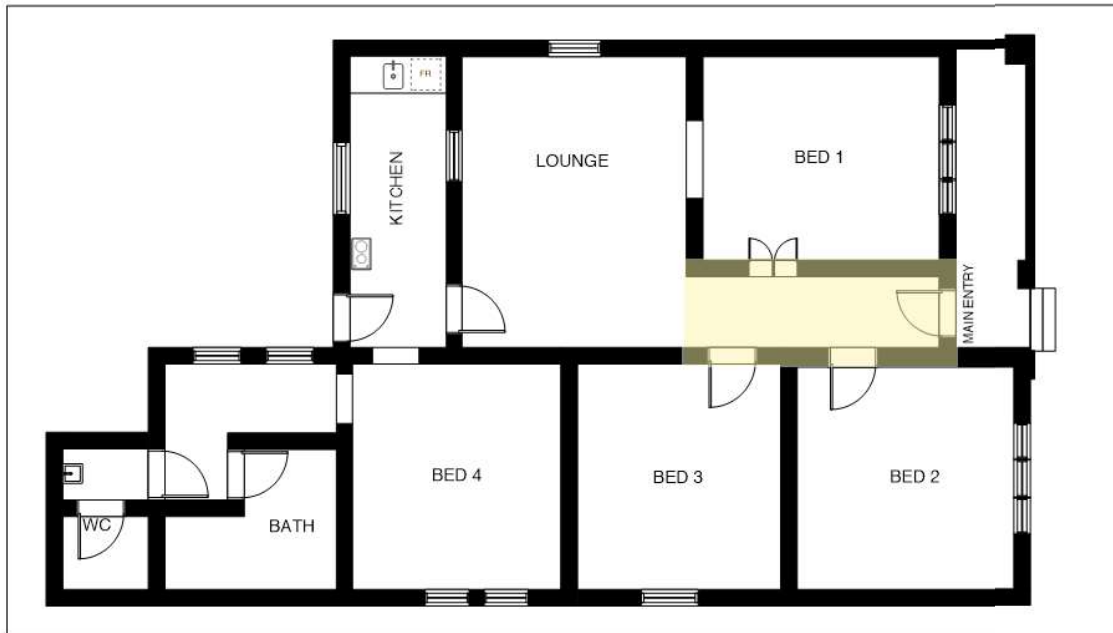




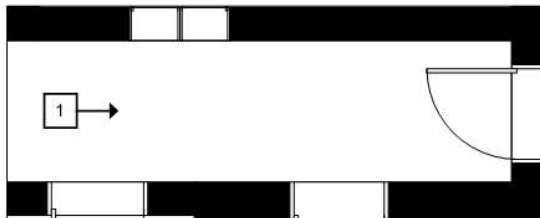
Side Elevation A 1:100



Side Elevation B 1:100

**3.0 Interior**

Ground Floor Plan 1:100



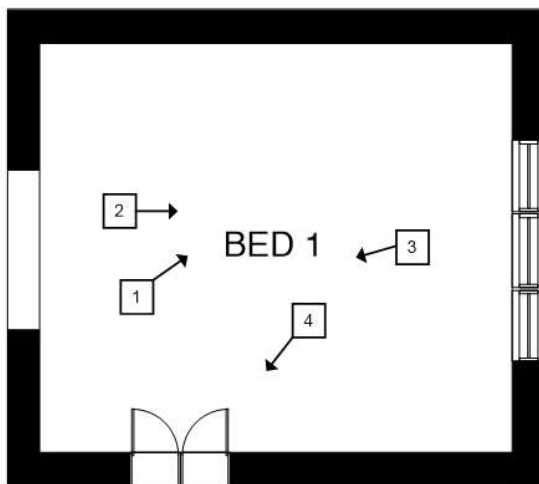
Hall Plan 1:50



Hall - Fig. 1

**3.0 Interior**

Ground Floor Plan - 1:100



Bedroom 1 Plan - 1:50





Bed 1 - Fig. 1



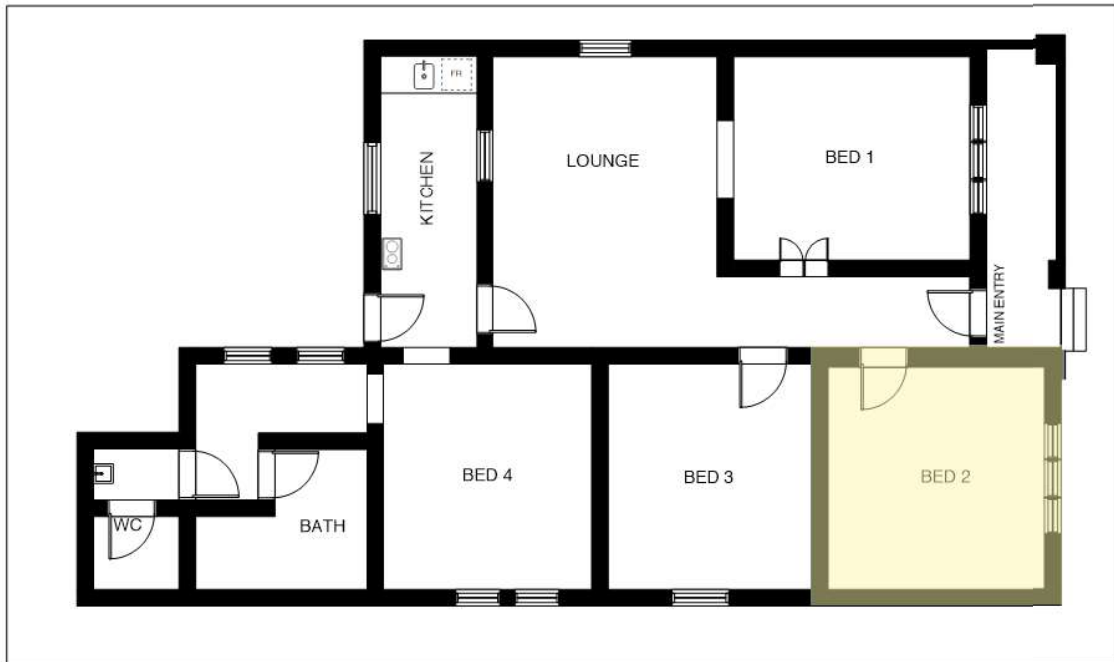
Bed 1 - Fig. 2



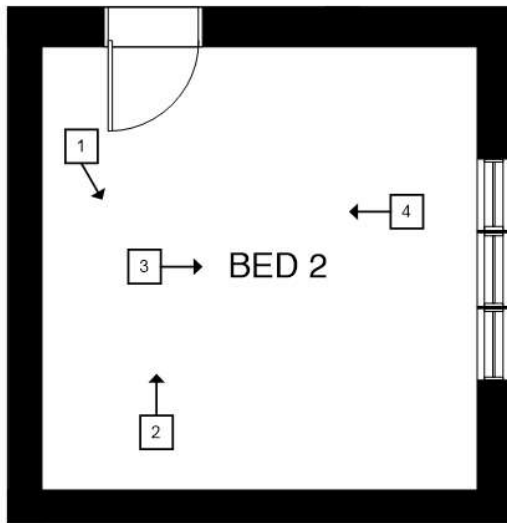
Bed 1 - Fig. 3



Bed 1 - Fig. 4

**3.0 Interior**

Ground Floor Plan 1:100



Bedroom 2 Plan - 1:50



Bed 2 - Fig. 1



Bed 2 - Fig. 2



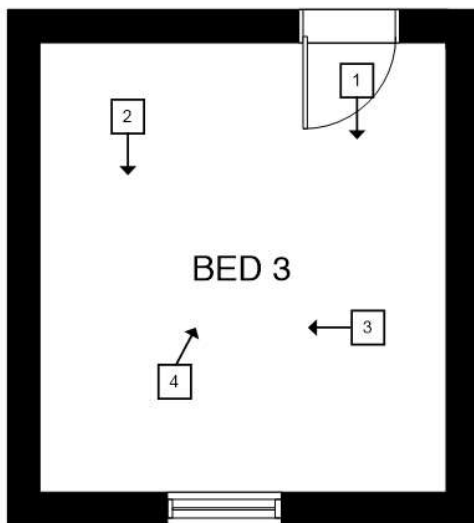
Bed 2 - Fig. 3



Bed 2 - Fig. 4

**3.0 Interior**

Ground Floor Plan - 1:100



Bedroom 3 Plan - 1:50





Bed 3 - Fig. 1



Bed 3 - Fig. 2

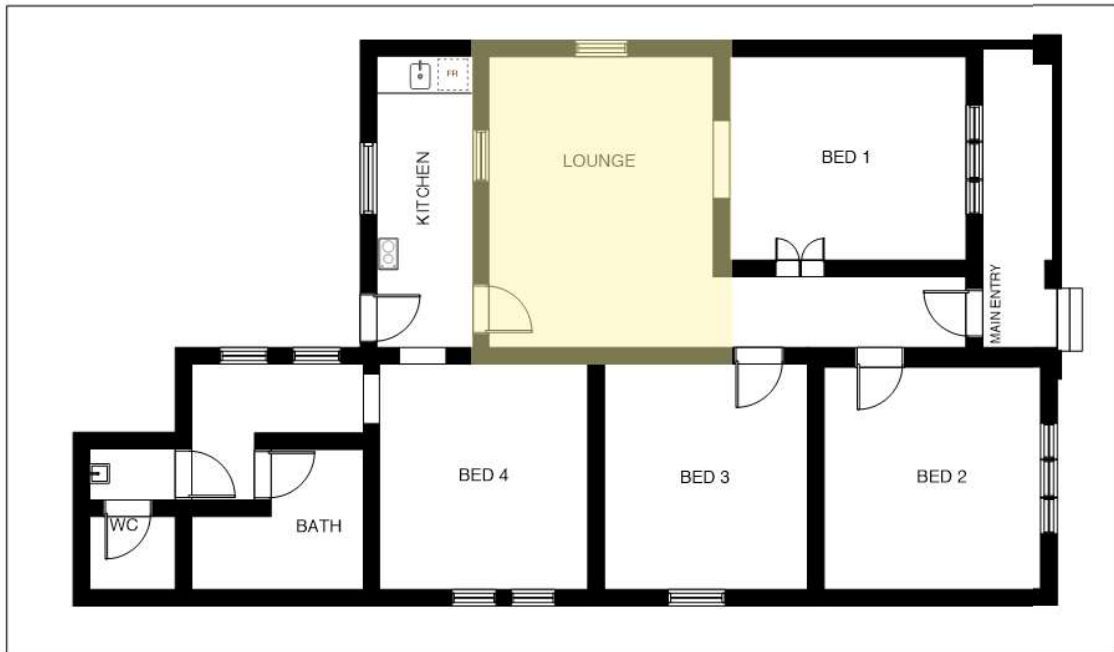


Bed 3 - Fig. 3

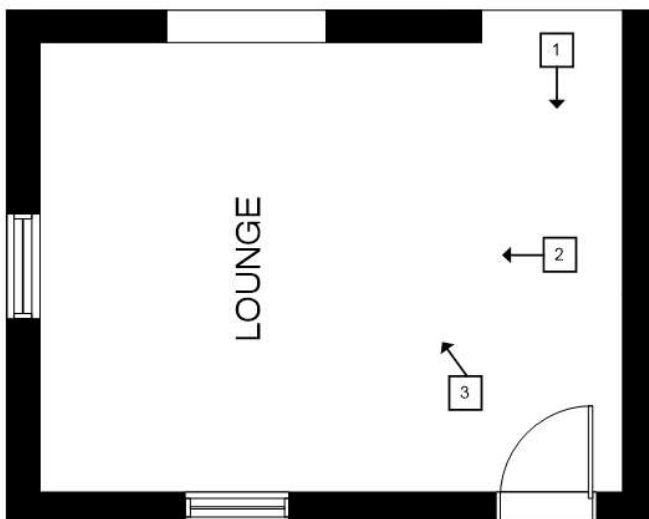


Bed 3 - Fig. 4

### 3.0 Interior



Ground Floor Plan - 1:100



Lounge Room Plan - 1:50



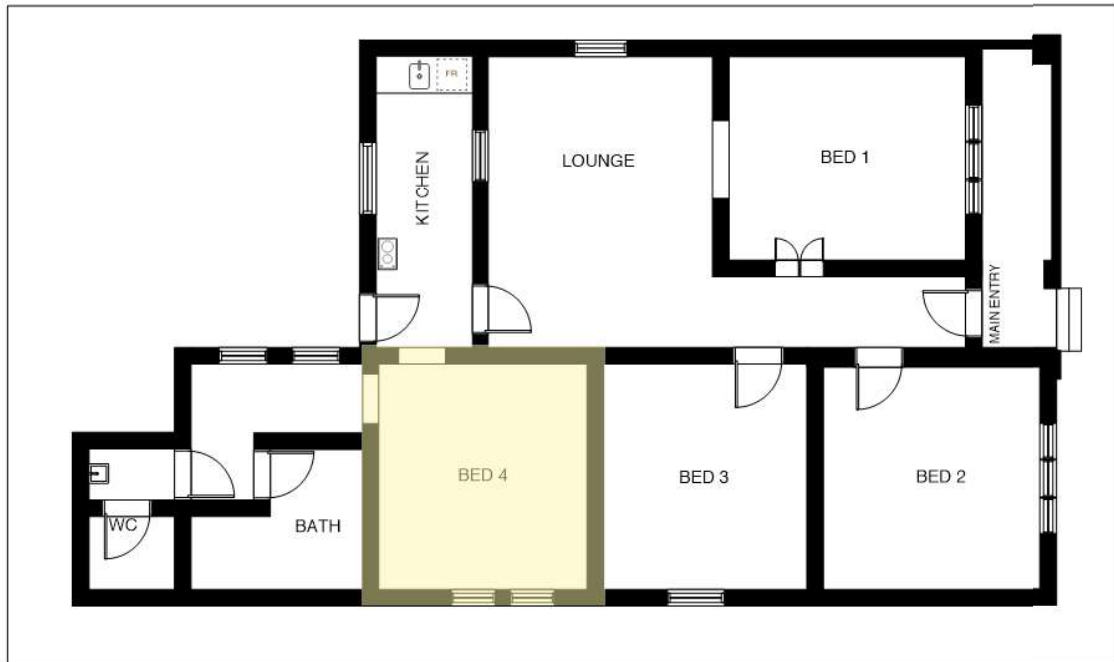
Lounge - Fig. 1



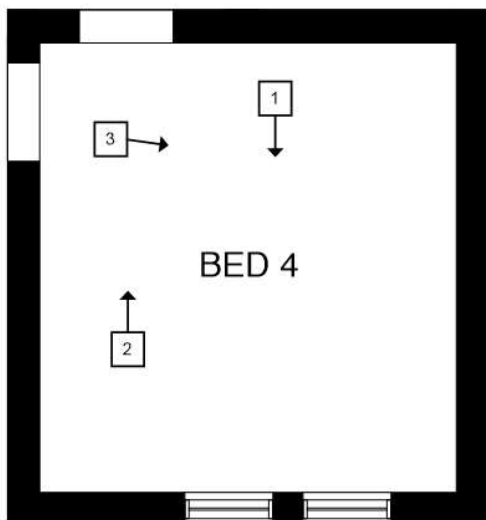
Lounge - Fig. 2



Lounge - Fig. 3

**2.0 Interior**

Ground Floor Plan - 1:100

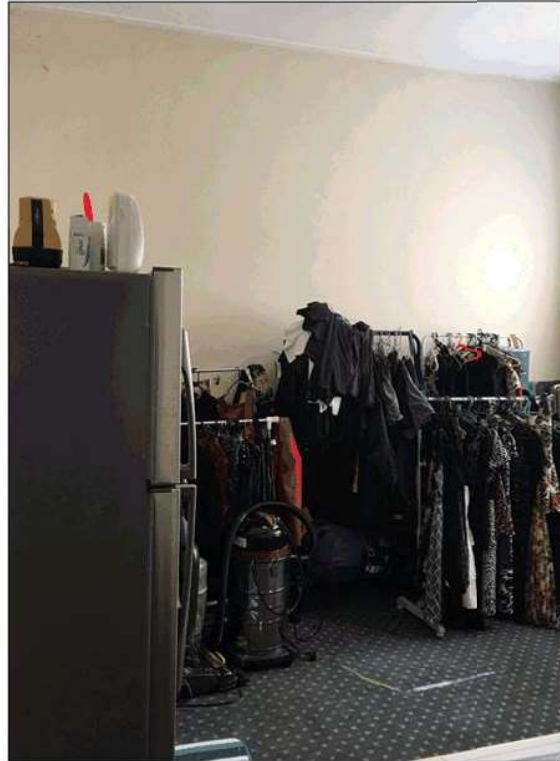


Bed 4 Plan - 1:50





Bed 4 - Fig. 1



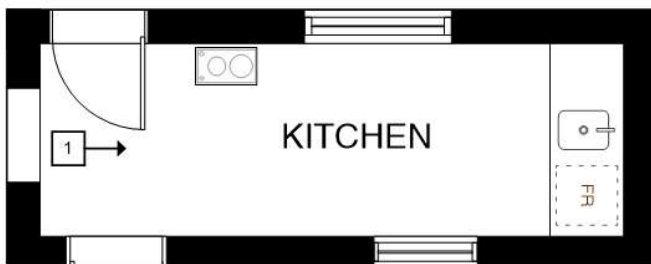
Bed 4 - Fig. 3



Bed 4 - Fig. 2

**3.0 Interior**

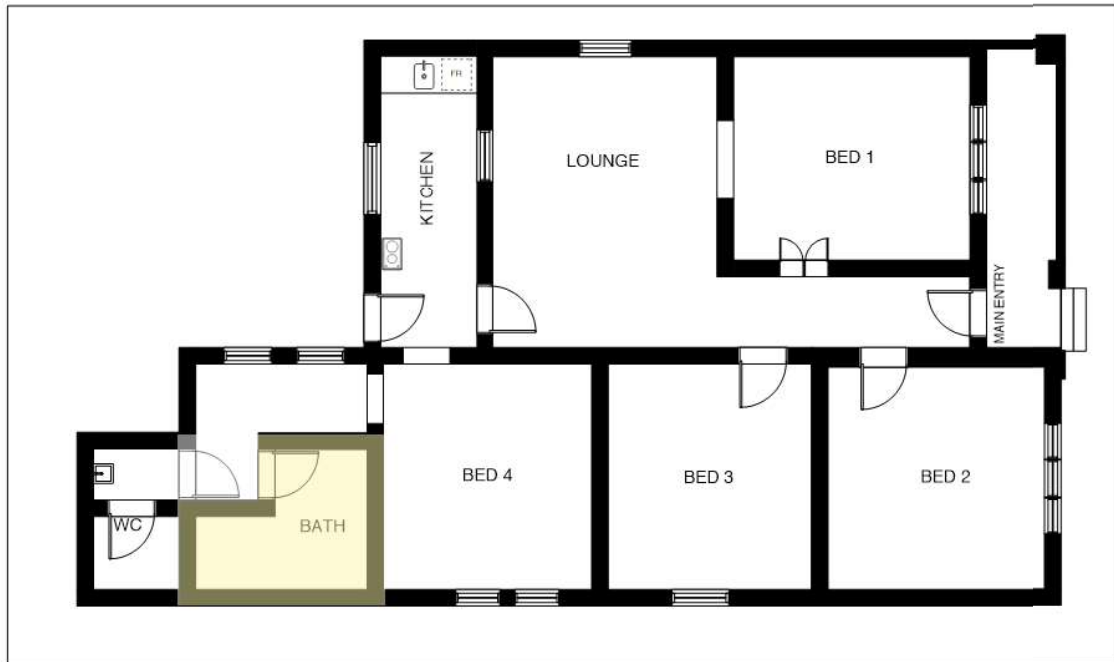
Ground Floor Plan - 1:100



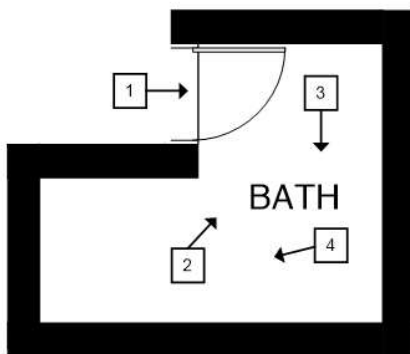
Kitchen Plan - 1:50



Kitchen - Fig. 1

**3.0 Interior**

Ground Floor Plan - 1:100



Bath Plan - 1:50





Bath - Fig. 1



Bath - Fig. 2



Bath - Fig. 3



Bath - Fig. 4

## 4.0 Appendix A: Curriculum Vitae of Peter Lonergan

### Curriculum Vitae

#### Peter Lonergan

Cracknell & Lonergan Architects Pty Ltd  
156a Church Street, Newtown, 2042

#### Formal Qualifications

BArchitecture	University of New South Wales (UNSW)
BScArchitecture (Hons)	UNSW
MBAEnv (Building Conservation)	UNSW
Certificate Sustainable Design	University of Sydney (USYD)

#### Industry Affiliations

Corporate member	Royal Australian Institute of Architects
Member	Royal Australian Institute of Architects, Heritage Committee
Member	Board of Architects
Life Member	Eco Design Foundation
Listed Heritage Architect	Heritage Office NSW

#### Professional Practice

Principal and Nominated Responsible Architect for Cracknell & Lonergan Architects Pty Ltd, private practice established in 1984. Cracknell & Lonergan Architects services include: Architecture, Interior Architecture, Heritage Conservation, Exhibition Design, and Town Planning.

## 4.0 Appendix A: Curriculum Vitae of Peter Lonergan

### Architecture – Key Examples

- Dutruc Street, Randwick, Conservation works to the existing heritage listed house 'Earlswood'
- Parramatta Road, Camperdown, Boarding House
- Avoca Street, Randwick, Boarding House
- Restoration of Jarjum College, Redfern, Sydney, for the Jesuit Fathers, St. Aloysius College
- Houston Road, Kingsford, Boarding House
- Goulburn Street Car Parking Station – refurbishment of Goulburn Street façade with sculptural artwork
- Strachan Street, Kingsford, Boarding House
- See Street, Kingsford, Boarding House
- The Pemulwuy Project. Redevelopment of "The Block", Redfern, Sydney, for the Aboriginal Housing Company
- Redevelopment of the Sydney University Settlement, Redfern, Sydney
- Redevelopment of the College of Fine Arts UNSW and Ivan Dougherty Gallery, Paddington, Sydney
- Ray Road, Epping. 51 dwellings (residential flat buildings and townhouses) and restoration of a Heritage Item
- Wutuma Aboriginal Keeping Place Corporation, Kempsey. Includes Museum, Arts Centre, Theatre, Administration and Visitor's Centre

### Heritage Conservation – Key Examples

- Heritage Supervision and Heritage Architect, St. Clements Church, Marrickville
- Heritage Advisor (preparation of Heritage Management Plan), RAAF Base, McNamara Avenue, Richmond
- Heritage Advisor (preparation of Statement of Heritage Impact, Stage 1 & 2, Hangar A (Building 6), Bankstown Airport
- Heritage advisor, Rosebank College, Five Dock
- Heritage Supervision and Heritage Architect, 'Earlswood', Dutruc Street, Randwick
- Heritage Supervision, Reserve Bank of Australia, No. 1 Martin Place (Multiplex)
- Heritage Supervision and Heritage Architect, School of Arts, Pitt St. Sydney (Art House Hotel).
- Conservation, Masonic Temple, Regent St. Chippendale.
- Oxford Hotel, Oxford Street, Darlinghurst
- Kinselas, Darlinghurst
- Beauchamp Hotel, Oxford Street, Darlinghurst
- Palace Hotel, Surry Hills
- Maddison Hotel, Surry Hills
- Union Hotel, North Sydney
- Columbian Hotel, Oxford Street, Darlinghurst
- Conservation/adaptive reuse of some substantial private homes
- Heritage impact assessments and Statements of Significance a range of residential, hospitality and commercial projects

## 4.0 Appendix A: Curriculum Vitae of Peter Lonergan

### Expert Evidence – Key Examples

Prepared and given evidence to the Land and Environment Court, Supreme Court of NSW and others since 1992 in the fields of:

- Heritage
- Design
- SEPP 63
- Environmental degradation
- History
- Building technologies

### Town Planning – Key Examples

Have advised, prepared and assisted in the preparation of:

- Environmental Impact Statements
- Statements of Environmental Effects
- Drafted LEP amendments
- Design Statements
- Site Specific DCP's and SEPP 1 objections.

### Public Art and Exhibition Design – Key Examples

- Papunya Tula, Central Termini, Rome, for the Art Gallery of NSW
- Gabriel Pizzi, Australian Embassy, Paris
- Muse du quai Branly at the Australian Embassy, Paris, for the Australia Council for the Arts
- Design and project management of Indigenous Art Commission at Muse du quai Branly (2500m<sup>2</sup> of permanent public art in the current Presidential Project, Paris (with Ateliers Jean Nouvel)
- Australian exhibition at the Benaki, Athens. 2004 Athens Olympics, with Alison Page, for the Sydney Powerhouse Museum and Museum Victoria
- Australian Exhibition, Olympic Federation Headquarters, Lausanne Switzerland.

### Awards

The practice has won a number of awards notably the following:

Winner	College of Fine Arts, Ivan Dougherty Gallery and Campus redevelopment
Winner	Traveller's Rest (1830s), Parramatta Heritage redevelopment
Commendation	Sow and Pigs Reef, monument
Commendation	Green Square (Southern Industrial), Sydney
Commendation	Transition, Urban Renewal
Published	Circular Quay East



## 4.0 Appendix A: Curriculum Vitae of Peter Lonergan

### Teaching (Part-time)

Undertaken part-time teaching at the three architectural schools in Sydney –  
fostering and nurturing a culture of professionalism, integrity, collegiality and respect

1982 – 2005 Faculty of Built Environment, UNSW	1st Year to Final Year Design , Visual Communication, Architectural Science, Design Theory
1986 – 2005 Faculty of Architecture, USYD	1st Year Final Year Design
1985 – 1990 School of Interior Design, University of Technology Sydney (UTS)	1st Year to Final Year Design and Communication

### Lecturing

Lectured in Professional Practice to professional bodies and public at various conferences throughout Australia

### Publications

The work of Cracknell & Lonergan Architects has been published broadly, including professional text magazines, newspapers, product promotion. Some notable publications include: Art Gallery of NSW Newsletter LOOK, Australia Foundation for the Arts, GEO (Europe), La Figaro, Pol Oxygen, InStyle.

# Heritage Fabric Analysis and Photographic Record

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**37 Marion Street  
Parramatta 2150**

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**CRACKNELL  
&  
LONERGAN**  
ARCHITECTS PTY LTD

Prepared on 04/05/2017  
Prepared for Aleksandar Design Group[

**CRACKNELL  
&  
LONERGAN**  
**ARCHITECTS PTY LTD**

ABN 55 100 940 501  
Nominated Architect: Peter J Loneragan  
NSW Architects Registration No. 5983

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Newtown NSW 2042  
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## 1.0 Project Summary

**Prepared On:**

4 May 2016 [FINAL]

**Project Address:**

37 Marion Street  
Parramatta 2150

**Prepared For:**

Aleksandar Design Group[

**Prepared By:**

Cracknell & Lonergan  
Architects Pty Ltd

**Introduction**

The following Statement of Heritage Impact forms part of the Development Application for the proposed demolition of 33-45 Marion Street, Parramatta which includes heritage listed item, No. 37 Marion Street Item No. 1731. This report extensively analyses the subject site and provides justification for why, No. 37 Marion Street is undoubtedly not worthy of retention.

The Local Environment Plan states that demolition is permissible and it is our assessment from this report that the subject site should be demolished. No. 37 Marion Street has been demonstratively altered and terribly conserved so that it is not of quality and does not merit being a Heritage Item.

This report examines the adjacent heritage items, No. 29, 31 Marion Street as well as heritage items opposite No. 1, 3 Cowper Street. These are considerable Heritage Items of questionable quality within a poorly conserved setting. The result of the proposed new development on the items will not be different to other items in the vicinity, it is characteristic of the area to have new developments close to heritage items.

Furthermore this report notes that better examples of heritage items dispersed amongst well retained streetscapes within three Heritage Conservation Areas in the vicinity of the subject site, contributing to the characteristic of the single or double storey setting. These areas are Elizabeth Farm, Experiment Farm and Parramatta South. These are worthy examples of well conserved areas of the Victorian to Inter-War residential streetscape, whereas the area of the subject site is not.

The proposal involves a 36 storey residential apartment building, with ground floor accessible to the public, not uncharacteristic of the surrounding built environment. The site is characteristically open to a higher density given its immediate proximity to the Harris Park train station in line with other development in the area as the Parramatta region undergoes transformation.

No. 37 Marion Street is of local significance as evidenced by its listing in the Parramatta Local Environment Plan. We conducted a Heritage Fabric Analysis, Photographic Report and Measured Study of the item on the subject site, No. 37 and two the adjacent heritage listed items No. 29 and No. 31 as well as the two adjoining mid twentieth century cottages not listed, No. 33 and No. 35. This study evidenced that the listed items are disintegrated with items of questionable quality, integrity and significance amongst the tail of urban development and are in themselves of altered poor condition.

It is important that the listed items are ensured to be of a quality or ranking that would support their retention, that is that they contribute to a true understanding of the history and development of the suburb, state or region or exhibit an architectural or scientific method or that they are associated with people, persons or communities that are significant such as significant historic characters. Following this report the conclusion is that No. 37 Marion Street does not fall within these categories and that the adjacent heritage items would not sit uncharacteristically next to the proposal.

## 1.0 Project Summary

### Statement of Authorship & Research Methodology

This Statement of Heritage Impact has been prepared to assist the City of Parramatta Council in making the assessment of the proposed works at 33-45 Marion Street. This document has been prepared in accordance with Part 5.10 Heritage Conservation of the Parramatta LEP 2011, which states that the Council must consider the impact of the proposed works on a conservation area and on any heritage items in the vicinity of the site.

This report has been prepared in accordance with the NSW Heritage Manual and in particular, guidelines for the preparation of "Statement of Heritage Impact" (available for access via this link: [www.heritage.nsw.gov.au/docs/hm\\_statementsofhi.pdf](http://www.heritage.nsw.gov.au/docs/hm_statementsofhi.pdf)). A detailed history of the site using secondary sources, particularly reference books and other literary works were relied upon to provide a historical overview for assessment.

In preparation for this report, consultation was made with the applicant and a site visit has been conducted to ascertain the significance of the site today and its relationship to the contemporary urban context. The supplement to legislation, specifically the Parramatta Development Control Plan C2 - Harris Park West Heritage Conservation Area document has also been considered as part the responses for this report. This Statement of Heritage Impact accompanying the development application has been considered only after having closely reviewed the proposed design by Aleksandar Design Group, the following heritage issues are to be considered:

1. Significance of No. 37 Marion Street within the subject site
2. Significance of heritage items in the vicinity of the subject site, No. 33-45 Marion St and No. 1, 3 Cowper Street.
3. The effect of the proposed development on the heritage significance of the items in the vicinity and the site, No. 29, 31 Marion Street. No. 1,3 Cowper Street.

The way in which adverse impacts could be mitigated.

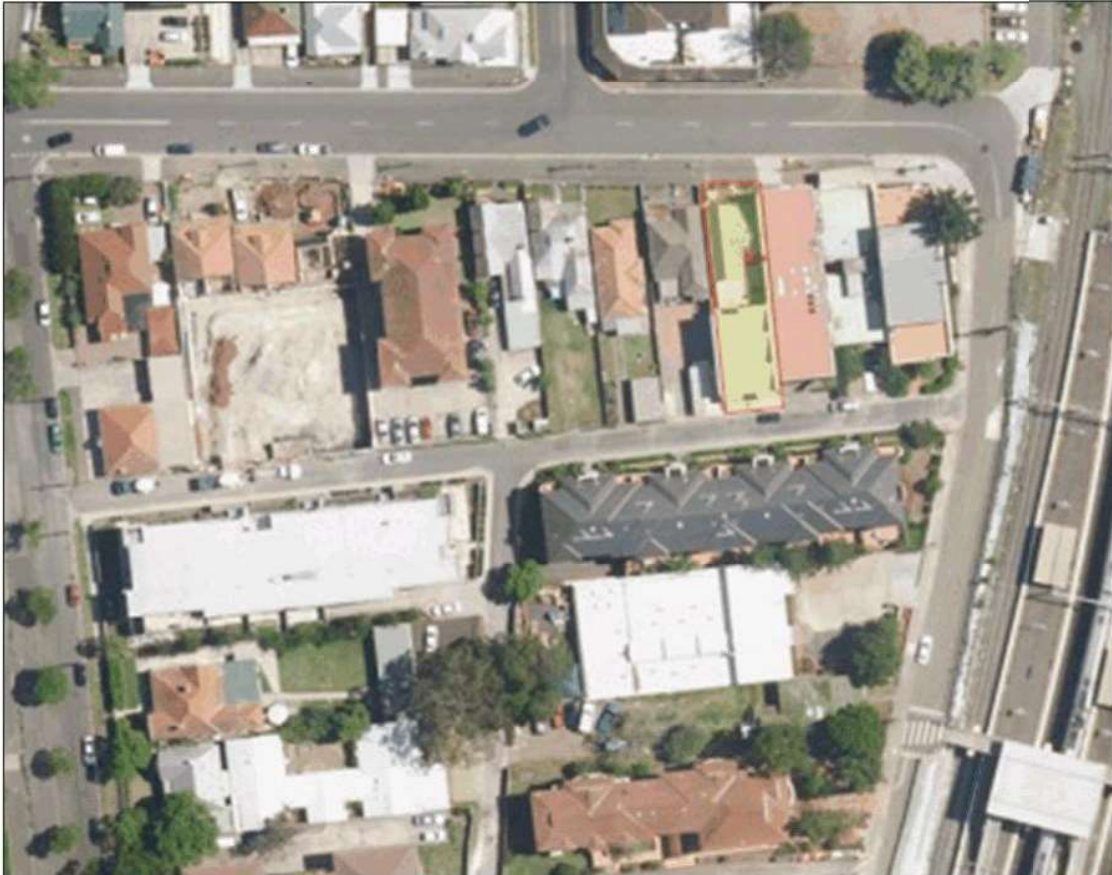
This Statement of Heritage Impacts has been prepared by Peter Lonergan, Director of Cracknell and Lonergan Architects Pty Ltd, heritage architect and consultant (Architect's Registration No. 5983). Supplementary research has been undertaken by Julie Cracknell (Director) and Hugo Chan (Graduate of Architecture), both also from the office of Cracknell & Lonergan Architects Pty Ltd. The Curriculum Vitae of Peter Lonergan's expertise in the field of Heritage documentation and architecture is attached as an appendix to this document. A select bibliography of sources referenced in this report is also provided as an appendix to this document.



**Peter Lonergan**

Director  
Cracknell Lonergan Architects Pty Limited  
NSW Architects Registration No. 5983

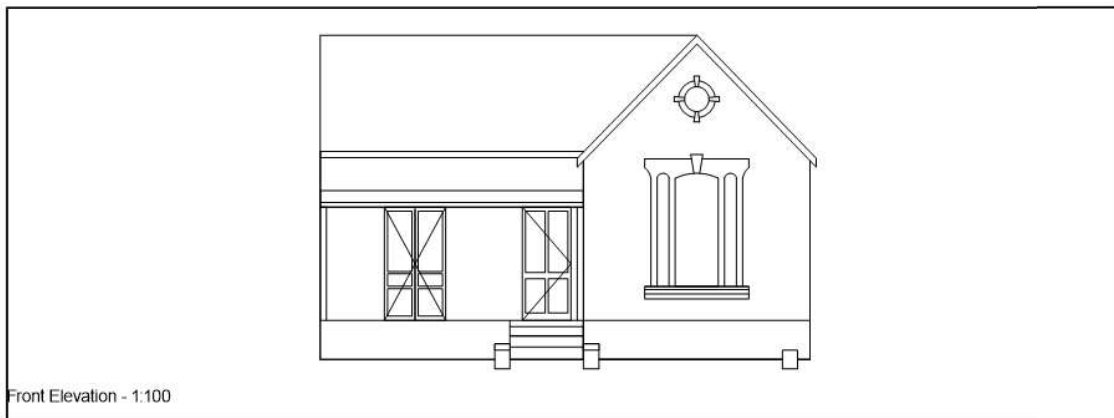
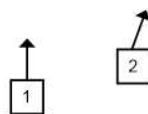
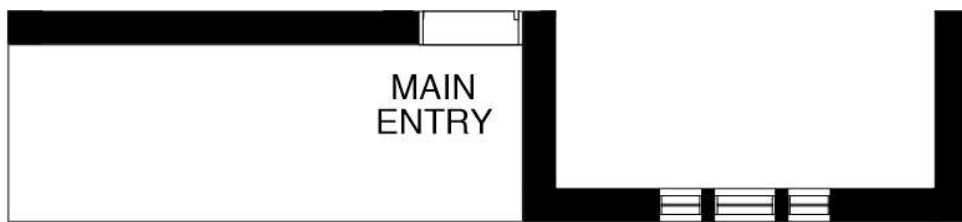
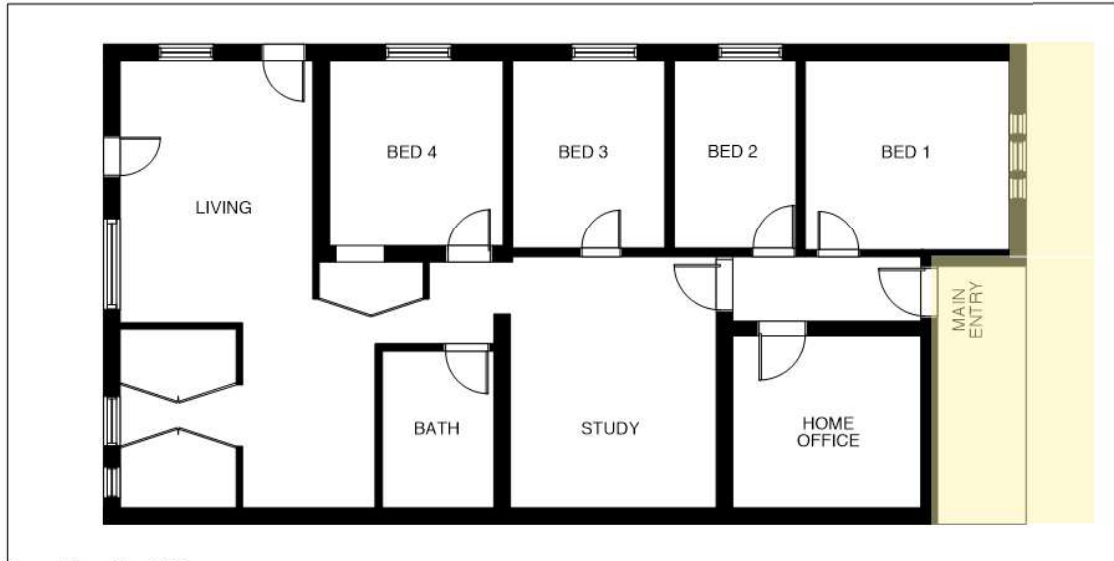
**Location Plan**



Location Plan - 37 Marion Street, Parramatta



## 2.0 Exterior







Front Exterior - Fig. 1



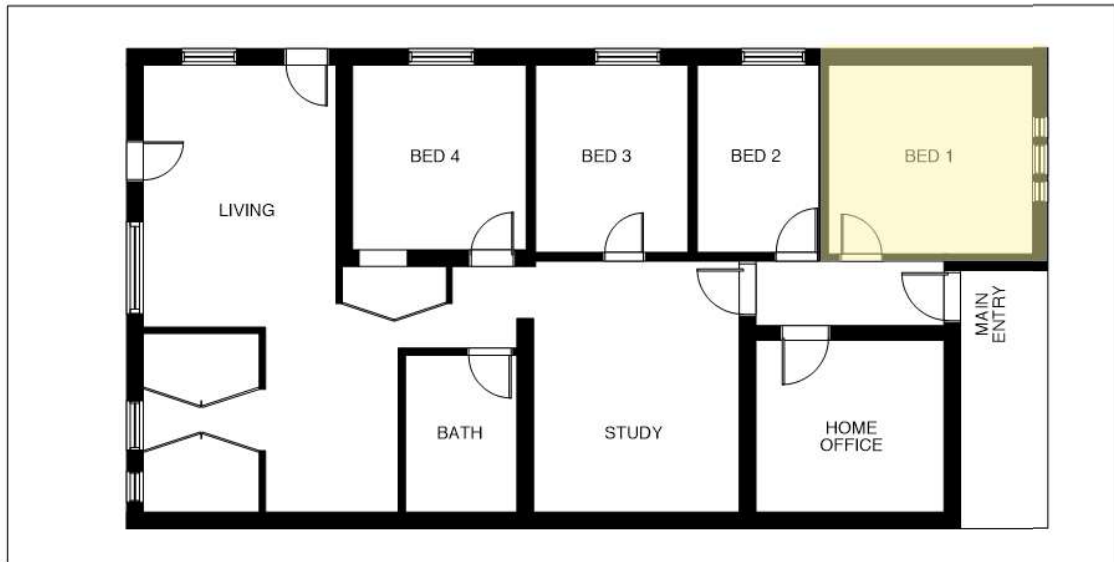
Front Exterior - Fig. 2



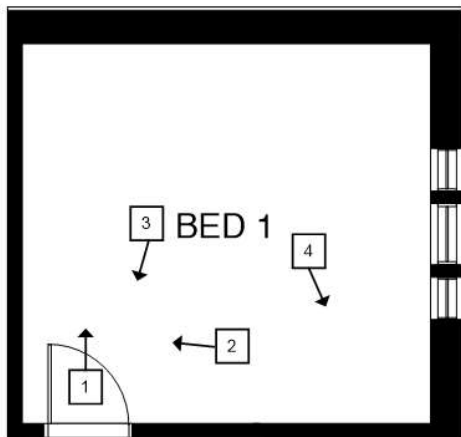
Fabric Detail



Side Exterior

**3.0 Interior**

Ground Floor Plan 1:100



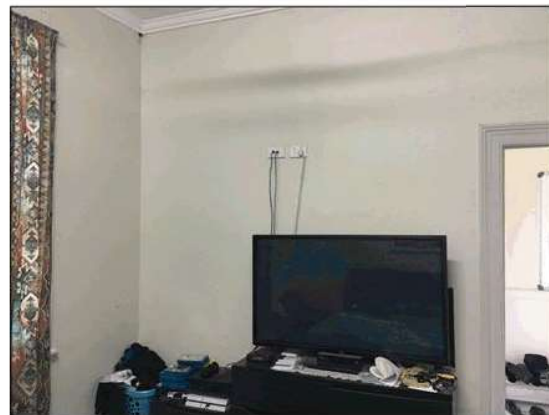
Plan of Bed 1 - 1:50



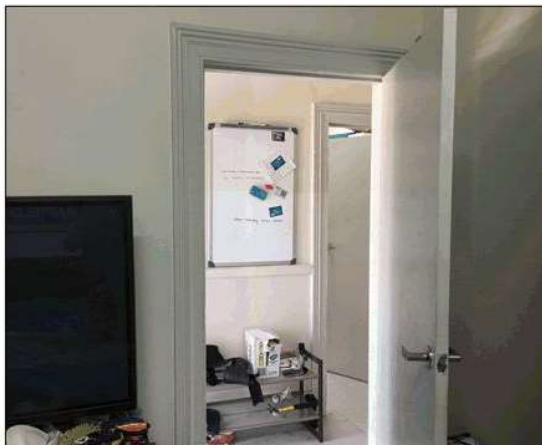
Bed 1 - Fig. 1



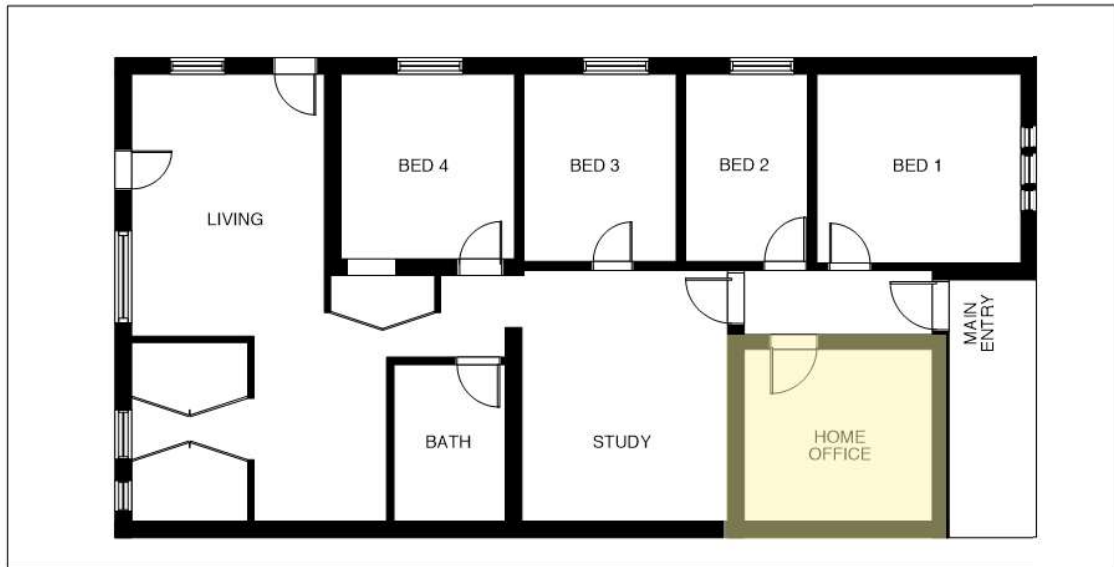
Bed 1 - Fig. 2



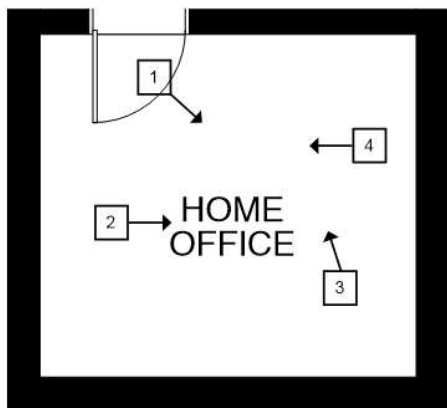
Bed 1 - Fig. 4



Bed 1 - Fig. 3

**3.0 Interior**

Ground Floor Plan 1:100



Plan of Home Office 1:50





Home Office - Fig. 1



Home Office - Fig. 2

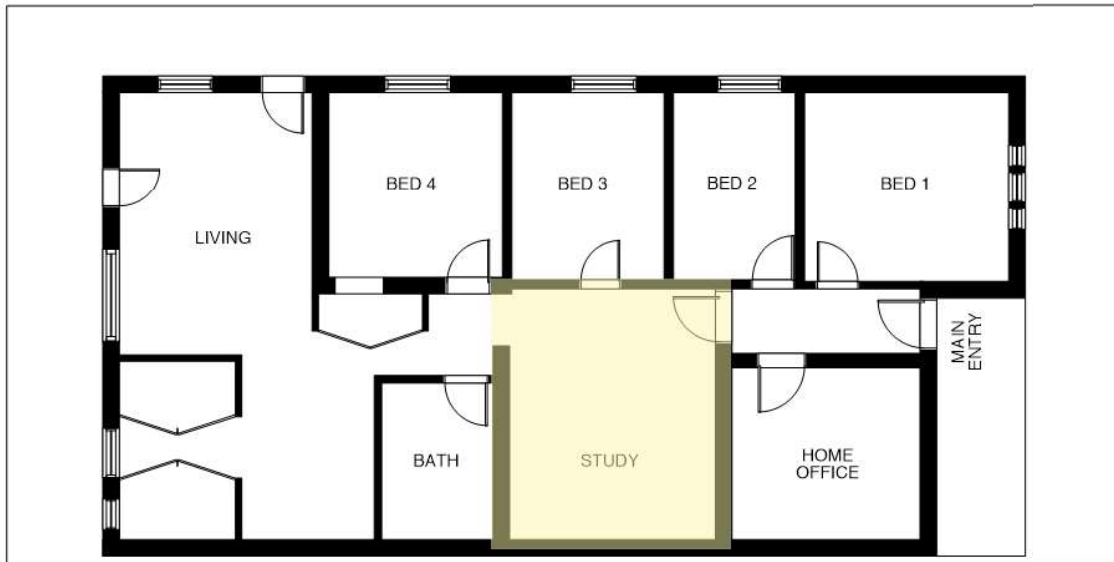


Home Office - Fig. 3

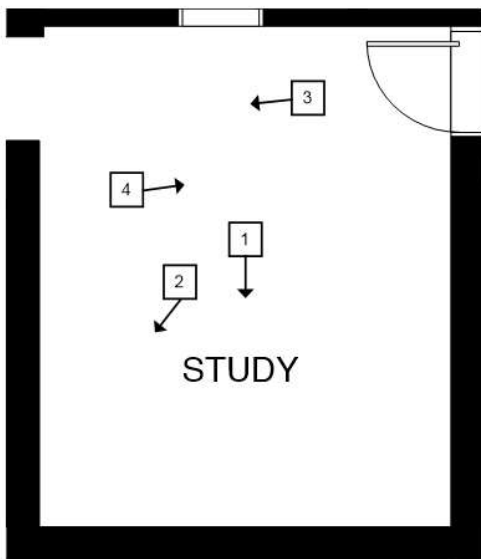


Home Office - Fig. 4

### 3.0 Interior



Ground Floor Plan - 1:100



Plan of Study - 1:50



Study - Fig. 1



Study - Fig. 2



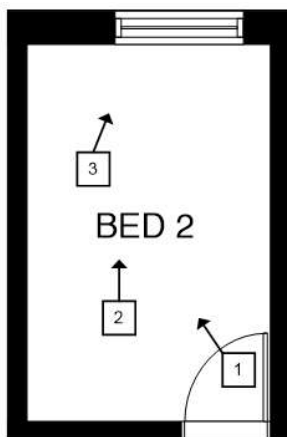
Study - Fig. 3



Study - Fig. 4

**3.0 Interior**

Ground Floor Plan - 1:100



Plan of Bed 2 - 1:50





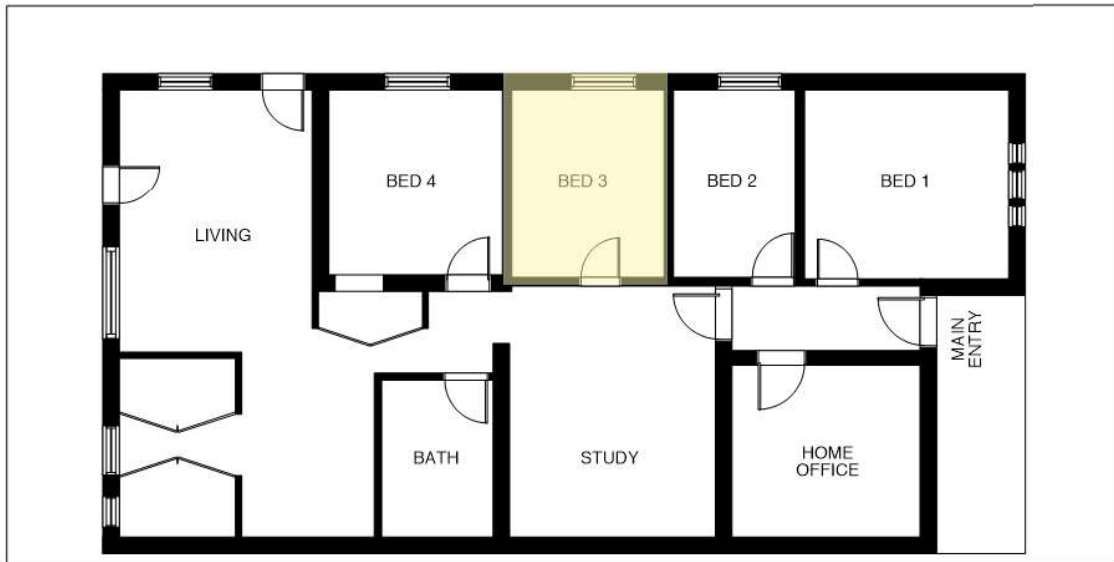
Bed 2 - Fig. 1



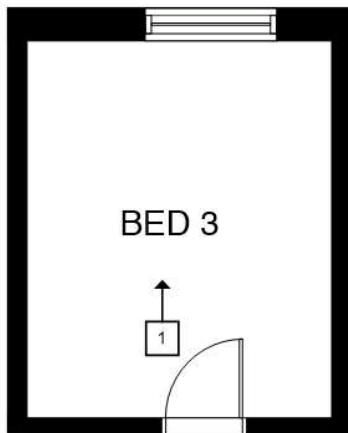
Bed 2 - Fig. 2



Bed 2 - Fig. 3

**3.0 Interior**

Ground Floor Plan - 1:100



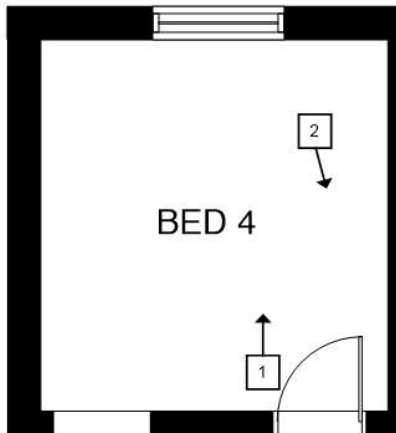
Plan of Bed 3 - 1:50



Bed 3 - Fig. 1

**3.0 Interior**

Ground Floor Plan - 1:100



Plan of Bed 4 - 1:50







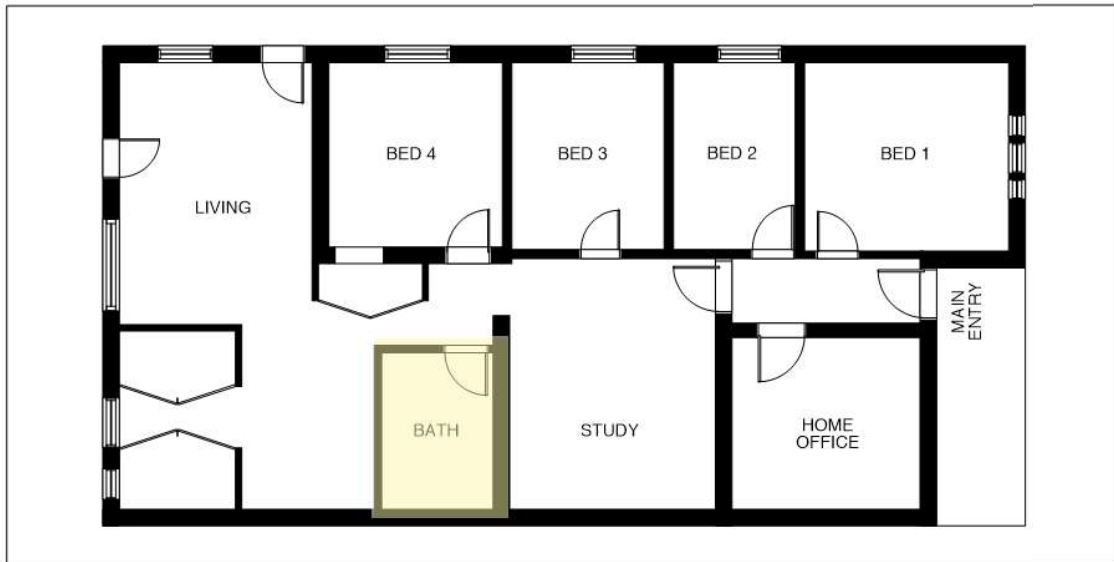
Bed 4 - Fig. 1



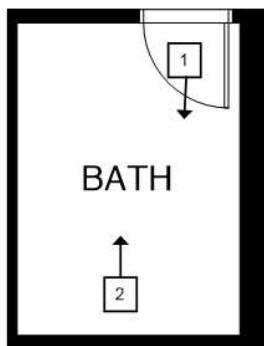
Bed 4 - Fig. 2



Bed 4 - Fig. 3

**3.0 Interior**

Ground Floor Plan - 1:100



Plan of Bath - 1:50

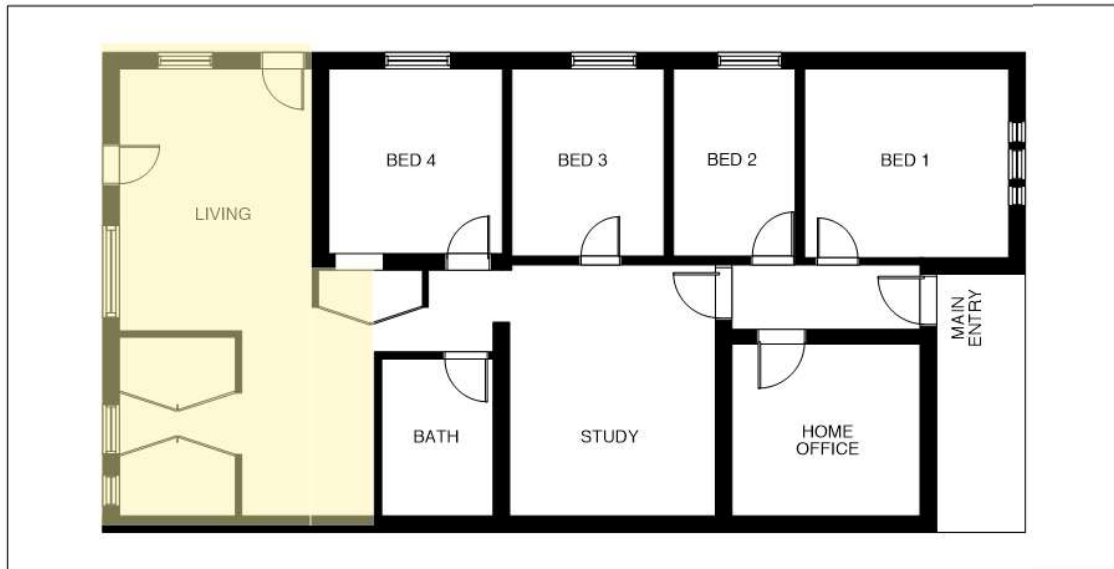


Bath - Fig. 1

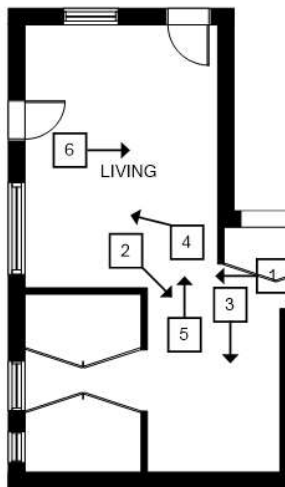


Bath - Fig. 2

### 3.0 Interior



Ground Floor Plan - 1:100



Plan of Living Room - 1:100



Living - Fig. 1



Living - Fig. 2



Living - Fig. 3



Living - Fig. 4



Living - Fig. 5



Living - Fig. 6



## 4.0 Appendix A: NSW State Heritage Inventory Listings

### Listing

### Single Storey Residence

#### Item details

**Name of item:** Single Storey Residence  
**Other name/s:** Bessmont, Rewa  
**Type of item:** Built  
**Group/Collection:** Residential buildings (private)  
**Category:** House  
**Primary address:** 37 Marion Street, Harris Park, NSW 2150  
**Local govt. area:** Parramatta

#### Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	12	1	DP	976

#### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
37 Marion Street	Harris Park	Parramatta			Primary Address

#### Statement of significance:

The house at 37 Marion Street, Parramatta is of significance for Parramatta LGA for historical reasons and as a representative example of Victorian period residence constructed during the first wave of development in the area. The house presents as reasonably intact when viewed from the street and strongly contributes to the streetscape, additionally in unison with other historic buildings near-by.

**Date significance updated:** 14 May 98

*Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.*

#### Description

**Construction years:** 1887-

**Physical description:** Single storey painted and rendered Victorian residence asymmetrical in form with gabled roofs and a projecting front room with triple window and wall ventilation motif above. Bullnosed verandah roof with hip corner is supported on a single cast iron circular post with remnants of cast iron bracket. Glazed main entrance door and French doors off the verandah have glazed square toplights, glazed timber panels above lock rail with timber bolection moulded panels below. A blind arch is located at entrance. Windows have rendered brick sills with corbel decoration. The property has an unsympathetic metal panelled street fence and is adjacent to an intrusive two storey commercial development. Other features include sandstone gutters.

**Physical condition and/or Archaeological potential:**

**Date condition updated:** 14 May 98

**Modifications and dates:** National Trust, Parramatta, gives circa 1880 for Year Started.

**Current use:** Residence

#### History

**Historical notes:** The land was still unenclosed in 1886 when Henry Solomon, probably a member of the major dairying firm in Granville and Church Street, sold it to Alfred Trethowan. He built the present house, Rewa, in 1887 and after living there briefly, leased it, as did the next owner, Amelia Curry, from 1895 to 1910. At that point, in 1911, Mrs Terry, the wife of PB Terry, a well known draper and grocer with a store in Church street, bought the house: this was the beginning of a substantial investment by the Terrys in Marion Street. Rewa remained in Mrs

## 4.0 Appendix A: NSW State Heritage Inventory Listings

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### Listing

## 4.0 Appendix A: NSW State Heritage Inventory Listings

---

### Listing

## 5.0 Appendix B: Curriculum Vitae of Peter Lonergan

### Curriculum Vitae

#### Peter Lonergan

Cracknell & Lonergan Architects Pty Ltd  
156a Church Street, Newtown, 2042

#### Formal Qualifications

BArchitecture	University of New South Wales (UNSW)
BScArchitecture (Hons)	UNSW
MBEnv (Building Conservation)	UNSW
Certificate Sustainable Design	University of Sydney (USYD)

#### Industry Affiliations

Corporate member	Royal Australian Institute of Architects
Member	Royal Australian Institute of Architects, Heritage Committee
Member	Board of Architects
Life Member	Eco Design Foundation
Listed Heritage Architect	Heritage Office NSW

#### Professional Practice

Principal and Nominated Responsible Architect for Cracknell & Lonergan Architects Pty Ltd, private practice established in 1984. Cracknell & Lonergan Architects services include: Architecture, Interior Architecture, Heritage Conservation, Exhibition Design, and Town Planning.

## 5.0 Appendix B: Curriculum Vitae of Peter Lonergan

### Architecture – Key Examples

- Dutruc Street, Randwick, Conservation works to the existing heritage listed house 'Earlswood'
- Parramatta Road, Camperdown, Boarding House
- Avoca Street, Randwick, Boarding House
- Restoration of Jarjum College, Redfern, Sydney, for the Jesuit Fathers, St. Aloysius College
- Houston Road, Kingsford, Boarding House
- Goulburn Street Car Parking Station – refurbishment of Goulburn Street façade with sculptural artwork
- Strachan Street, Kingsford, Boarding House
- See Street, Kingsford, Boarding House
- The Pemulwuy Project. Redevelopment of "The Block", Redfern, Sydney, for the Aboriginal Housing Company
- Redevelopment of the Sydney University Settlement, Redfern, Sydney
- Redevelopment of the College of Fine Arts UNSW and Ivan Dougherty Gallery, Paddington, Sydney
- Ray Road, Epping. 51 dwellings (residential flat buildings and townhouses) and restoration of a Heritage Item
- Wutuma Aboriginal Keeping Place Corporation, Kempsey. Includes Museum, Arts Centre, Theatre, Administration and Visitor's Centre

### Heritage Conservation – Key Examples

- Heritage Supervision and Heritage Architect, St. Clements Church, Marrickville
- Heritage Advisor (preparation of Heritage Management Plan), RAAF Base, McNamara Avenue, Richmond
- Heritage Advisor (preparation of Statement of Heritage Impact, Stage 1 & 2, Hangar A (Building 6), Bankstown Airport
- Heritage advisor, Rosebank College, Five Dock
- Heritage Supervision and Heritage Architect, 'Earlswood', Dutruc Street, Randwick
- Heritage Supervision, Reserve Bank of Australia, No. 1 Martin Place (Multiplex)
- Heritage Supervision and Heritage Architect, School of Arts, Pitt St. Sydney (Art House Hotel).
- Conservation, Masonic Temple, Regent St. Chippendale.
- Oxford Hotel, Oxford Street, Darlinghurst
- Kinselas, Darlinghurst
- Beauchamp Hotel, Oxford Street, Darlinghurst
- Palace Hotel, Surry Hills
- Maddison Hotel, Surry Hills
- Union Hotel, North Sydney
- Columbian Hotel, Oxford Street, Darlinghurst
- Conservation/adaptive reuse of some substantial private homes
- Heritage impact assessments and Statements of Significance a range of residential, hospitality and commercial projects



## 5.0 Appendix B: Curriculum Vitae of Peter Lonergan

### Expert Evidence – Key Examples

Prepared and given evidence to the Land and Environment Court, Supreme Court of NSW and others since 1992 in the fields of:

- Heritage
- Design
- SEPP 63
- Environmental degradation
- History
- Building technologies

### Town Planning – Key Examples

Have advised, prepared and assisted in the preparation of:

- Environmental Impact Statements
- Statements of Environmental Effects
- Drafted LEP amendments
- Design Statements
- Site Specific DCP's and SEPP 1 objections.

### Public Art and Exhibition Design – Key Examples

- Papunya Tula, Central Termini, Rome, for the Art Gallery of NSW
- Gabriel Pizzi, Australian Embassy, Paris
- Muse du quai Branly at the Australian Embassy, Paris, for the Australia Council for the Arts
- Design and project management of Indigenous Art Commission at Muse du quai Branly (2500m<sup>2</sup> of permanent public art in the current Presidential Project, Paris (with Ateliers Jean Nouvel)
- Australian exhibition at the Benaki, Athens. 2004 Athens Olympics, with Alison Page, for the Sydney Powerhouse Museum and Museum Victoria
- Australian Exhibition, Olympic Federation Headquarters, Lausanne Switzerland.

### Awards

The practice has won a number of awards notably the following:

Winner	College of Fine Arts, Ivan Dougherty Gallery and Campus redevelopment
Winner	Traveller's Rest (1830s), Parramatta Heritage redevelopment
Commendation	Sow and Pigs Reef, monument
Commendation	Green Square (Southern Industrial), Sydney
Commendation	Transition, Urban Renewal
Published	Circular Quay East

## 5.0 Appendix B: Curriculum Vitae of Peter Lonergan

### Teaching (Part-time)

Undertaken part-time teaching at the three architectural schools in Sydney –  
fostering and nurturing a culture of professionalism, integrity, collegiality and respect

1982 – 2005 Faculty of Built Environment, UNSW	1st Year to Final Year Design , Visual Communication, Architectural Science, Design Theory
1986 – 2005 Faculty of Architecture, USYD	1st Year Final Year Design
1985 – 1990 School of Interior Design, University of Technology Sydney (UTS)	1st Year to Final Year Design and Communication

### Lecturing

Lectured in Professional Practice to professional bodies and public at various conferences throughout Australia

### Publications

The work of Cracknell & Lonergan Architects has been published broadly, including professional text magazines, newspapers, product promotion. Some notable publications include: Art Gallery of NSW Newsletter LOOK, Australia Foundation for the Arts, GEO (Europe), La Figaro, Pol Oxygen, InStyle.

## **APPENDIX 4**

### **Traffic and Transport Report**

#### **Ason Group**



## Traffic Impact Assessment

Planning Proposal  
33-43 Marion Street, Parramatta

Ref: 0431r01v2  
6/05/2017

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## Document Control

**Project No:** 0431

**Project:** Planning Proposal 33-43 Marion Street, Parramatta

**Client:** Pacific Planning Pty Ltd

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## Revision History

Revision	Date	Details	Author	Approved by
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1	12/04/2017	Issue I	T. Lewis	T. Lewis
2	06/05/2017	Issue II	T. Lewis	T. Lewis



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## 1 Introduction

### 1.1 Study Objective

Ason Group has been commissioned to prepare a Traffic Impact Assessment (TIA) report to support a Planning Proposal submission to Parramatta Council for amendments to the Local Environmental Plan (LEP) controls applying to 33-43 Marion Street, Parramatta (the Site). A Location & Site Plan is presented in **Figure 1**, which provides an appreciation of the Site and its location.

The Site is currently zoned B4 Mixed Use under Council's Local Environmental Plan (LEP) with a Floor Space Ratio (FSR) of 2:1 and a 12 metre building height control.

Council has prepared a strategy entitled the *Parramatta CBD Planning Strategy (PCPS)*, which seeks to inform the future planning of the Parramatta CBD. The strategy proposes an FSR control of 6:1 for the land to the west of Station Street, including the subject site.

This proposal seeks amendments to the current controls for the subject site as follows:

- FSR control 9.2:1, and
- Corresponding changes to permit building heights of up to 108 metres.

For the purpose of assessing the implications of this Proposal, a conceptual scheme consisting of residential apartments (the Concept Plan) has been developed. The Concept Plan forms the basis of our assessment of the relevant traffic and transport impacts that would result from the proposed amendments to the above controls.

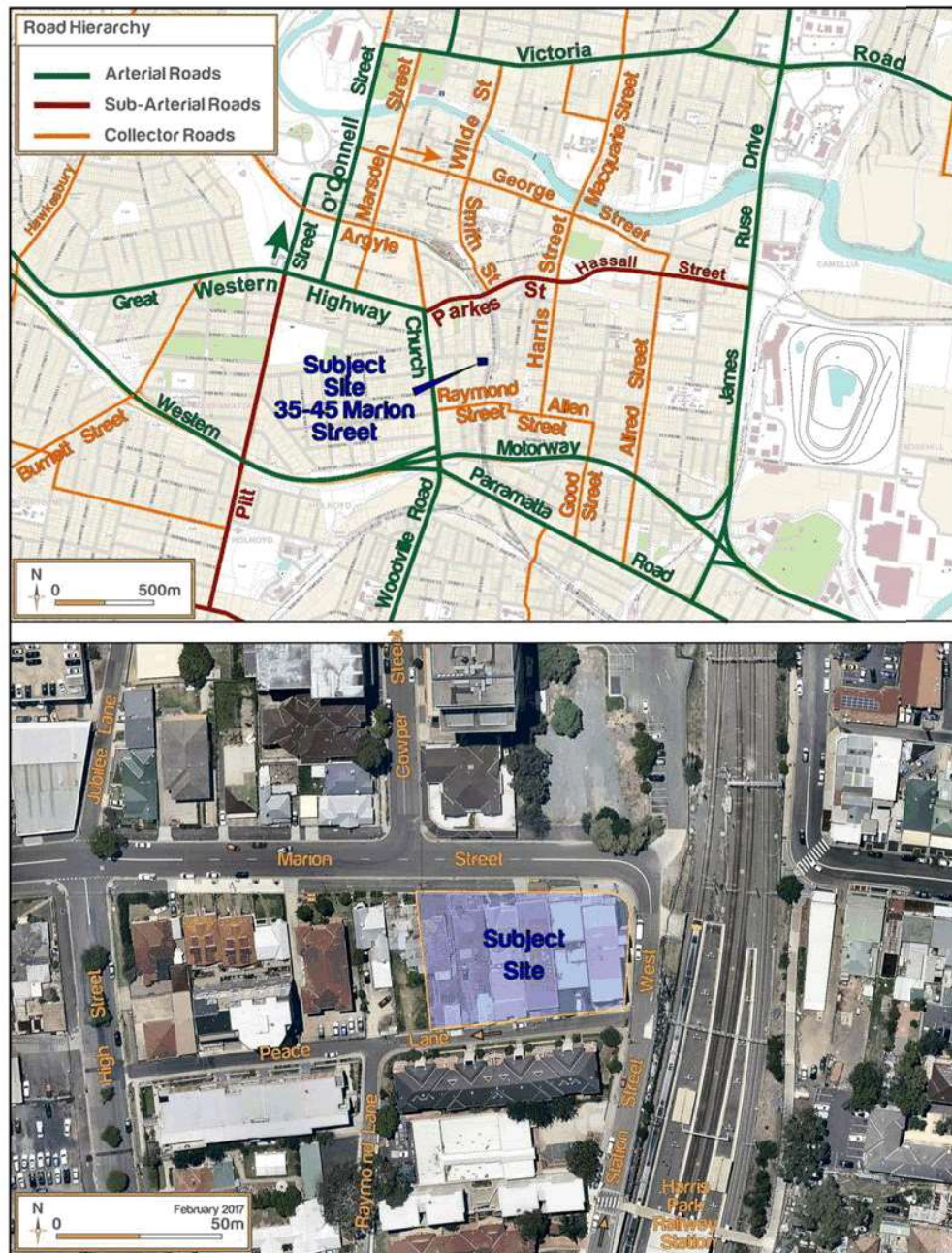


Figure 1: Site Plan and Road Hierarchy

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## 1.2 Reference Documentation

This TIA report provides an assessment of the relevant traffic, transport and parking implications of the Proposal. In preparing this TIA, Ason Group has referenced key planning documents, these include:

- Parramatta Development Control Plan 2011 (PDCP2011).
- Parramatta Local Environmental Plan 2011 (PLEP2011).
- Parramatta City Centre Local Environmental Plan 2007 (PCCLEP2007)
- Parramatta CBD Planning Strategy (PCPS).
- Transport for NSW (TfNSW), Parramatta Light Rail Preferred route - Stage 1.
- Parramatta CBD Strategic Transport Study, March 2017 prepared by AECOM.
- Transport of NSW (TfNSW), Integrated Public Transport Service Planning Guidelines, Sydney Metropolitan Area, December 2013).

This TIA also references general access, traffic and parking guidelines, including:

- RMS Guide to Traffic Generating Developments (RMS Guide).
- RMS Technical Direction TDT 2013/04a, Guide to Traffic Generating Developments – Updated Traffic Surveys (RMS TDT/04a).
- Australian Standards 2980 (AS2890).

## 1.3 Report Structure

The report is structured as follows:

- Section 2 discusses the Site's planning context and future transport infrastructure.
- Section 3 summarises the existing traffic conditions in the locality.
- Section 4 describes the local public transport in the area.
- Section 5 provides a summary of the indicative Concept Plan that has been adopted to assess the implications of the Proposal.
- Section 6 outlines applicable parking controls.
- Section 7 outlines the future traffic impacts of the Proposal including the Proposal's projected traffic generation and forecasted traffic impacts
- Section 8 provides a conclusion and summary of the key traffic and design issues.



## 2 Existing Site Conditions

### 2.1 Site Description

The Site is located at 33-43 Marion Street, Parramatta and lies approximately 100 metres to the north-west of Harris Park Station. It lies approximately 350 metres to the south of the Parramatta CBD commercial core (generally to the north of Parkes Street) and 250 metres east of the proposed Auto Alley commercial core.

Marion Street forms the northern site frontage with Station Street W and Peace Lane to the east and south, respectively. Neighbouring residential properties form the western boundary of the site,

The Site has an overall site area of 1,987.6m<sup>2</sup> and includes:

- 33 Marion Street a single storey residential dwelling.
- 35 Marion Street a single storey residential dwelling.
- 37 Marion Street a single storey commercial building fronting Marion Street, with a four unit residential flat building to the rear.
- 39 Marion Street a two-storey commercial building with vehicular entry via peace lane and egress via Marion Street. Signposted business hours are between 9.30AM – 5.30PM.
- 41 Marion Street a two-storey building consisting of a furniture store and hairdresser with vehicular access via Peace Lane and existing business hours between 10.00AM – 6.00PM.
- 43 Marion Street a three-storey office building with vehicular access to Peace Lane. It contains four on-site car parking spaces located on the ground floor. Signposted business hours are between 10.00AM – 5.00PM.

### 2.2 Existing Site Traffic Generation

Negligible traffic was observed to be generated by the existing uses during site investigations undertaken during morning peak period. This is consistent with the observed character of existing businesses which typically operate outside the critical AM peak period, as discussed in Section 2.1.



### 2.3 Road Hierarchy

The road hierarchy within the vicinity of the site is shown in **Figure 1** with the following roads of particular interest:

- Church Street an RMS classified Main Road (MR184) that generally runs in a north-south direction in the vicinity of the Site. It is subject to a 60km/h speed limit and generally carries two lanes of traffic in either direction within an undivided carriageway of approximately 16 metres. Church Street provides connections to the M4 Western Motorway to the south and Great Western Highway to the north.
- Marion Street a local road that generally runs in the east-west direction, forming the northern site frontage. It carries one lane of traffic in both directions with restricted kerbside parking provided on both sides. Marion Street provides connections to High Street, Cowper Street and Church Street.
- High Street a local road that generally runs in the north-south direction to the west of the Site. High Street provides connections to Marion Street to the north and Raymond Street to the south. It carries one lane of traffic plus time restricted kerbside parking in either direction, separated by centre-of-road landscaping to create a boulevard effect.
- Station Street West a local road that runs in the north south direction and forms the eastern frontage of the Site. It generally runs one-way (northbound) between Raymond Street and Peace Lane. Two-way traffic is available between Marion Street and Peace Lane, adjacent to the Site. Footpath connectivity is provided along the western side of Station Street W only, with a Pedestrian (Zebra) Crossing provided to access Harris Park Station.
- Peace Lane a local laneway that runs one-way (westbound) between Station Street West and High Street. It forms the southern frontage of the Site. Footpath are not provided to Peace Lane having regard for minimal setback to site boundaries from the kerblines.

### 3 Public Transport Network

#### 3.1 Journey to Work Data Analysis

The existing travel patterns of residents within the study area have been reviewed based on 2011 Journey-to-Work (JTW) census data provided by the Bureau of Transport Statistics. This data is presented graphically in **Figure 2** and indicates that the primary work destinations for residents are Sydney Inner City, Parramatta, Auburn, North Sydney – Mosman and Ryde – Hunters Hill, which represent approximately 59% of the destinations of employed residents. The modal share data shows that 43% of commuter trips were undertaken by public transport and 35% of trips were by private vehicle. It is noted that trains make up the majority of the public transport used by residents in travel zone 1065.



Figure 2: JTW for Residents within Travel Zone 1065

#### 3.2 Railway Services

The *Integrated Public Transport Service Planning Guidelines, Sydney Metropolitan Area* (TfNSW, December 2013) state rail services influence the travel mode choices of areas within 800 metres walk (approximately 10 minutes) of a railway station. It is therefore noteworthy that the Site is located approximately 100 metres (1-2 minutes) walking distance to the north-west of Harris Park Railway Station via Station Street, as shown in **Figure 3**.

Harris Park Railway Station is serviced by the T5 Cumberland Line, with connections Liverpool and Parramatta, which provides further connections to Sydney CBD.

### 3.3 Bus Services

Having regard to the standard bus travel, the *Integrated Public Transport Service Planning Guidelines* state that bus services influence the travel mode choices within 400 metres (approximately 5 minutes) of a bus stop. The Site is serviced by a number of bus stops within 400 metres walking distance of the Site as shown in Figure 3, these include:

- Bus Service 907 provides connections to Parramatta Station and Bankstown with services approximately every 15 minutes during peak periods.
- Bus Service M91 provides connections to Parramatta Station and Hurstville with approximately 60 minute frequencies throughout the day.
- Bus Service 906 provides connections to Fairfield with approximately 60 minute frequencies throughout the day.

### 3.4 Cycling Network

There are currently a number of cycling routes provided within the proximity of the development. With reference to **Figure 4**, on-road paths are provided along Station Street East on the eastern side of railway line which provides direct connections to Parramatta.

It should be noted that the Draft Parramatta Bike Plan proposes dedicated on-road bicycle lanes within Marion Street which provides connection to the proposed Church Street off-road regional cycle route. In this regard, the Draft Bike Plan states the following:

*"The survey team were struck by the potential Harris Park offers for cycling. The suburb borders the Parramatta CBD and offers characteristics that lends itself to cycling (e.g. short cycling distance to the CBD, Westmead and the Parramatta Valley Cycleway, mixed use development, population of young adults). Its grid structure also makes it very legible for cycling. Finally, Harris Park receives cycle traffic generated from those riding from the M4 shared path on route to the Parramatta CBD. Integrated on road painted bicycle lanes would capitalise on the potential Harris Park offers to grow cycling participation in Parramatta."*

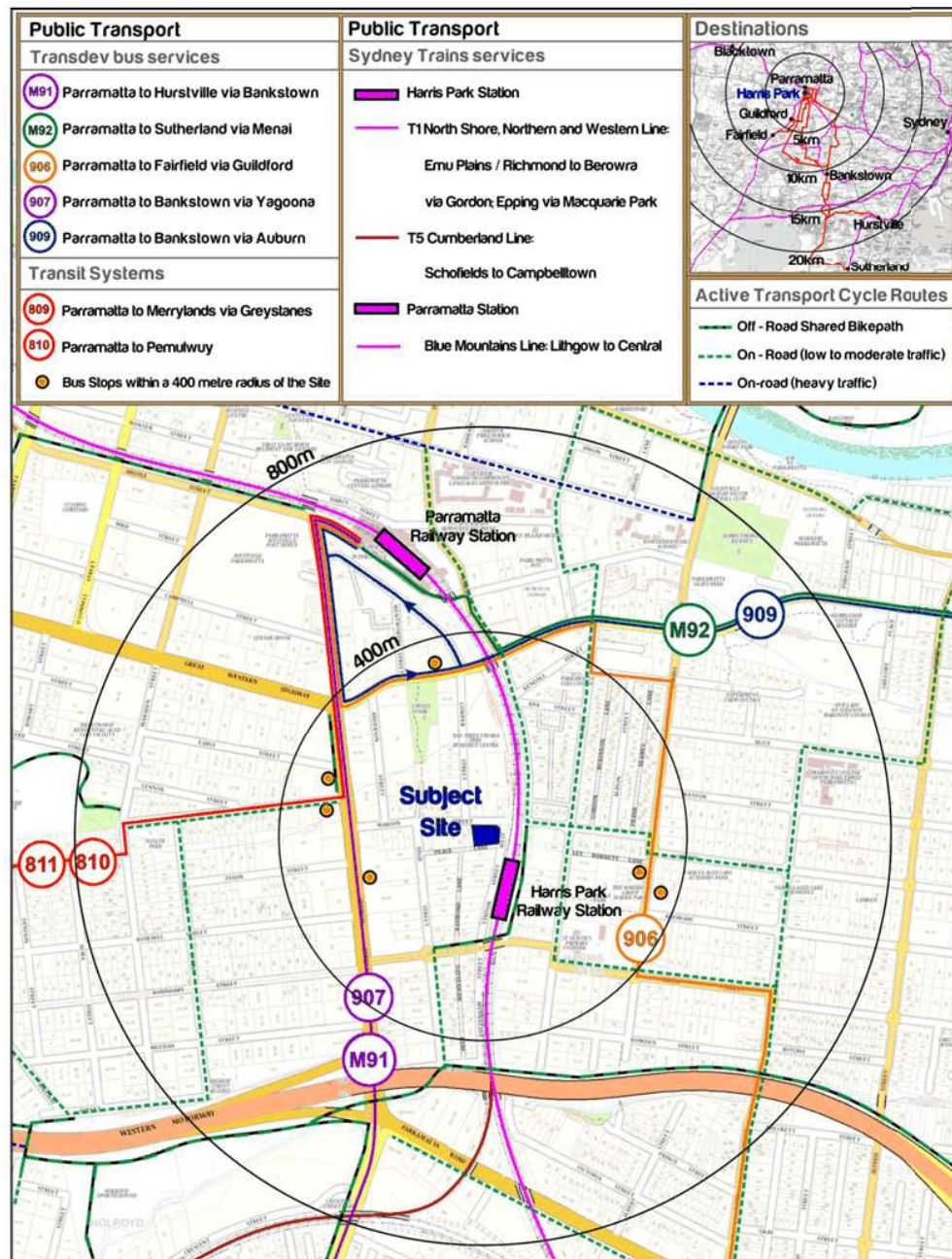


Figure 3: Public Transport Network

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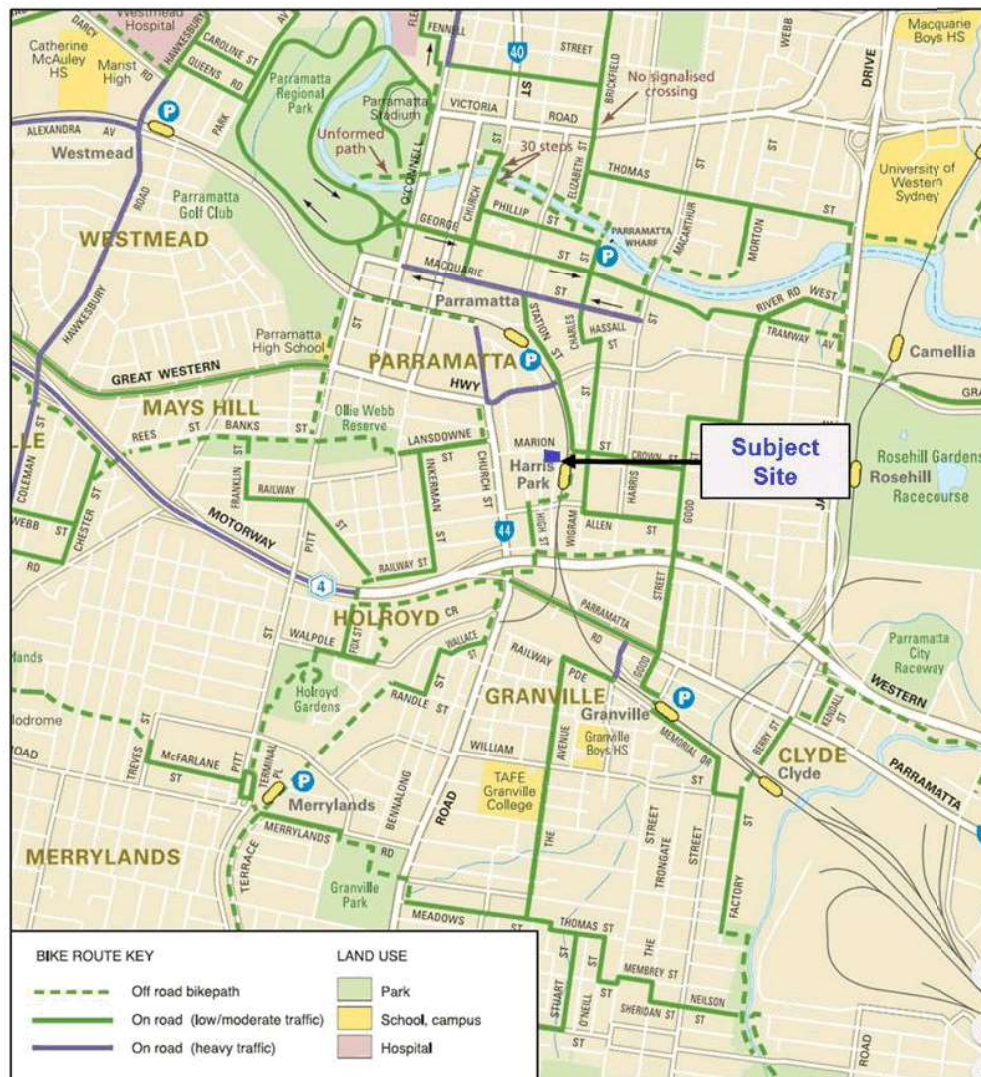


Figure 4: Cycling Network

Source: Discover Parramatta



### 3.5 Existing Pedestrian Accessibility

In the vicinity of the Site, pedestrian footpaths are provided on both sides of Marion Street and High Street providing pedestrian accessibility to bus stops located to the west on Church Street. Pedestrian footpaths are provided on the western side along Station Street West, which allows pedestrian access to Harris Park railway station via a Pedestrian (zebra) Crossing.

The Draft Parramatta CBD Pedestrian Strategy (Cardno, 6 April 2017) identifies Cowper Street to the north of the site as carrying moderate traffic volumes, particularly during the morning peak periods.

## 4 Strategic Context

### 4.1 Regional Context

The Site is located within broader West Central District and specifically in the Greater Parramatta Strategic Centre. Over time, it is estimated that the City will expect a growth of 76,000 jobs and 11,300 dwellings by 2036. The *Draft West Central District Plan* was released in November 2016 by the Greater Sydney Commission (GSC) and nominates Greater Parramatta as a Strategic Centre in the Central West Subregion, as shown in **Figure 5**. Indeed, Parramatta is Sydney's western CBD and identified by the GSC in its Greater Parramatta and the Olympic Peninsula (GPOP) as the true centre for the future of Sydney.

The GSC envisages Parramatta CBD and Westmead as a commercial, health and education 'super precinct'. Harris Park itself is identified as an area for growth in existing areas.

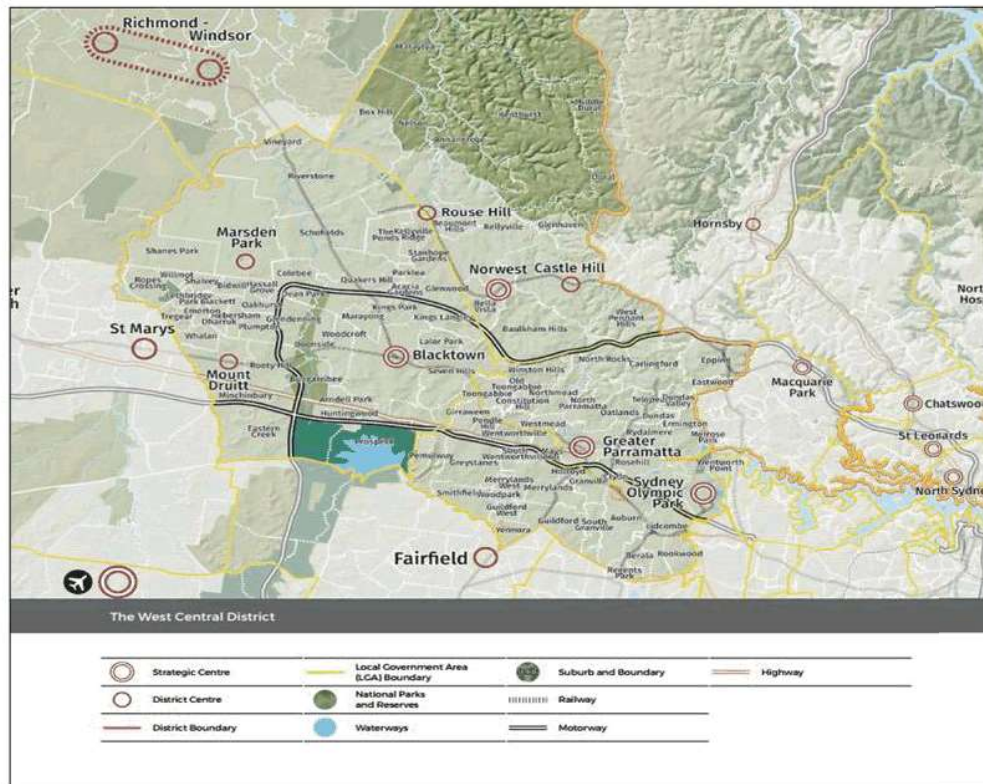


Figure 5: Sydney Central West District Sub-region

#### 4.2 Parramatta CBD Planning Strategy

Parramatta Council has prepared a Planning Proposal to amend the controls for the Parramatta CBD contained in the PLEP. The proposed new CBD boundary is shown in **Figure 6**, with the purpose of the Planning Proposal to facilitate greater development in the Parramatta CBD by providing a larger commercial core, surrounded with higher density mixed-use developments.

A Transport Study has been undertaken by Aecom in response to TfNSW and RMS requirements to inform assessment of the CBD Planning Proposal. This study assesses the high-level transport infrastructure requirements to support the proposed increases in residential and commercial density proposed. Of particular note is the study finding that the performance of the road links on approach to and within the Parramatta CBD are forecast to worsen as a result of the significant growth projected, should measures not be undertaken to reduce private vehicle usage. In this regard, the proximity of the site to the CBD provides an opportunity to accommodate increased density within walking distance of the commercial core which would assist in the overall objective to encourage a mode shift to sustainable transport modes.

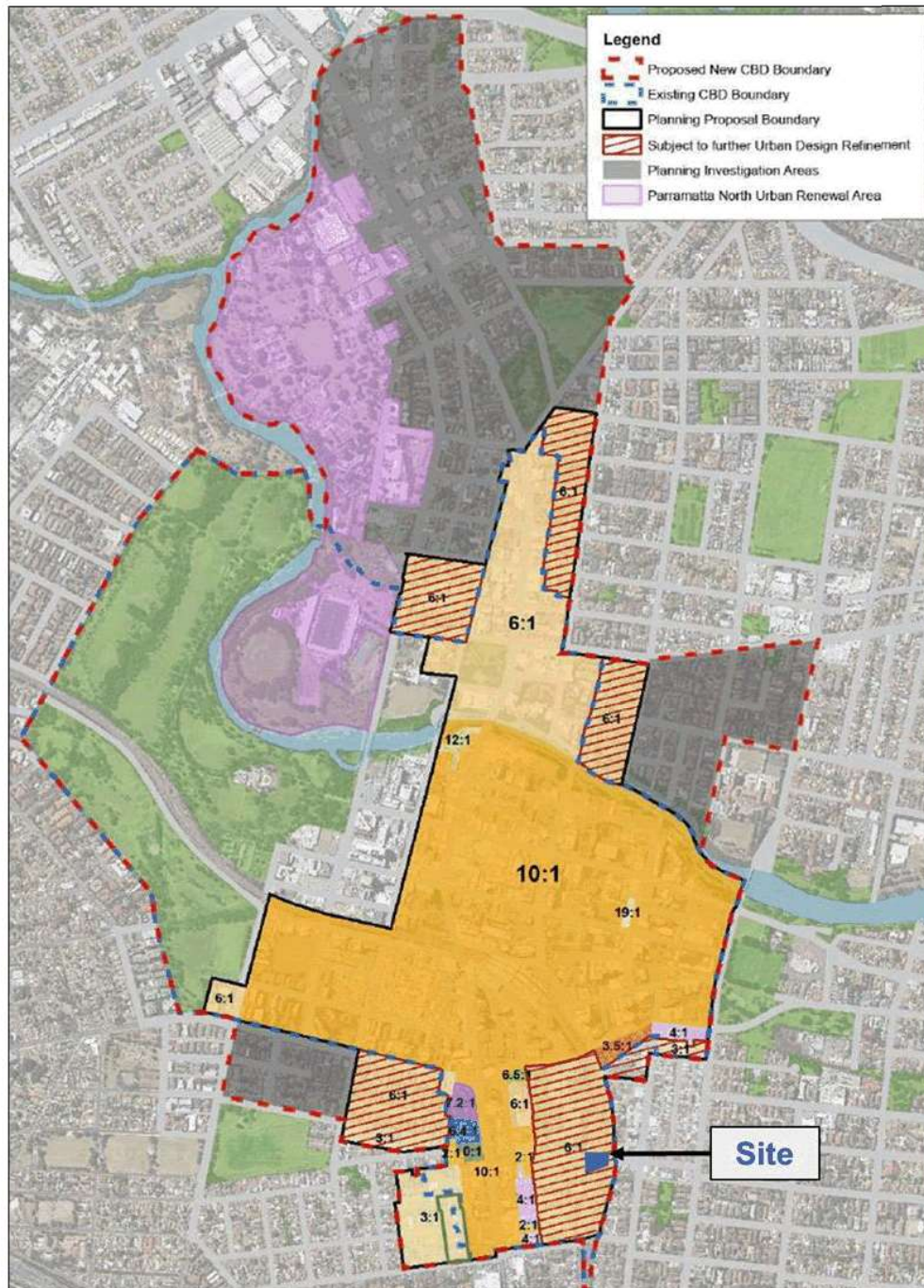


Figure 6: Parramatta CBD Planning Strategy – Proposed FSR

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### 4.3 Parramatta Light Rail – Stage 1

Planning and design for the Parramatta Light Rail (PLR) Stage 1 has been announced by TfNSW in March 2017. As shown in **Figure 7** below, PLR – stage 1 will follow the alignment of Macquarie Street to the north of the Site. The PLR will provide an increase in frequency of services with direct connections to Carlingford, Westmead and Parramatta CBD. This additional service within the Parramatta area will limit growth in private vehicle usage and partially offset increase traffic arising from the increased density envisaged for Greater Parramatta as discussed in Section 3.1



**Figure 7: Parramatta Light Rail – Stage 1**

Source: Parramatta Light Rail

### 4.4 Western Sydney Regional Ring Road

The Western Sydney Regional Ring Road concept was developed by Parramatta City Council and seeks to establish a regional arterial road circulating the Parramatta CBD by 2021. This is in response to a number of strategic transport corridors radiating from Parramatta and outlines a number of intersection upgrades to facilitate creation of the Ring Road as summarised in **Figure 8**.

In the vicinity of the Site, it can be seen that the Ring Road identifies upgrade works to access to the M4 from Woodville Road and Church Street, which is located directly west of the Site.



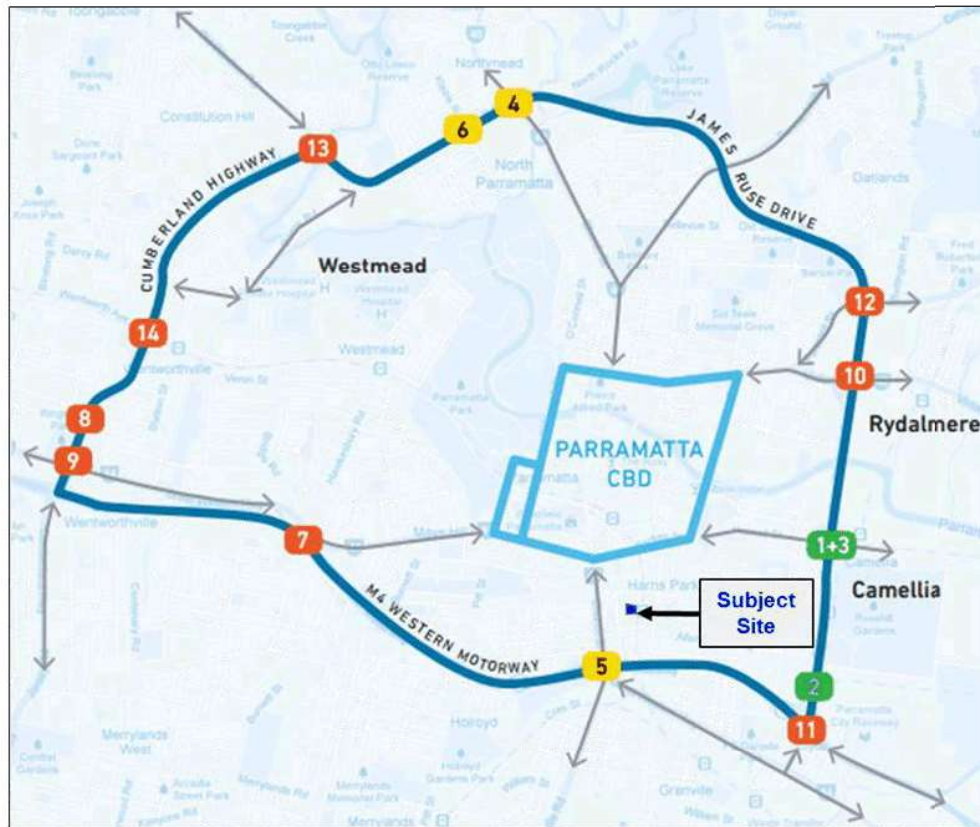


Figure 8: Proposed Western Sydney Regional Ring Road Upgrades

Source: Parramatta City Council

## 5 Description of Proposal

### 5.1 Proposed Amendments to Planning Controls

A detailed description of the Concept Plan and proposed modifications to planning controls is provided in the Planning Proposal submission prepared separately. The key aspects of the Proposal can be summarised as follows:

- Increase FSR control of 9.2:1.
- Building height of 108 metres.

### 5.2 Indicative Concept Plan & Development Yield

The potential traffic and access implications of the Proposal have been assessed on the basis of the indicative yield resulting from the Concept Plan developed by Aleksandar Design Group. A reduced copy of the ground floor and basement plans are presented in below for context.

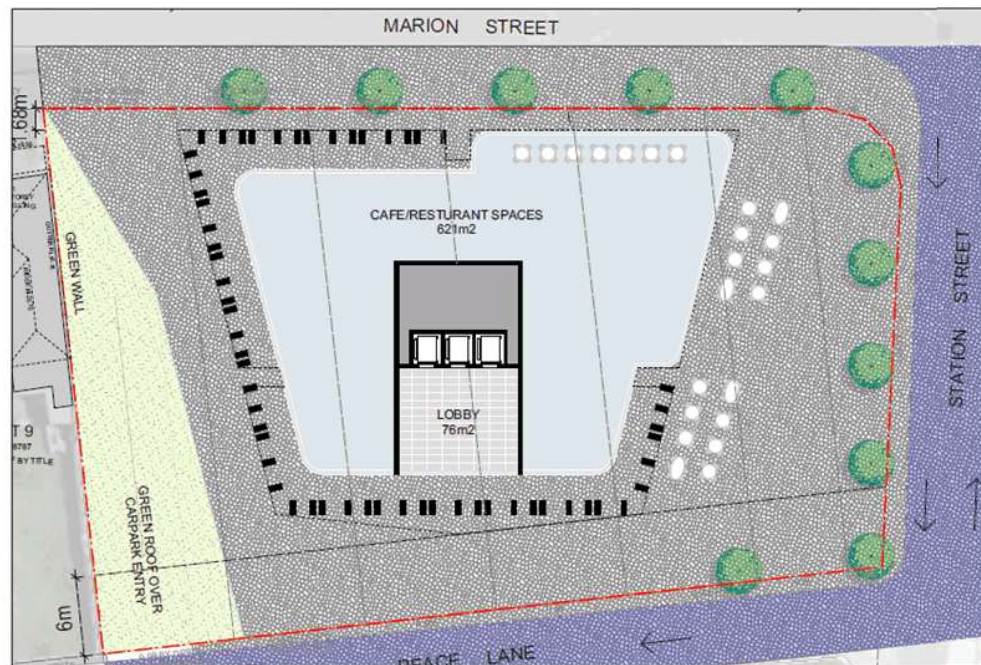
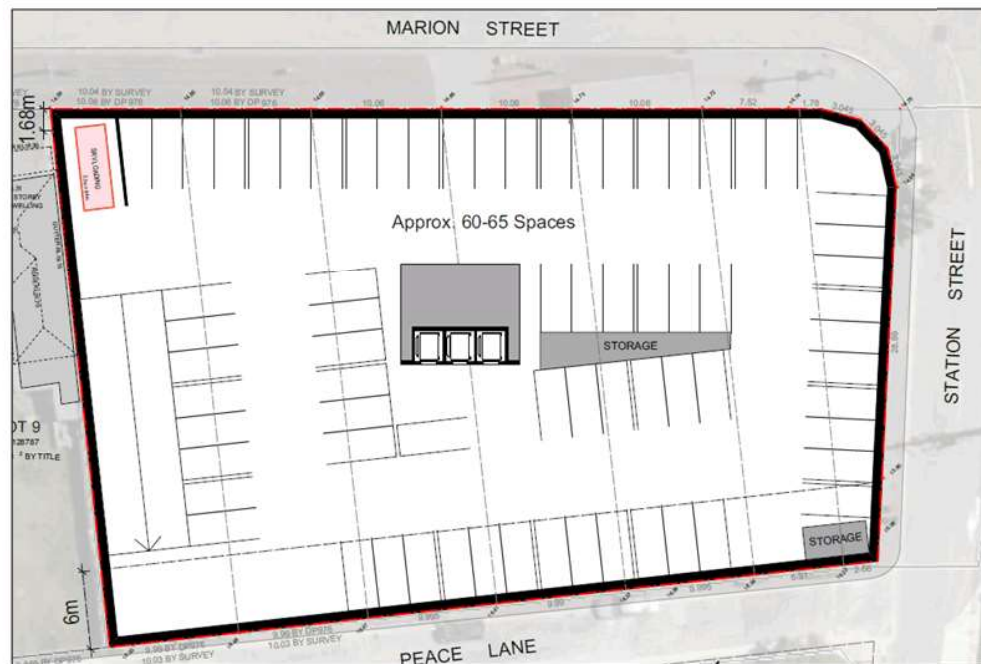


Figure 9: Ground Floor Layout



**Figure 10: Indicative Basement**

The indicative development, with an FSR of 9.2:1, comprises a mixed-use development with approximately:

- 240 residential units; and
- 1,330m<sup>2</sup> of ground floor restaurant/café/commercial uses.

Having regard for the above, it is assumed that the yield that might be achieved under Council's proposed amendments to the LEP controls, including a proposed FSR of 6:1, would result in the following yield:

- 153 residential units; and
- 1,330m<sup>2</sup> of ground floor restaurant/café/commercial uses.

Accordingly, the relative change from Council's Planning Strategy to that now proposes is in the order of some 87 residential units.

### 5.3 Design Commentary

#### 5.3.1 Site Access

Vehicular access to the Site is expected to be provided from Peace Lane to the rear of the development. In this regard, the concept plans indicate a proposed driveway access at the south-west corner of the Site along Peace Lane.

This location was selected to minimise the impact of vehicular access ramps on pedestrian connectivity through the site, noting that a key pedestrian desire line could traverse the ground level plaza between Harris Park Station, Cowper Street and the Auto Alley Commercial Core at the western end of Marion Street.

#### 5.3.2 Internal Design Commentary

Detailed design of the basement car park and on-site loading areas will be undertaken during subsequent Development Applications. It is anticipated that the standard requirements for compliance with relevant Australian Standards (AS2890 series) will be required at that time.

An indicative basement layout has been prepared by Aleksandar Design Group which demonstrates that compliance can be achieved. The current design envisaged on-site loading and servicing by up to Small Rigid Vehicles. This vehicle size is less than the waste collection vehicle dimensions outlined in the Parramatta City Centre DCP 2007. Accordingly, this is considered a matter that will require further consideration as part of post-Gateway detailed assessment.

Notwithstanding, it is expected that the basement footprint is readily capable of containing adequate parking spaces in compliance with relevant Australian Standards, subject to a formal DA design process.



## 6 Parking Controls

Parking assessment will be undertaken in subsequent Development Applications. Notwithstanding, the below provides a summary of the applicable parking controls.

### 6.1 Parramatta City Centre Controls

Section 22C of the Parramatta City Centre LEP 2007 (PCCLEP) provides the following maximum parking controls for relevant non-residential uses that may be considered on the ground floor:

- Commercial            1 car parking space for every 100m<sup>2</sup> GFA.
- Restaurants            The lesser of 1 car parking space for every 10m<sup>2</sup> GFA, OR 1 space per 4 seats.
- Shops                    1 car parking space for every 30m<sup>2</sup> GFA.

The PCCLEP also provides the following maximum rate for multi-dwelling housing:

- 1 maximum of 1 car parking space for every dwelling, and
- 1 visitor car parking space per 5 dwellings.

### 6.2 Sepp 65 - Apartment Design Guide

Having regard for the Site proximity (within 800 metres) to Harris Park Railway Station, the SEPP 65 Apartment Design Guide (ADG) minimum car parking requirements could be applied to the development. It is noted that this outlines the minimum number of spaces for which Council's cannot deny consent and does not prevent a lower provision where supported by Council. In this regard, Objective 3J-1 of the ADG states the following requirement for car parking based on the proximity to public transport in Sydney and regional areas:

*"On sites that are within 800 metres of railway station or light rail stop in the Sydney Metropolitan Area... the minimum car parking requirements for residents and visitors is set out in the Guide to Traffic Generating Developments or DCP by relevant Council, whichever is less"*

In accordance to objective 3J-1 above, the RMS *Guide for Generating Developments* has been adopted, which requires car parking for high-density residential flat buildings within Metropolitan Sub-Regional Centres to be provided at the following rates:

- 0.6 spaces per one bedroom unit,
- 0.9 spaces per two bedroom unit,
- 1.4 spaces per three bedroom unit, and
- 1 space per 5 units (visitor parking).



## 7 Traffic Assessment

### 7.1 Traffic Generation Rates

The trip generation rates provided in the RMS TDT/04a for high-density developments have been adopted to assess the traffic demands associated with the Proposal as the development is well serviced by public transport and is greater than six storeys in height. Relevant trip rates outlined by the RMS TDT/04a for high density residential developments are as follows:

- 0.19 vehicle trips per unit during morning peak hour period.
- 0.15 vehicle trips per unit during evening peak hour period.

For the purpose of this assessment, it is assumed that the ground floor retail use may comprise a café or restaurant tenancies. These uses are not included within the RMS TDT/04a and, accordingly, reference is made to the RMS Guide to Traffic Generating Developments (RMS Guide). For the purposes of this assessment, it is assumed that the café / restaurant will generate similar traffic volumes during both peak periods, despite the RMS Guide restaurant rates only applying to the evening peak. As such, the following traffic generation rate for restaurants within the RMS guide will be adopted.

- 5 vehicle trips per 100m<sup>2</sup> GFA during evening peak hour period.

#### 7.1.1 Existing Traffic Generation

As previously discussed, the existing uses on-site generate minimal traffic during the critical morning peak period.

#### 7.1.2 Parramatta CBD Strategy Traffic Generation

Application of the above traffic generation rates to the indicative yield envisaged for the site under Council's proposed FSR of 6:1 is provided in **Table 1** below.

**Table 1: Indicative Traffic Generation - Parramatta CBD Strategy Scheme (6:1 FSR)**

Land Use	Yield	Traffic Generation					
		AM	IN	OUT	PM	IN	OUT
High Density Residential	153 units	29	7	22	23	15	8
Café / Restaurant	1,330m <sup>2</sup>	67	34	33	67	34	33
<b>Total</b>		<b>96</b>	<b>41</b>	<b>55</b>	<b>90</b>	<b>49</b>	<b>41</b>

Application of the rates above would result in the traffic generation of 96 veh/r and 90 veh/hr during morning and evening peak hour period respectively. It is assumed that these traffic volumes will be included within the strategic transport planning being undertaken for the wider Parramatta City Centre.

#### 7.1.3 Proposed Traffic Generation

Similarly, application of the above rates to the indicative yield proposed by the Aleksandar Design Group concept planning is summarised in **Table 2** below.

**Table 2: Indicative Yield Traffic Generation – Proposed (9.2:1 FSR)**

Land Use	Yield	Traffic Generation					
		AM	IN	OUT	PM	IN	OUT
High Density Residential	240 units	46	12	34	36	24	12
Café / Restaurant	1,330m <sup>2</sup>	67	34	33	67	34	33
<b>Total</b>		<b>113</b>	<b>46</b>	<b>67</b>	<b>103</b>	<b>58</b>	<b>45</b>

Development traffic will access Peace Lane which is of sufficient width to cater for the increased traffic as a result of the subject development. It is noted that Peace Lane is one-way (westbound) with No Stopping restrictions applying in proximity to its intersections to facilitate turning movements.

#### 7.1.4 Net Traffic Generation

It is evident from above that the net change in traffic as a result of the proposed uplift will be in the order of the 17 veh/hr during the critical morning peak, as summarised below.

**Table 3: Net Traffic Generation**

Land Use	Traffic Generation	
	AM	PM
Parramatta CBD Strategy	96	90
Proposed Development	113	103
<b>Net Change</b>	<b>17</b>	<b>13</b>

Having regard for the distribution of traffic between inbound and outbound movements, the relative increase to any one movements would be even lower and in the order of 13 veh/hr.

## 7.2 Traffic Distribution & Assignment

The net increase of traffic (17 veh/hr) during the AM peak has been distributed onto the surrounding network and is presented in **Figure 11**. Traffic has been distributed having consideration for relevant JTW for the locality together with access opportunities. For example, access to the site from the west can occur via the M4 off-ramp to Church Street. However, vehicles exiting the site travelling west are expected to use Church Street to access the Great Western Highway noting that no access to the westbound on-ramp is provided to the M4 from Church Street (north).

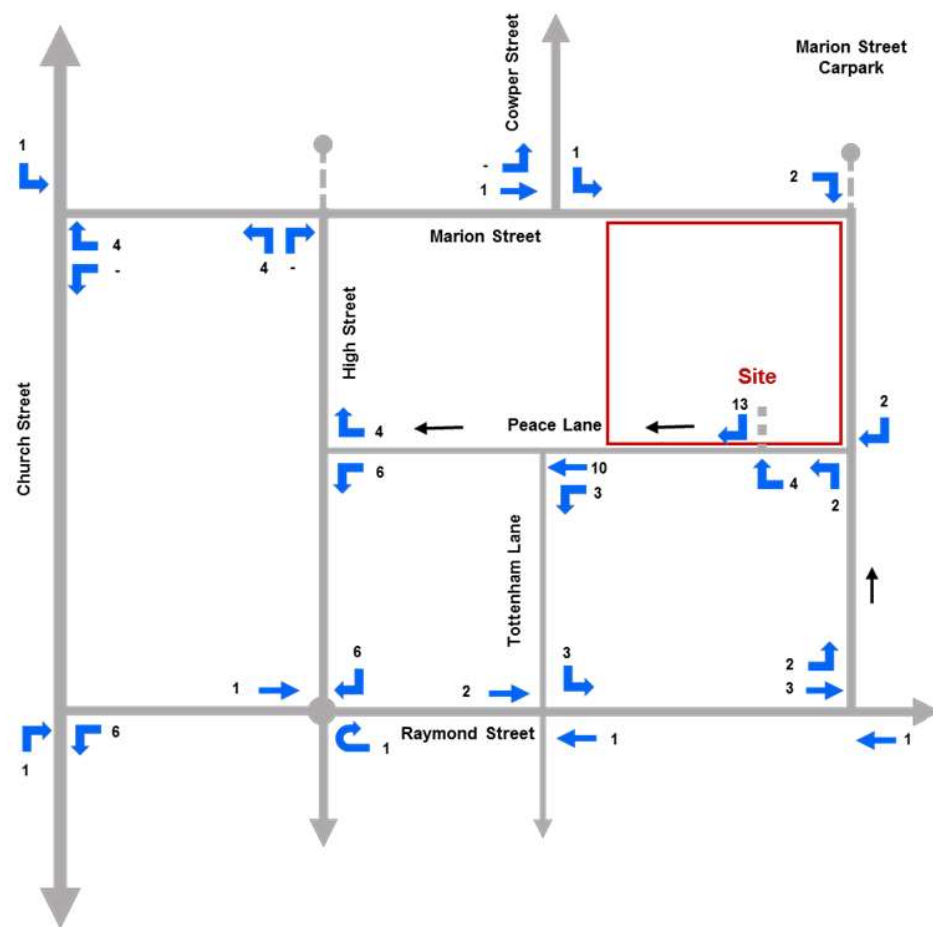


Figure 11: Traffic Distribution AM Period

### 7.3 Traffic Impacts

The proposed increase in FSR (from 6:1 to 9.2:1) will result in an increase of 17 and 13 vehicles per hour during the weekday morning and evening peak periods, respectively.

Furthermore, it can be seen from Section 7.2 that the relative increase in traffic at key intersections on the periphery of the study area will be a maximum of 6 veh/hr for any one movement. This equates to a single additional vehicle every 10 minutes which will have negligible impact on the performance of the surrounding road network.

Subject to Council and RMS requirements, further detailed assessment of the Proposal could be undertaken at post-Gateway or DA stage once the development scheme is more resolved and further detail from Council is available with respect to planned infrastructure upgrades as a result of the general uplift envisaged by Council's Planning Proposal have been identified.

In summary, the proposed amendments to permissible FSR and height controls will result in a minor increase in traffic compared to that already planned (by Council) for the Parramatta City Centre. Accordingly, the proposal will have will have minimal impact on the performance of the surrounding road network.

## 8 Conclusions

The key findings of this Traffic Impact Assessment are:

- Ason Group has been commissioned to prepare a Traffic Impact Assessment report in relation to 35-45 Marion Street, Parramatta to support the submission to Council to amend the current LEP controls.
- The Site is located within close proximity to the Parramatta CBD and is favourably located with regard to bus and train services in the locality. This proximity provides an opportunity for increased residential density to capitalise on future residents utilising active (walking and cycling) or public transport in preference to private vehicle usage.
- Council has initiated a separate Planning Proposal referred to as *Parramatta CBD Planning Strategy* which seeks for uplift in densities within Greater Parramatta, particularly the Parramatta City Centre and surrounding areas including the subject site.
- A summary of relevant changes to planning controls under the CBD Planning Strategy and the subject proposal is provided in the table below.

Controls	Current Controls	Parramatta CBD Strategy	Proposed
Zoning	B4 Mixed Use	B4 Mixed Use	B4 Mixed Use
Floor to Space Ratio	2:1	6:1	9.2:1
Building Height	12m	54m	108m

- Access to the site is proposed via Peace Lane to limit the impact of the required driveway on key frontages (Marion Street and Station Street West) and pedestrian desire lines to Harris Park Station.
- Parking provisions will be subject to further detailed assessment as part of subsequent Development Application submissions. However, the following are considered noteworthy:
  - Relevant parking controls applicable to future development of the site include Council's LEP which stipulates maximum parking provisions. These are maximum controls and do not necessarily preclude a lesser parking provision.
  - It is noted that the Site is located within 100 metres of Harris Park Railway Station and is therefore subject to SEPP 65 Apartment Design Guide (ADG) minimum parking controls would also be applicable any future development.



- The findings of the Parramatta CBD Strategic Transport Study undertaken thus far in relation to Council's CBD Planning Strategy suggests that Council implement restrictive parking policies to mitigate growth in private vehicle use. Subject to the outcomes of the detailed CBD Planning Strategies currently being undertaken, Council may seek to reduce parking rates within the City Centre further than already applies.
- A concept plan has been prepared by Aleksandar Design Group to explore the potential development yield that may occur as a result of the proposed planning controls. For the purposes of this assessment, it is assumed that the development yield possible under Council's CBD Planning Strategy would be proportional to that of the proposed scheme. A summary of the indicative development yield under both options is presented below.

Land Use	Parramatta CBD Strategy <sup>1</sup>	Proposed	Net Change
Residential Units	153 units	240 units	+87 units
Retail	1,330m <sup>2</sup>	1,330m <sup>2</sup>	-

Note: 1) Assumed having regard for the indicative yield developed under the 'proposed' development scenario.

- Having regard for the above relative changes, the proposal will result in the following changes to peak hourly traffic volumes at the site access:
  - AM peak 17 veh/hr
  - PM peak 13 veh/hr
- When considering the distribution of this increased traffic on the wider road network, the relative increase at any one intersection will be reduced. As discussion in Section 7.2, the forecast increase to any one movement at key surrounding intersections on the periphery of the study area would be 6 veh/hr or – expressed differently – a single additional vehicle every 10 minutes. This is a minor increase and is not expected to impact the future performance of the surrounding road network.
- It is noted that Council has yet to complete its city-wide transport planning studies which are expected to outline the necessary road and transport infrastructure initiatives to support uplift of the City Centre density generally. Notwithstanding, the minor increase in traffic as a result of this Planning Proposal would be unlikely to affect the findings of those studies.

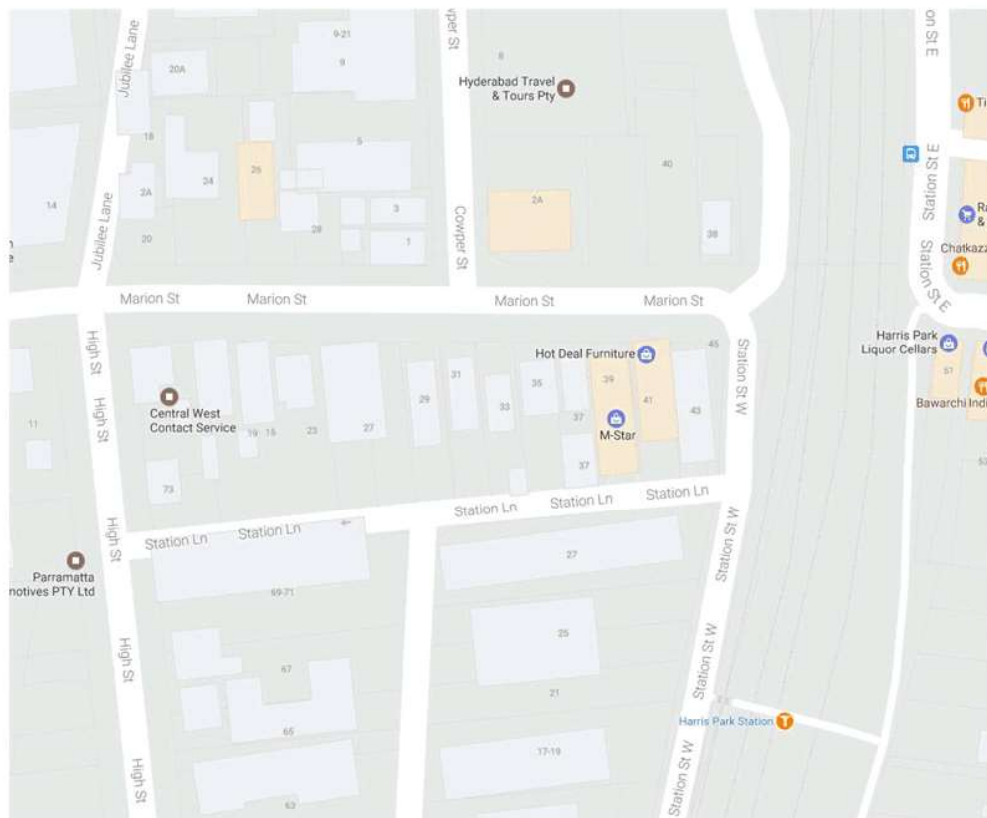
In summary, it is concluded that the Proposal is supportable on traffic planning grounds.



# Economic Analysis of the Proposed Development at Marion Street, Harris Park

FINAL – Prepared for Pacific Planning by PPM Consulting

Date: 9 May 2017



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## Executive Summary

The proponent plans to build a mixed use apartment complex at 33-45 Marion Street, Harris Park, in an area of transition adjacent to Harris Park train station.

A number of scenarios have been modelled, from a 32-storey building to a 40-storey building. All scenarios include two commercial/retail levels, the balance of the building being made up of apartments.

The site is currently zoned B4 Mixed Use, with an FSR restriction of 2:1 and a height restriction of 12m. The proponent is seeking a rezoning to allow a taller building to be built.

The proposed development would consist of between 240 and 312 apartments – one-third one-bedroom apartments, two-thirds two-bedroom apartments and three three-bedroom apartments. Eight retail/commercial tenancies on the ground and first floor (Levels 1 and 2) have also been included.

**Table 1: Proposed Building Characteristics**

	32 Storeys	34 Storeys	36 Storeys	38 Storeys	40 Storeys
<b>Total Apartments</b>	<b>240</b>	<b>258</b>	<b>276</b>	<b>294</b>	<b>312</b>
<b>Total 1 Bed</b>	78	84	90	96	102
<b>Total 2 Bed</b>	159	171	183	195	207
<b>Total 3 Bed</b>	3	3	3	3	3
<b>Total Commercial</b>	8	8	8	8	8
<b>GFA (m<sup>2</sup>)</b>	21,929	23,451	24,974	26,496	28,019

\* The mix of apartments are subject to change in accordance with Council and State government requirements and the market conditions prevailing at time of construction.

The proposed development is no more than 100m from Harris Park train station. The area is in transition towards high density, around the railway station, which is consistent with state government policy of increasing density at or near high-frequency transport nodes.

Retail/cafes/bars are proposed to occupy the ground floor (Level 1) as active frontage, which would increase the permeability of the site to and from the train station and create passive surveillance for the building as well as the immediate area around Marion Street. A second storey of commercial offices are proposed to be on Level 2.

This report analyses:

- the economic and employment benefits (direct and indirect) to the Parramatta economy of building the development
- the economic and employment benefits (direct and indirect) to the Parramatta economy of the active retail/commercial space
- state tax and local government rates revenue as a result of the development.

*Expected Costs and Sales*

The developer is proposing to negotiate a voluntary planning agreement (VPA) with Parramatta City Council.

A detailed Financial Analysis report is being prepared by PPM Consulting to assist with the VPA. Detailed costs and sales figures are contained in the Financial Analysis report, which due to their commercial-in-confidence nature, are not included in this Economic Analysis Report.

Costs and sales figures will be shared with the appropriate Council officers during the negotiation of the VPA.

This document uses the figures from the Financial Analysis report as inputs into the economic and taxation models.

*Economic Impact*

The proposed development scenarios are projected to have a significant economic benefit to the local area. It is projected to create between 183 full-time equivalent (FTE) jobs in each of the three years of construction (92 directly in the construction of the building and 92 in the wider Parramatta economy) for a 32-storey building and 262 (131 direct and 131 flow-on) for a 40-storey building. This is shown in Table 3.

**Table 2: Total Employment Impact in Parramatta of Construction**

		Employment (fte)	2020	2021	2022
32 Storeys	<b>Total (fte)</b>		<b>183</b>	<b>183</b>	<b>183</b>
	Direct (fte)		92	92	92
	Flow-on (fte)		92	92	92
34 Storeys	<b>Total (fte)</b>		<b>193</b>	<b>193</b>	<b>193</b>
	Direct (fte)		97	97	97
	Flow-on (fte)		97	97	97
36 Storeys	<b>Total (fte)</b>		<b>222</b>	<b>222</b>	<b>222</b>
	Direct (fte)		111	111	111
	Flow-on (fte)		111	111	111
38 Storeys	<b>Total (fte)</b>		<b>233</b>	<b>233</b>	<b>233</b>
	Direct (fte)		116	116	116
	Flow-on (fte)		116	116	116
40 Storeys	<b>Total (fte)</b>		<b>262</b>	<b>262</b>	<b>262</b>
	Direct (fte)		131	131	131
	Flow-on (fte)		131	131	131

All proposed development scenarios include active frontage retail/commercial on the ground floor on Marion Street and a floor of commercial tenancies. While this benefit is relatively minor, and replaces some existing commercial activity, it is still an important aspect of the proposed development. The estimated employment benefits of the retail/commercial aspect of the proposed development are 23 full-time equivalent jobs in the first year of operation, rising to 55 in 2032. This is shown in Table 4.

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Economic Analysis of the Proposed Development at 33-43 Marion Street, Harris Park



**Table 3: Total Employment Impact in Parramatta of Retail/Commercial Active Frontage**

FTE	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Total	23	25	28	31	34	37	41	45	50	55
Direct	15	17	19	21	23	25	27	30	33	36
Flow-on	8	8	9	10	11	12	14	15	17	18

*Taxation*

The development will also create revenue for state and local government. Table 4 shows the expected stamp duty, land tax and rates revenue generated by the construction.

**Table 4: Tax Revenue**

Tax	32 Storeys	34 Storeys	36 Storeys	38 Storeys	40 Storeys
Stamp Duty (total)	7,264,924	7,768,431	8,271,938	8,775,445	9,278,952
Land Tax (per year)	347,190	364,210	381,230	398,251	415,271
Rates (per year)	167,459	179,533	191,608	203,683	215,757

## Introduction

The subject site is at 33-43 Marion Street, Harris Park. The site has an approximately 40 metre frontage on Station Street West, and also around a 60 metre frontage on Marion Street and Station Lane.

The site is located in an area of transition, with some low-density single dwellings and newer apartment buildings. The site is less than 100m from Harris Park train station, which has an entrance to the south.

To the north and north-west lies the Parramatta CBD. The CBD is accessible either by train or on foot. Westfield Parramatta and the Parramatta CBD are less than a kilometre on foot.

The site is zoned B4 Mixed Use under the Parramatta Local Environment Plan (LEP) 2011. Under current planning restrictions, the site is permitted to have a building height of 12 metres, with an FSR of 2:1.

The proponent is seeking a rezoning to allow a higher FSR and height limit on the site.

Pacific Planning has commissioned PPM Consulting to undertake an economic analysis of the proposed development at 33-43 Marion Street, Harris Park. This report analyses:

- the economic and employment benefits (direct and indirect) to the Parramatta economy of building the development
- the economic and employment benefits (direct and indirect) to the Parramatta economy of the active retail/commercial space
- state tax and local government rates revenue as a result of the development.

## Construction and Sales

The cost of the building is the key input into the economic analysis of the construction phase of the project. The building cost includes materials, wages and fees that are then passed through the economy. The materials, wages and fees are incomes to shops, consultants, suppliers and others in the local government area. To the extent that the shops, consultants, suppliers and others are not in the local area, there will be a leakage of the benefits out of the Parramatta local government area. However, jobs will be created on the site, as well as flow-on jobs in the rest of the Parramatta economy.

The proposed building is to be situated on a 2,377m<sup>2</sup> parcel of land. There are six properties that will be acquired for the development.

Five scenarios have been modelled, from a 32-storey building to a 40-storey building. All scenarios include two commercial/retail levels, the balance of the building being made up of apartments.

The modelled scenarios range from a 32 storey building with 240 apartments (78 one-bedroom, 159 two-bedroom and 3 three-bedroom) to a 40 storey building with 312 apartments (102 one-bedroom, 207 two-bedroom and 3 three-bedroom). The ground floor (Level 1) and the second storey (Level 2) will be commercial (retail/café/restaurant on the ground and commercial offices on the second storey). While the land will remain in private ownership, the ground floor represents an active frontage, and will be permeable, allowing for enhanced access to Harris Park train station from the southern part of Parramatta. It will also increase the passive surveillance in the area down to Harris Park train station.

The characteristics of the modelled scenarios for a building are outlined in Table 6.

**Table 5: Building Characteristics**

	32 Storeys	34 Storeys	36 Storeys	38 Storeys	40 Storeys
<b>Gross Floor Area (m<sup>2</sup>)</b>	21,929	23,451	24,974	26,496	28,019
<b>Total apartments (no.)*</b>	240	258	276	294	312
<b>One-bedroom apartments (no.)</b>	78	84	90	96	102
<b>Two-bedroom apartments (no.)</b>	159	171	183	195	207
<b>Three-bedroom apartments (no.)</b>	3	3	3	3	3
<b>Commercial premises (no.)</b>	8	8	8	8	8

\* The mix of apartments are subject to change in accordance with Council and State government requirements and the market conditions prevailing at time of construction.

### Costs and Sales

The developer is proposing to negotiate a voluntary planning agreement (VPA) with Parramatta City Council. A detailed Financial Analysis report is being prepared by PPM Consulting to assist with the VPA. Due to the nature of VPA negotiations, the Financial Analysis report is commercial-in-confidence and will be provided to the appropriate Parramatta City Council officers as part of these discussions.

While the economic analysis is based on cost and sales figures contained in the Financial Analysis, as they are commercial-in-confidence, they are not included in this Economic Analysis Report.

## Economic Impacts of Building Development

As economic activity is interconnected, the economic impact of constructing a new apartment building affects the entire local economy.

This report uses the Economic Impact (Input-Output) Analysis Tool for Regional Infrastructure Investment Projects developed by the Australian Workplace Innovation and Social Research Centre (WiSeR) at the University of Adelaide.

Five scenarios have been modelled, from a 32 storey building to a 40 storey building. All scenarios include two commercial/retail levels, the balance of the building being made up of apartments.

During the construction phase, it is the construction costs that directly impact on the local economy, which then has flow-on benefits. These costs are commercial-in-confidence, but are contained in a separate Financial Analysis report. In line with financing, building is assumed to commence in 2020. It is assumed that it will take three years to build, and the expenditure profile will be equal in each of those years.

Table 6 shows the gross regional product impact of this building on the Parramatta economy. Table 7 shows the employment impact on the Parramatta economy. A detailed, industry break-down of each scenario can be found at Appendix 1.

**Table 6: Gross Regional Product Impact (\$m) in Parramatta of Construction**

	Gross Regional Product	2020	2021	2022
32 Storeys	<b>Total (\$m)</b>	<b>22.49</b>	<b>22.49</b>	<b>22.49</b>
	Direct (\$m)	9.7	9.7	9.7
	Flow-on (\$m)	12.8	12.8	12.8
34 Storeys	<b>Total (\$m)</b>	<b>23.75</b>	<b>23.75</b>	<b>23.75</b>
	Direct (\$m)	10.2	10.2	10.2
	Flow-on (\$m)	13.5	13.5	13.5
36 Storeys	<b>Total (\$m)</b>	<b>27.29</b>	<b>27.29</b>	<b>27.29</b>
	Direct (\$m)	11.7	11.7	11.7
	Flow-on (\$m)	15.5	15.5	15.5
38 Storeys	<b>Total (\$m)</b>	<b>28.59</b>	<b>28.59</b>	<b>28.59</b>
	Direct (\$m)	12.3	12.3	12.3
	Flow-on (\$m)	16.3	16.3	16.3
40 Storeys	<b>Total (\$m)</b>	<b>32.22</b>	<b>32.22</b>	<b>32.22</b>
	Direct (\$m)	13.9	13.9	13.9
	Flow-on (\$m)	18.4	18.4	18.4

The building works are estimated to inject a significant amount of economic activity into the Parramatta economy. A 32-storey building are expected to inject \$22.49 million into the Parramatta economy in each year of construction, while a 40-storey building could inject around \$32 million.

**Table 7: Total Employment Impact in Parramatta**

Employment (fte)		2020	2021	2022
32 Storeys	<b>Total (fte)</b>	<b>183</b>	<b>183</b>	<b>183</b>
	Direct (fte)	92	92	92
	Flow-on (fte)	92	92	92
34 Storeys	<b>Total (fte)</b>	<b>193</b>	<b>193</b>	<b>193</b>
	Direct (fte)	97	97	97
	Flow-on (fte)	97	97	97
36 Storeys	<b>Total (fte)</b>	<b>222</b>	<b>222</b>	<b>222</b>
	Direct (fte)	111	111	111
	Flow-on (fte)	111	111	111
38 Storeys	<b>Total (fte)</b>	<b>233</b>	<b>233</b>	<b>233</b>
	Direct (fte)	116	116	116
	Flow-on (fte)	116	116	116
40 Storeys	<b>Total (fte)</b>	<b>262</b>	<b>262</b>	<b>262</b>
	Direct (fte)	131	131	131
	Flow-on (fte)	131	131	131

The building works are expected to create a significant number of jobs in the Parramatta local government area. As shown in Table 7, a 32-storey building is projected to create 183 full-time equivalent jobs (92 direct and 92 flow-on) in each year of construction, while a 40-storey building is projected to create 262 jobs (131 direct and 131 flow-on) in each year of construction.



## Retail/Commercial Active Frontage

The proposed development will provide an active frontage for retail/commercial operators, as well as a second floor containing commercial offices.

The retail mix has been assumed to be three retailers and one café/restaurant/bar. Four commercial offices are assumed to occupy the second storey.

Once established, these café, bar, and retail developments will create economic activity in the area. The following assumptions have been made:

- café turnover – \$8,000 per week
- retail outlet turnover – \$2,000 per week
- commercial offices turnover - \$10,000 per week
- turnover increases by 10 per cent per year
- a small cafe and 3 small retailers will be established in the space in 2022
- four commercial offices will be established in the space in 2022
- a discount rate of 7 per cent per annum.

The net present value of the ground floor and second storey space over 10 years of operation is a little over \$29.8 million to 2032. This figure includes sales only, and does not include fit-out, nor the benefits of the open space as passive community amenity, the passive surveillance provided to the area, and the additional benefits to the community of increased permeability of the site.

Table 8 shows the projected gross regional product impact of this commercial activity on the Parramatta economy. Table 9 shows the projected employment impact in Parramatta. Gross regional product is expected to be boosted by \$2.4 million in the first year of operation (assumed to be 2022), rising to \$5.7 million in 2031. An additional 23 jobs are projected to be created in 2022 (15 direct and 8 indirect), increasing to 55 in 2031 (36 direct and 18 indirect).

**Table 8: Economic Impact in Parramatta of Retail/Commercial Active Frontage (\$m)**

Gross Regional Product	2023	2043	2025	2026	2027	2028	2029	2030	2031	2032
Total	2.40	2.64	2.90	3.19	3.51	3.86	4.25	4.67	5.14	5.66
Direct	1.3	1.5	1.6	1.8	2.0	2.2	2.4	2.6	2.9	3.2
Flow-on	1.1	1.2	1.3	1.4	1.6	1.7	1.9	2.1	2.3	2.5

**Table 9: Total Employment Impact in Parramatta of Retail/Commercial Active Frontage**

FTE	2023	2043	2025	2026	2027	2028	2029	2030	2031	2032
Total	23	25	28	31	34	37	41	45	50	55
Direct	15	17	19	21	23	25	27	30	33	36
Flow-on	8	8	9	10	11	12	14	15	17	18

### State tax and local government rates revenue

The development will generate tax revenue for Parramatta City Council, the state, as well as for the Commonwealth. This analysis does not look at Commonwealth taxes, but rather stamp duty, land tax and rates. It does not look at payroll tax, revenue from liquor licencing or other indirect state taxes, nor does it look at indirect local government revenues that arise because of the development.

Every unit will be subject to stamp duty, some will be purchased by investors, which, if valued at over the tax-free threshold, will incur land tax and all will be subject to rates.

The 32-storey development, when fully sold, is projected to raise over \$7.2 million in stamp duty for the state government, while a 40-storey building would raise a little over \$9.2 million. This is shown in Table 10.

**Table 10: Stamp Duty Revenue**

Building Scenario	Total Stamp Duty (\$)
32 Storeys	7,264,924
34 Storeys	7,768,431
36 Storeys	8,271,938
38 Storeys	8,775,445
40 Storeys	9,278,952

The state government will also raise land tax annually from investors above the land tax threshold. This is an annual collection on those investors with property valued above the threshold of \$549,000. It is assumed that a little over 1/3 of the apartments in the complex will be purchased by investors – if this number is higher, the land tax take will also be higher. The tax is an annual tax, and is projected to raise between \$347,000 and \$415,000 in the first year. This is shown in Table 11.

**Table 11: Land Tax Revenue Per Year**

Building Scenario	Total Land Tax (\$)
32 Storeys	347,190
34 Storeys	364,210
36 Storeys	381,230
38 Storeys	398,251
40 Storeys	415,271

Section 94 contributions are applicable to this development. Parramatta City Council has a blanket rate of 3 per cent of the total building cost in the Parramatta CBD. The proposed development is within this area, albeit on the fringe. Table 12 outlines the estimated Section 94 contribution that would be required for each of the building scenarios.

**Table 12: Estimated Section 94 Contributions**

Building Scenario	Total Land Tax (\$)
32 Storeys	2,795,262
34 Storeys	2,950,853
36 Storeys	3,390,776
38 Storeys	3,552,703
40 Storeys	4,003,605

Parramatta City Council will receive rate revenue on the value of the dwellings and businesses. This is collected annually at a rate of 0.256448% for residential property (minimum rate of \$647.27) and 0.1212651% of the value of commercial property (minimum rate of \$661.08). The unimproved value of the land is assumed to be 1/3 of the market value. As shown in Table 13, Council is projected to therefore raise between \$167,000 and \$216,000 per year in rates from the proposed apartments and commercial space per year.

**Table 13: Rates Revenue Per Year**

Building Scenario	Total Rates (\$)
32 Storeys	167,459
34 Storeys	179,533
36 Storeys	191,608
38 Storeys	203,683
40 Storeys	215,757

## Conclusion

The proposed development at 33-43 Marion Street, Harris Park, brings considerable economic benefits.

Depending on the scenario modelled, the building is estimated to create between 183 and 262 full-time equivalent jobs in the Parramatta local government area during the construction phase. In addition, the active frontage retail/commercial aspect will create 23 FTE jobs in the first year of operation, rising to 55 in 10 years.

The development is projected to raise significant taxes for state and local government. It is estimated that over \$7.2 million would be generated in stamp duty, as well as over \$347,000 per year in land tax and over \$160,000 per year in rates.

In addition to the public and private benefits outlined in this report, the proposed development will increase housing supply in the Harris Park area, is close to public transport, and increases the amenity of the local area.

## Appendix 1 – Detailed Economic Impacts

Table A1: Gross Regional Product Impact (\$m) in Parramatta of Construction – 32 Storeys

Gross Regional Product	2020	2021	2022
Total (\$m)	22.49	22.49	22.49
Direct (\$m)	9.7	9.7	9.7
Flow-on (\$m)	12.8	12.8	12.8

Table A2: Gross Regional Product-Total Impact (\$M) by Industry in Parramatta – 32 Storeys

Industry Sector	2020	2021	2022
Total	22.49	22.49	22.49
Manufacturing	2.2	2.2	2.2
Electricity, Gas, Water and Waste Services	0.4	0.4	0.4
Construction	11.6	11.6	11.6
Wholesale Trade	0.7	0.7	0.7
Retail Trade	0.3	0.3	0.3
Accommodation and Food Services	0.1	0.1	0.1
Transport, Postal and Warehousing	0.7	0.7	0.7
Information Media and Telecommunications	0.3	0.3	0.3
Financial and Insurance Services	2.5	2.5	2.5
Rental, Hiring and Real Estate Services	1.1	1.1	1.1
Professional, Scientific and Technical Services	1.3	1.3	1.3
Administrative and Support Services	0.6	0.6	0.6
Public Administration and Safety	0.1	0.1	0.1
Education and Training	0.1	0.1	0.1
Health Care and Social Assistance	0.1	0.1	0.1
Other Services	0.2	0.2	0.2

Table A3: Total Employment Impact in Parramatta – 32 Storeys

Employment (fte)	2019	2020	2021
Total (fte)	183	183	183
Direct (fte)	92	92	92
Flow-on (fte)	92	92	92



Table A4: Employment-Total Impact (fte) by Industry in Parramatta – 32 Storeys

Industry Sector	2019	2020	2021
Total	183	183	183
Manufacturing	19	19	19
Electricity, Gas, Water and Waste Services	2	2	2
Construction	110	110	110
Wholesale Trade	5	5	5
Retail Trade	4	4	4
Accommodation and Food Services	2	2	2
Transport, Postal and Warehousing	5	5	5
Information Media and Telecommunications	1	1	1
Financial and Insurance Services	7	7	7
Rental, Hiring and Real Estate Services	1	1	1
Professional, Scientific and Technical Services	13	13	13
Administrative and Support Services	5	5	5
Public Administration and Safety	2	2	2
Education and Training	1	1	1
Health Care and Social Assistance	2	2	2
Other Services	4	4	4

Table A5: Gross Regional Product Impact (\$m) in Parramatta of Construction – 34 Storeys

Gross Regional Product	2020	2021	2022
Total (\$m)	23.75	23.75	23.75
Direct (\$m)	10.2	10.2	10.2
Flow-on (\$m)	13.5	13.5	13.5

Table A6: Gross Regional Product-Total Impact (\$M) by Industry in Parramatta – 34 Storeys

Industry Sector	2020	2021	2022
Total	23.75	23.75	23.75
Manufacturing	2.3	2.3	2.3
Electricity, Gas, Water and Waste Services	0.4	0.4	0.4
Construction	12.3	12.3	12.3
Wholesale Trade	0.8	0.8	0.8
Retail Trade	0.3	0.3	0.3
Accommodation and Food Services	0.1	0.1	0.1
Transport, Postal and Warehousing	0.7	0.7	0.7
Information Media and Telecommunications	0.3	0.3	0.3
Financial and Insurance Services	2.7	2.7	2.7
Rental, Hiring and Real Estate Services	1.1	1.1	1.1
Professional, Scientific and Technical Services	1.4	1.4	1.4
Administrative and Support Services	0.7	0.7	0.7
Public Administration and Safety	0.2	0.2	0.2
Education and Training	0.1	0.1	0.1
Health Care and Social Assistance	0.1	0.1	0.1
Other Services	0.2	0.2	0.2

Table A7: Total Employment Impact in Parramatta – 34 Storeys

Employment (fte)	2020	2021	2022
Total (fte)	193	193	193
Direct (fte)	97	97	97
Flow-on (fte)	97	97	97

Table A8: Employment-Total Impact (fte) by Industry in Parramatta – 34 Storeys

Industry Sector	2020	2021	2022
Total	193	193	193
Manufacturing	20	20	20
Electricity, Gas, Water and Waste Services	2	2	2
Construction	116	116	116
Wholesale Trade	5	5	5
Retail Trade	4	4	4
Accommodation and Food Services	2	2	2
Transport, Postal and Warehousing	6	6	6
Information Media and Telecommunications	1	1	1
Financial and Insurance Services	8	8	8
Rental, Hiring and Real Estate Services	1	1	1
Professional, Scientific and Technical Services	13	13	13
Administrative and Support Services	6	6	6
Public Administration and Safety	2	2	2
Education and Training	1	1	1
Health Care and Social Assistance	2	2	2
Arts and Recreation Services	0	0	0
Other Services	4	4	4

Table A9: Gross Regional Product Impact (\$m) in Parramatta of Construction – 36 Storeys

Gross Regional Product	2020	2021	2022
Total (\$m)	27.29	27.29	27.29
Direct (\$m)	11.7	11.7	11.7
Flow-on (\$m)	15.5	15.5	15.5

Table A10: Gross Regional Product-Total Impact (\$M) by Industry in Parramatta – 36

Storeys

Industry Sector	2020	2021	2022
<b>Total</b>	27.29	27.29	27.29
Manufacturing	2.7	2.7	2.7
Electricity, Gas, Water and Waste Services	0.5	0.5	0.5
Construction	14.1	14.1	14.1
Wholesale Trade	0.9	0.9	0.9
Retail Trade	0.3	0.3	0.3
Accommodation and Food Services	0.1	0.1	0.1
Transport, Postal and Warehousing	0.8	0.8	0.8
Information Media and Telecommunications	0.3	0.3	0.3
Financial and Insurance Services	3.1	3.1	3.1
Rental, Hiring and Real Estate Services	1.3	1.3	1.3
Professional, Scientific and Technical Services	1.6	1.6	1.6
Administrative and Support Services	0.8	0.8	0.8
Public Administration and Safety	0.2	0.2	0.2
Education and Training	0.1	0.1	0.1
Health Care and Social Assistance	0.2	0.2	0.2
Other Services	0.3	0.3	0.3

Table A11: Total Employment Impact in Parramatta – 36 Storeys

Employment (fte)	2020	2021	2022
<b>Total (fte)</b>	222	222	222
Direct (fte)	111	111	111
Flow-on (fte)	111	111	111

Table A12: Employment-Total Impact (fte) by Industry in Parramatta – 36 Storeys

Industry Sector	2020	2021	2022
<b>Total</b>	222	222	222
Manufacturing	23	23	23
Electricity, Gas, Water and Waste Services	2	2	2
Construction	133	133	133
Wholesale Trade	6	6	6
Retail Trade	5	5	5
Accommodation and Food Services	2	2	2
Transport, Postal and Warehousing	6	6	6
Information Media and Telecommunications	1	1	1
Financial and Insurance Services	9	9	9
Rental, Hiring and Real Estate Services	2	2	2
Professional, Scientific and Technical Services	15	15	15
Administrative and Support Services	7	7	7
Public Administration and Safety	2	2	2
Education and Training	1	1	1
Health Care and Social Assistance	2	2	2
Other Services	4	4	4

Table A13: Gross Regional Product Impact (\$m) in Parramatta of Construction – 38 Storeys

Gross Regional Product	2020	2021	2022
Total (\$m)	28.59	28.59	28.59
Direct (\$m)	12.3	12.3	12.3
Flow-on (\$m)	16.3	16.3	16.3

Table A14: Gross Regional Product-Total Impact (\$M) by Industry in Parramatta – 38 Storeys

Industry Sector	2020	2021	2022
Total	28.59	28.59	28.59
Manufacturing	2.8	2.8	2.8
Electricity, Gas, Water and Waste Services	0.5	0.5	0.5
Construction	14.8	14.8	14.8
Wholesale Trade	0.9	0.9	0.9
Retail Trade	0.3	0.3	0.3
Accommodation and Food Services	0.1	0.1	0.1
Transport, Postal and Warehousing	0.9	0.9	0.9
Information Media and Telecommunications	0.3	0.3	0.3
Financial and Insurance Services	3.2	3.2	3.2
Rental, Hiring and Real Estate Services	1.4	1.4	1.4
Professional, Scientific and Technical Services	1.7	1.7	1.7
Administrative and Support Services	0.8	0.8	0.8
Public Administration and Safety	0.2	0.2	0.2
Education and Training	0.1	0.1	0.1
Health Care and Social Assistance	0.2	0.2	0.2
Other Services	0.3	0.3	0.3

Table A15: Total Employment Impact in Parramatta – 38 Storeys

Employment (fte)	2020	2021	2022
Total (fte)	233	233	233
Direct (fte)	116	116	116
Flow-on (fte)	116	116	116



Table A16: Employment-Total Impact (fte) by Industry in Parramatta – 38 Storeys

Industry Sector	2020	2021	2022
Total	233	233	233
Manufacturing	24	24	24
Electricity, Gas, Water and Waste Services	2	2	2
Construction	140	140	140
Wholesale Trade	6	6	6
Retail Trade	5	5	5
Accommodation and Food Services	2	2	2
Transport, Postal and Warehousing	7	7	7
Information Media and Telecommunications	2	2	2
Financial and Insurance Services	9	9	9
Rental, Hiring and Real Estate Services	2	2	2
Professional, Scientific and Technical Services	16	16	16
Administrative and Support Services	7	7	7
Public Administration and Safety	2	2	2
Education and Training	1	1	1
Health Care and Social Assistance	2	2	2
Other Services	5	5	5

Table A17: Gross Regional Product Impact (\$m) in Parramatta of Construction – 40 Storeys

Gross Regional Product	2020	2021	2022
Total (\$m)	32.22	32.22	32.22
Direct (\$m)	13.9	13.9	13.9
Flow-on (\$m)	18.4	18.4	18.4

Table A18: Gross Regional Product-Total Impact (\$M) by Industry in Parramatta – 40 Storeys

Industry Sector	2020	2021	2022
Total	32.22	32.22	32.22
Manufacturing	3.2	3.2	3.2
Electricity, Gas, Water and Waste Services	0.6	0.6	0.6
Construction	16.6	16.6	16.6
Wholesale Trade	1.1	1.1	1.1
Retail Trade	0.4	0.4	0.4
Accommodation and Food Services	0.2	0.2	0.2
Transport, Postal and Warehousing	1.0	1.0	1.0
Information Media and Telecommunications	0.4	0.4	0.4
Financial and Insurance Services	3.6	3.6	3.6
Rental, Hiring and Real Estate Services	1.5	1.5	1.5
Professional, Scientific and Technical Services	1.9	1.9	1.9
Administrative and Support Services	0.9	0.9	0.9
Public Administration and Safety	0.2	0.2	0.2
Education and Training	0.1	0.1	0.1
Health Care and Social Assistance	0.2	0.2	0.2
Other Services	0.3	0.3	0.3



Table A19: Total Employment Impact in Parramatta – 40 Storeys

Employment (fte)	2020	2021	2022
Total (fte)	262	262	262
Direct (fte)	131	131	131
Flow-on (fte)	131	131	131

Table A20: Employment-Total Impact (fte) by Industry in Parramatta – 40 Storeys

Industry Sector	2020	2021	2022
Total	262	262	262
Manufacturing	27	27	27
Electricity, Gas, Water and Waste Services	2	2	2
Construction	158	158	158
Wholesale Trade	7	7	7
Retail Trade	6	6	6
Accommodation and Food Services	3	3	3
Transport, Postal and Warehousing	8	8	8
Information Media and Telecommunications	2	2	2
Financial and Insurance Services	10	10	10
Rental, Hiring and Real Estate Services	2	2	2
Professional, Scientific and Technical Services	18	18	18
Administrative and Support Services	8	8	8
Public Administration and Safety	2	2	2
Education and Training	2	2	2
Health Care and Social Assistance	2	2	2
Arts and Recreation Services	1	1	1
Other Services	5	5	5

**Appendix 2 – Commercial Assumptions**

Cafes - assume one			
	Small cafe/wk		Total
	8,000		
2023	416,000		416,000
2024	457,600		457,600
2025	503,360		503,360
2026	553,696		553,696
2027	609,066		609,066
2028	669,972		669,972
2029	736,969		736,969
2030	810,666		810,666
2031	891,733		891,733
2032	980,906		980,906
Retail - assume three			
	Small retailer/wk		Total
	2,000		
2023	104,000		312,000
2024	114,400		343,200
2025	125,840		377,520
2026	138,424		415,272
2027	152,266		456,799
2028	167,493		502,479
2029	184,242		552,727
2030	202,667		608,000
2031	222,933		668,800
2032	245,227		735,680
Commercial - assume four			
	Small commercial/wk		Total
	10,000		
2023	520,000		2,080,000
2024	572,000		2,288,000
2025	629,200		2,516,800
2026	692,120		2,768,480
2027	761,332		3,045,328
2028	837,465		3,349,861
2029	921,212		3,684,847
2030	1,013,333		4,053,332
2031	1,114,666		4,458,665
2032	1,226,133		4,904,531

	Total Turnover			
	Café	Retail	Commercial	Total
2023	416,000	312,000	2,080,000	2,808,000
2024	457,600	343,200	2,288,000	3,088,800
2025	503,360	377,520	2,516,800	3,397,680
2026	553,696	415,272	2,768,480	3,737,448
2027	609,066	456,799	3,045,328	4,111,193
2028	669,972	502,479	3,349,861	4,522,312
2029	736,969	552,727	3,684,847	4,974,543
2030	810,666	608,000	4,053,332	5,471,998
2031	891,733	668,800	4,458,665	6,019,197
2032	980,906	735,680	4,904,531	6,621,117
Total				44,752,288
NPV				\$29,814,141

### Appendix 3 – WISer Economic Impact Analysis Tool

EIAT is an online input-output (I-O) analysis tool for Local Government Areas across the nation, developed by the Australian Workplace Innovation and Social Research Centre (WISer) at the University of Adelaide.

I-O models provide a standard approach for the estimation of the economic impact of a particular activity (e.g. construction of a new infrastructure project). A regional economic impact statement regarding the impact of major projects and policies has become a critical part of regional development analysis, and is an extensive component of the applied economic literature. The linkages between employment opportunities and residents – and business to business linkages affect urban design and transport systems (journey to work), infrastructure demand and provision, regional taxes and etc.

The tool draws on 2011 Census industry of employment data and the 2009/10 national I-O table to calculate industry multipliers which in turn provide estimates of economic impacts of regional infrastructure investment projects.

#### *Important Assumptions*

There are a number of important assumptions that underpin the use of an I-O model, these must be considered in interpreting the predicted impacts. They include

- a) increases in demand in the region are serviced by industries with constant proportions, there are no significant price adjustments that occur
- b) industries have a linear production function, which implies constant returns to scale and fixed input proportions
- c) firms within a sector are homogeneous, which implies they produce a fixed set of products that are not produced by any other sector and that the input structure of the firms are the same
- d) the model is a static model that does not take account of the dynamic processes involved in the adjustment to an external change.

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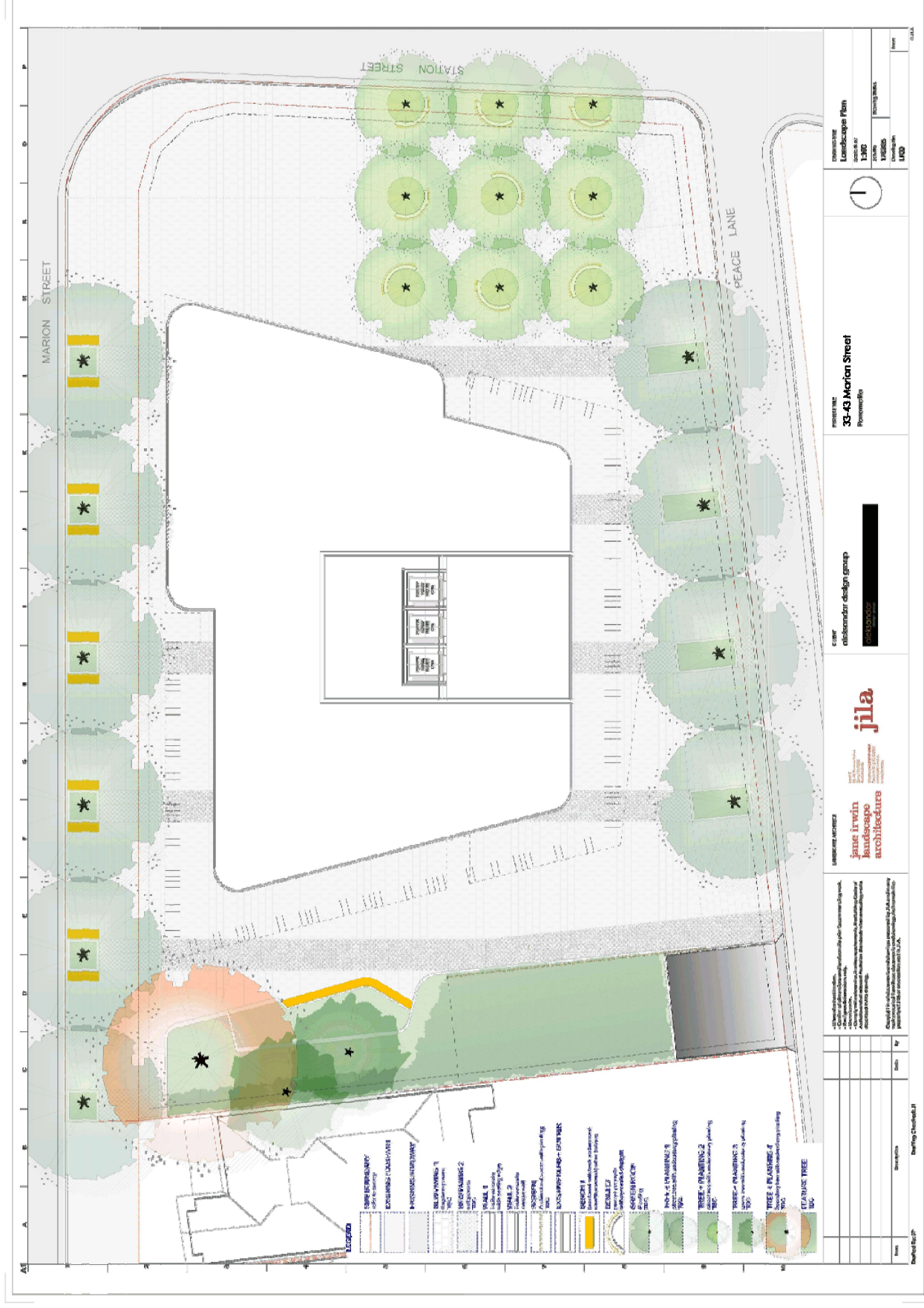
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**APPENDIX 5**  
**Economic Impact Assessment**  
**PPM Consulting**





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**LEADING**


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<b>ITEM NUMBER</b>	13.9
<b>SUBJECT</b>	Planning Proposal for land at 33-43 Marion Street, Parramatta
<b>REFERENCE</b>	RZ/9/2017 - D05697387
<b>REPORT OF</b>	Project Officer Land Use

**PURPOSE:**

This report provides an update of the current status of the planning assessment for a Planning Proposal for land at 33-43 Marion Street, Parramatta. This report has been prepared following a request from some Councillors for the Planning Proposal to be reported to Council. The report provides Councillors with a recommendation from Council Officers that will enable the assessment of a number of heritage issues to be further investigated, which will inform the final assessment and future recommendation on the matter to Council.

**RECOMMENDATION**

- (a) **That** Council note the issues identified in the current assessment of the Planning Proposal for land at 33-43 Marion Street, Parramatta.
- (b) **Further, that** Council immediately endorse the engagement of an independent heritage consultant to undertake a detailed investigation and assessment of:
- All heritage items identified in Marion Street between Anderson Street and Station Street West.
  - Supporting heritage documentation provided by the applicant, including the heritage fabric analysis of items directly impacted by the Planning Proposal, being 37 Marion Street, and the adjoining properties of 29 Marion Street and 31 Marion Street.
  - Based on these findings, whether a Heritage Conservation Area for Marion Street be considered by Council at a future date.

**THE SITE**

1. The subject site is located at 33-43 Marion Street, Parramatta (refer to **Figure 1**). The legal description of the sites is Lots 10-13 of DP 976, Lot 14 of DP 182289, Lot A of DP 349279 and Lot 1 of DP 747666. The total site area is 2,367.5m<sup>2</sup> and currently contains a modern 3-storey commercial building, a 2-storey commercial shop with shop-top housing, a 2-storey commercial building, and three single storey detached residential dwellings. One of the residential dwellings, 37 Marion Street, is identified in Schedule 5 of the Parramatta Local Environmental Plan 2011 as Local Heritage Item I731.



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**Figure 1** Location map

2. The site is located on the corner of Station Street West and Marion Street, with a third frontage to Station Lane to the south that allows for vehicle and service access to the rear of the properties.
3. The site currently has an FSR of 2:1, however under the *Draft Parramatta CBD Planning Proposal* (CBD PP) Council, on 11 April 2016 when the CBD PP was endorsed, resolved to apply an FSR of 6:1 to the subject site. The site is currently zoned B4 Mixed Use. The Council subsequently on 10 July 2017, when considering a further Heritage Report related to the CBD Planning Proposal resolved to supersede the 11 April 2016 resolution with a further resolution which retains the existing FSR (2:1) and Height (12m) in the CBD PP.
4. On 11 May 2017 a Planning Proposal for the subject site was received by Council. The Proposal seeks to amend the PLEP 2011 to increase the height of building control from 12m to 102m and the maximum floor space ratio (FSR) from 2:1 to 10:1. The existing B4 Mixed Use zoning is not proposed to change. If the LEP is amended, the Proposal states that a mixed use development containing approximately 1330m<sup>2</sup> of commercial floor area and approximately 240 residential dwellings could be delivered on the site. The proposal provides material seeking to justify the demolition of a Heritage Item located on the subject site.

## **BACKGROUND**

5. On 11 April 2016, Council adopted the draft Planning Proposal for the Parramatta CBD (CBD PP), which generally sought to increase the FSR of most sites within the Parramatta CBD to between 6:1 and 10:1, and to remove height limits subject to a number of conditions. The Heritage Report by Urbis, which was prepared to support the CBD PP, and the Council Officer report to Council, recommended that Marion Street retain an FSR of 2:1 due to the heritage sensitivity of the buildings in Marion Street to the west of the Western



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Railway Line, and its proximity to the Harris Park West Heritage Conservation Area to the east of the railway line.

6. Since that time, a number of site-specific Planning Proposals have been lodged with Council that have, to varying degrees, while demonstrating compliance with the draft development standards proposed in the CBD PP, have led to heritage interface issues with local heritage items and heritage conservation areas within, or in proximity to land affected by the CBD PP being raised by both the NSW Heritage Council and the Department of Planning and Environment.
7. The Heritage Council concerns related to the site specific planning proposal for 142-154 Macquarie Street, Parramatta and included: negative impacts on historical archaeological resources, overshadowing, visual and streetscape impacts, and impacts on Harrisford House and Hambledon Cottage.
8. The DPE concerns related to two site specific planning proposals for 14-20 Parkes Street, Harris Park and 122 Wigram Street, Harris Park and were outlined in the Gateway determinations for these sites stating inter alia that, "The assessment of this Gateway review has highlighted the need for more detailed investigation of appropriate transitional controls specific to individual heritage conservation areas, to support the Parramatta CBD Planning Proposal. Such an investigation could clarify the purpose of the controls, provide a suitable evidence based methodology and consider the potential cumulative impacts of development on the heritage values of affected conservation areas".
9. To better understand these potential heritage issues, Council engaged Hector Abrahams Architects (HAA) in February 2017 to prepare a heritage study that assessed at a precinct scale the impact of the proposed draft controls in the CBD PP on heritage items and heritage conservation areas within and adjacent to the Interface Areas. The aims of the heritage interface study were to:
  - To identify potential heritage impacts resulting from the Parramatta CBD Planning Proposal as related to the Interface Areas.
  - To make recommendations to ameliorate adverse impact on heritage through modifications to the draft planning controls for the interface areas to ensure new growth and developments occur in a manner that protects and manages the city's heritage assets and demonstrates consistency with Section 117 Direction 2.3 Heritage Conservation (Section 117(2) of the Environmental Planning and Assessment Act 1979).
10. On 11 May 2017 a Planning Proposal for the subject site was received by Council. A key issue of consideration identified by Council Officers in the early stages of the preliminary assessment of the proposal was the quality of, and methodology used to assess the heritage value of the heritage item at 37 Marion Street, as well as the heritage listed items that adjoined the subject site to the western boundary. Specifically, there is contention as to whether the items should be listed. The heritage assessment provided by the proponent essentially holds the position that, quote, "37 Marion Street has been demonstratively altered and terribly conserved so that it is not of quality and does not merit being a Heritage Item".
11. On 10 July 2017 Council endorsed the *Parramatta CBD: Heritage Study of Interface Areas* report ("the Study") and the "Council Response to the Parramatta CBD Heritage Study of Interface Areas". These documents were

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subsequently forwarded to the DPE as supporting documentation for the CBD PP. Refer to **Attachment 1**.

12. Of relevance to this Planning Proposal, the Council resolution of 10 July 2017 endorsed the following recommendations:
- That the incentive floor space ratio control be removed from the land on Marion Street between Anderson Street and Station Street West, and the existing floor space ratio controls as per PLEP 2011 (of 2:1) be reapplied to the affected land;
  - Remove incentive height provisions to the southern side of Marion Street and re-apply a 12m maximum height limit for the entire depth of the lots fronting Marion Street; and
  - That a separate defined heritage study be undertaken to investigate the potential listing of Marion Street as a Heritage Conservation Area (HCA). This study would assess the heritage significance of all existing buildings within the proposed HCA, including contributory significance and overall character, and would be undertaken as a separate piece of work of Council.
13. The formal position of Council at this point in time is 2:1 FSR for the subject site, which was resolved by the Administrator in endorsing the Heritage Interface Area Study and Council Officer Response at the 10 July 2017 Council meeting.

#### HERITAGE ASSESSMENT OF PROPOSAL

14. In the assessment of the heritage aspects of the Planning Proposal, it was identified by Council Officers that a mapping error exists on the current Parramatta Local Environmental Plan 2011 – Heritage Map (Sheet\_HER\_010). As identified in **Figure 2** below, Marion Street (“111”) and a section of Cowper Street (“94”) are notated on the map as heritage items, but are not identified in Schedule 5 of the PLEP 2011. This mapping error was also identified by the proponent’s heritage consultant in an email to Council on 24 August 2017, and confirmed by Council Officers to the proponent on 31 August 2017 (refer to **Attachment 3**). At the present time, these two mapping anomalies are listed to be removed in a future housekeeping amendment to the LEP.

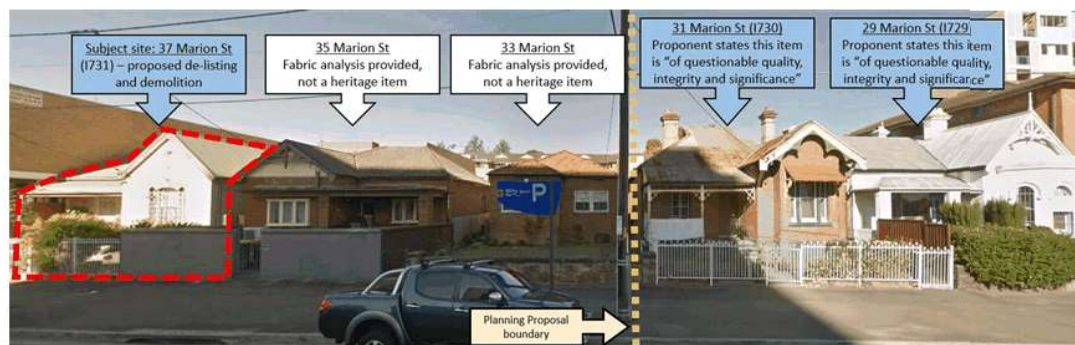
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**Figure 2** Extract of PLEP 2011 – Heritage Map (Sheet\_HER\_010)

15. In its lodgment of the Planning Proposal, the proponent also provided two heritage reports, being a Statement of Heritage Impact and a Heritage Fabric Analysis and Photographic Record. Both of these reports provide an assessment of 37 Marion Street (Local Item I731) – which is proposed to be delisted and demolished to accommodate future redevelopment on the subject site – and adjoining heritage items located on the western boundary of the subject site, being 29 Marion Street (Local Item I729) and 31 Marion Street (Local Item I730). The Fabric Analysis Report also provides a fabric analysis study on properties within the subject site that are not listed as heritage items, being 33 and 35 Marion Street. Refer to **Figure 3** below, with heritage items identified in blue boxes.



**Figure 3** Street view of properties investigated in Heritage Fabric Analysis and Photographic Record (Source: Google Maps)

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16. In short, the position of the proponent's heritage analysis is that "the listed items are disintegrated with items of questionable quality, integrity and significance amongst the tail of urban development and are in themselves of altered poor condition", and that "the predominant characteristic of the area is to have heritage items interspersed with high density new developments which surpass their scale and typology ... [and] the proposal will not have any significant adverse effect on the conservation and heritage significance of the area".
17. Council Officers have undertaken a preliminary review of the proponent's heritage reports. Council's assessment concluded that the findings relied upon by the proponent to recommend the delisting and demolition of heritage listed 37 Marion Street, the fabric analysis of adjoining heritage items, and the contention that the development would not result in a significant adverse impact on adjoining heritage items, are based on a methodology that should not be relied upon. Based on the photographic evidence provided by the proponent, Council Officers are of the strong view that the missing or damaged elements of building fabric can be restored or reconstructed and, on balance, continue to meet the applicable criteria for heritage listing.
18. Further, it is Council's position that one of the outcomes of allowing additional development to heritage items is that some of the profits generated through new development be invested in the restoration of the heritage item. This Planning Proposal is inconsistent with Council's approach to heritage management in that it would instead seek the de-listing, and demolition of the item rather than the retention and enhancement of the item to improve its value and significance.
19. A letter summarising this position was subsequently sent to the proponent on 11 October 2017, advising that following a preliminary assessment, and in the context of the Council resolution of 10 July 2017, Council Officers were not in a position to support the Proposal in its current form. It was requested that the proponent either withdraw the proposal, or provide a modified proposal that responded to the issues identified. A copy of this letter can be found at **Attachment 2**.
20. On 18 October Council received a response from the applicant, which disputed a number of points raised by Council Officers, particularly as they related to the heritage assessment. Refer to **Attachment 4**.

#### ISSUES/OPTIONS

21. Given that Council's current formal position is the site retain the existing 2:1 FSR, the assessment of the planning proposal has reached a point where for the matter to progress, a more detailed investigation of both the site specific, and precinct level heritage issues is required. Council has already resolved on 10 July 2017 to undertake the study of a proposed heritage conservation area along Marion Street. To that end, Council Officers have recommended to Council that an independent heritage consultant be engaged to investigate, assess, and provide recommendations on a number of issues that directly impact upon Council Officer's ability to finalise its assessment of the Planning Proposal for 33-43 Marion Street as a matter of urgency. These issues, which would form the basis of a future project brief, would likely include:



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- Assessment of the current heritage listed items and their inventory sheets, to determine – in conjunction with a fabric analysis – whether these items are correctly listed.
  - Investigation of the relationship of the heritage items in Marion Street, to determine whether there are grounds for Marion Street to be recommended to a future Council meeting as a new heritage conservation area.
22. However, should Council wish to proceed with the Planning Proposal without undertaking the further study Council resolved to prepare on 10 July 2017 then the formal assessment should be finalized and forwarded to the Independent Hearing and Assessment Panel (IHAP). The recommendation of the IHAP would then be reported to Council to allow Council to determine whether the Planning Proposal should proceed and whether a Gateway Determination should be requested for this Planning Proposal. When considering whether to proceed with a Planning Proposal Council would normally consider all relevant matters including State Government Policies and Section 117 Directions issued by the Minister in an assessment report. This update report does not provide a complete assessment of this Planning Proposal and Council Officers recommend that Council not proceed with the Planning Proposal until the they have had the opportunity to consider a complete assessment of the Planning Proposal at a future Council Meeting.
23. Another issue that Council may wish to consider/clarify is the basis for the assessment. Based on the Council resolution of 10 July 2017 the formal position of Council in relation to the proposed controls for this under the CBD Planning Proposal is that the existing FSR (2:1) be retained as well as the existing height. Unless Council provides a further resolution in relation to this matter the Planning Proposal will be assessed against the resolved position of 10 July 2017.

#### **FINANCIAL IMPLICATION FOR COUNCIL**

24. It was envisaged that the funding for this study would be considered as part of the 2018-19 Budget preparation process. Should Council endorse the Council Officer recommendation, Officers will seek to fund the Study out of current budget allocations. The expected cost is to be in the order of \$20,000.

Joshua Coy  
**Project Officer, Land Use**

Robert Cologna  
**Manager Land Use Planning**

Sue Weatherley  
**Director Strategic Outcomes and Development**

#### **ATTACHMENTS:**

1	Parramatta CBD Heritage Interface Study - Report to Council and attachments	216 Pages
2	Letter to Proponent - Preliminary Assessment	3 Pages
3	Proponent Letter to Councillors	27 Pages



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**4** Proponent Response to Council Officers Preliminary Assessment

14 Pages

**REFERENCE MATERIAL**