

Council note

This Statement of Heritage Fabric Analysis and Photographic Report was submitted with the original Planning Proposal.

This Planning Proposal has since been subject to several revisions which may not be reflected in this report.

References to an FSR of 10:1 and the removal of heritage listings at 31 and 29 Marion Street should be disregarded.

Please contact the relevant Council Officer should you wish to discuss.

Heritage Fabric Analysis and Photographic Reports

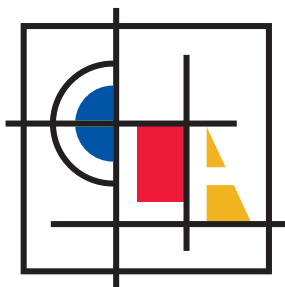
1.0 29 Marion Street Report

2.0 31 Marion Street Report

3.0 33 Marion Street Report

4.0 35 Marion Street Report

5.0 37 Marion Street Report



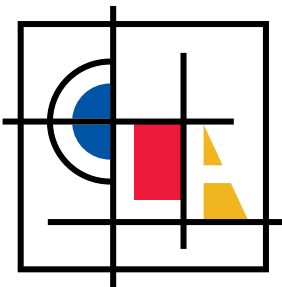
CRACKNELL
&
LONERAGAN
ARCHITECTS PTY LTD

Prepared on 3 May 2017

Prepared for Aleksandar Design Group

Heritage Fabric Analysis and Photographic Record

**29 Marion Street
Parramatta**



**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

Norminated Architect: Peter J Lonergan
NSW Architects Registration No. 5983

156a Church Street

Newtown NSW 2042

(02) 9565 1554

email@cracknelllonergan.com.au

www.cracknelllonergan.com.au



Contents

1.0	Project Summary	1
2.0	Exterior	4
3.0	Interior	12
4.0	Appendix A: NSW State Heritage Inventory Listings	20
5.0	Appendix B: Curriculum Vitae of Peter Lonergan	23

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. I731. 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.

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). 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

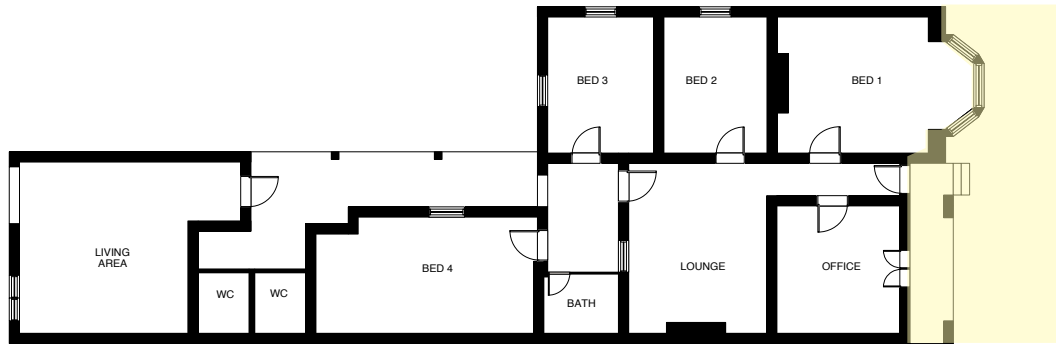
Director
Cracknell Lonergan Architects Pty Limited
NSW Architects Registration No. 5983

Location Plan

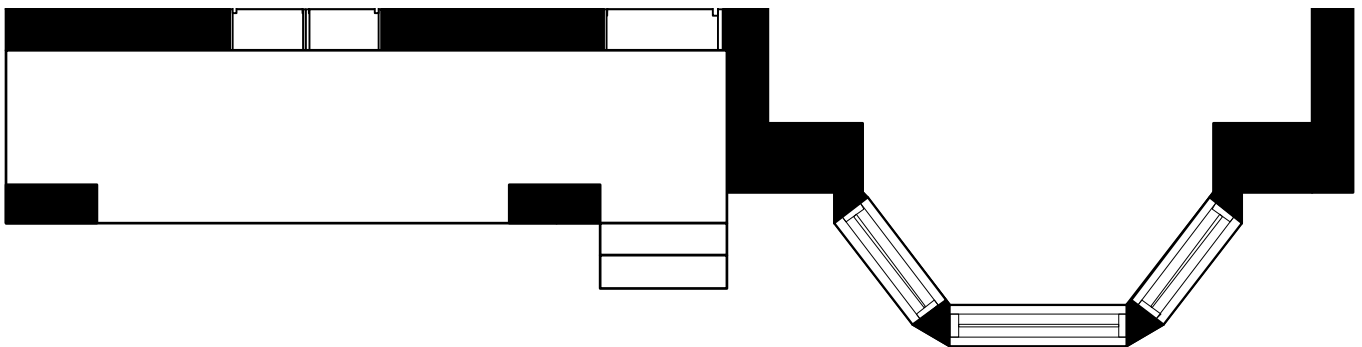


Location Plan - 29 Marion Street, Parramatta. (Source: Six Maps)

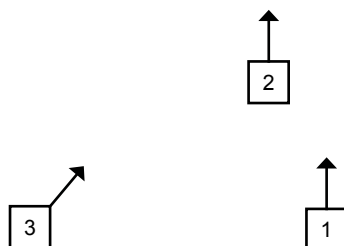
2.0 Exterior



Ground Floor Plan - 1:200



Front Exterior Plan - 1:50





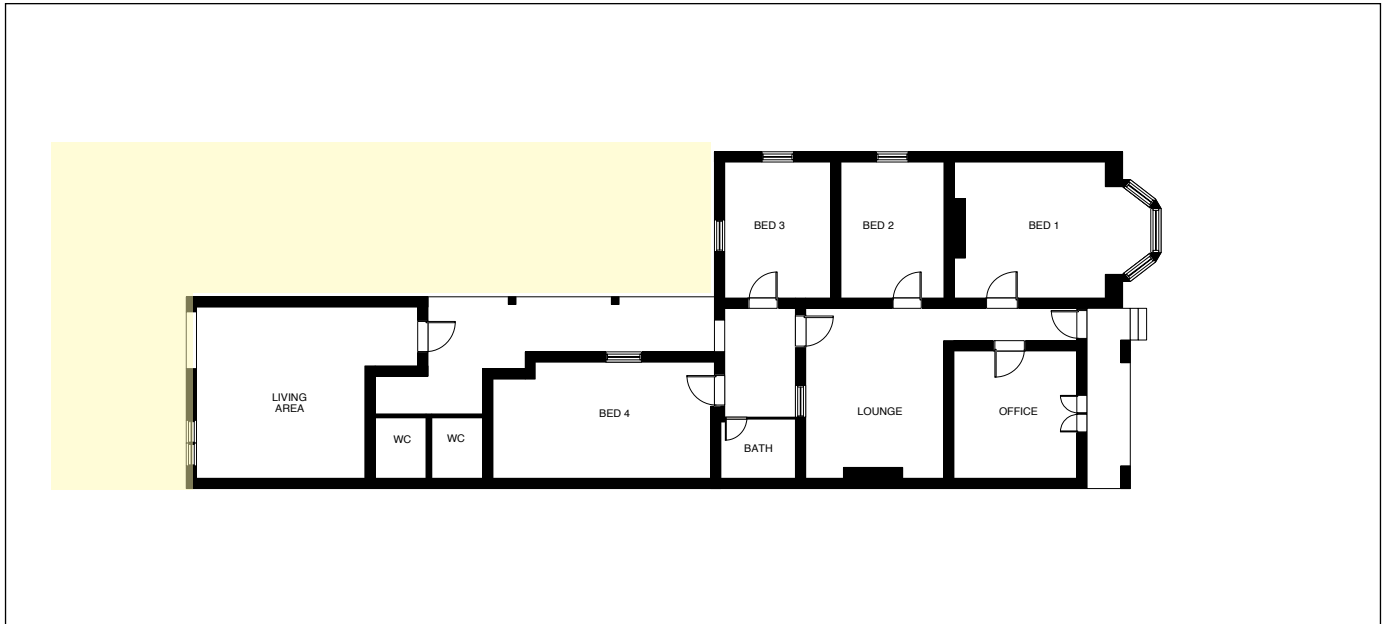
Front Exterior - Fig. 1



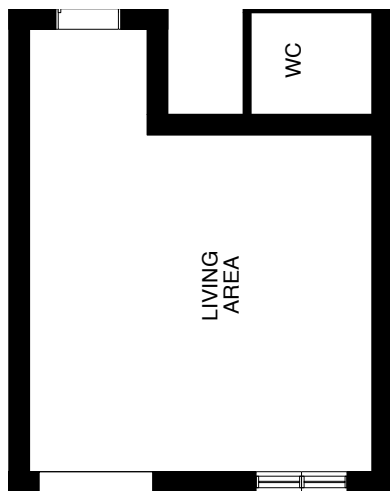
Front Exterior - Fig. 2



Front Exterior - Fig. 3



Ground Floor Plan - 1:200

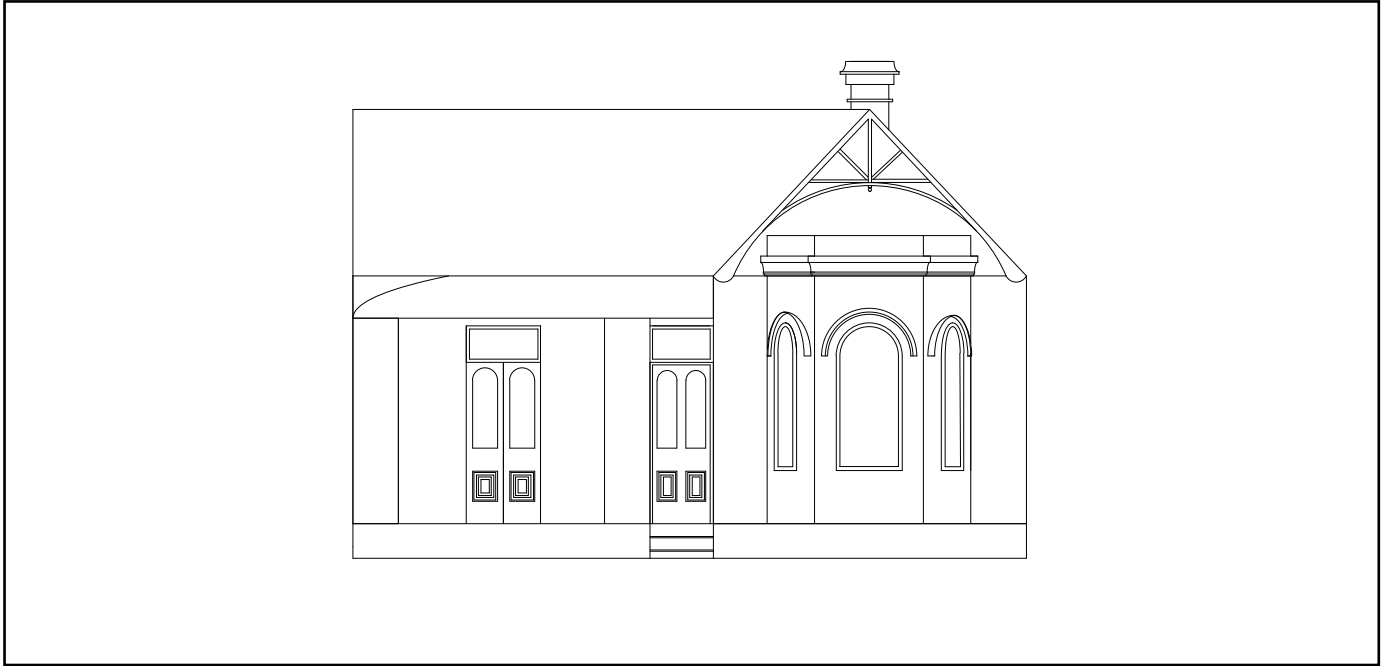


Rear Exterior Plan - 1:100





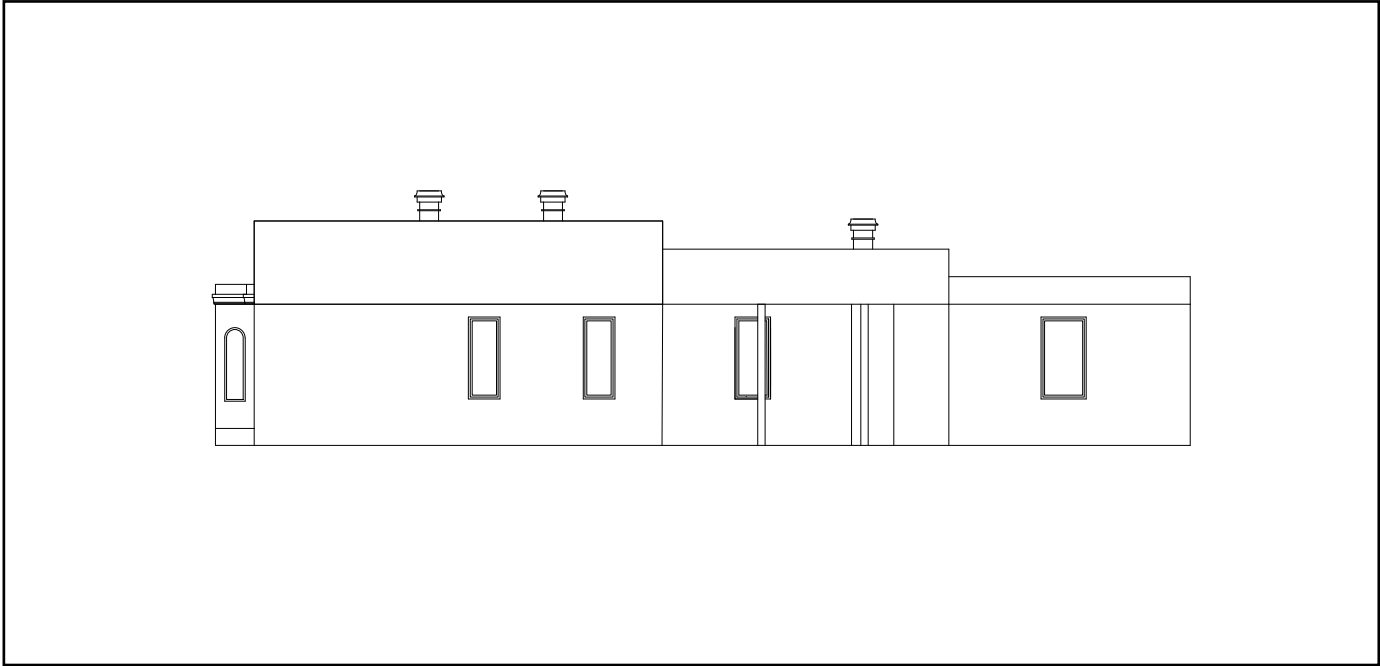
Rear Exterior - Fig. 1



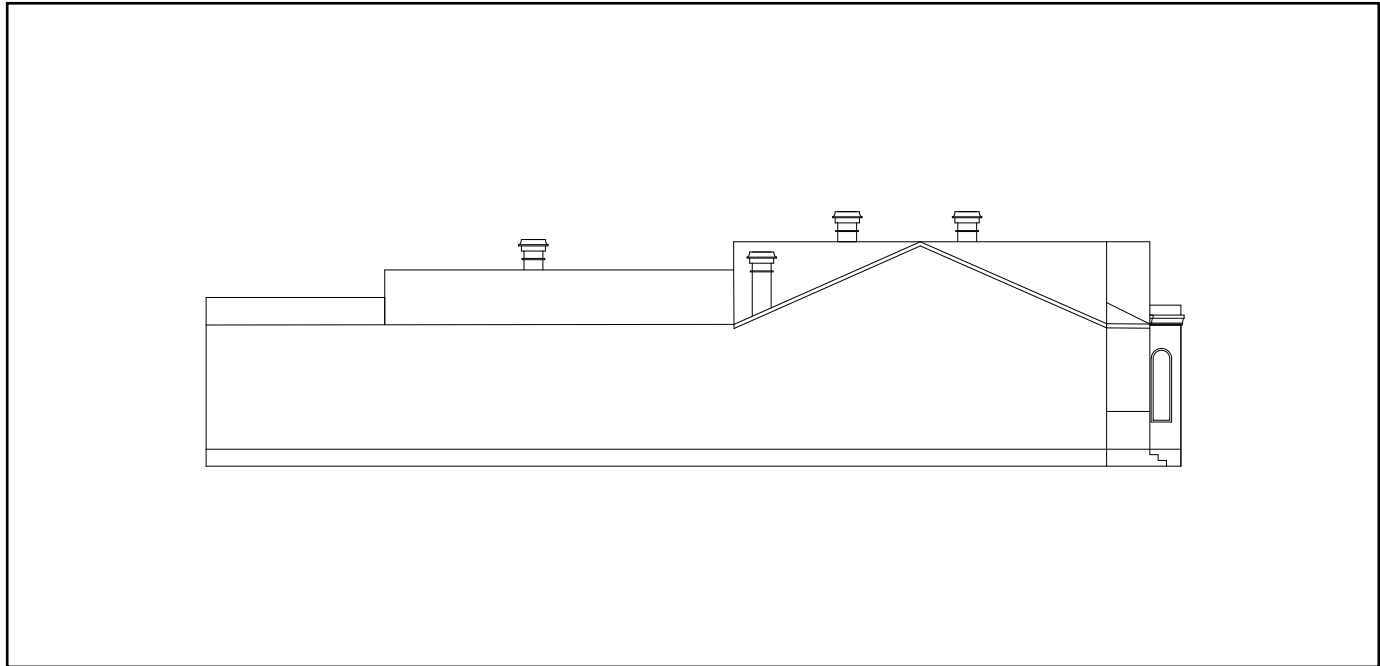
FRONT ELEVATION 1:100



BACK ELEVATION 1:100

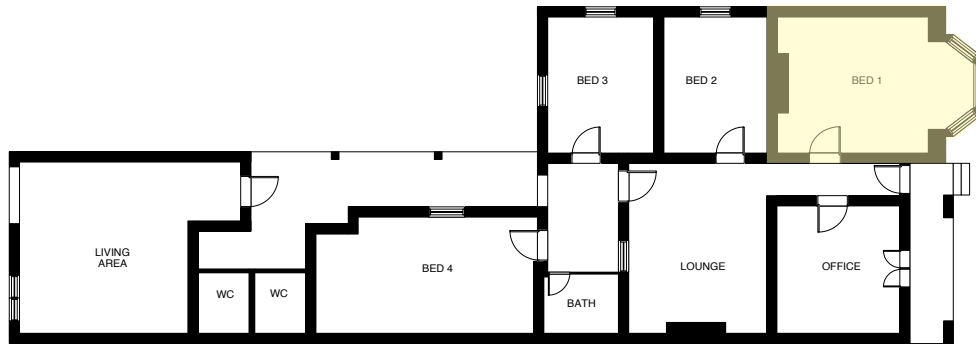


SIDE ELEVATION A - 1:200

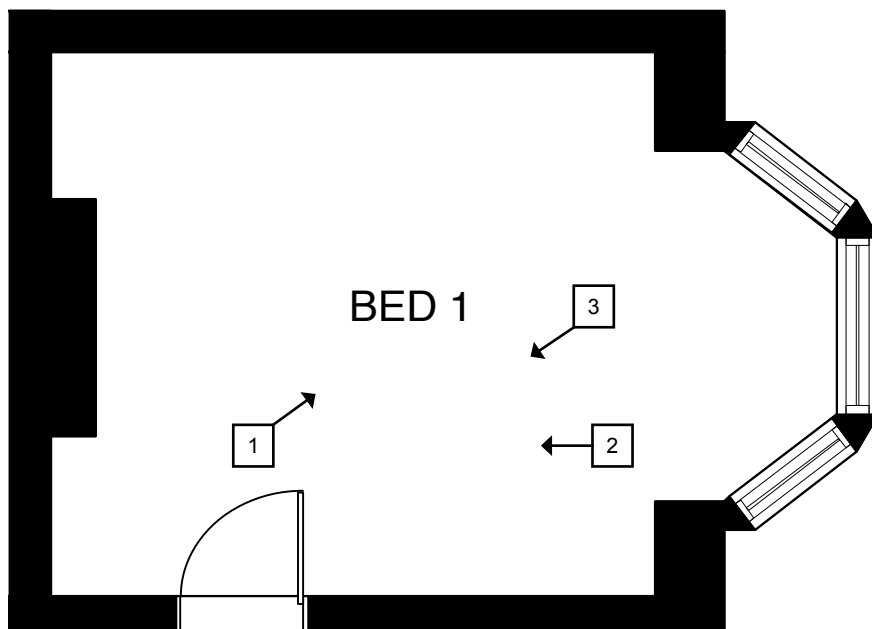


SIDE ELEVATION B - 1:200

3.0 Interior



Ground Floor Plan - 1:200



Bed 1 Plan - 1:50



Bed 1 - Fig. 1



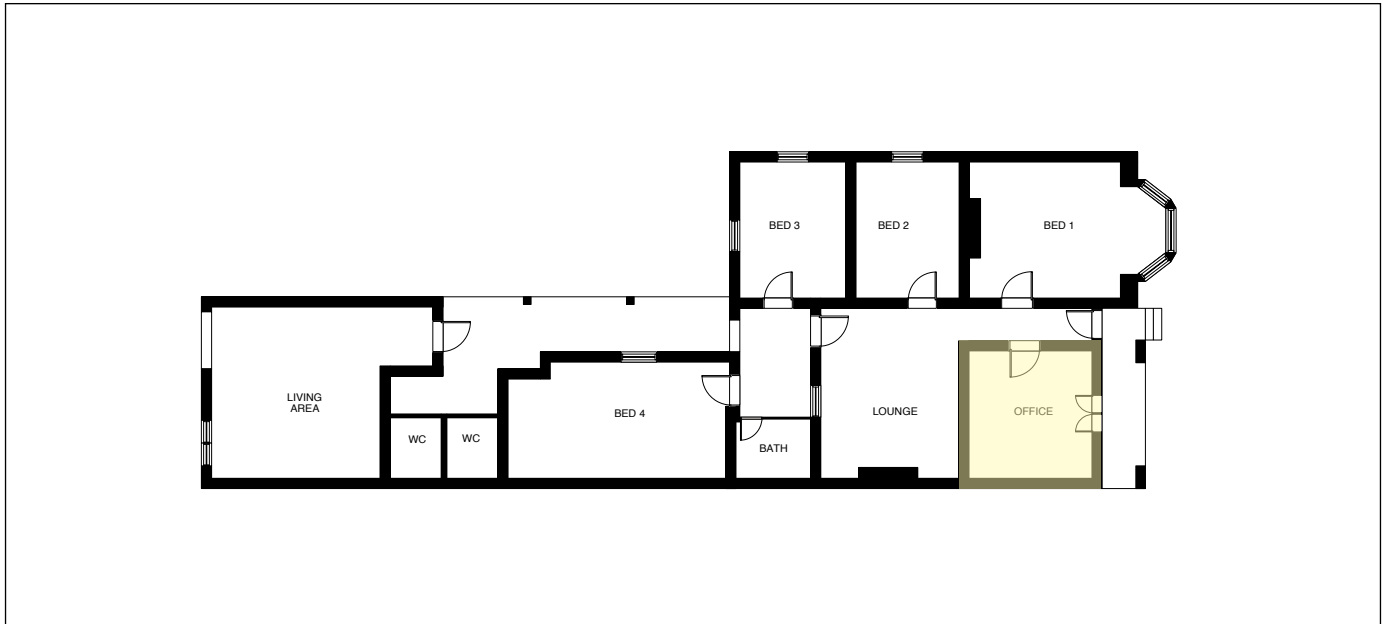
Bed 1 - Fig. 2



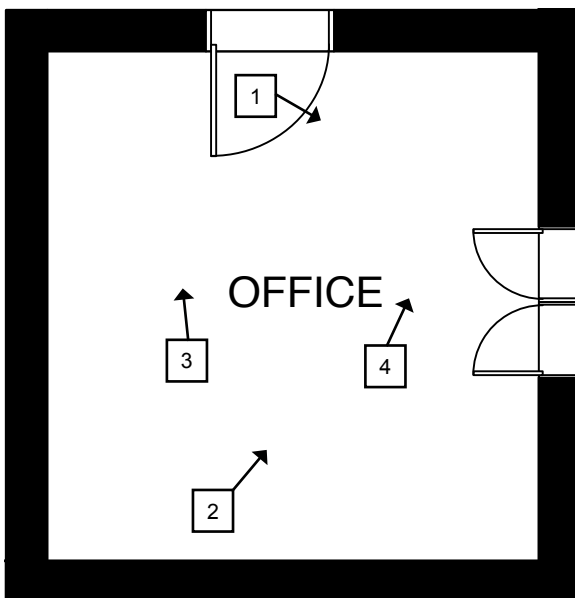
Bed 1 - Fig. 3



Cornice Detail



Ground Floor Plan - 1:200



Office Plan - 1:50



Office - Fig. 1



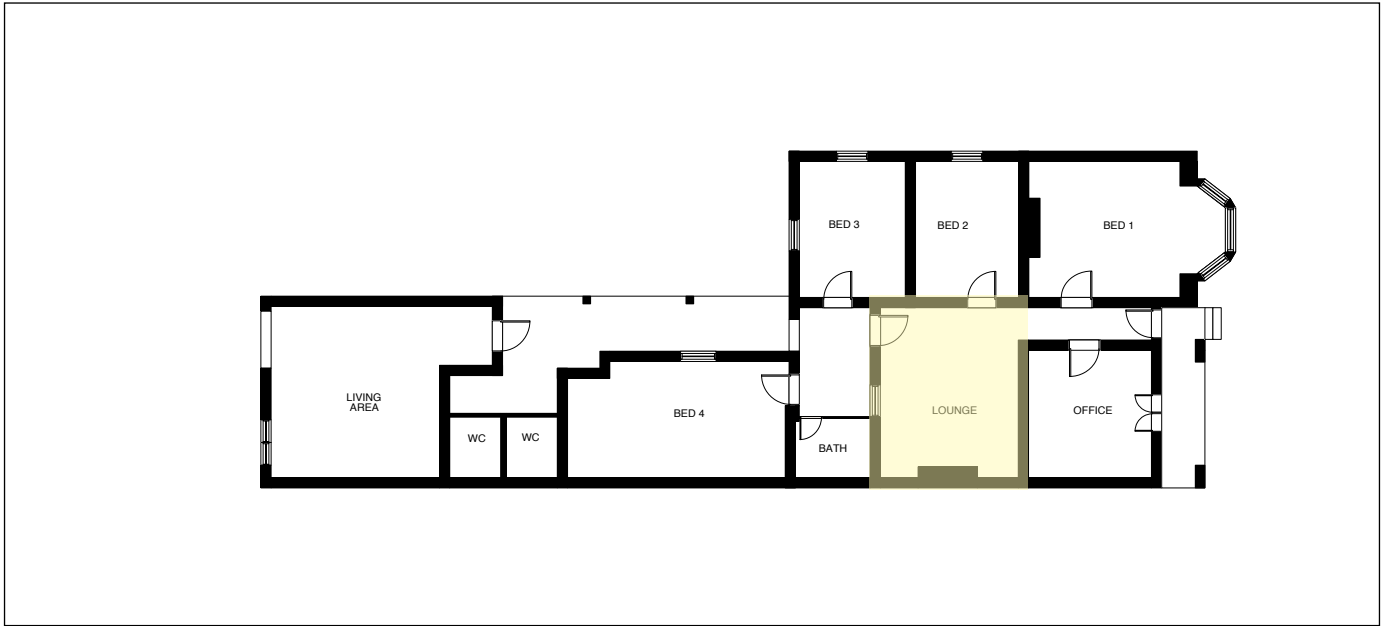
Office - Fig. 2



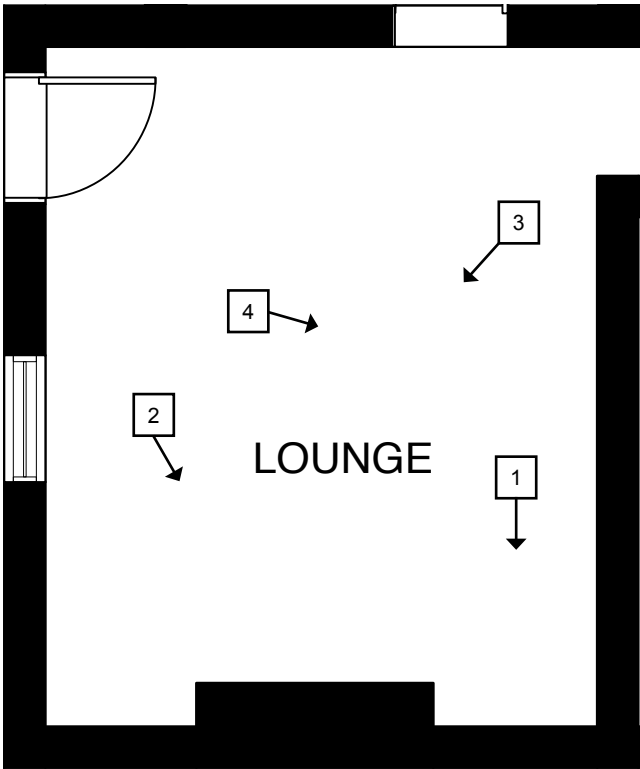
Office - Fig. 3



Office - Fig. 4



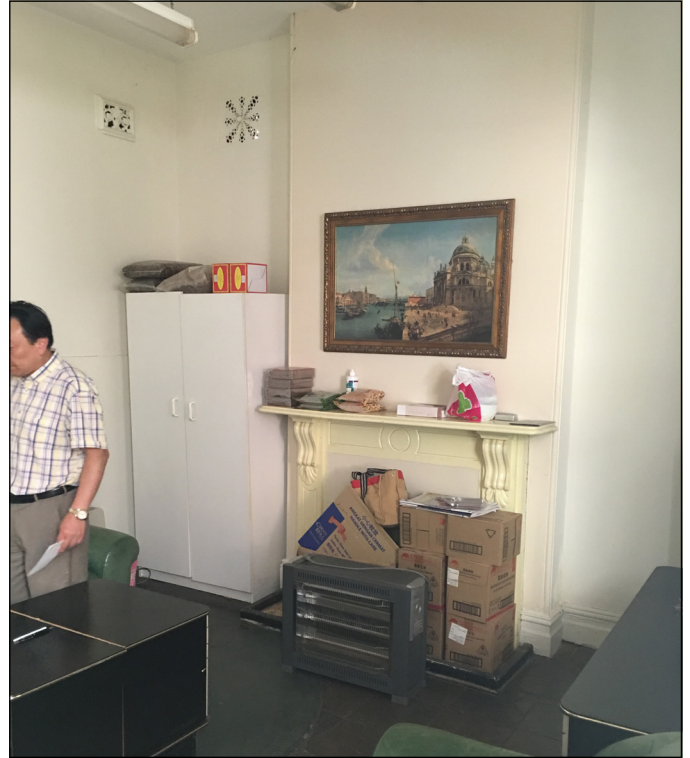
Ground Floor Plan - 1:200



Lounge Plan - 1:50



Lounge - Fig. 1



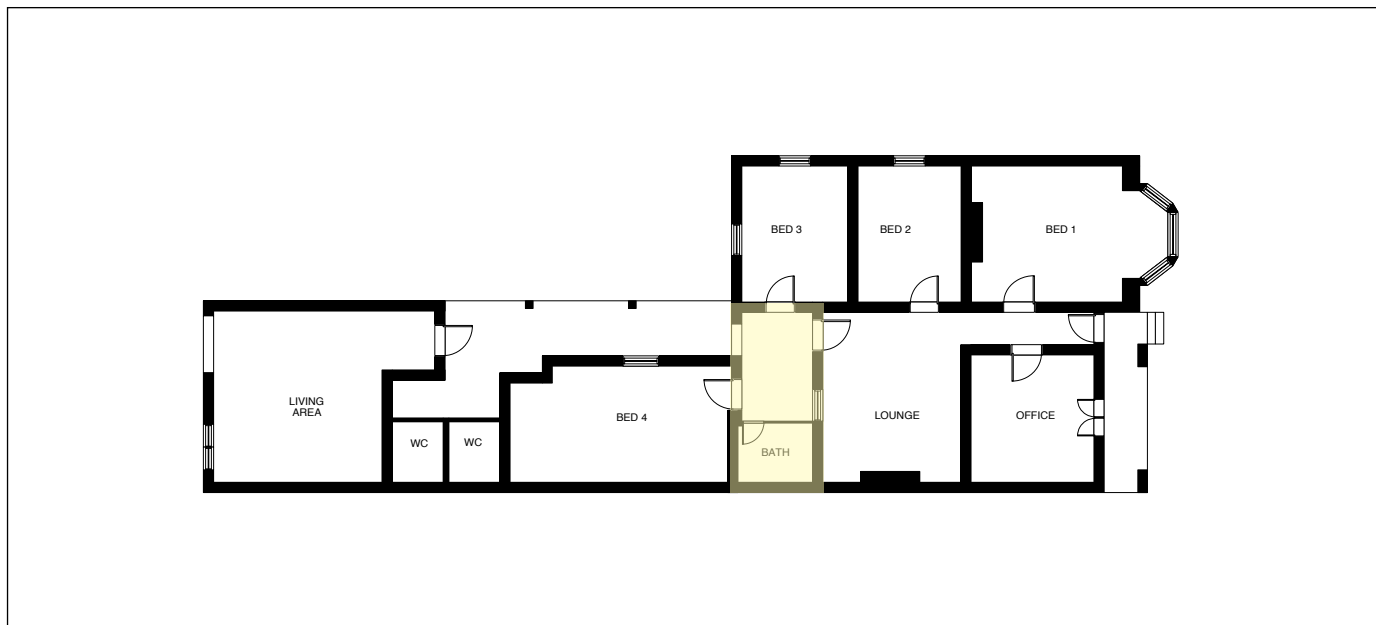
Lounge - Fig. 2



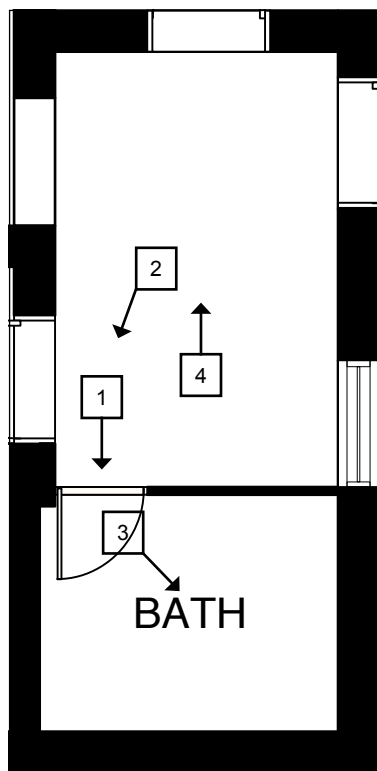
Lounge - Fig. 3



Lounge - Fig. 4



Ground Floor Plan - 1:200



Bath Plan - 1:50



Bath - Fig. 1



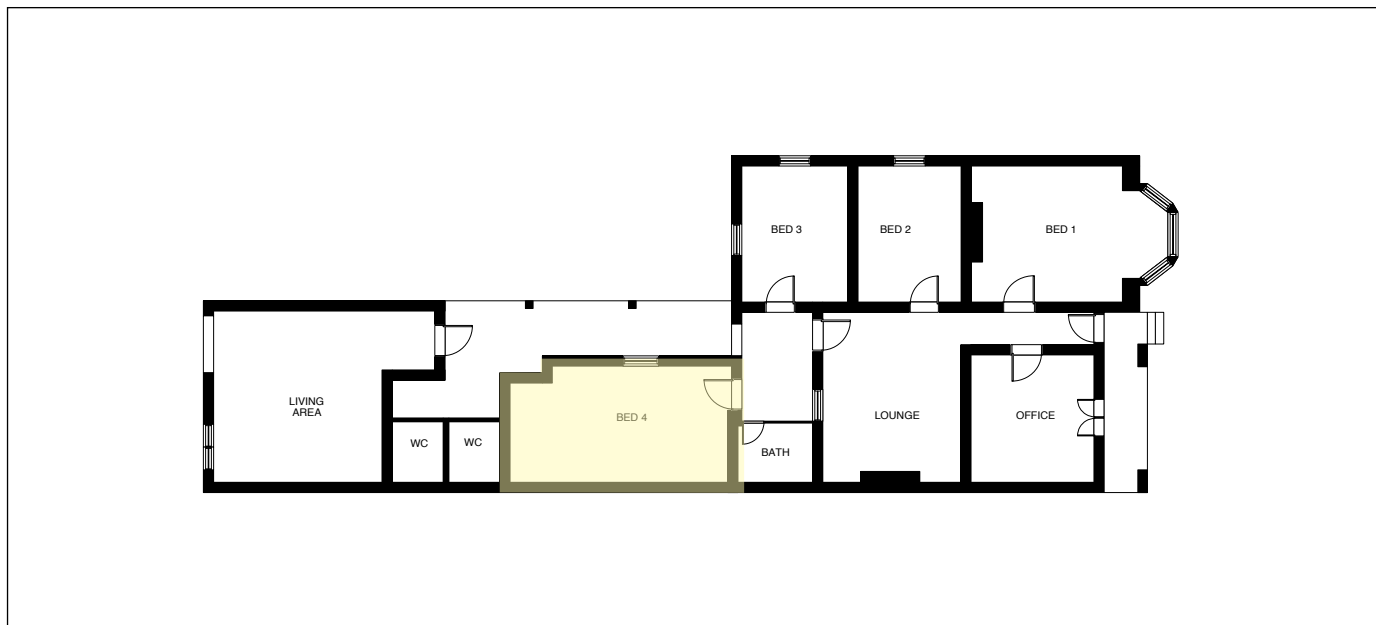
Bath - Fig. 2



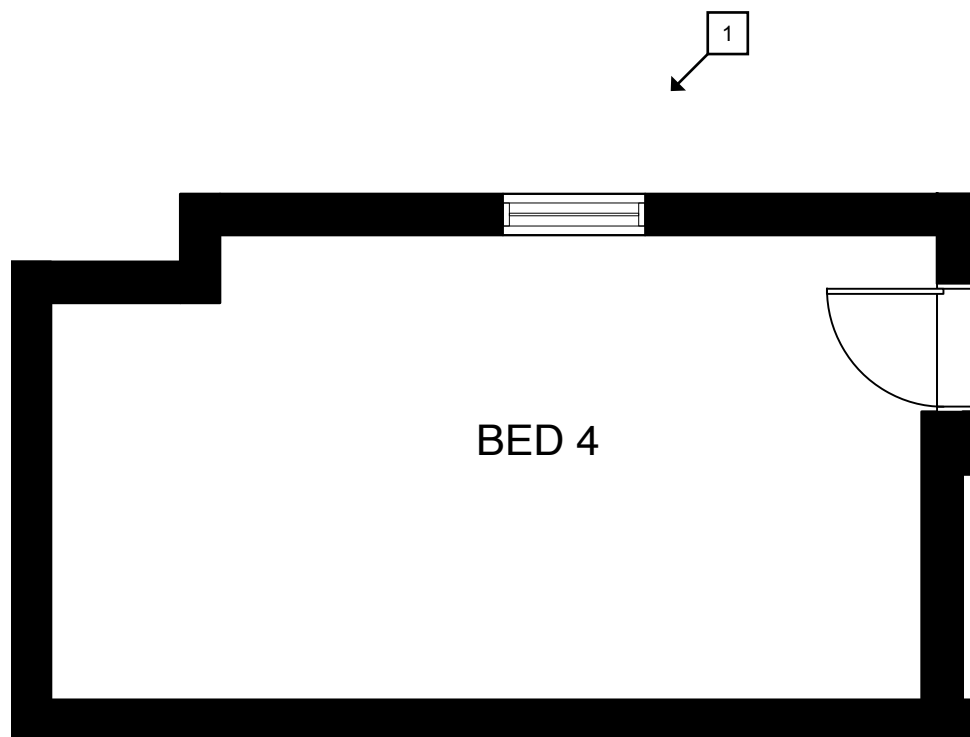
Bath - Fig. 3



Bath - Fig. 4



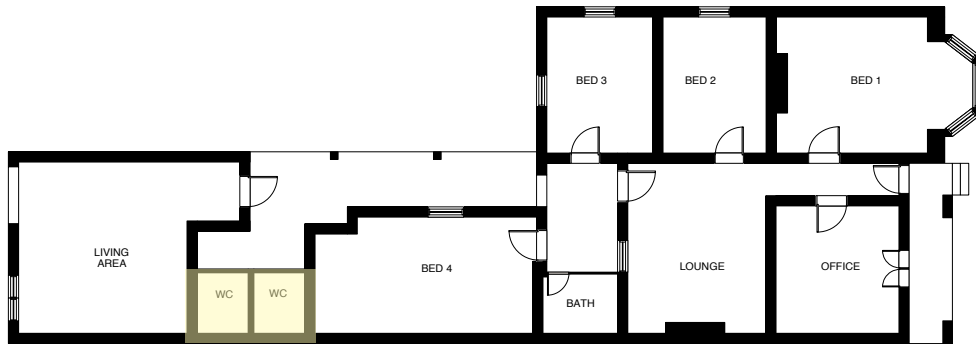
Ground Floor Plan - 1:200



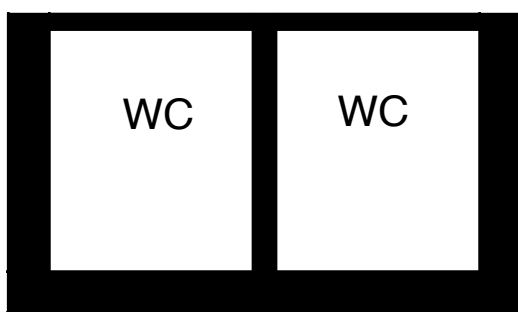
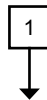
Bed 4 Plan - 1:50



Exterior of Bed 4 - Fig. 1



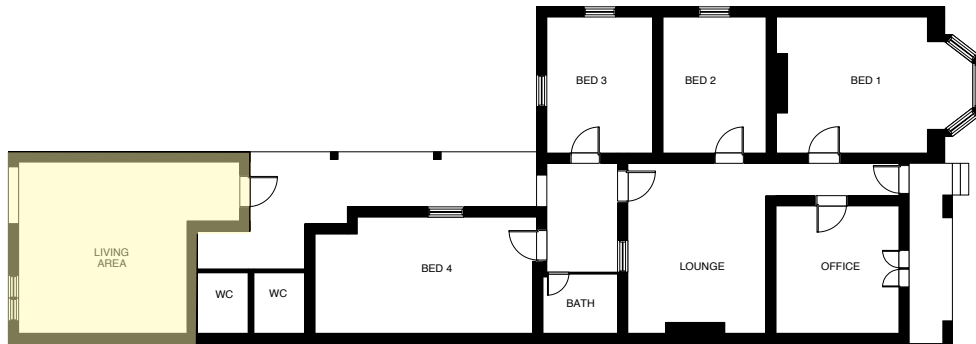
Ground Floor Plan - 1:200



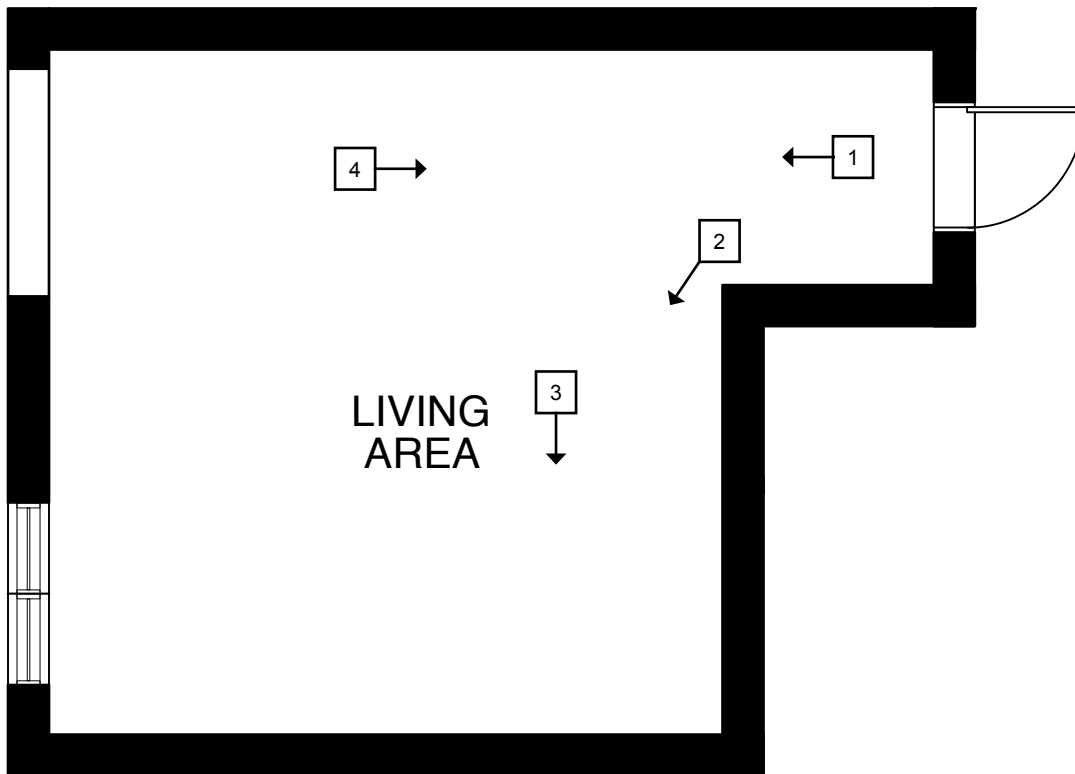
WC Plan - 1:50



WC - Fig. 1



Ground Floor Plan - 1:200



Living Area Plan - 1:50



Living - Fig. 1



Living - Fig. 2



Living - Fig. 3



Living - Fig. 4

Listing

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

Listing

Listing

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.

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

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 (2500m² 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

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

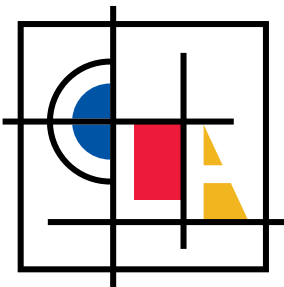
Lectured in Professional Practice to professional bodies and public at various conferences throughout Australia

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

**31 MARION ST
PARRAMATTA**



**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

Norminated Architect: Peter J Lonergan
NSW Architects Registration No. 5983

156a Church Street

Newtown NSW 2042

(02) 9565 1554

email@cracknelllonergan.com.au

www.cracknelllonergan.com.au



Contents

1.0	Project Summary	1
2.0	Exterior	4
3.0	Interior	8
4.0	Appendix A: NSW State Heritage Inventory Listings	26
5.0	Appendix B: Curriculum Vitae of Peter Lonergan	29

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.

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). 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

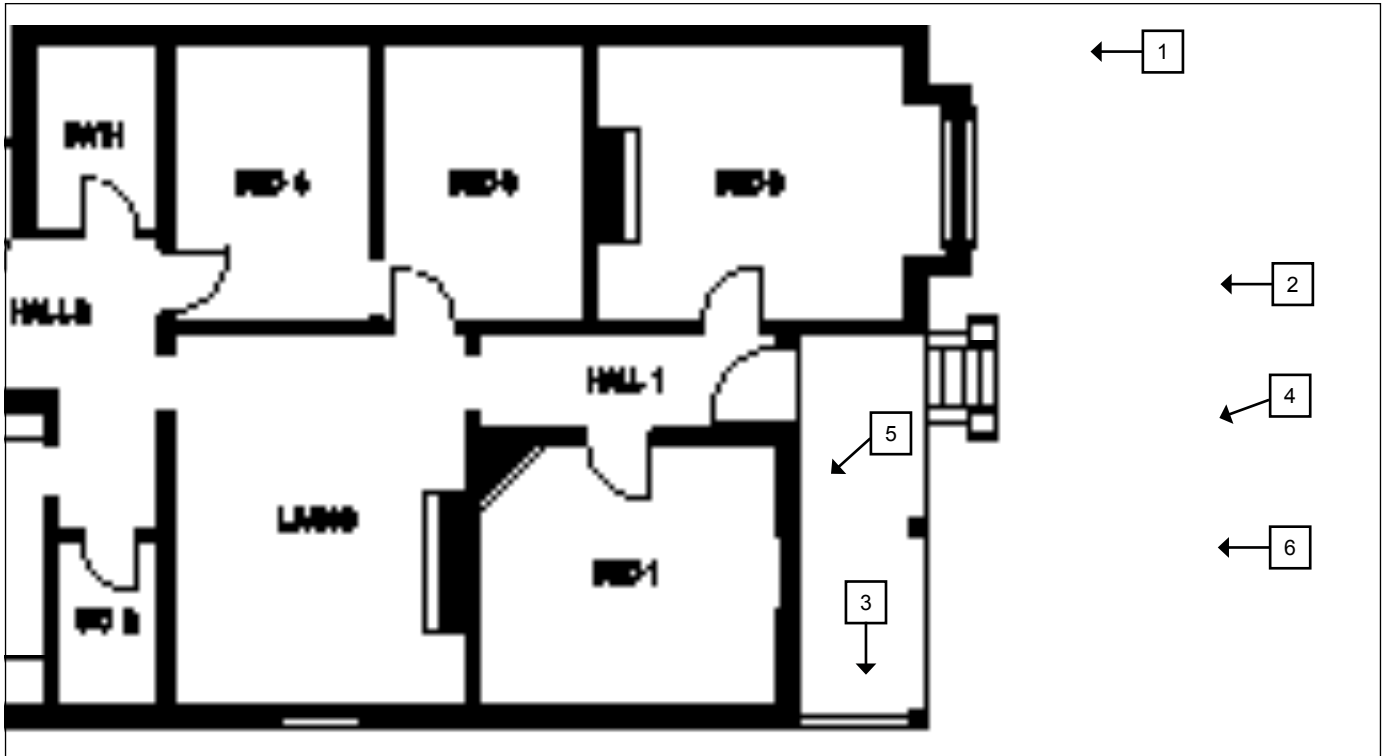
Director
Cracknell Lonergan Architects Pty Limited
NSW Architects Registration No. 5983

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

2.0 Exterior



PLAN OF EXTERIOR BACK - 1:100



GROUND FLOOR PLAN 1:200



EXTERIOR BACK - FIG. 1



EXTERIOR BACK - FIG. 2



EXTERIOR BACK - FIG. 3



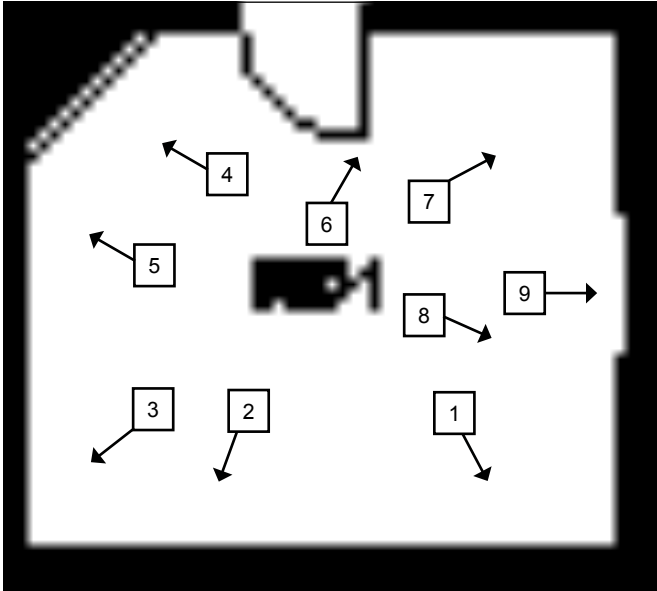
EXTERIOR BACK - FIG. 4



EXTERIOR BACK - FIG. 5



EXTERIOR BACK - FIG. 6



PLAN OF BEDROOM 1 - 1:50



GROUND FLOOR PLAN 1:200



BEDROOM 1 - FIG. 1



BEDROOM 1 - FIG. 2



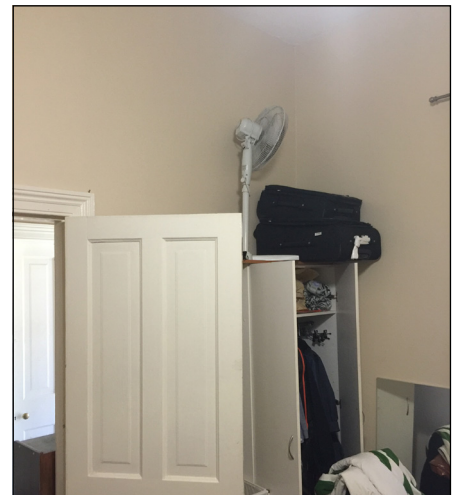
BEDROOM 1 - FIG. 3



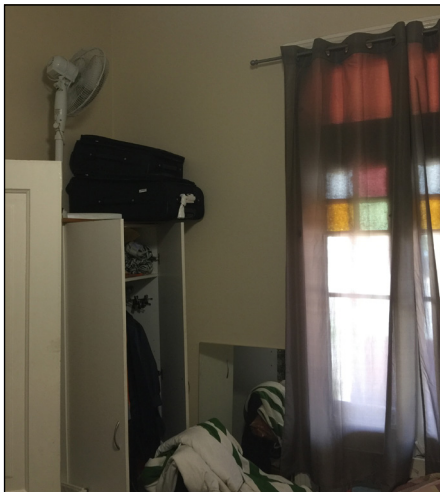
BEDROOM 1 - FIG. 4



BEDROOM 1 - FIG. 5



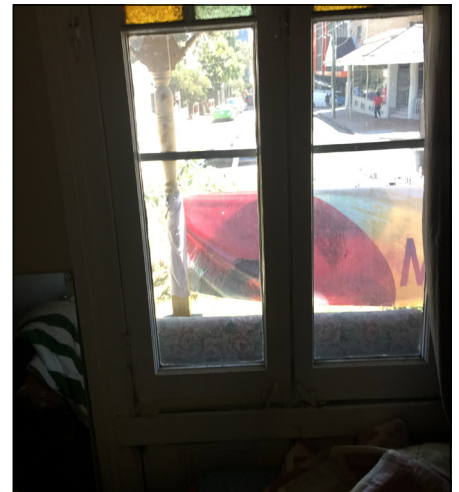
BEDROOM 1 - FIG. 6



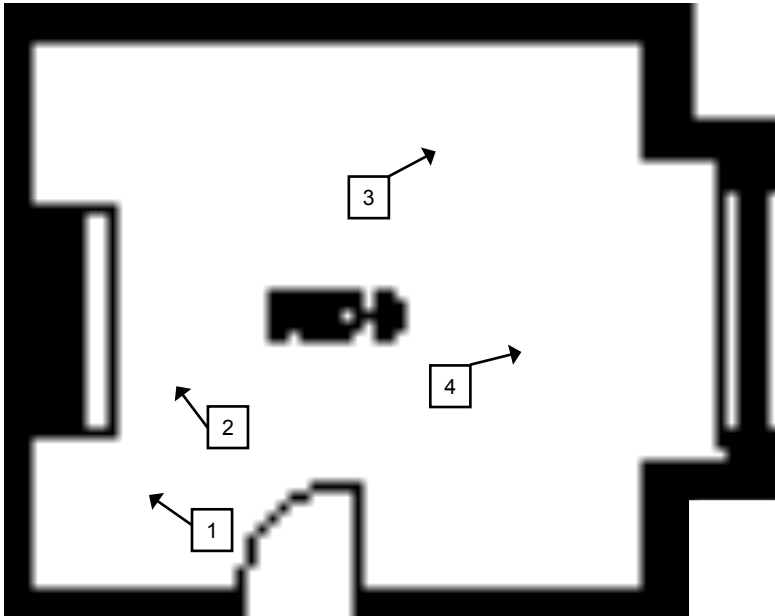
BEDROOM 1 - FIG. 7



BEDROOM 1 - FIG. 8



BEDROOM 1 - FIG. 9



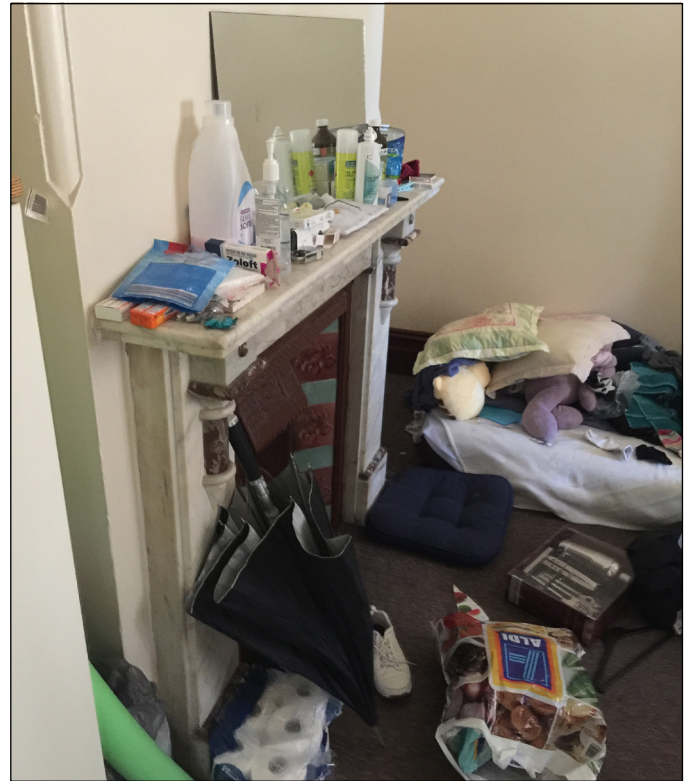
PLAN OF BEDROOM 2 - 1:50



GROUND FLOOR PLAN 1:200



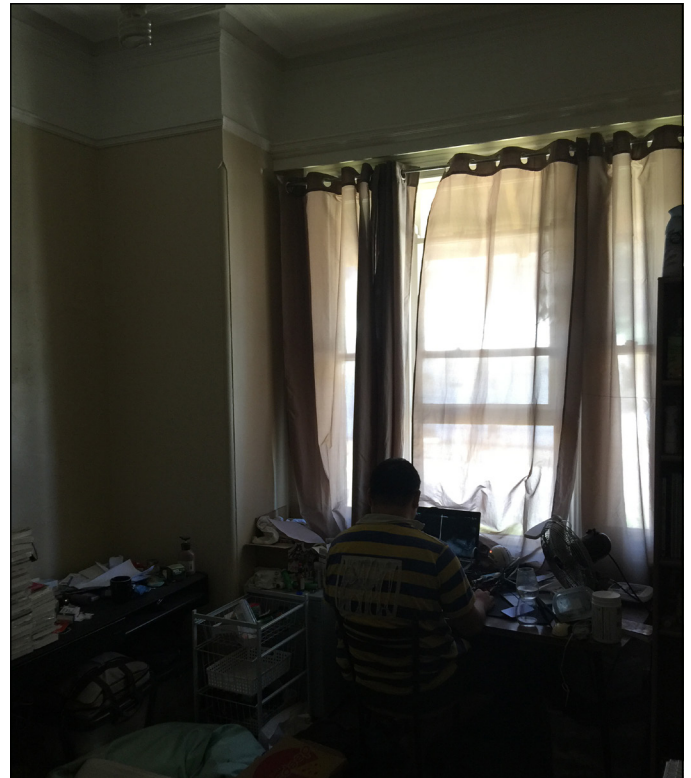
BEDROOM 2 - FIG. 1



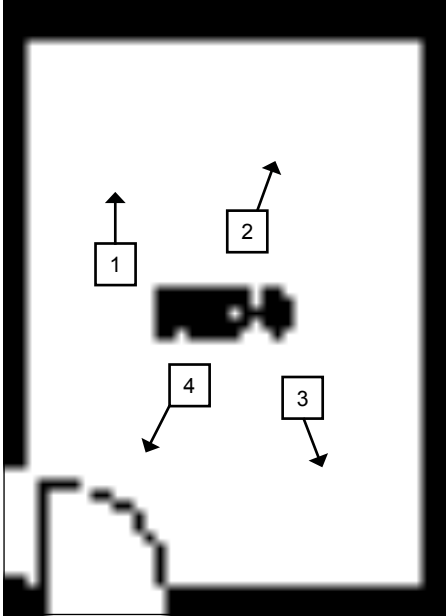
BEDROOM 2 - FIG. 2



BEDROOM 2 - FIG. 3



BEDROOM 2 - FIG. 4



PLAN OF BEDROOM 3 - 1:50



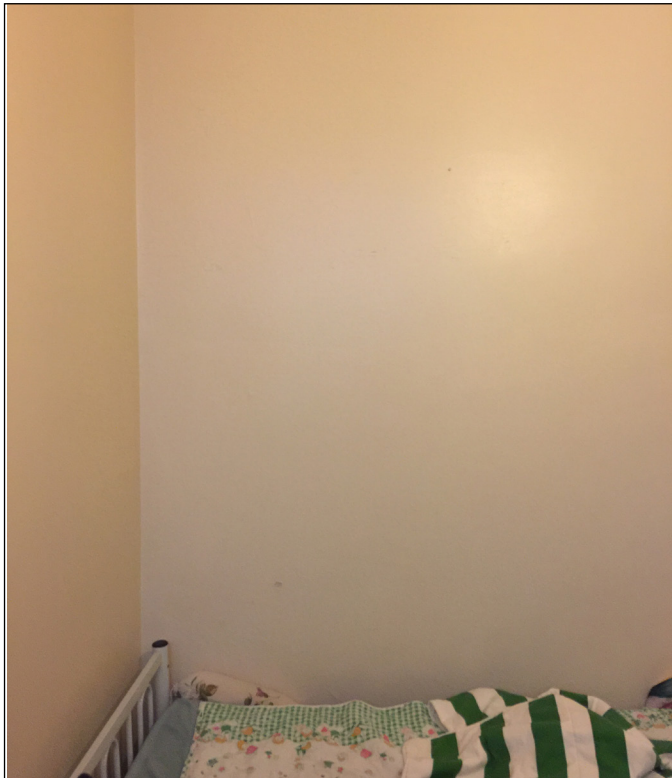
GROUND FLOOR PLAN 1:200



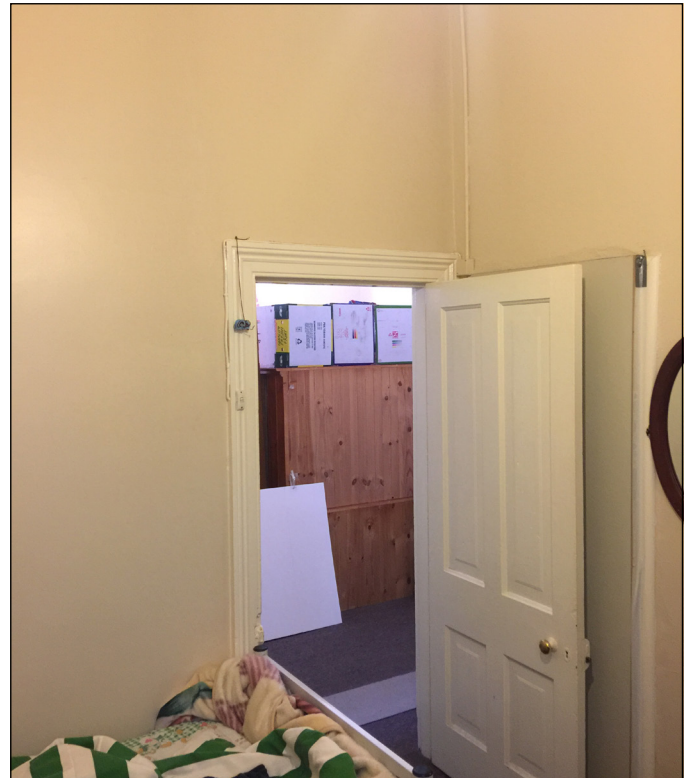
BEDROOM 3 - FIG. 1



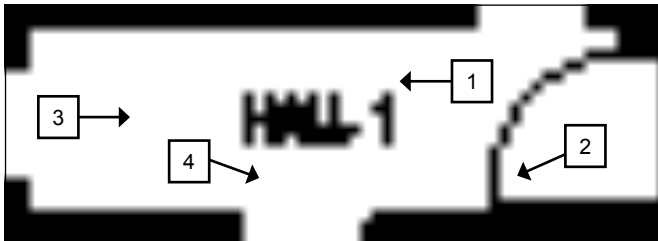
BEDROOM 3 - FIG. 2



BEDROOM 3 - FIG. 3



BEDROOM 3 - FIG. 4



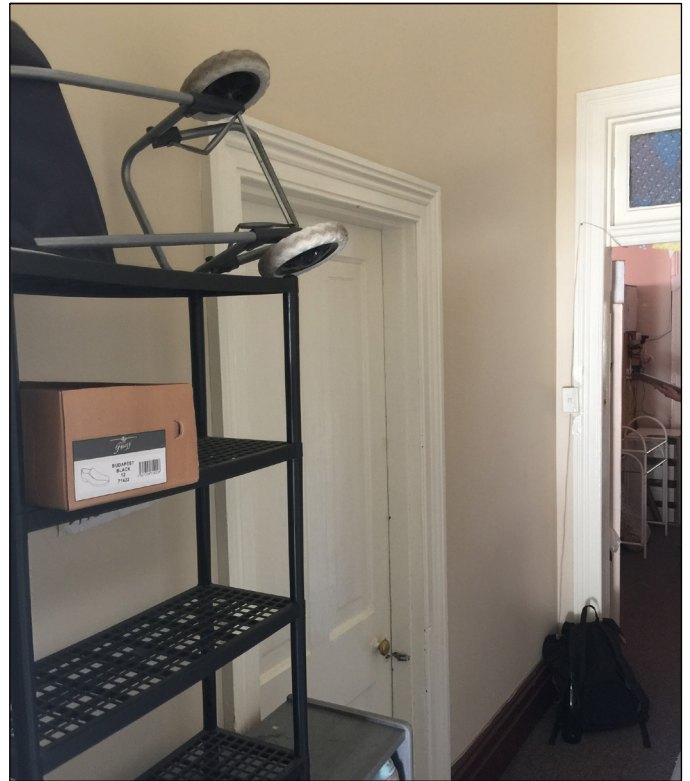
PLAN OF HALL 1 1:50



GROUND FLOOR PLAN 1:200



HALL 1 - FIG. 1



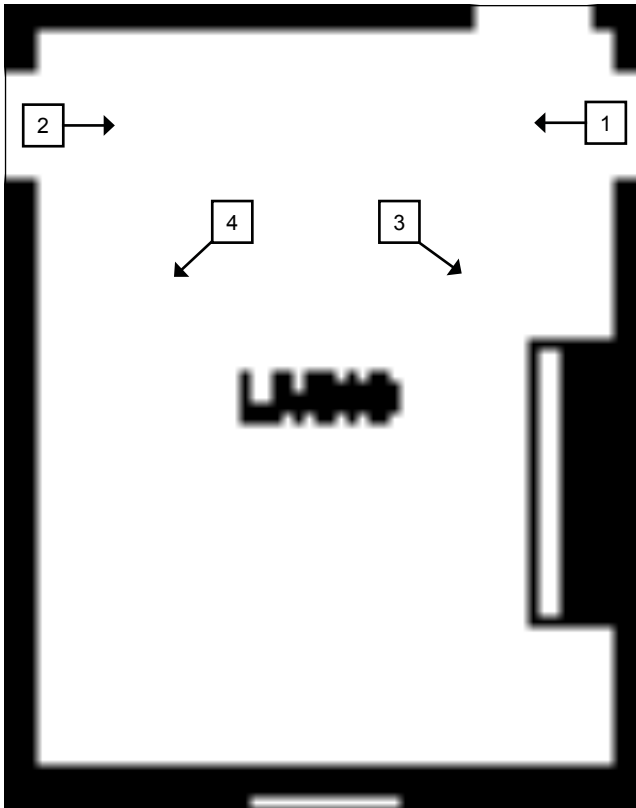
HALL 1 - FIG. 2



HALL 1 - FIG. 3



HALL 1 - FIG. 4



PLAN OF LIVING ROOM - 1:50



GROUND FLOOR PLAN 1:200



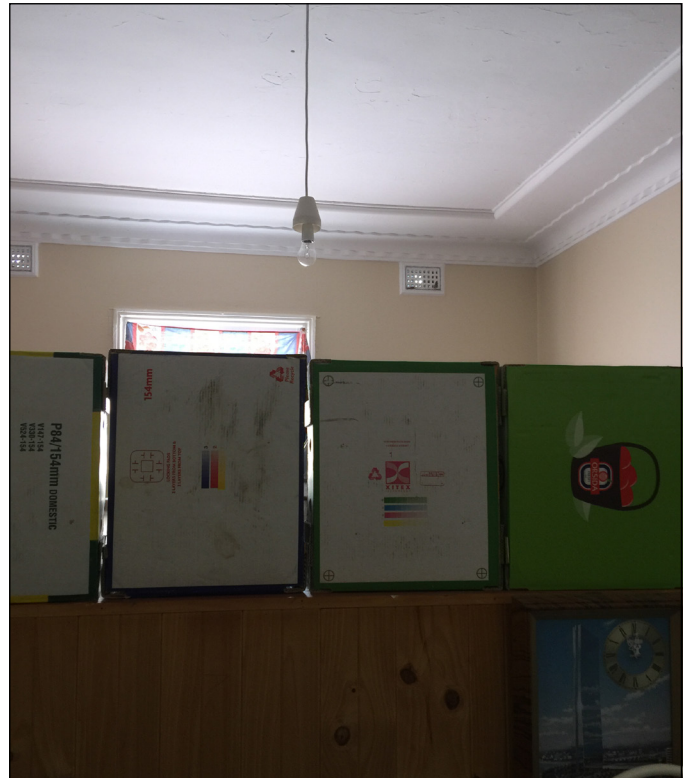
LIVING ROOM - FIG. 1



LIVING ROOM - FIG. 2

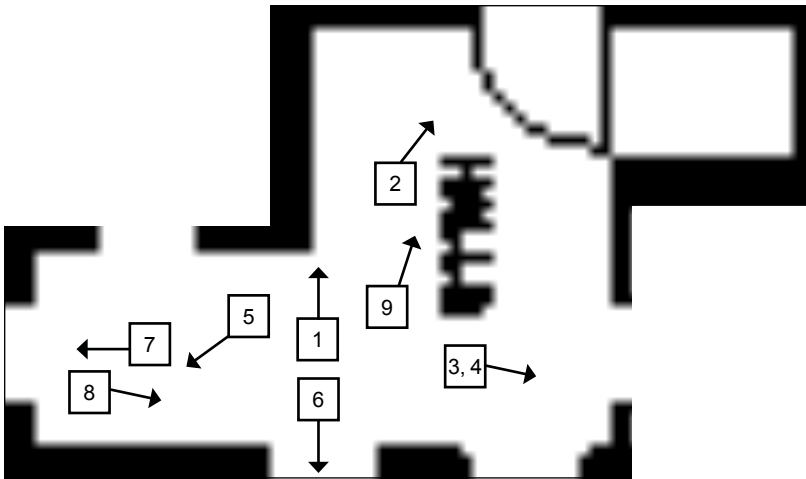


LIVING ROOM - FIG. 3



LIVING ROOM - FIG. 4

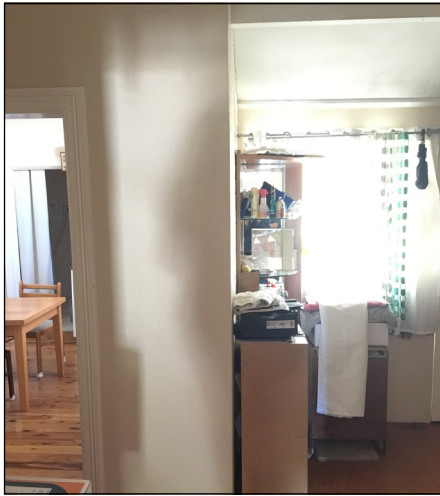
3.0 Interior



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



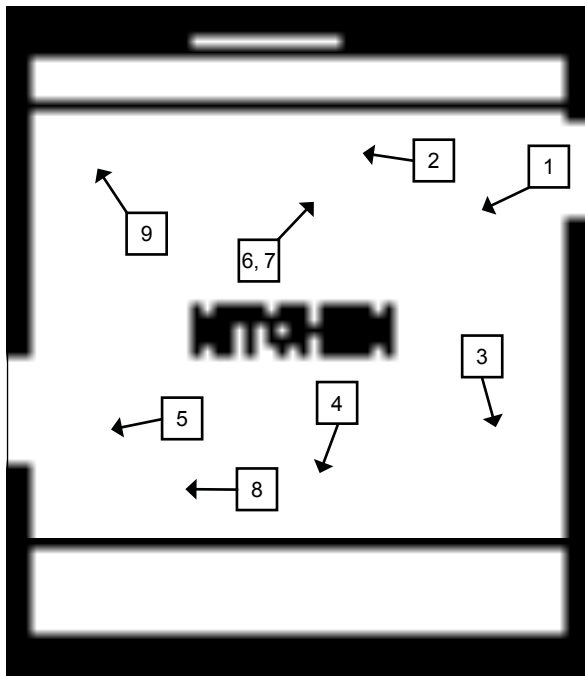
HALL 2 - FIG. 7



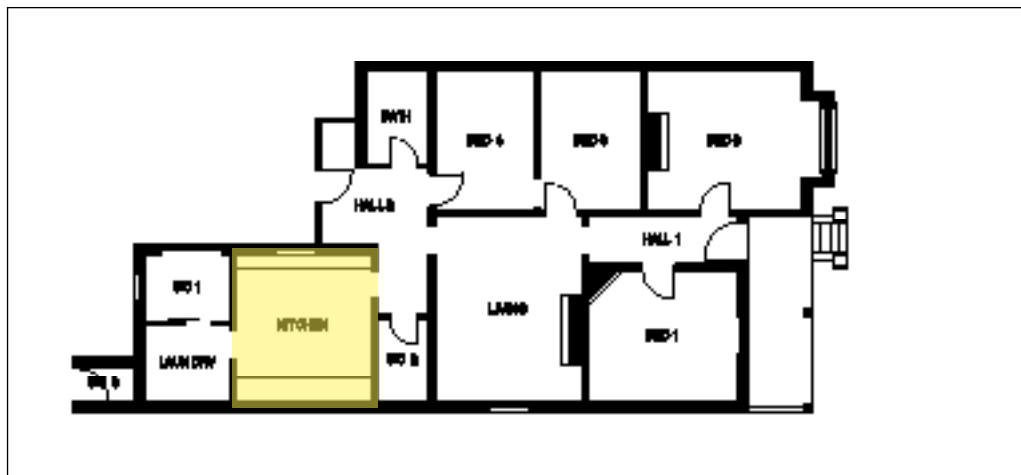
HALL 2 - FIG. 8



HALL 2 - FIG. 9



PLAN OF KITCHEN - 1:50



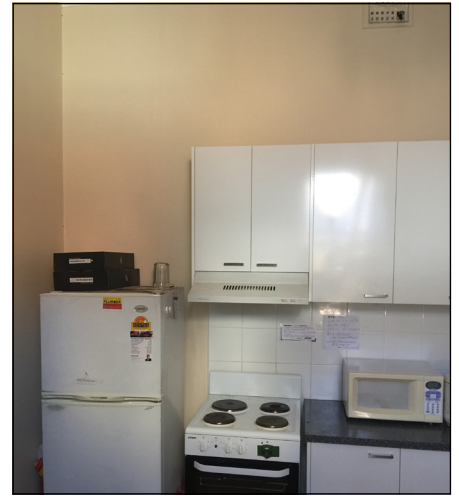
GROUND FLOOR PLAN 1:200



KITCHEN - FIG. 1



KITCHEN - FIG. 2



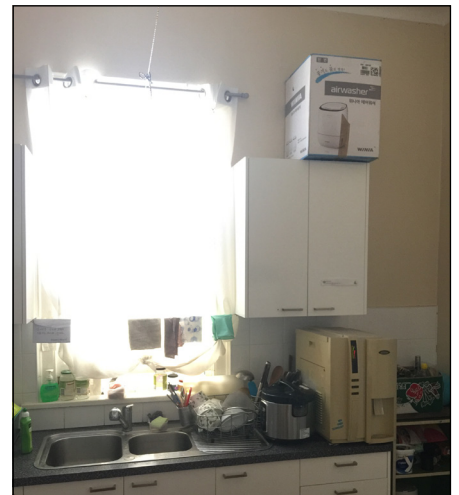
KITCHEN - FIG. 3



KITCHEN - FIG. 4



KITCHEN - FIG. 5



KITCHEN - FIG. 6



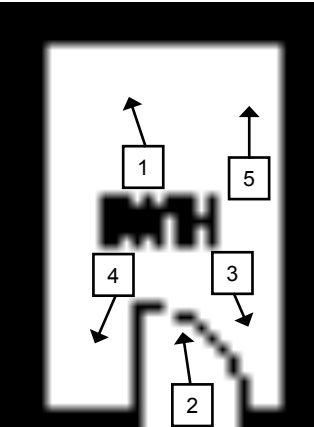
KITCHEN - FIG. 7



KITCHEN - FIG. 8



KITCHEN - FIG. 9



PLAN OF BATH - 1:50



GROUND FLOOR PLAN 1:200



BATH - FIG. 1



BATH - FIG. 2



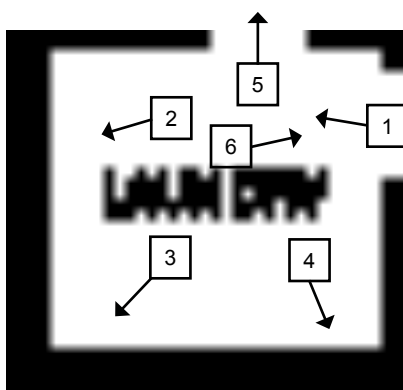
BATH - FIG. 3



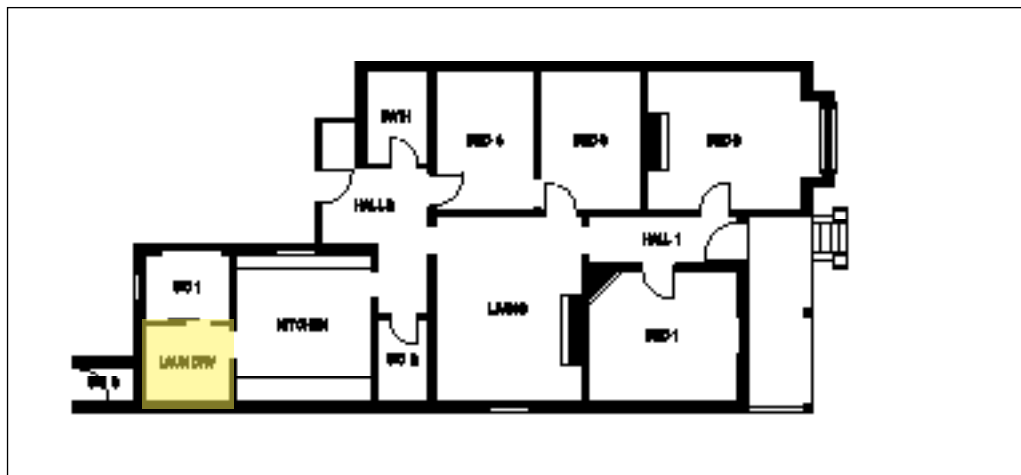
BATH - FIG. 4



BATH - FIG. 5



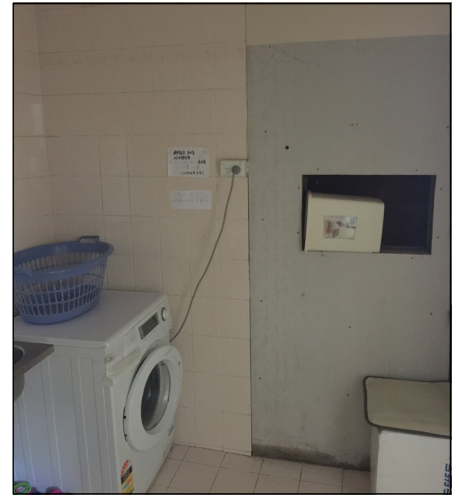
PLAN OF LAUNDRY - 1:50



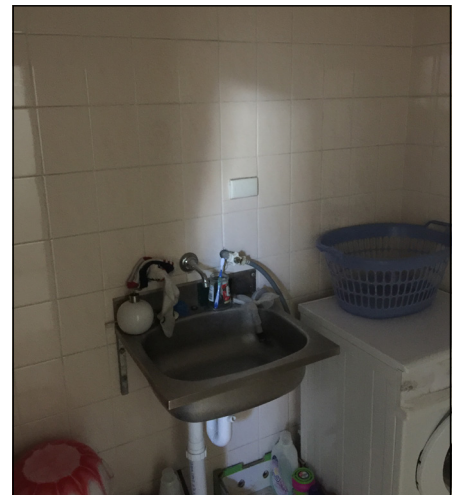
GROUND FLOOR PLAN 1:200



LAUNDRY - FIG. 1



LAUNDRY - FIG. 2



LAUNDRY - FIG. 3



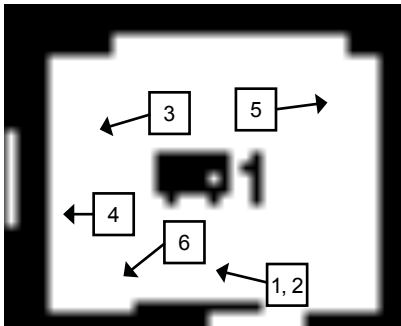
LAUNDRY - FIG. 6



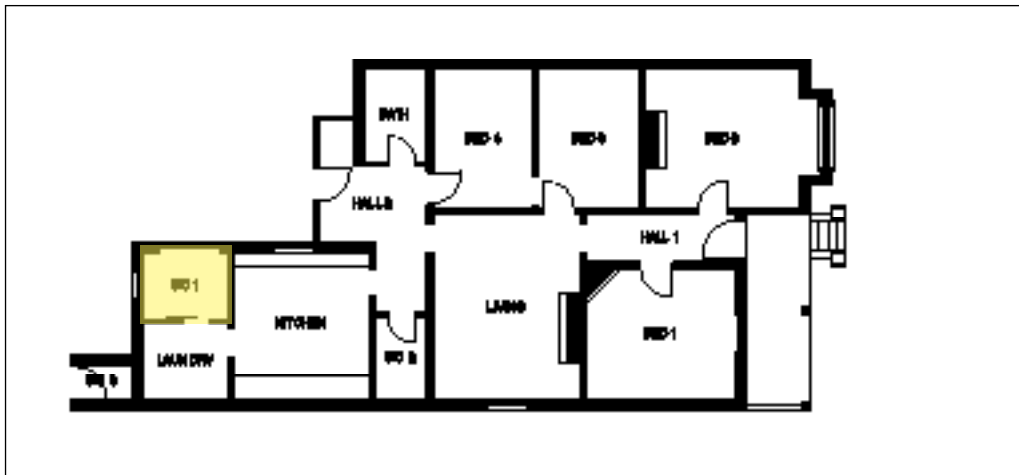
LAUNDRY - FIG. 5



LAUNDRY - FIG. 4



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

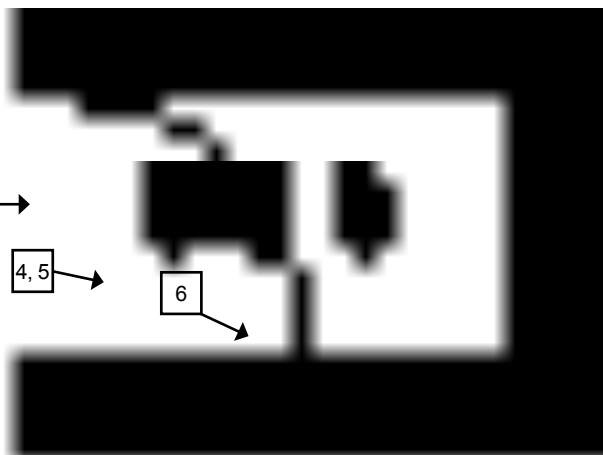
2

3

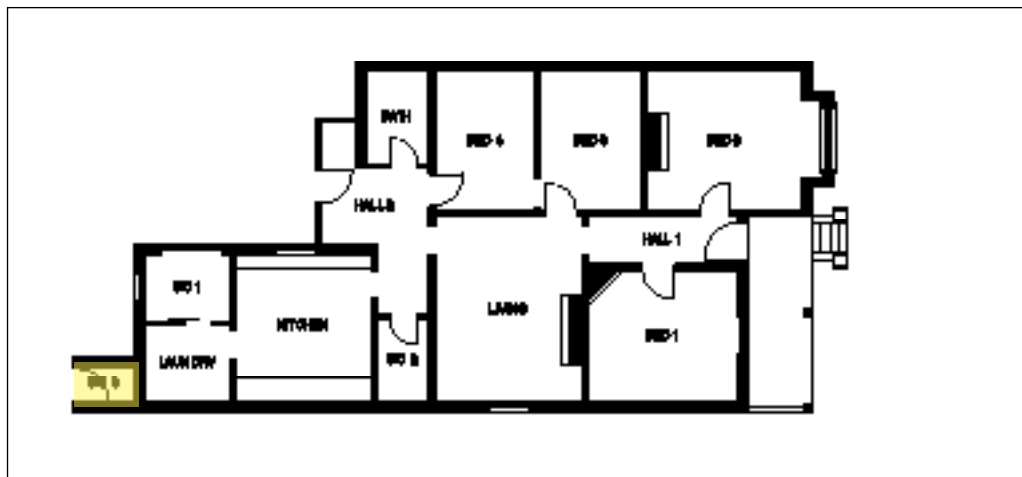
1

4, 5

6



PLAN OF WC 3 - 1:25



GROUND FLOOR PLAN 1:200



WC 3 - FIG. 1



WC 3 - FIG. 2



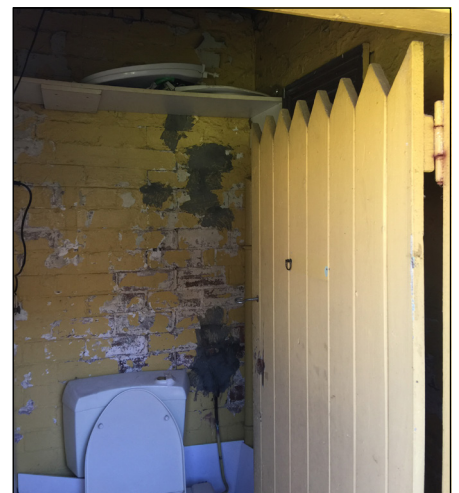
WC 3 - FIG. 3



WC 3 - FIG. 6



WC 3 - FIG. 5



WC 3 - FIG. 4

Listing

Listing

Listing

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.

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

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 (2500m² 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

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

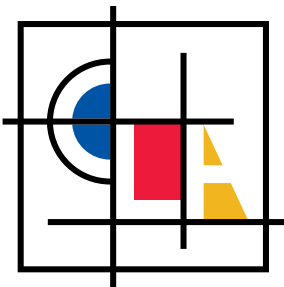
Lectured in Professional Practice to professional bodies and public at various conferences throughout Australia

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

**33 MARION ST
PARRAMATTA**



**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

Norminated Architect: Peter J Lonergan
NSW Architects Registration No. 5983

156a Church Street

Newtown NSW 2042

(02) 9565 1554

email@cracknelllonergan.com.au

www.cracknelllonergan.com.au



Contents

1.0	Project Summary	1
2.0	Exterior	4
3.0	Interior	8
4.0	Appendix A: NSW State Heritage Inventory Listings	26
5.0	Appendix B: Curriculum Vitae of Peter Lonergan	29

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. I731. 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.

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). 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.



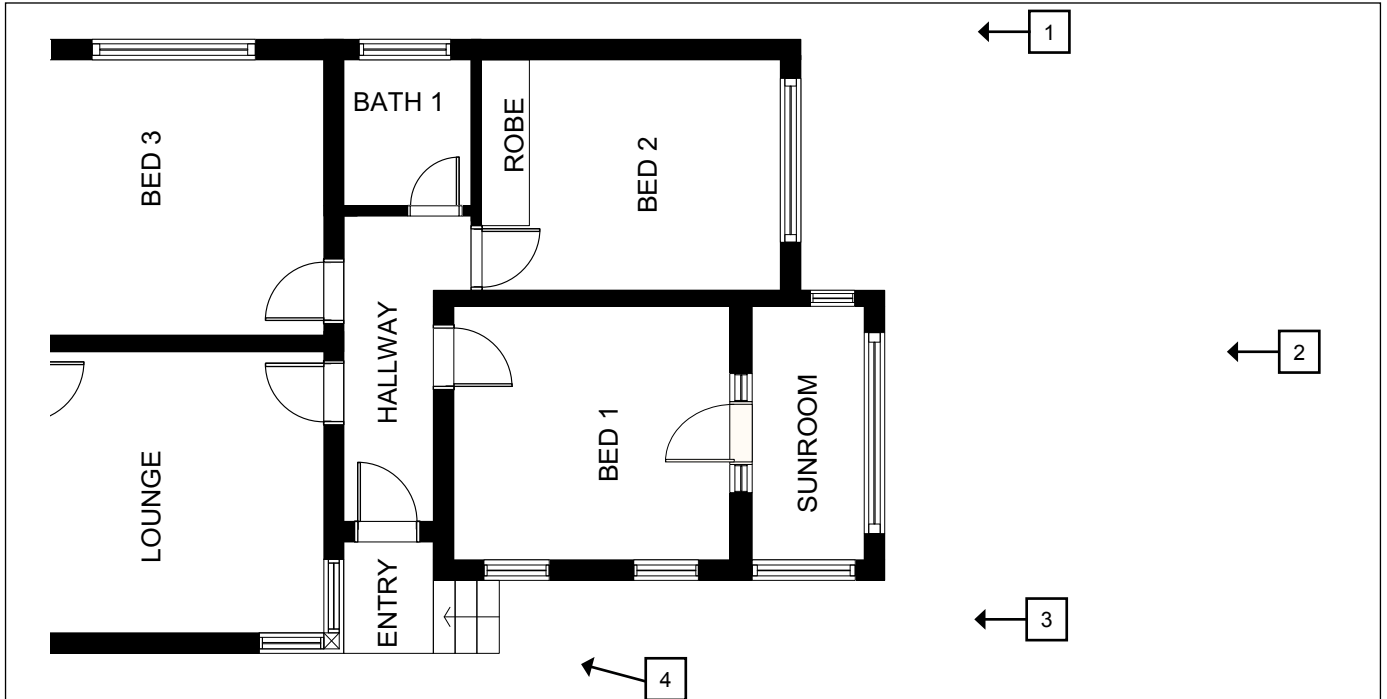
Director
Cracknell Lonergan Architects Pty Limited
NSW Architects Registration No. 5983

Location Plan

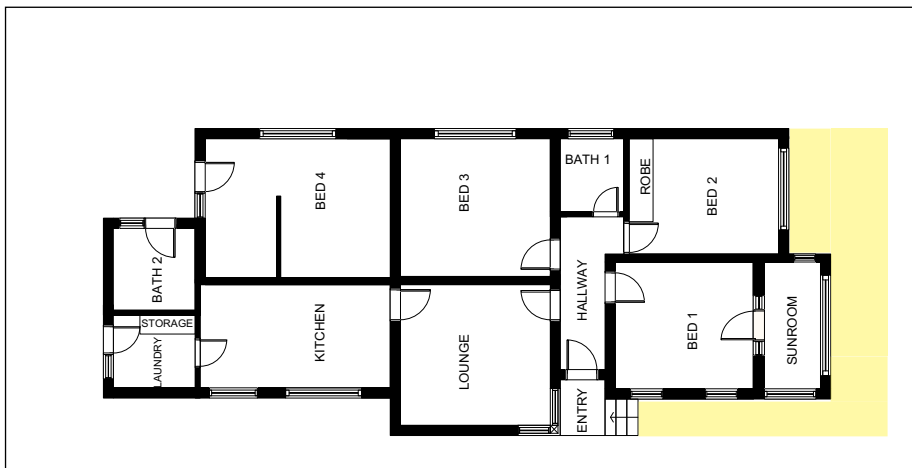


Location Plan - 33 Marion Street, Parramatta, NSW, 2150

2.0 Exterior



PLAN OF EXTERIOR FRONT 1:100



PLAN 1:200



EXTERIOR FRONT - FIG. 1



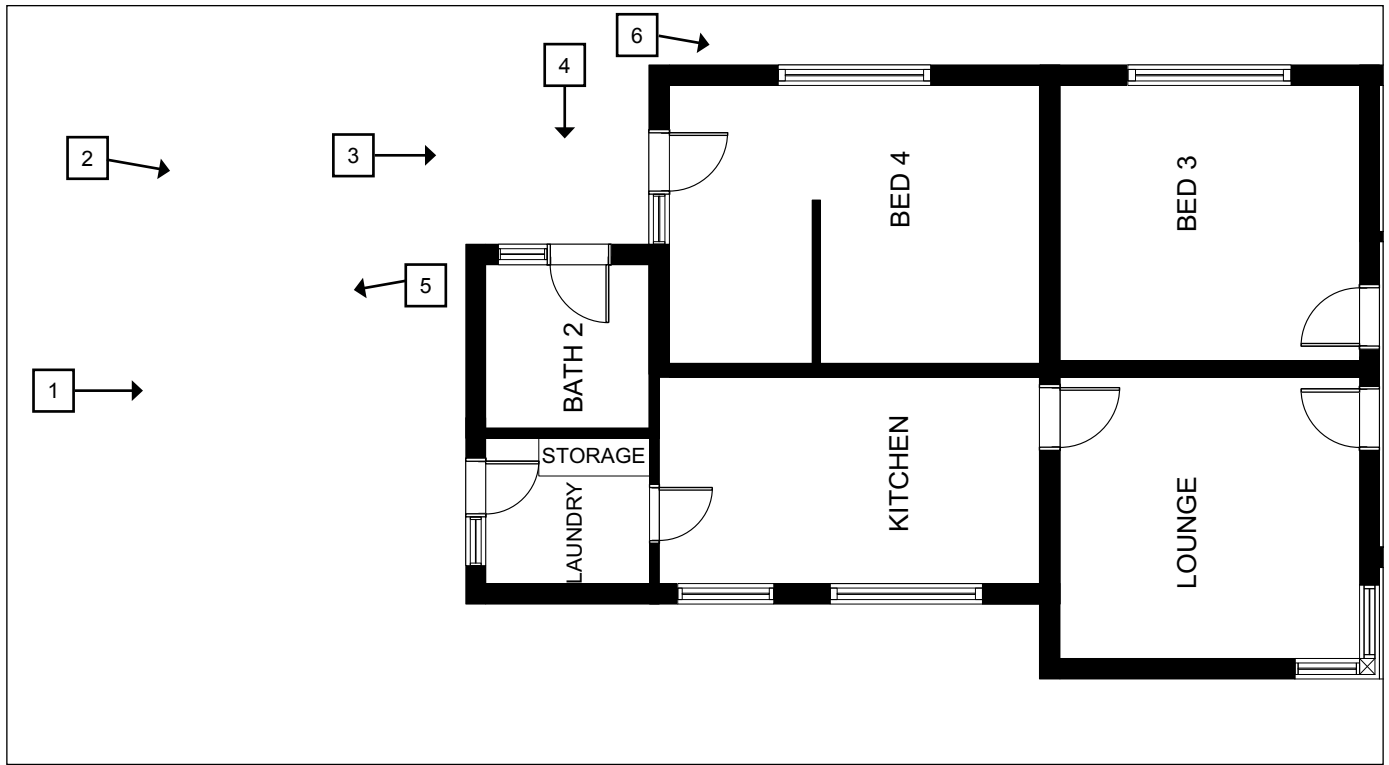
EXTERIOR FRONT - FIG. 2



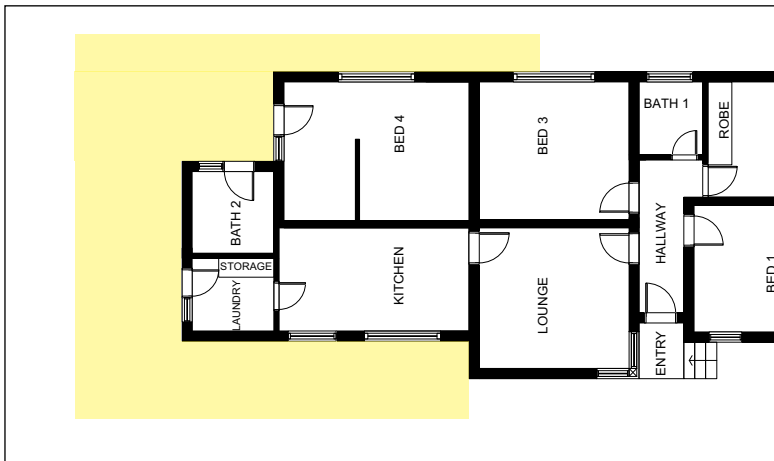
EXTERIOR FRONT - FIG. 3



EXTERIOR FRONT - FIG. 4



PLAN OF EXTERIOR BACK - 1:100



PLAN 1:200



EXTERIOR BACK - FIG. 1



EXTERIOR BACK - FIG. 2



EXTERIOR BACK - FIG. 3



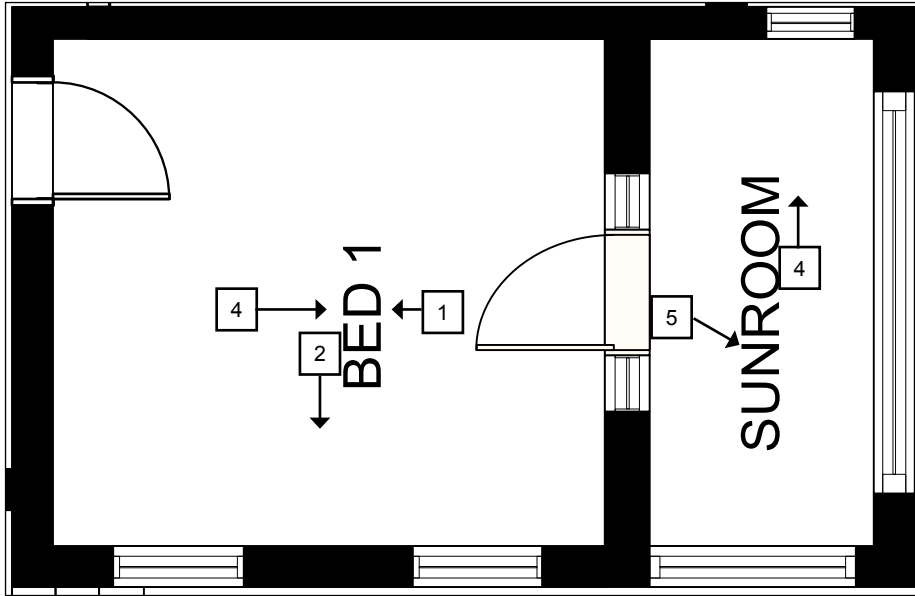
EXTERIOR BACK - FIG. 4



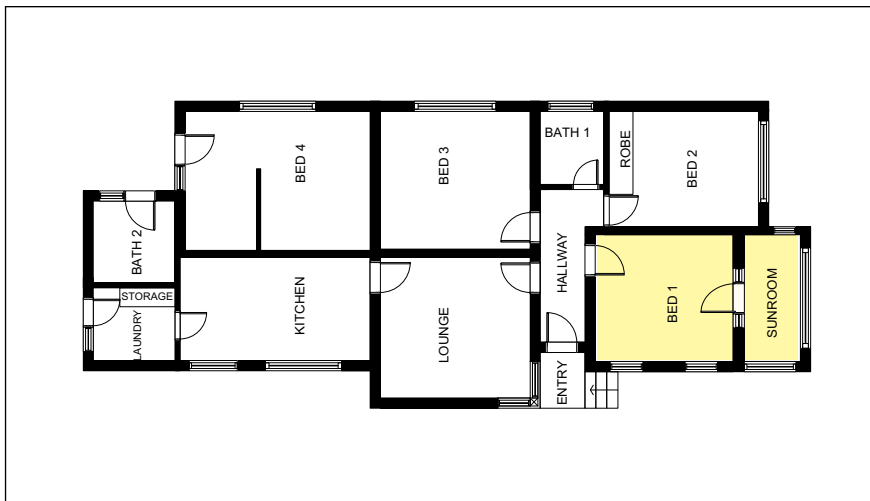
EXTERIOR BACK - FIG. 5



EXTERIOR BACK - FIG. 6



PLAN OF BEDROOM 1 AND SUNROOM - 1:50



PLAN 1:200



BEDROOM 1 - FIG. 1



BEDROOM 1 - FIG. 2



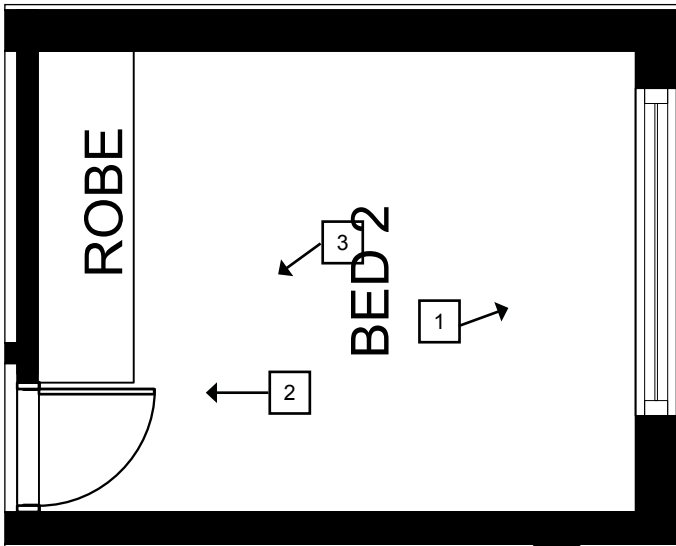
BEDROOM 1 - FIG. 3



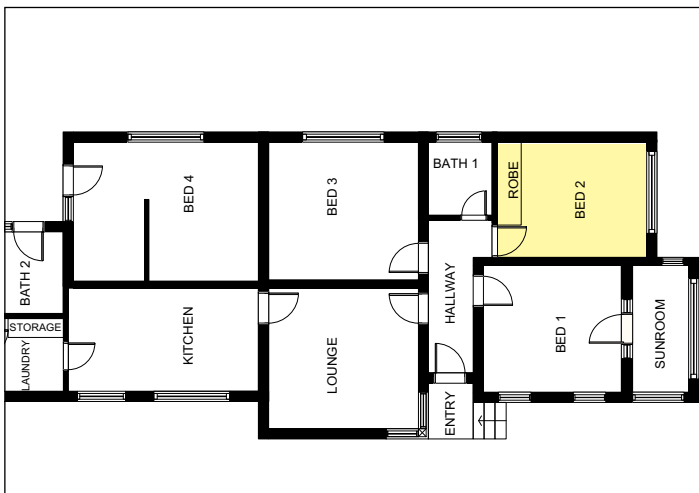
SUNROOM - FIG. 4



SUNROOM - FIG. 5



PLAN OF BEDROOM 2 - 1:50



PLAN 1:200



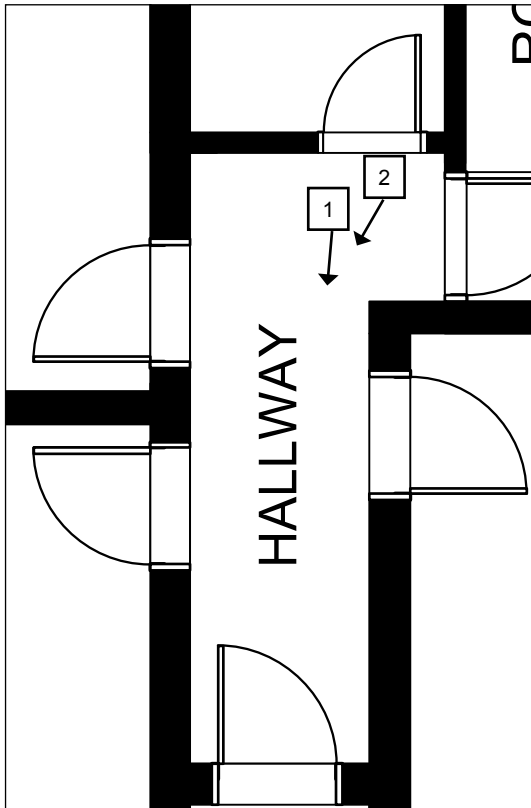
BEDROOM 2 - FIG. 1



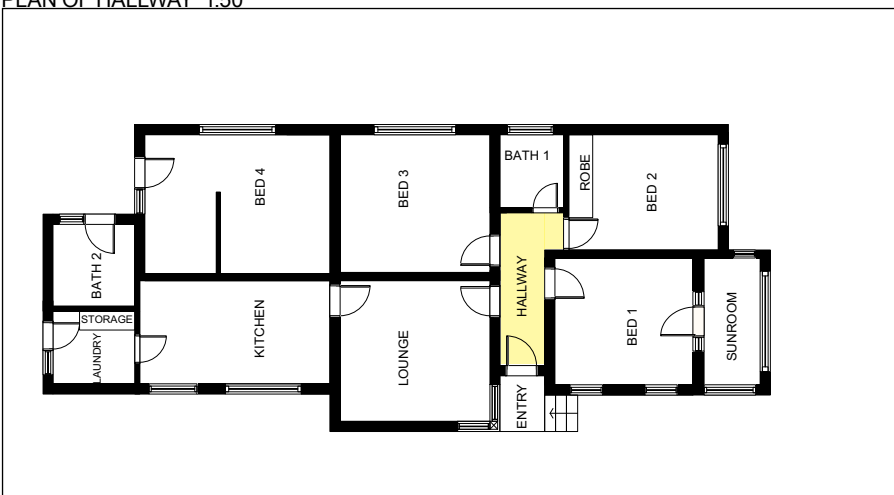
BEDROOM 2 - FIG. 2



BEDROOM 2 - FIG. 3



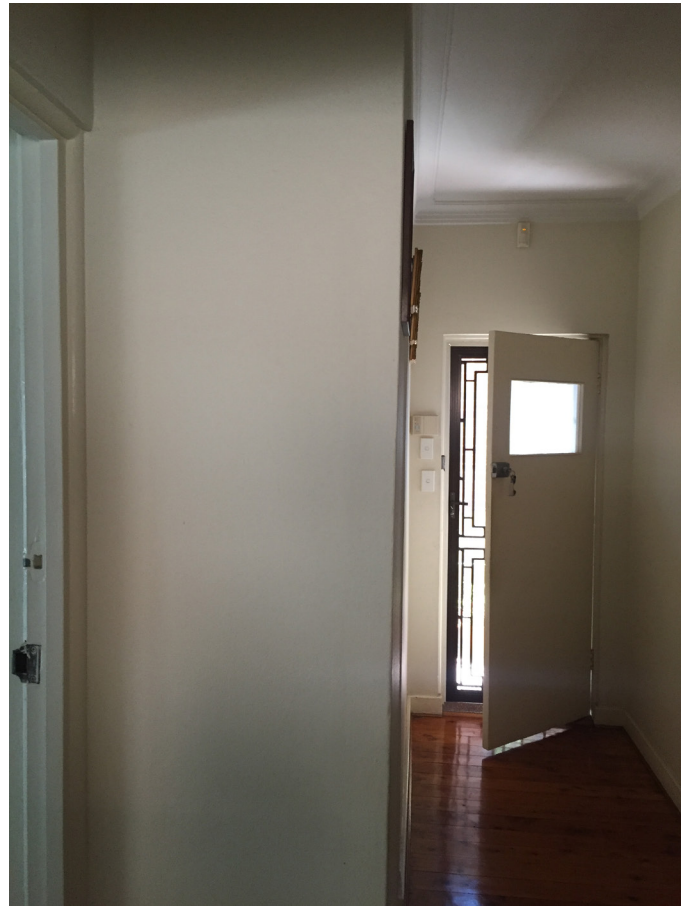
PLAN OF HALLWAY 1:50



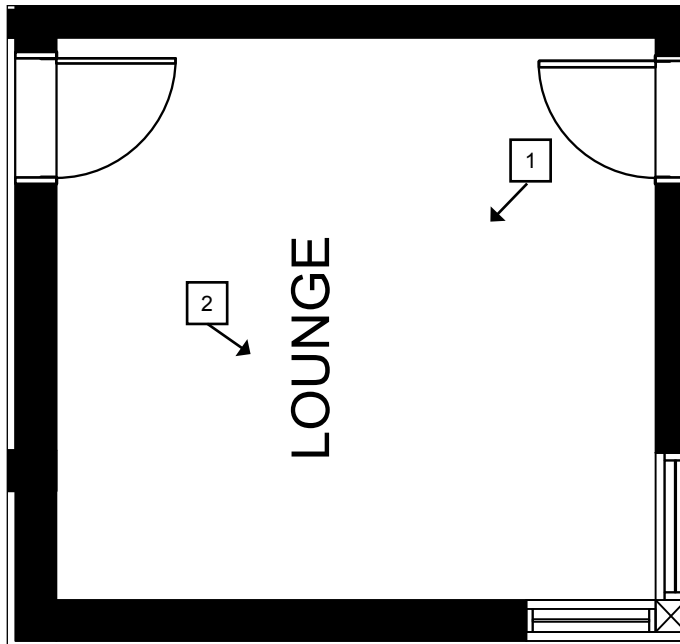
PLAN 1:200



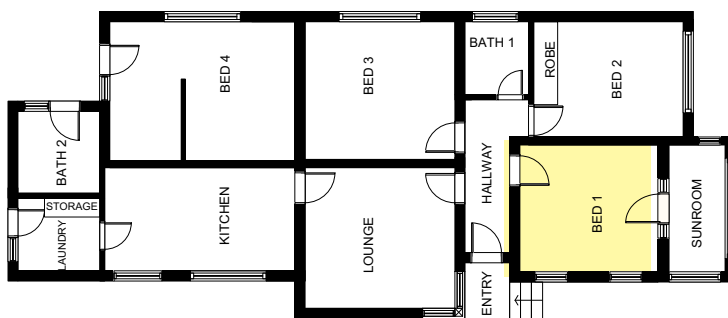
HALLWAY - FIG. 1



HALLWAY- FIG. 2



PLAN OF LOUNGE ROOM - 1:50



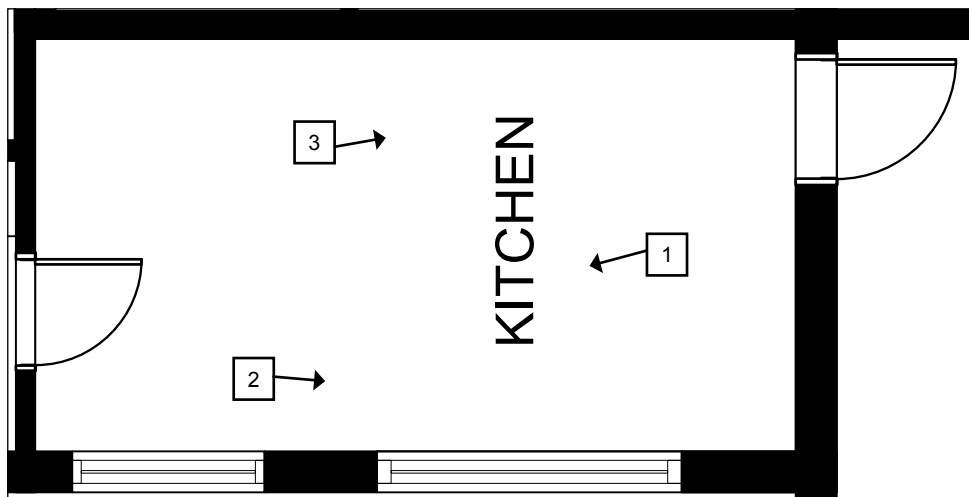
PLAN 1:200



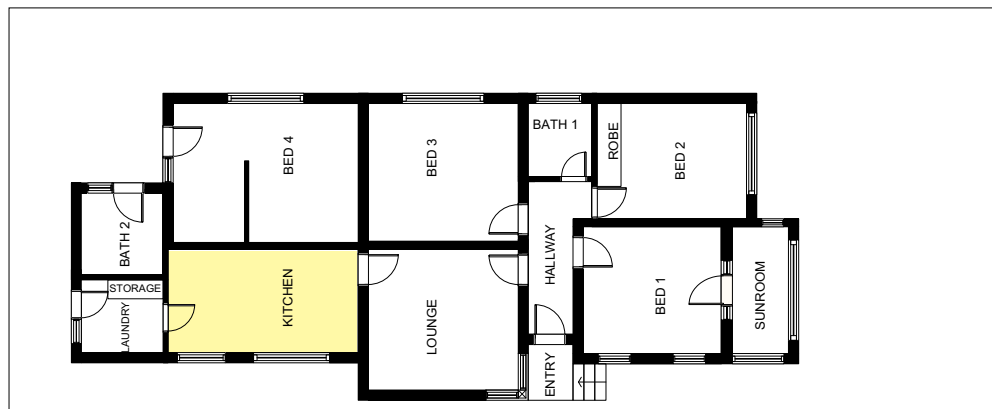
LOUNGE ROOM - FIG. 1



LOUNGE ROOM - FIG. 2



PLAN OF KITCHEN - 1:50



PLAN 1:200



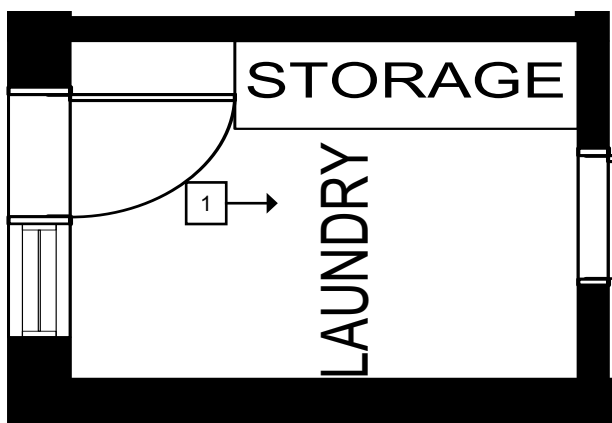
KITCHEN - FIG. 1



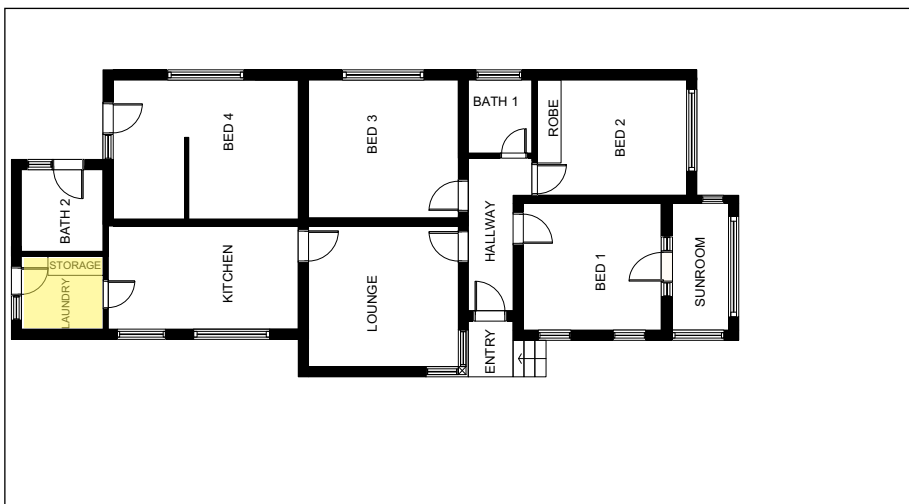
KITCHEN - FIG. 2



KITCHEN - FIG. 3



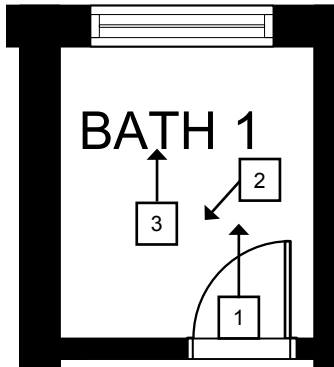
PLAN OF LAUNDRY - 1:50



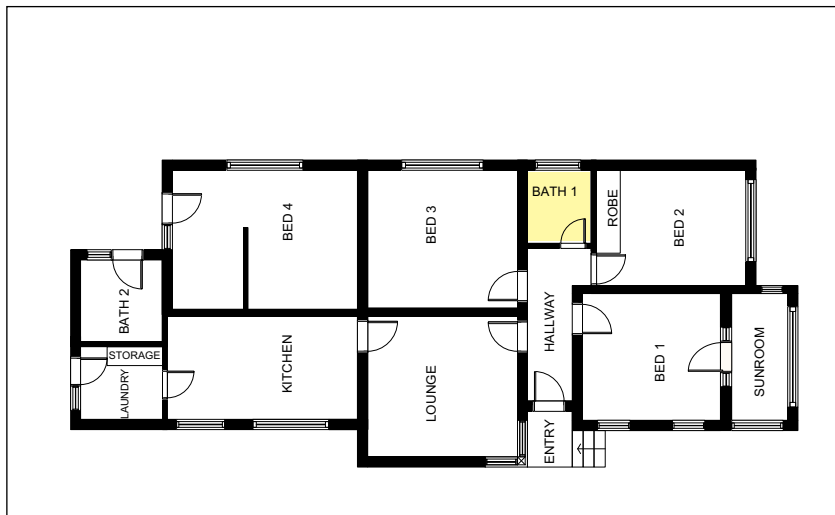
PLAN 1:200



LAUNDRY - FIG. 1



PLAN OF BATH 1 - 1:50



PLAN 1:200



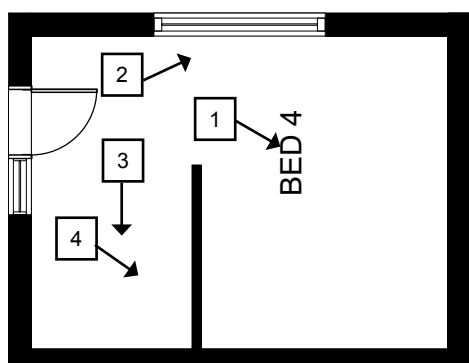
BATH 1 - FIG. 1



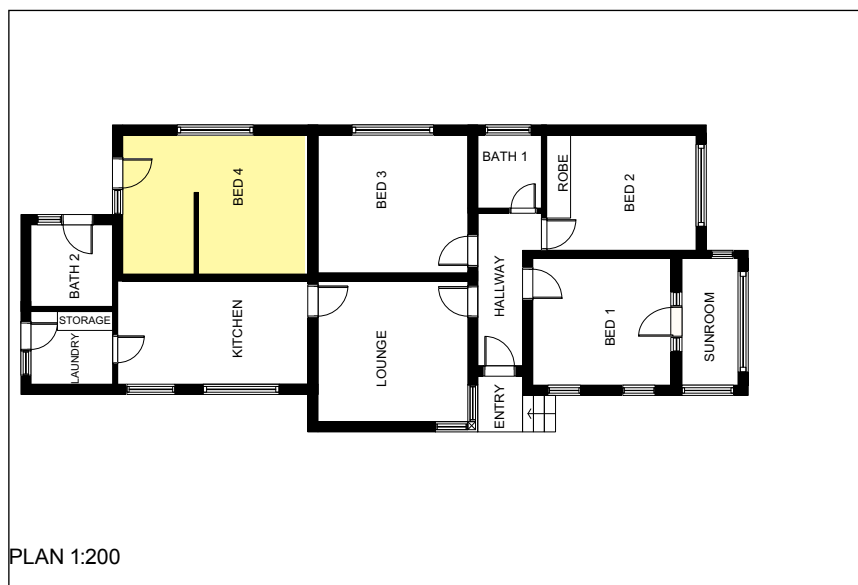
BATH 1- FIG. 2



BATH 1 - FIG. 3



PLAN OF BED 4- 1:50



PLAN 1:200



BED 4 - FIG. 1



BED 4 - FIG. 2

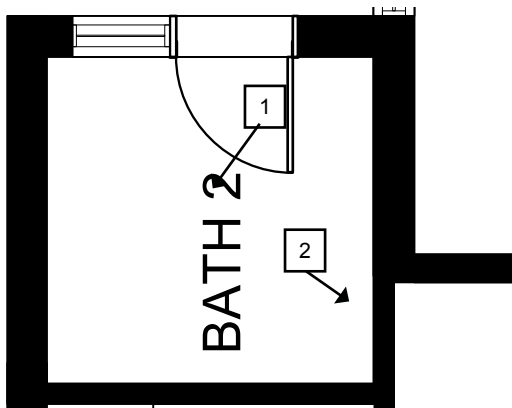


BED 4 - FIG. 3

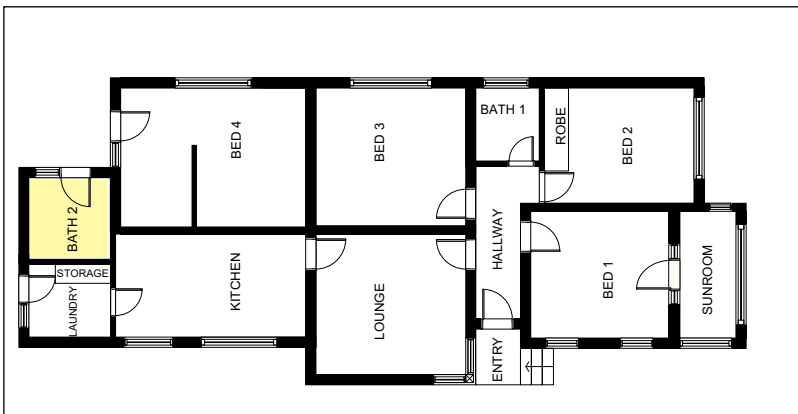


BED 4 - FIG. 4

3.0 Interior



PLAN OF BATH 2 - 1:50



PLAN 1:200



BATH 2 - FIG. 1



BATH 2 - FIG. 2

Listing

4.0 Appendix A: NSW State Heritage Inventory Listings

Listing

Listing

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.

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

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 (2500m² 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

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

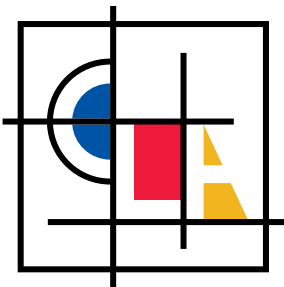
Lectured in Professional Practice to professional bodies and public at various conferences throughout Australia

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

**35 Marion Street
Parramatta**



**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

Norminated Architect: Peter J Lonergan
NSW Architects Registration No. 5983

156a Church Street

Newtown NSW 2042

(02) 9565 1554

email@cracknelllonergan.com.au

www.cracknelllonergan.com.au



Contents

1.0	Project Summary	1
2.0	Exterior	4
3.0	Interior	12
4.0	Appendix A: NSW State Heritage Inventory Listings	20
5.0	Appendix B: Curriculum Vitae of Peter Lonergan	23

Prepared On:

4 May 2017 [FINAL]

Project Address:

35 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. I731. 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.

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). 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

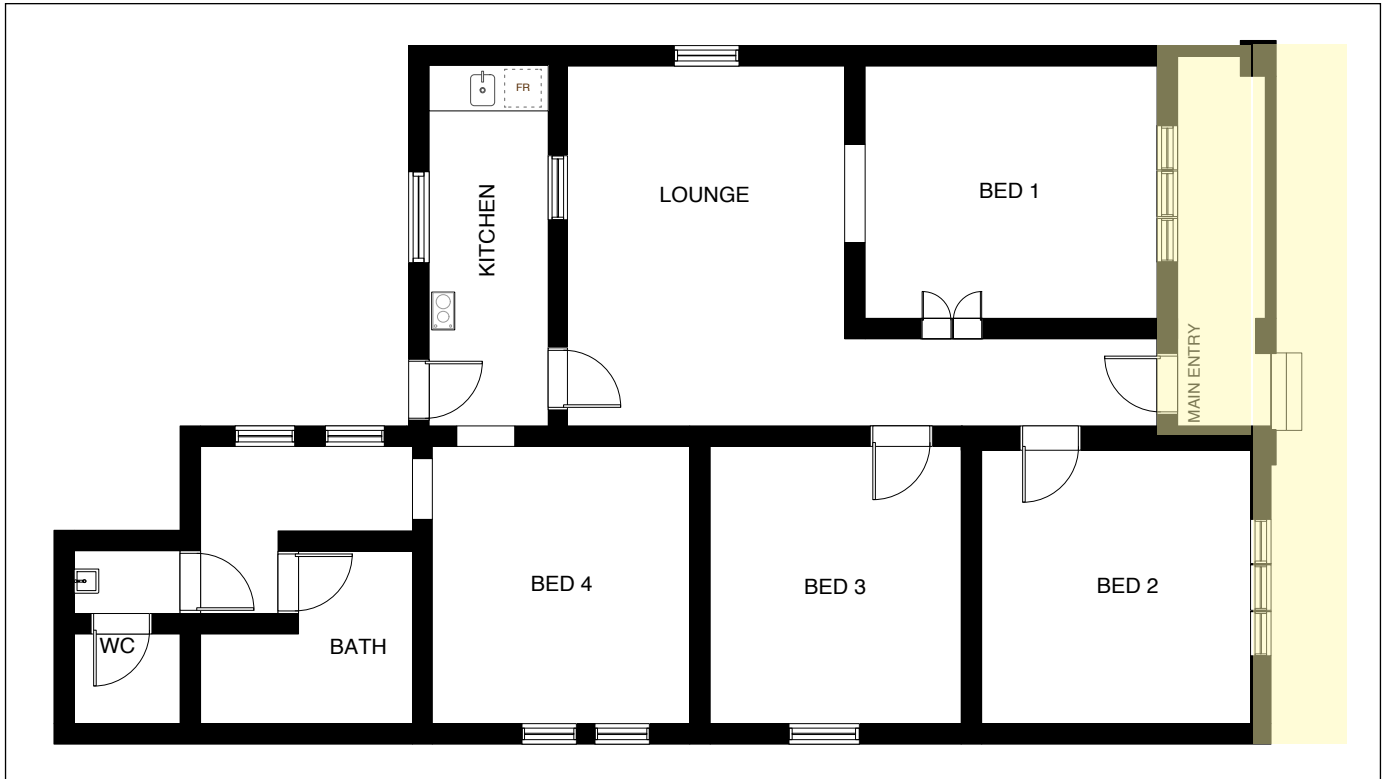
Director
Cracknell Lonergan Architects Pty Limited
NSW Architects Registration No. 5983

Location Plan



Location Plan - 35 Marion Street, Parramatta

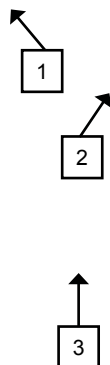
2.0 Exterior



Ground Floor Plan 1:100



Front Exterior Plan - 1:100





Front Exterior - Fig. 1



Front Exterior - Fig. 2



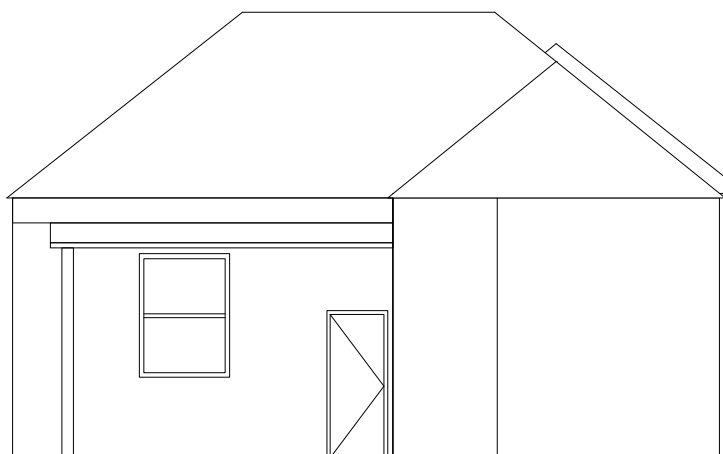
Front Exterior - Fig. 3



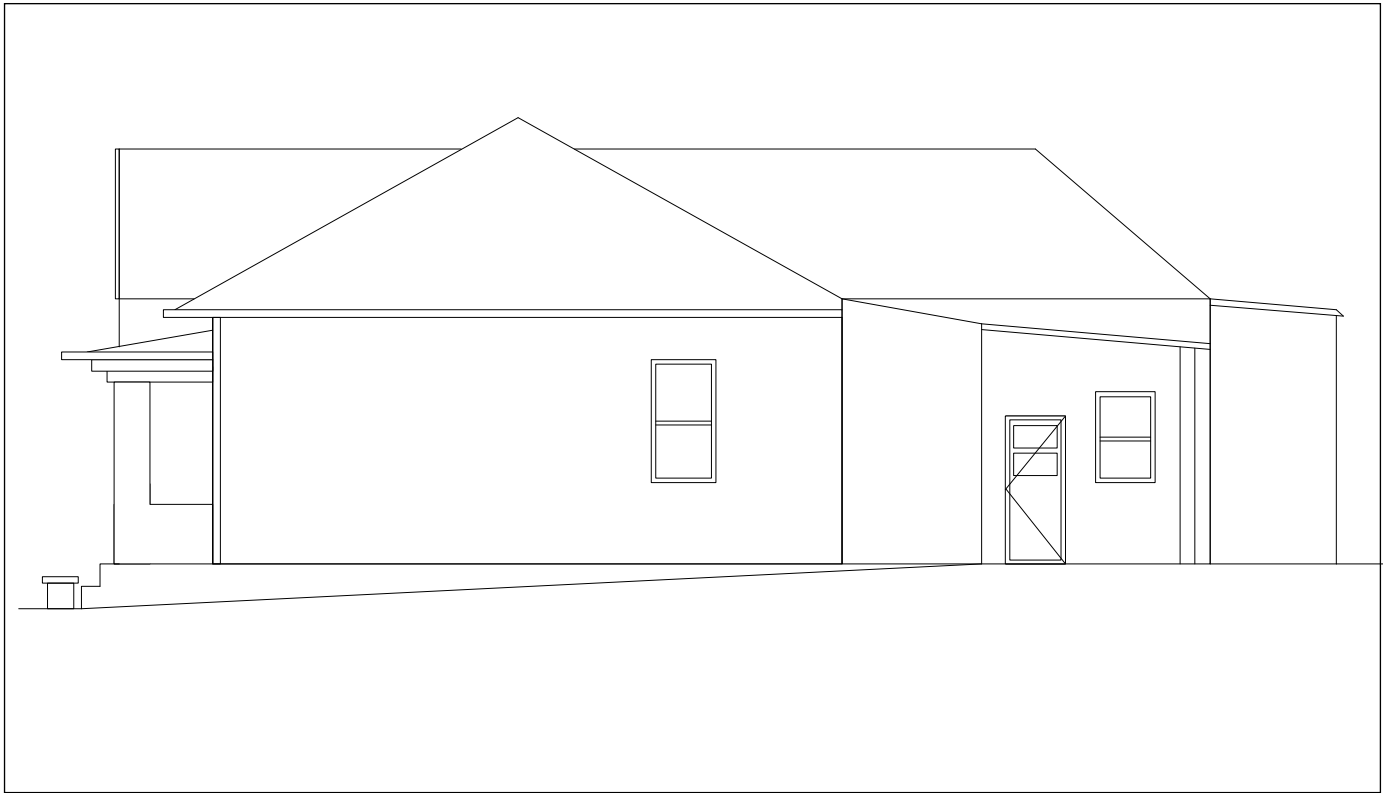
Side Exterior.



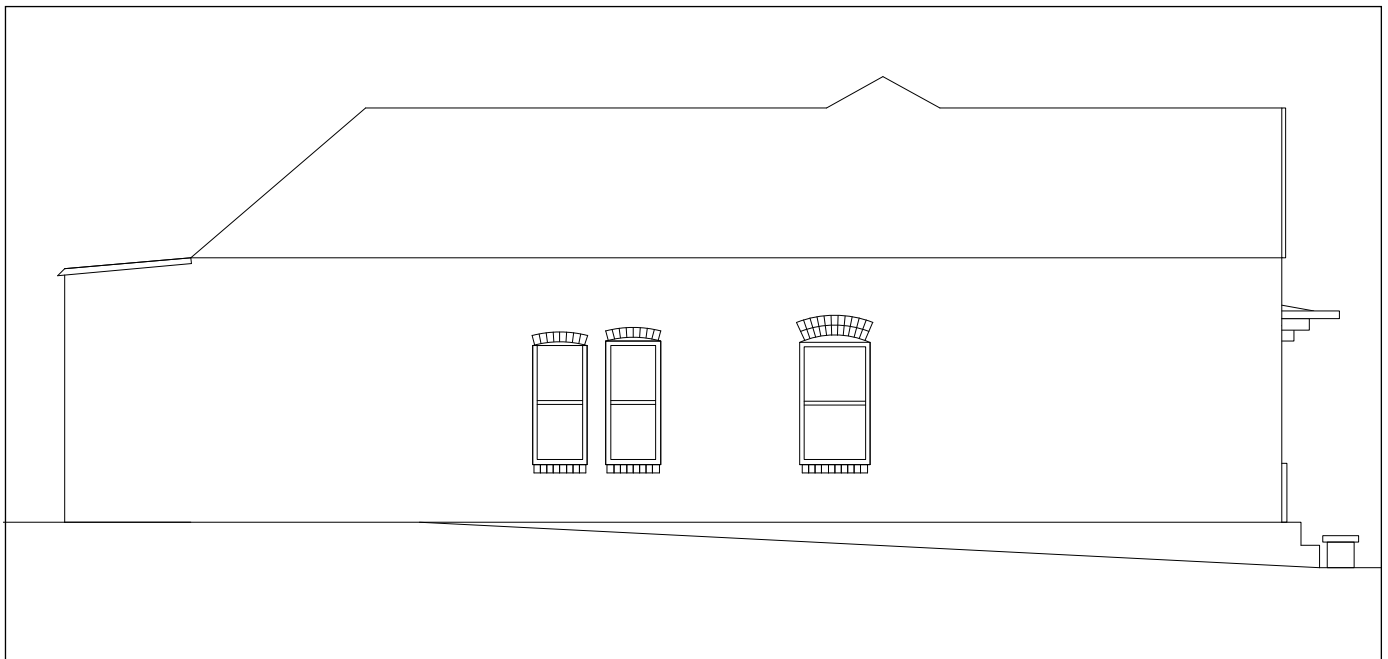
Front Elevation 1:100



Rear Elevation 1:100

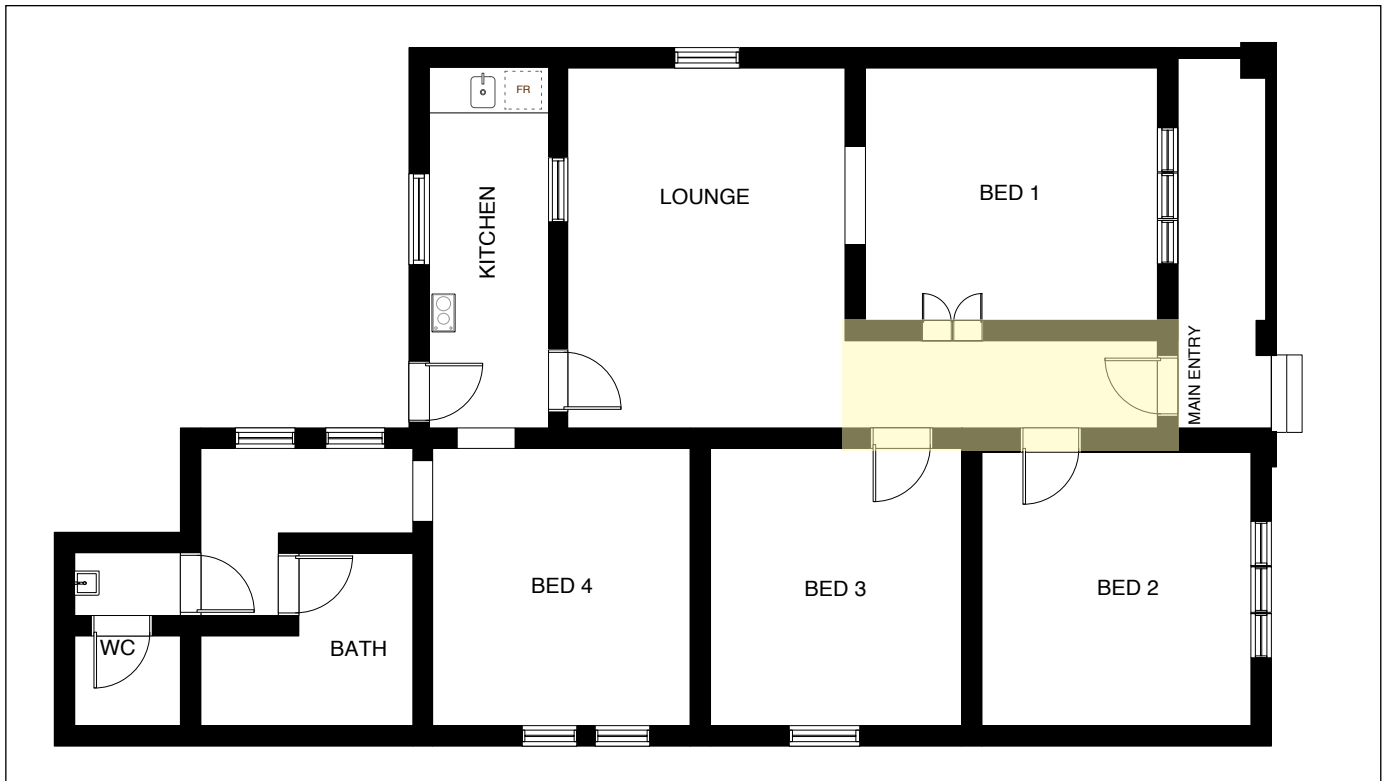


Side Elevation A 1:100

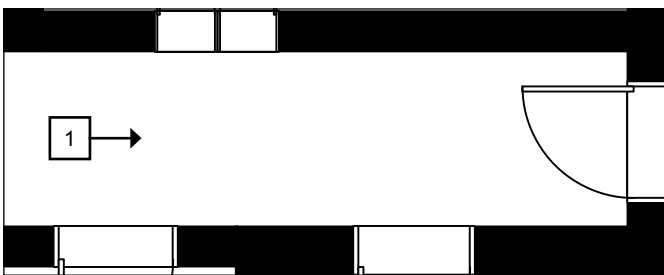


Side Elevation B 1:100

3.0 Interior



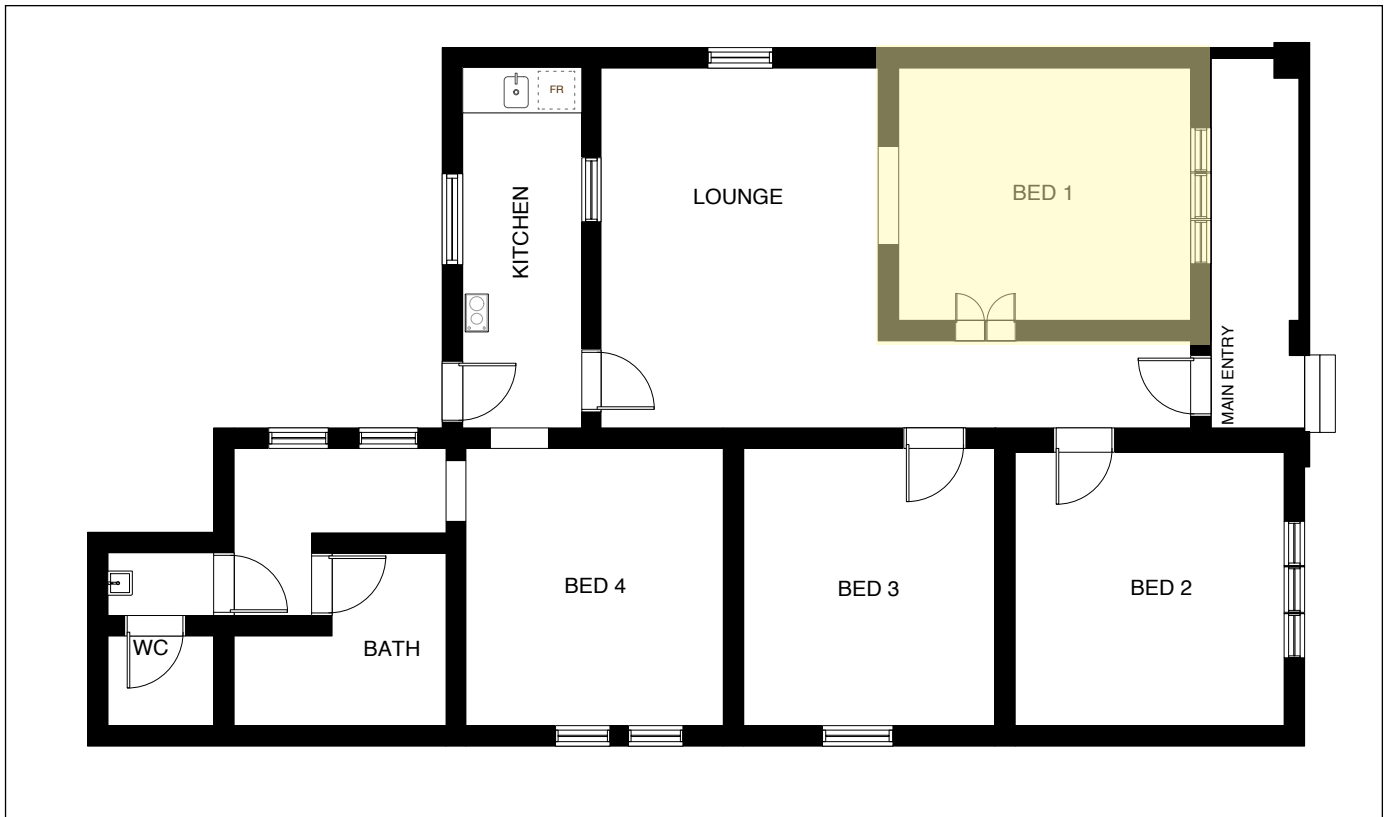
Ground Floor Plan 1:100



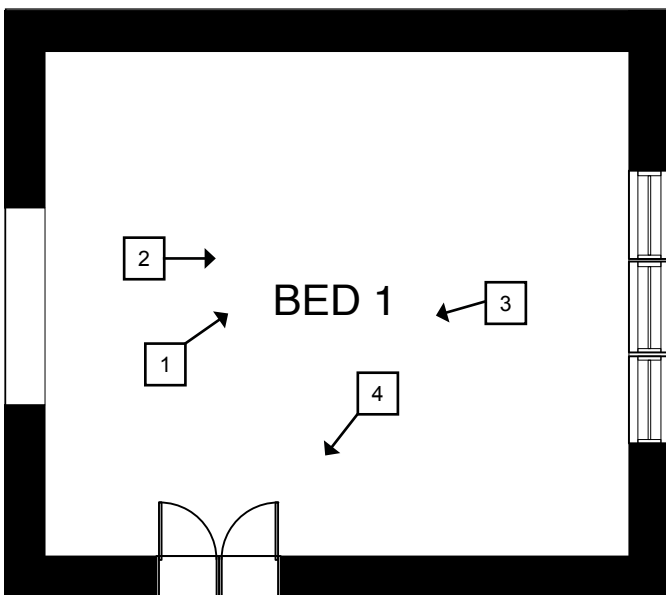
Hall Plan 1:50



Hall - Fig. 1



Ground Floor Plan - 1:100



Bedroom 1 Plan - 1:50



Bed 1 - Fig. 1



Bed 1 - Fig. 2



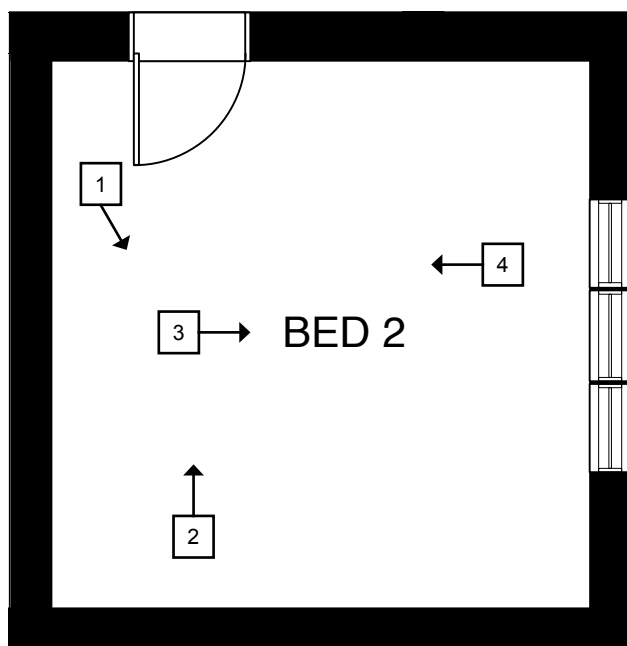
Bed 1 - Fig. 3



Bed 1 - Fig. 4



Ground Floor Plan 1:100



Bedroom 2 Plan - 1:50



Bed 2 - Fig. 1



Bed 2 - Fig. 2



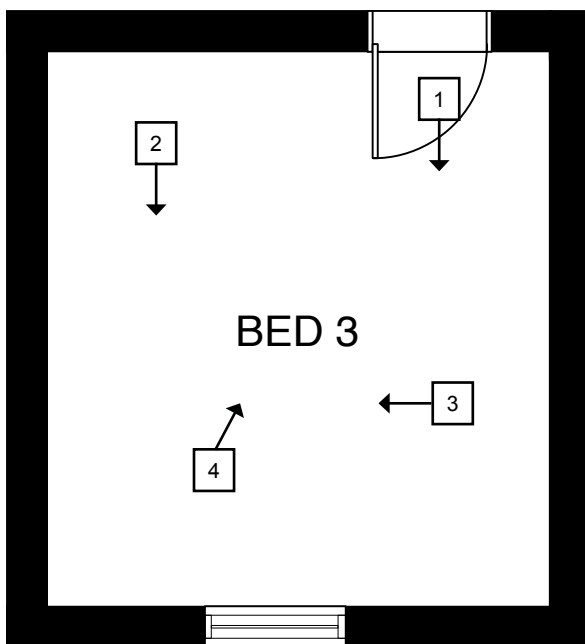
Bed 2 - Fig. 3



Bed 2 - Fig. 4



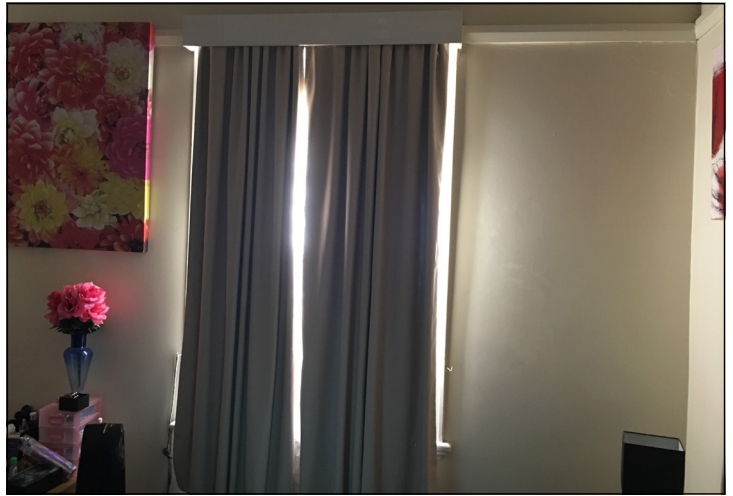
Ground Floor Plan - 1:100



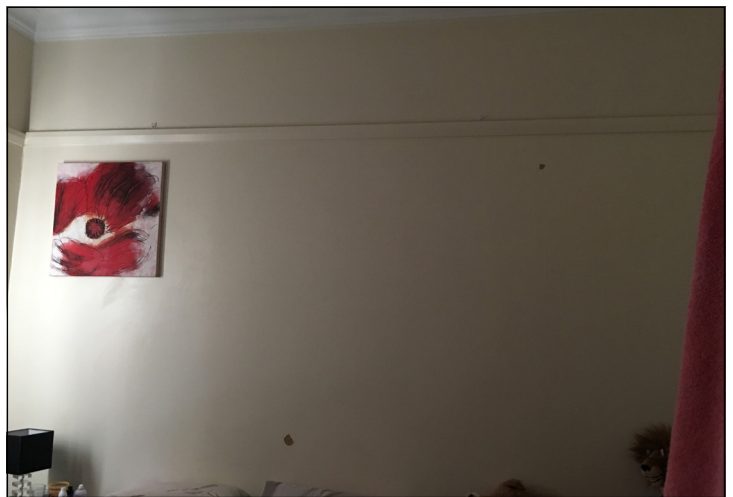
Bedroom 3 Plan - 1:50



Bed 3 - Fig. 1



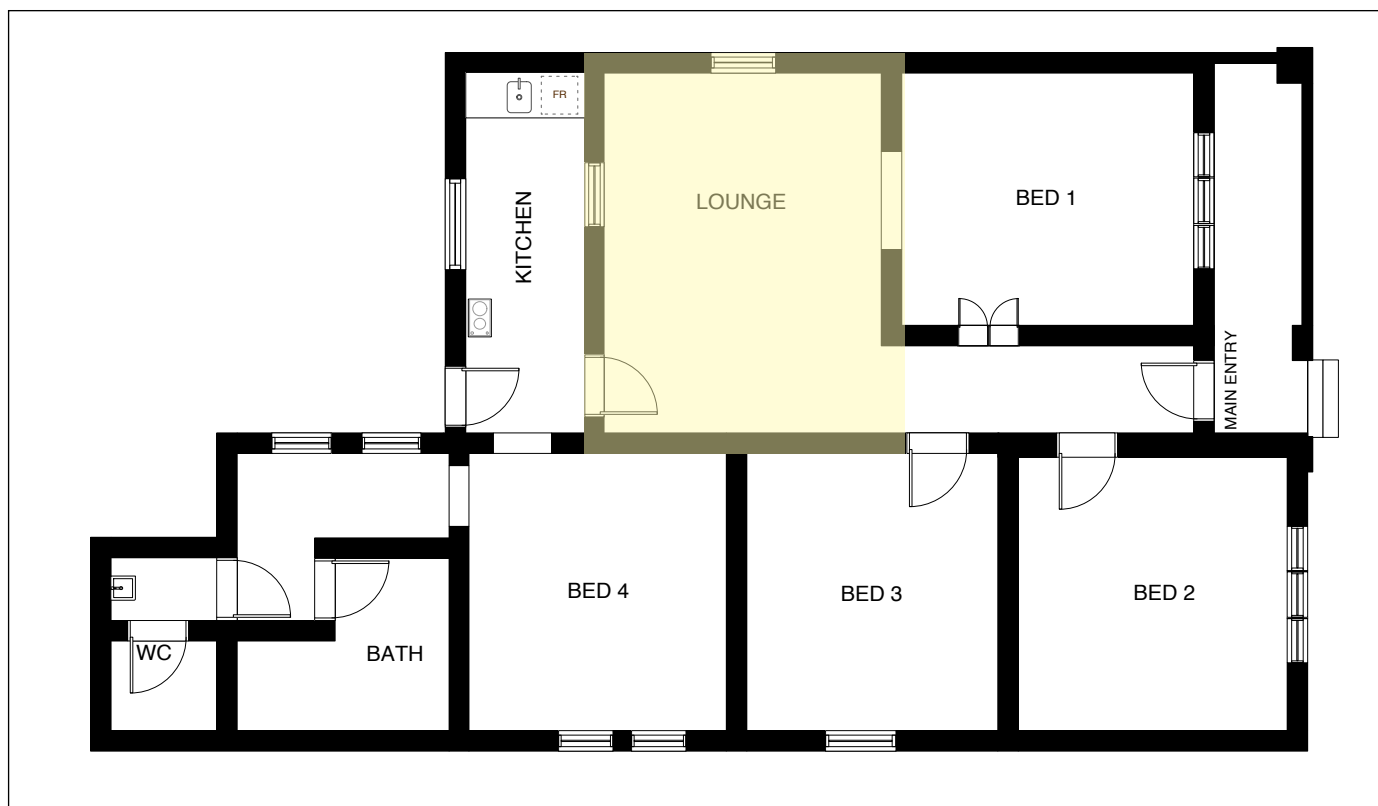
Bed 3 - Fig. 2



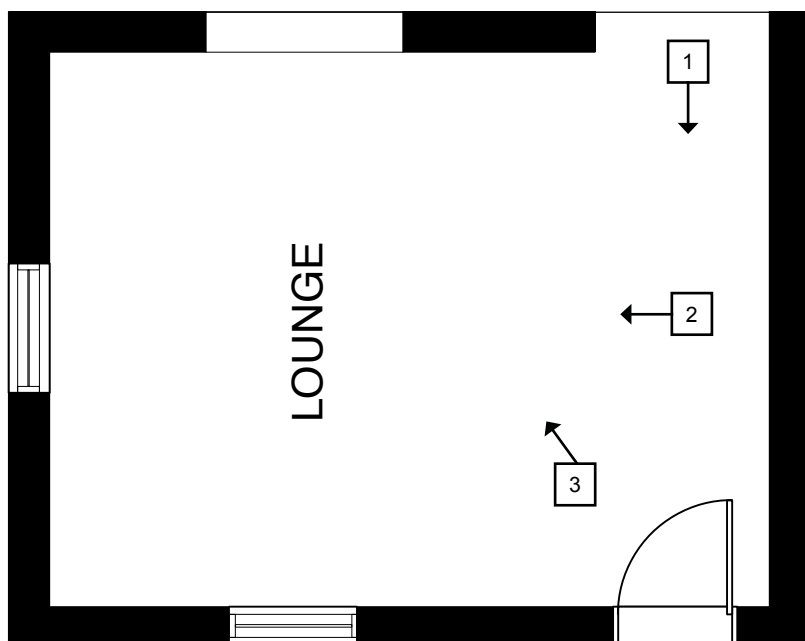
Bed 3 - Fig. 3



Bed 3 - Fig. 4



Ground Floor Plan - 1:100



Lounge Room Plan - 1:50



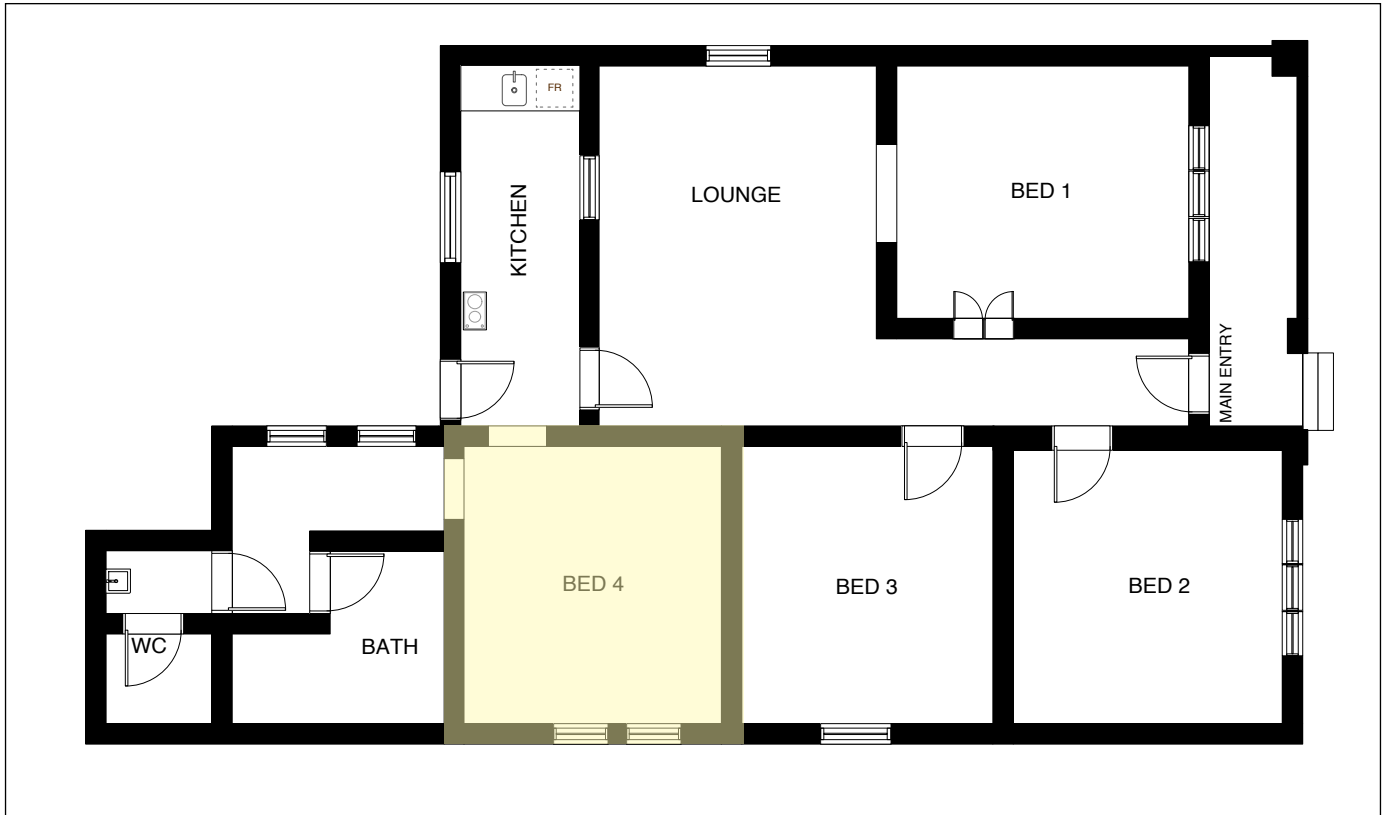
Lounge - Fig. 1



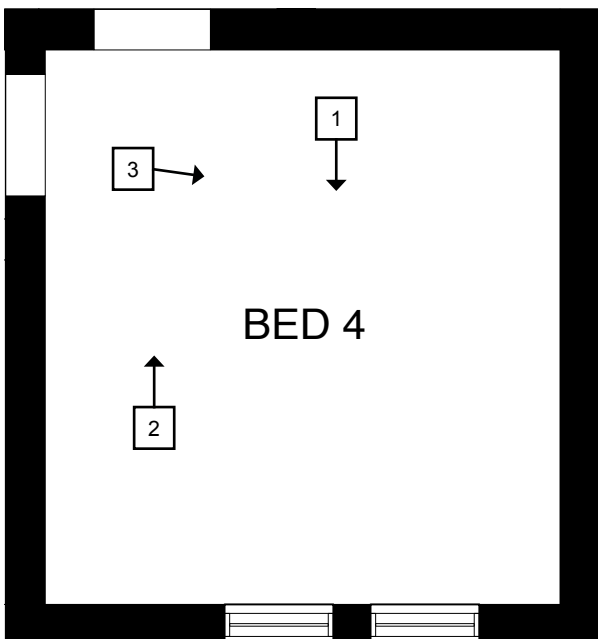
Lounge - Fig. 2



Lounge - Fig. 3



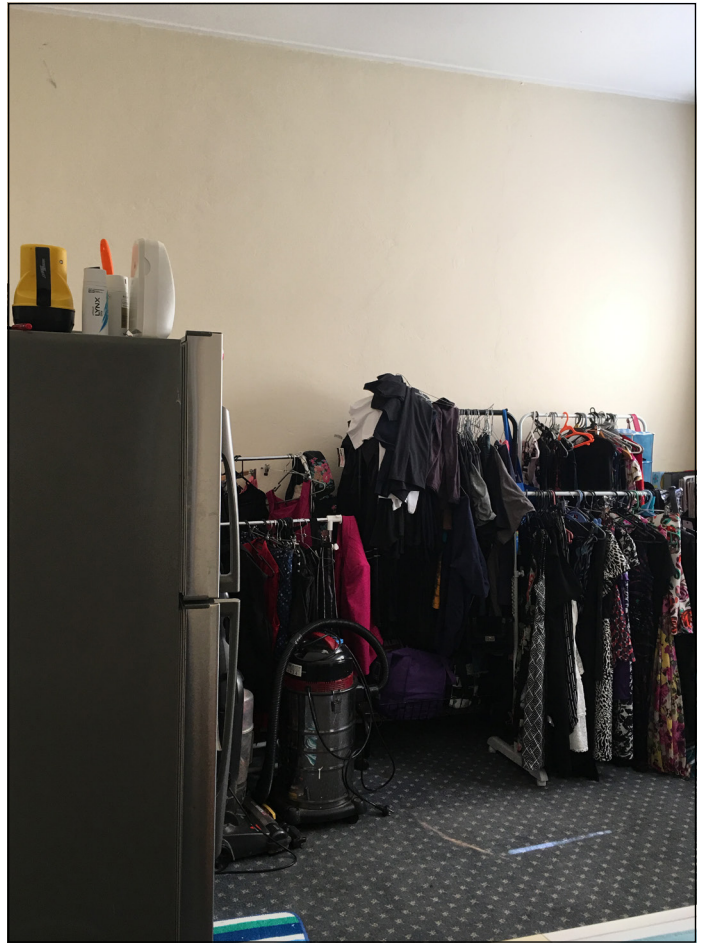
Ground Floor Plan - 1:100



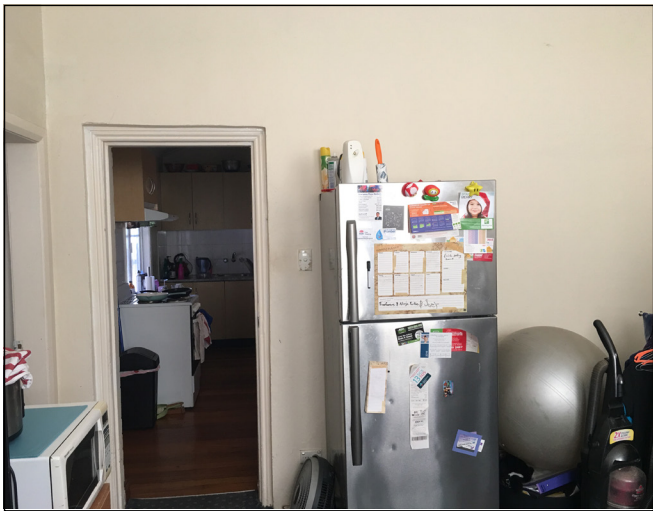
Bed 4 Plan - 1:50



Bed 4 - Fig. 1



Bed 4 - Fig. 3



Bed 4 - Fig. 2



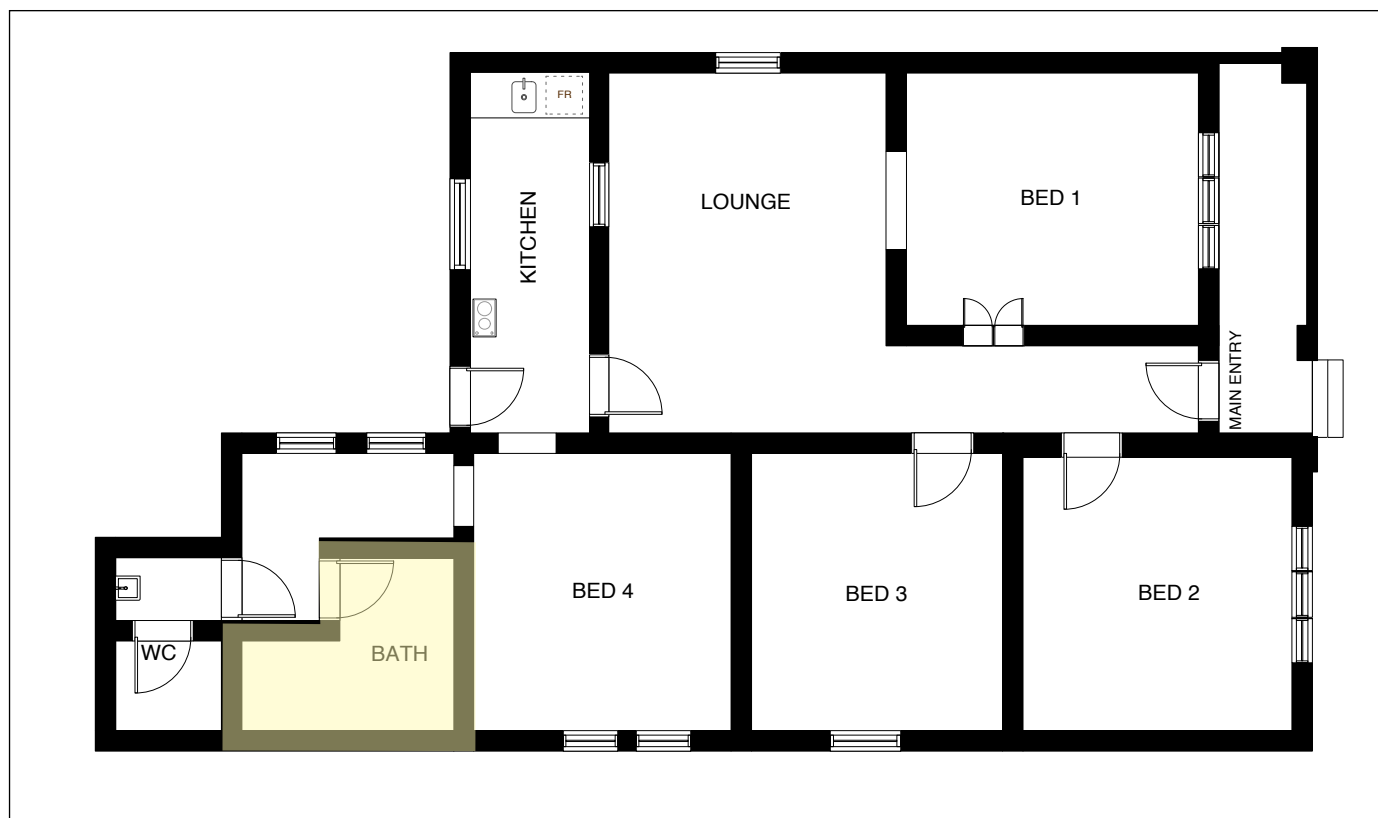
Ground Floor Plan - 1:100



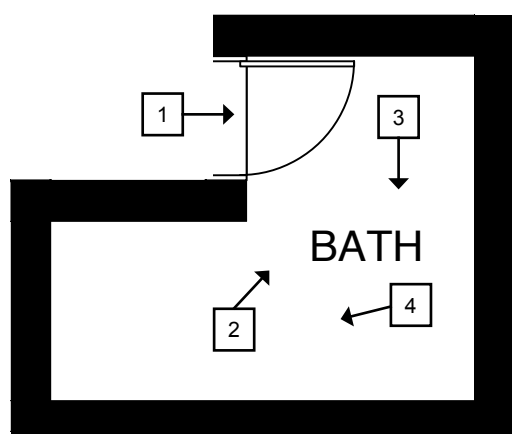
Kitchen Plan - 1:50



Kitchen - Fig. 1



Ground Floor Plan - 1:100



Bath Plan - 1:50



Bath - Fig. 1



Bath - Fig. 2



Bath - Fig. 3



Bath - Fig. 4

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.

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

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 (2500m² 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

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

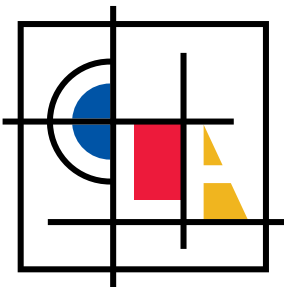
Lectured in Professional Practice to professional bodies and public at various conferences throughout Australia

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

**37 Marion Street
Parramatta 2150**



**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

Norminated Architect: Peter J Lonergan
NSW Architects Registration No. 5983

156a Church Street

Newtown NSW 2042

(02) 9565 1554

email@cracknelllonergan.com.au

www.cracknelllonergan.com.au



Contents

1.0	Project Summary	1
2.0	Exterior	4
3.0	Interior	12
4.0	Appendix A: NSW State Heritage Inventory Listings	20
5.0	Appendix B: Curriculum Vitae of Peter Lonergan	23

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. I731. 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.

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). 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

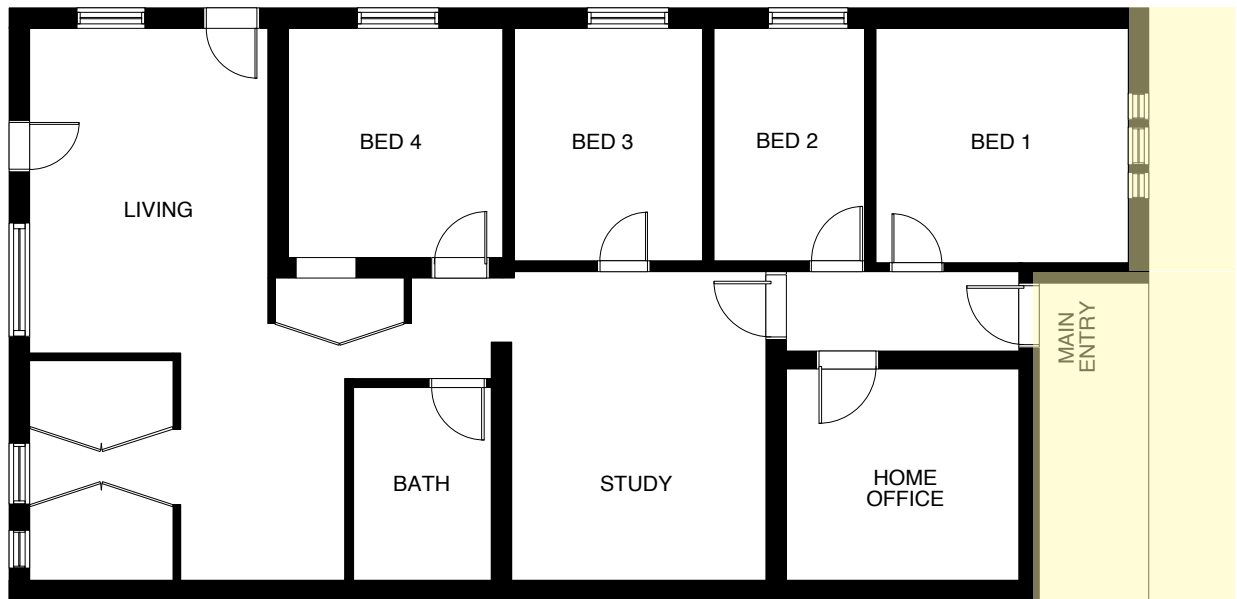
Director
Cracknell Lonergan Architects Pty Limited
NSW Architects Registration No. 5983

Location Plan

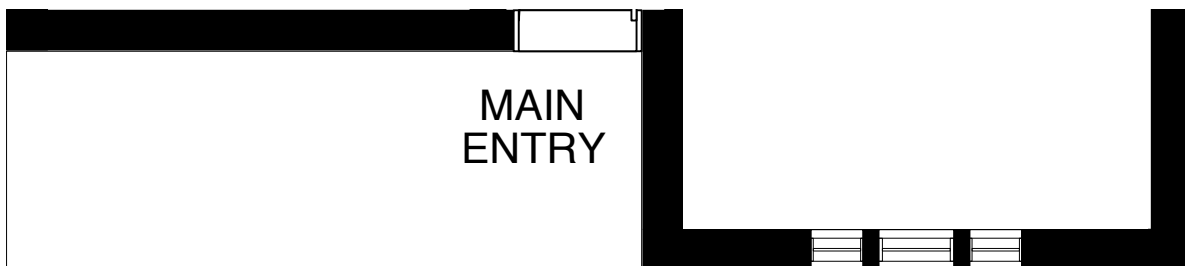


Location Plan - 37 Marion Street, Parramatta

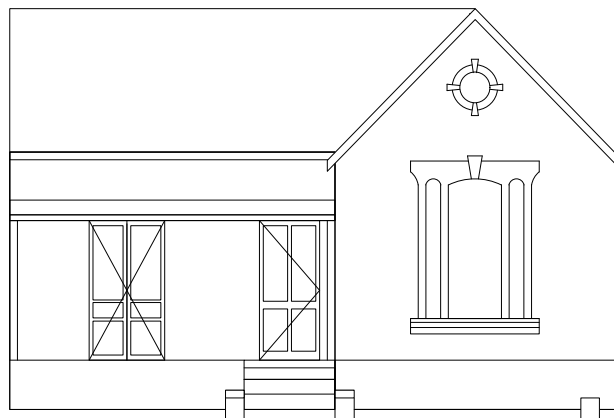
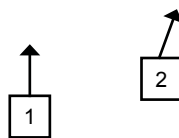
2.0 Exterior



Ground Floor Plan 1:100



Plan of Front Exterior - 1:50



Front Elevation - 1:100



Front Exterior - Fig. 1



Front Exterior - Fig. 2

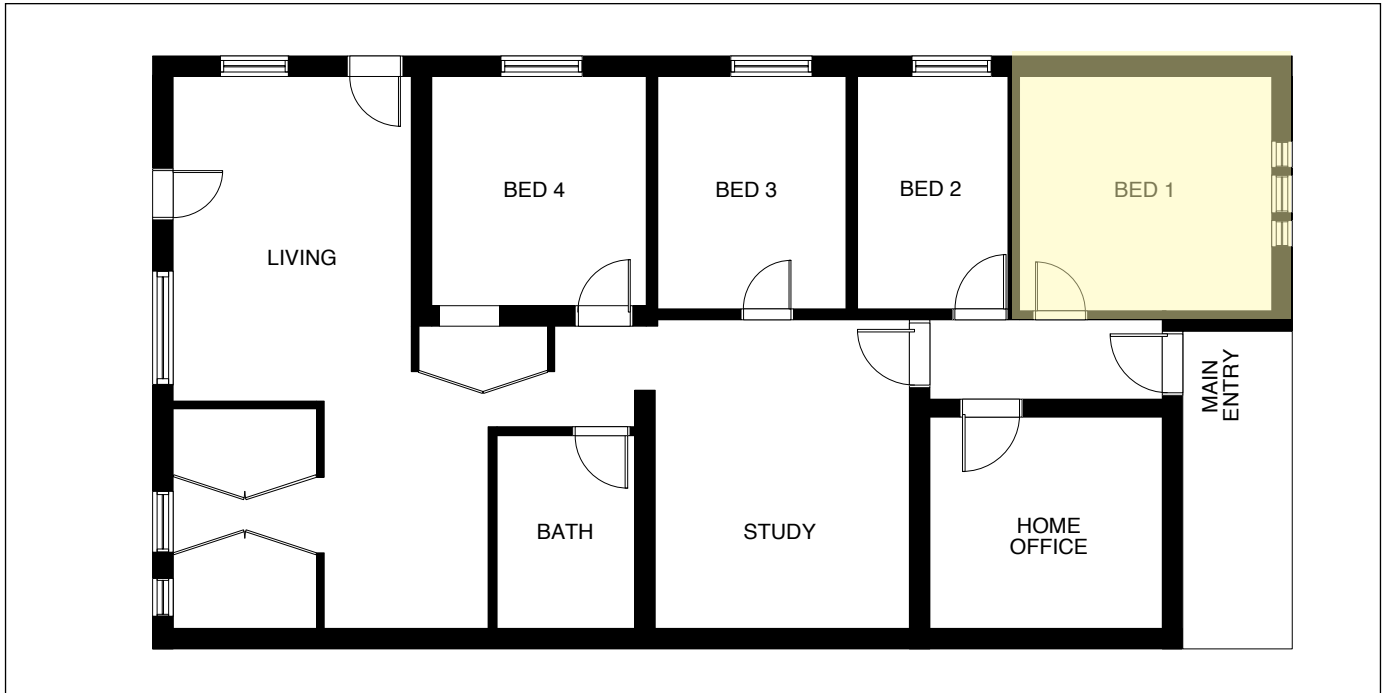


Fabric Detail

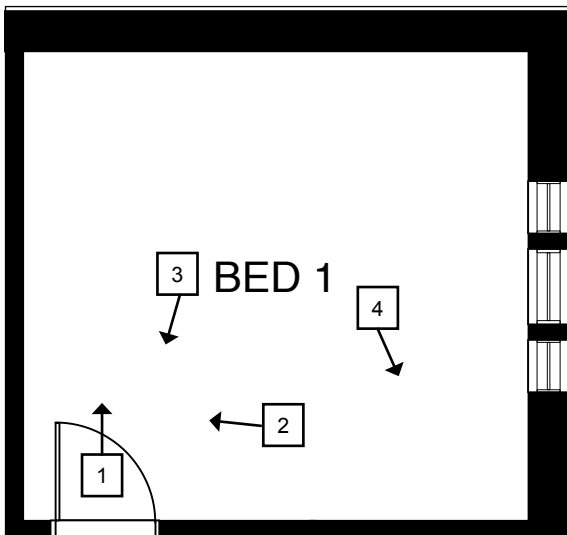


Side Exterior

3.0 Interior



Ground Floor Plan 1:100



Plan of Bed 1 - 1:50



Bed 1 - Fig. 1



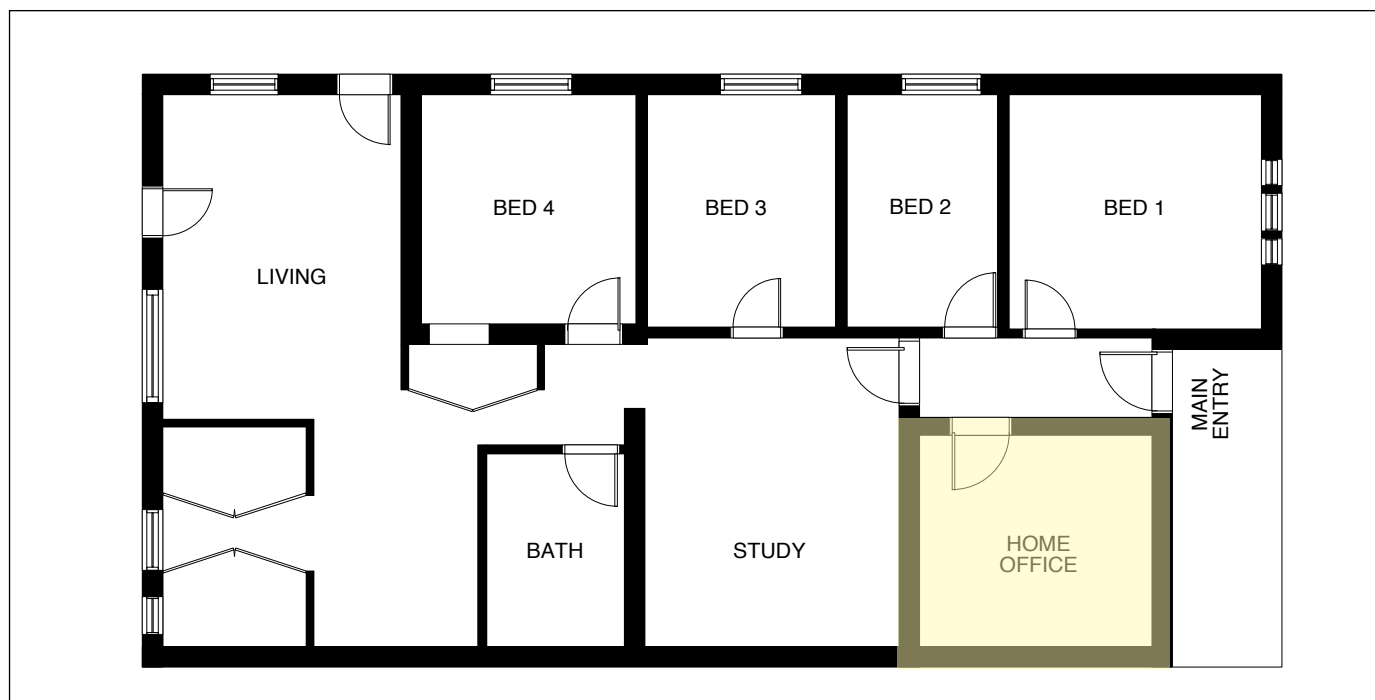
Bed 1 - Fig. 2



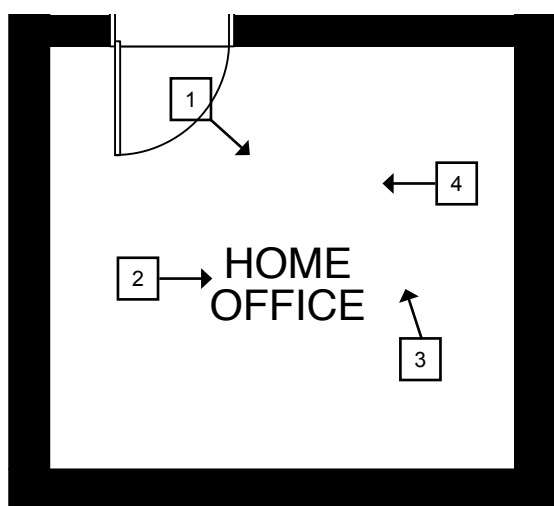
Bed 1 - Fig. 4



Bed 1 - Fig. 3



Ground Floor Plan 1:100



Plan of Home Office 1:50



Home Office - Fig. 1



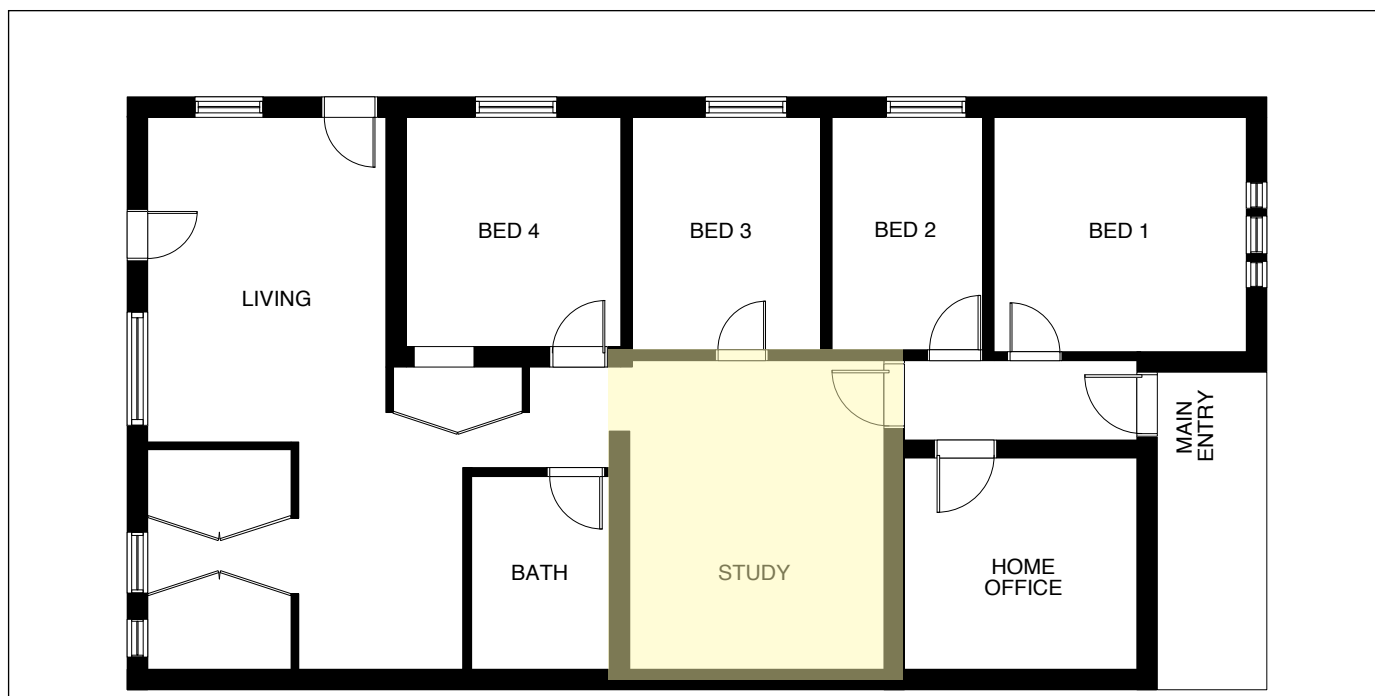
Home Office - Fig. 2



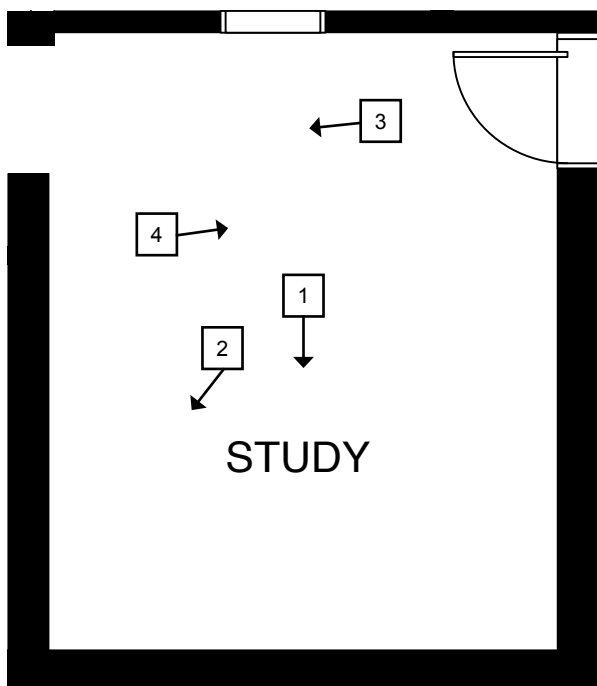
Home Office - Fig. 3



Home Office - Fig. 4



Ground Floor Plan - 1:100



Plan of Study - 1:50



Study - Fig. 1



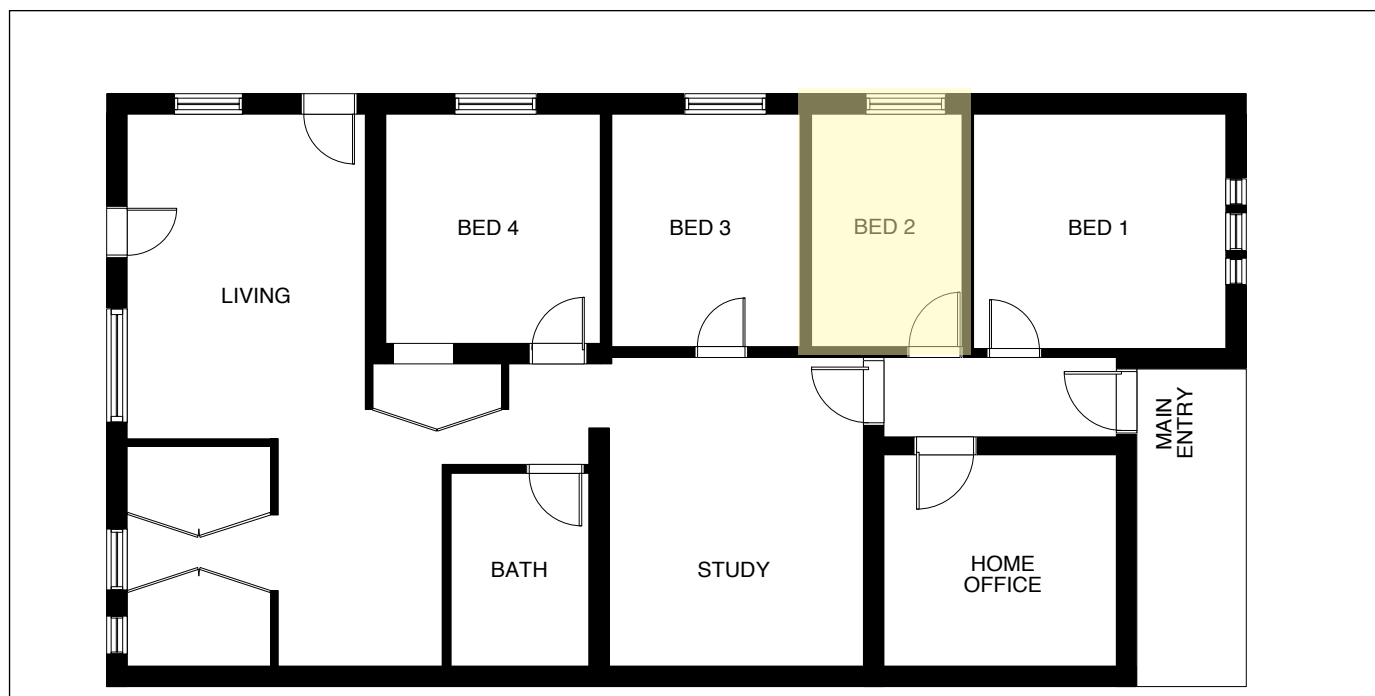
Study - Fig. 2



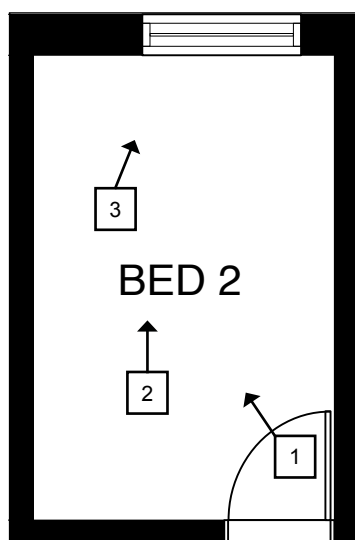
Study - Fig. 3



Study - Fig. 4



Ground Floor Plan - 1:100



Plan of Bed 2 - 1:50



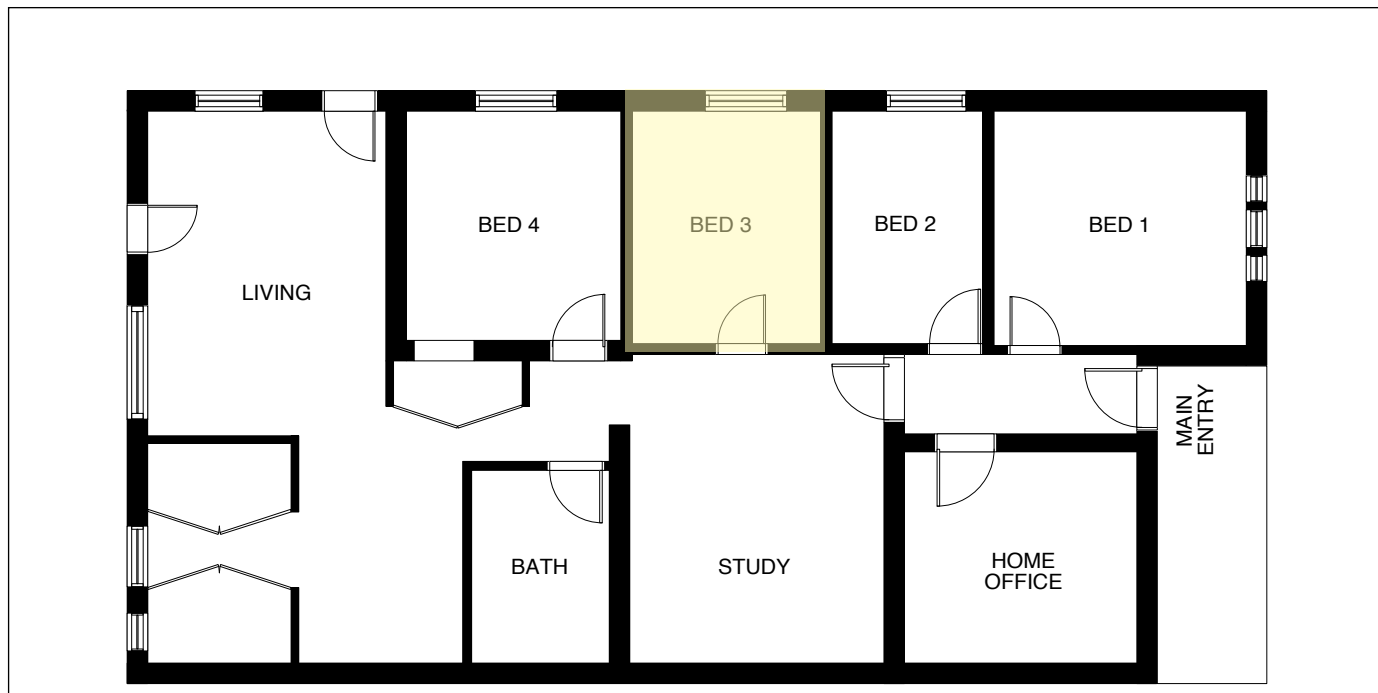
Bed 2 - Fig. 1



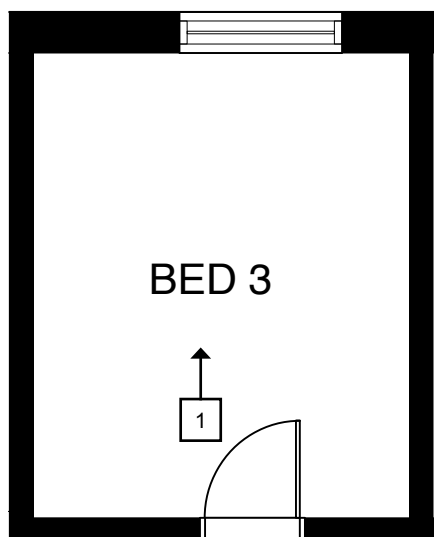
Bed 2 - Fig. 2



Bed 2 - Fig. 3



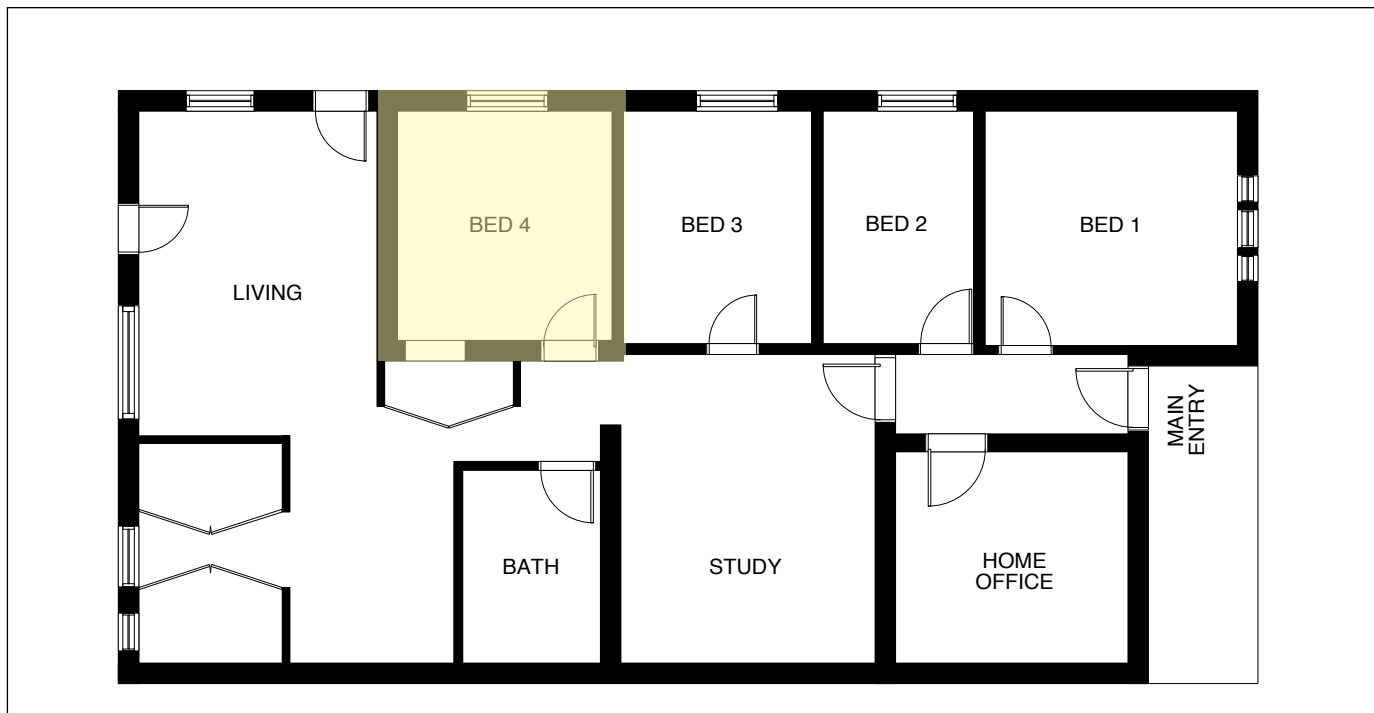
Ground Floor Plan - 1:100



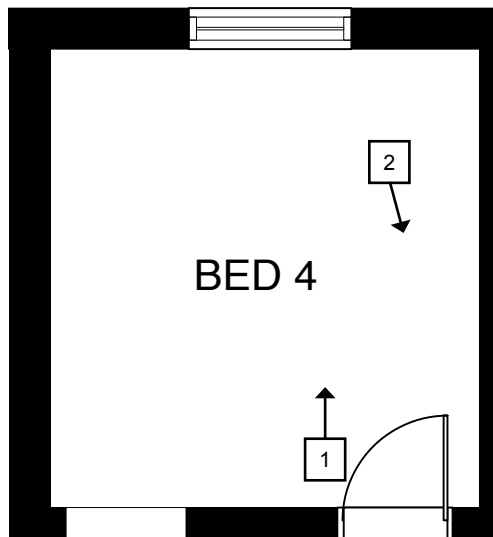
Plan of Bed 3 - 1:50



Bed 3 - Fig. 1



Ground Floor Plan - 1:100



Plan of Bed 4 - 1:50





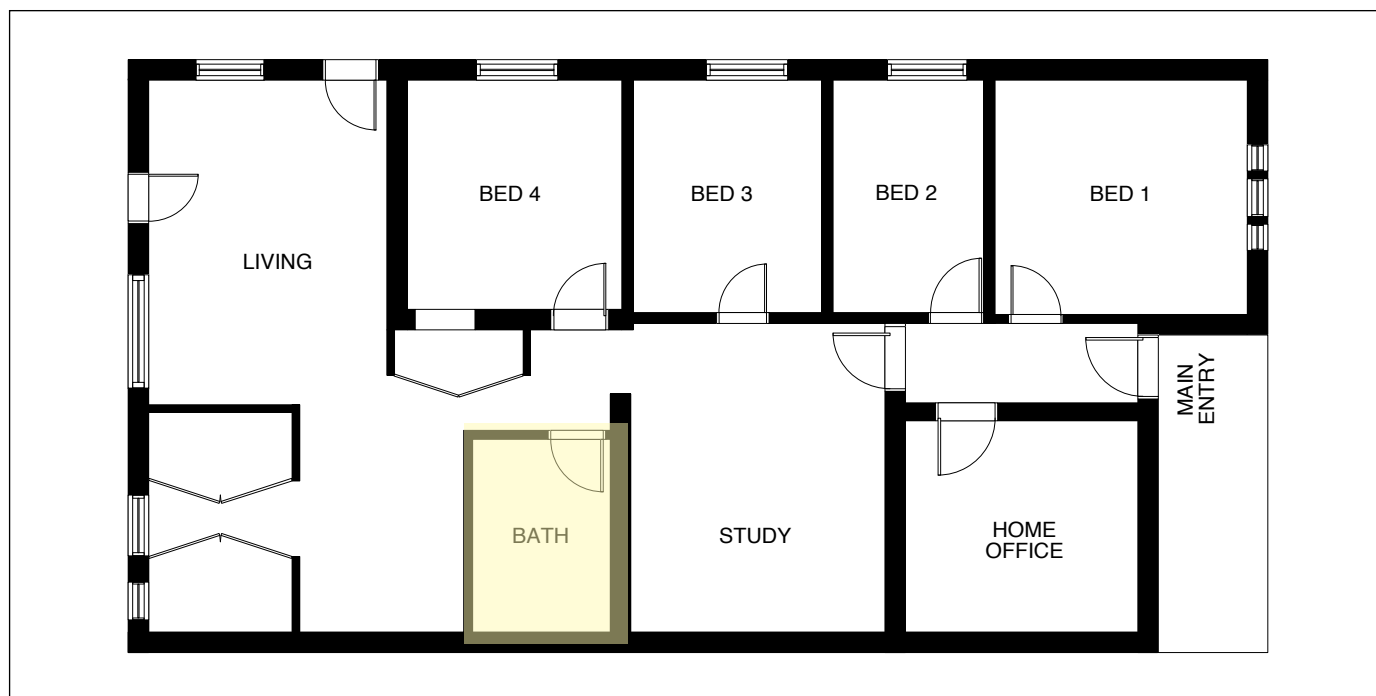
Bed 4 - Fig. 1



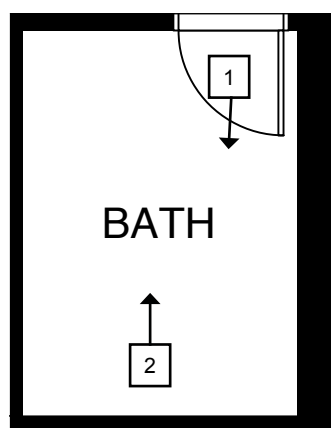
Bed 4 - Fig. 2



Bed 4 - Fig. 3



Ground Floor Plan - 1:100



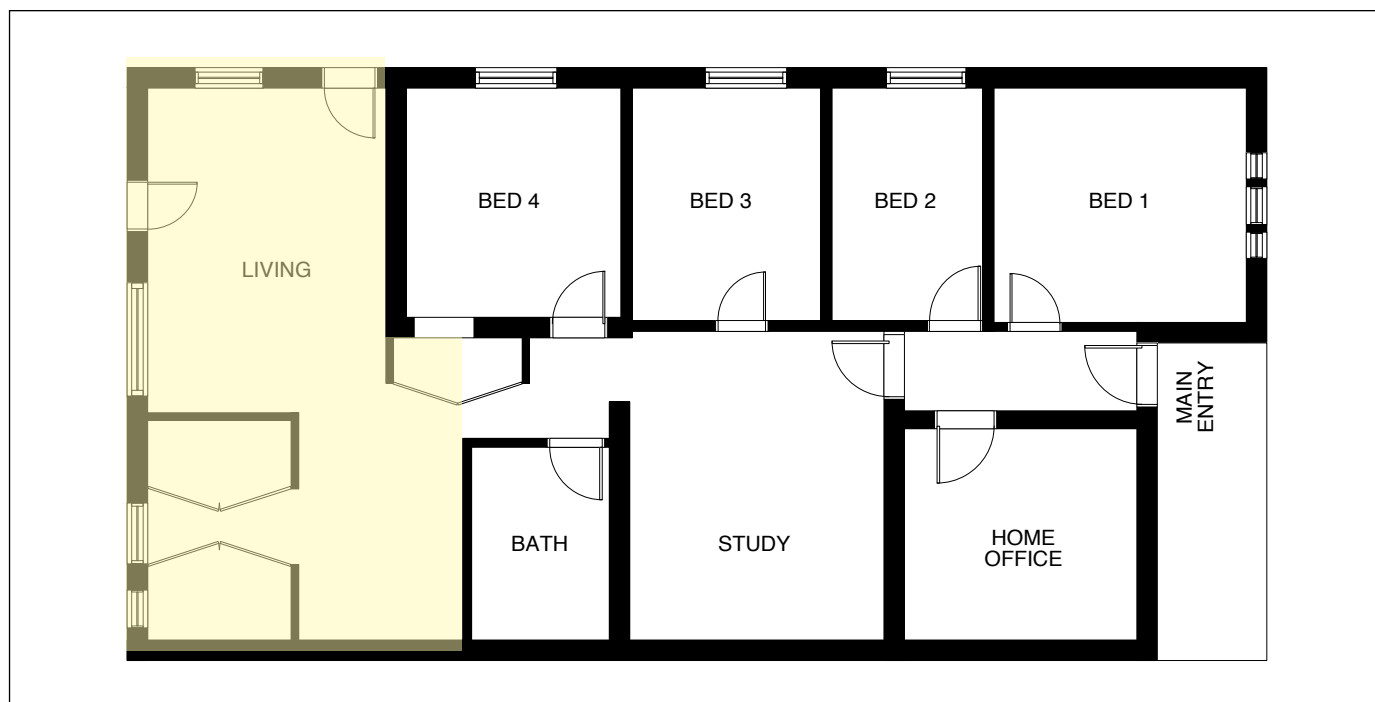
Plan of Bath - 1:50



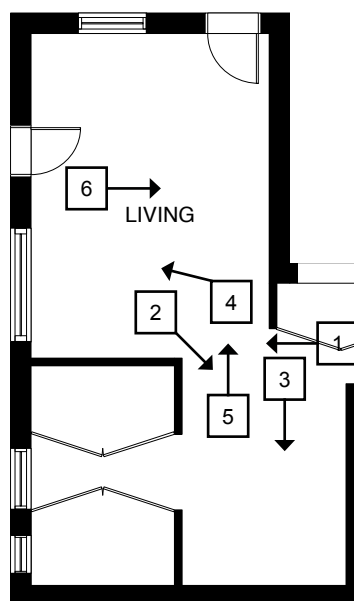
Bath - Fig. 1



Bath - Fig. 2



Ground Floor Plan - 1:100



Plan of Living Room - 1:100



Living - Fig. 1



Living - Fig. 2



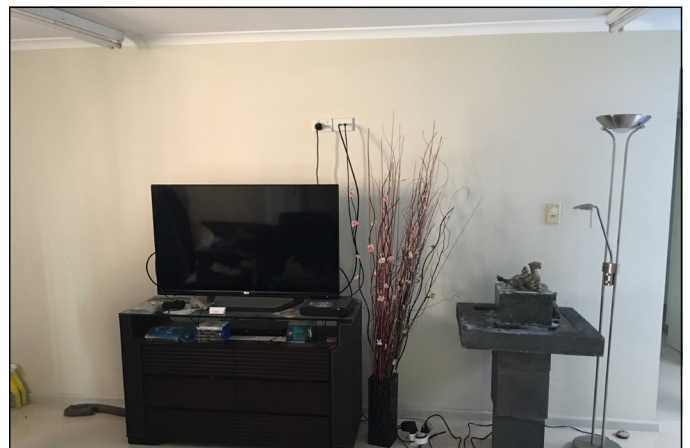
Living - Fig. 3



Living - Fig. 4



Living - Fig. 5



Living - Fig. 6

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

Listing

Listing

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.

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

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 (2500m² 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

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.

