

*Policy 5.1.2*

*Ensure that future landscaping works in the Reserves is based on an understanding of the development of the cultural landscape and part of the landscape setting of Experiment Farm Cottage. (p144)*

*Policy 5.2.1*

*The relationship between Experiment Farm Cottage and adjoining reserve areas should be made apparent through appropriate landscaping works (refer to Policy 6.0 – Cultural Landscapes and Policy 7.0 – Conservation of Landscape). (p145)*

*Policy 5.2.2*

*Experiment Farm Cottage should be interpreted within the wider context of Harris Park and in relation to other key sites (Queen's Wharf, Hambledon Cottage, Elizabeth Farm and Clay Cliff Creek). (p145)*

*Policy 5.3.1*

*Retain the vistas to the significance vistas to the north by maintaining the reserves as open space. (p146)*

*Policy 5.3.2*

*Landscaping works in the reserves should not impact on the northerly views from Experiment Farm Cottage. (p146)*

*Policy 5.3.4*

*Retain views to Bunya and Hoop Pines on adjoin colonial properties (Hambledon Cottage and Elizabeth Farm) from each of the three properties. (p147)*

*Policy 5.3.5*

*Ensure future planning controls retain the significant vistas and view corridors from Experiment Farm Cottage and to the pine trees at Hambledon Cottage and Elizabeth Farm. (p147)*

*Policy 5.3.6*

*Ensure that proposed developments in the area do not impact on key vistas from Experiment Farm Cottage and to the pine trees at Hambledon Cottage and Elizabeth Farm. (p147)*

In terms of the current Planning Proposal the increase in height and density sought will have limited and acceptable impacts on the identified significance and wider setting of the State Heritage item and do not restrict any of the identified heritage policies for protection of the place.

## 6.0 ELIZABETH FARM

### Summary of Impacts

Elizabeth Farm is so far removed from the subject site that the potential heritage impacts hardly need assessment. However, given the great importance of the place and the possibility of views being affected, reasoned examination is given below.

There would be no shading of the heritage site as a result of the proposal and thus no impacts on vegetation or appreciation of the Farm's immediate setting. The subject site lies outside significant views to and from the Elizabeth Farm site, therefore, there would be no significant impact on Elizabeth Farm and its primary setting.

Brian McDonald + Associates' Heritage Report of 2003 cites the **Statement of Significance** of the State Heritage Register listing:

*Elizabeth Farm is associated with major figures who were prominent in the 19th century development of the colony, including John and Elizabeth Macarthur, and the Swann family in the 20th century. There is a large surviving collection of documentary evidence connected to the house, which contains part of the oldest surviving European construction in Australia. The garden contains some of the earliest European plantings in Australia including a Chinese elm (*Ulmus parvifolia*), 1805-planted olive (*Olea europaea*), kurrajong (*Brachychiton populneus*), Bunya pine (*Araucaria bidwillii*) and hoop pine (*A. cunninghamii*). It is an example of early colonial architecture and early agricultural experiments (Bravery 1997:13-14, 24, modified Read, S., 11/2006).*

*The property forms the core of a major historic farm estate which was highly influential in the development of the wool industry in Australia, the introduction and acclimatisation of plants and economic crops such as olives and vines. By its size, location and history of subdivision the property was influential on the development of the town of Parramatta.*

*The property is also significant in the history of conservation in NSW, being the first to be preserved by direct acquisition by the State Government, and the second property to have a permanent conservation order placed over it under the Heritage Act 1977. (Read, S., pers. comm. 2003)<sup>8</sup>*

The heritage report on Elizabeth Farm's curtilage identifies and maps important 'key views and vistas'. None of these views extend to the subject site.<sup>9</sup>

<sup>8</sup> State Heritage Register, Database number 5051394.

<sup>9</sup> Harris Park Precinct, Parramatta City for Parramatta Council, Heritage Report on Elizabeth Farm Curtilage, Brian McDonald + Associates Pty Ltd, 12 August 2003.

**FIGURE 2**  
Key views and vistas



COPYRIGHT BRIAN MCDONALD + ASSOCIATES  
12 August 2003

Figure 6 Figure 2 'Key views and vistas' as shown in Brian McDonald + Associates Pty Ltd 'Heritage Report on Elizabeth Farm Curtilage', page 23. Site has been circled on the image by NBRSPartners.

Important views to and from Elizabeth Farm would be unaffected any proposal for development on the subject site.

## 7.0 HAMBLEDON COTTAGE

### Summary of Impacts

Hambledon Cottage is a considerable distance from the subject site and would have a portion of its grounds at its south-western corner occasionally shaded for part of the afternoon in winter cast by the built form the Planning Proposal envisages. The shadows would pass quickly across the site from the south-west to the north-east in the last hour before midwinter sunset

The area shaded includes areas that are shaded in the late afternoons of winter by a large fig tree to the northwest. That part of the cottage garden contains fairly recent plantings with little or no heritage significance. None of the trees of heritage significance within the curtilage of Hambledon Cottage would be significantly and adversely affected by overshadowing. No significant views to or from the Cottage would be impacted upon. There would be no significant impact.

### Statement of Significance:

*'Hambledon Cottage', its grounds and associated archaeology have State significance for their important and direct associations with the Macarthurs, one of the most influential families in Australian history as well as other figures of state and local renown.*

*The house is a fine and rare example of an 1820s domestic building and is expressive of the taste, aspirations and needs of its several owners. Its landscape includes plantings dating from its earliest construction and are now some of Australia's oldest surviving European tree plantings. The Hambledon Cottage site is an important component of an estate (Elizabeth Farm) that became a prototype of Australian land management. It also has strong associations with a number of individuals and families important in the development of Parramatta, New South Wales and Australia, including Thomas Hobbes Scott and Henry Kitchen. The archaeology at Hambledon Cottage and grounds has a high archaeological research potential and is likely to be highly intact and of state significance.*

*Hambledon Cottage also has significance for its role in illustrating the development of the status of Parramatta, and holds great value for contemporary society for these reasons. The archaeological resource will be able to contribute to more accurately documenting the development, use and life style associated with the cottage, Parramatta and early colonial society.<sup>10</sup>*

<sup>10</sup>

State Heritage Register, Database number 5052762.

The 2011 Rod Howard & Associates Pty Limited in association with Geoffrey Britton and Parramatta & District Historical Society Inc Conservation Management Plan for Hambledon Cottage is principally concerned with the cottage building itself and does not identify issues of setting relevant to the subject site.

The MUSEcape & CRM plan identifies the Cultural Landscape setting of Hambledon generally to be of exceptional heritage value.<sup>11</sup> Conservation policy bearing on development of the subject site is confined to:

*8.9 The Reserve*

*The Reserve should be retained as permanent public open space, managed to conserve its heritage significance.*<sup>12</sup>

Within the MUSEcape plan, there are no specific policies on the management of views outside the curtilage of Hambledon Cottage and the adjacent reserve that would affect development of the subject site.

In relation to Hambledon Cottage the proposed development would have no significant adverse impact.

---

<sup>11</sup> The Landscape of Hambledon Cottage, Parramatta Conservation Management Plan, MUSEcape Pty Ltd in association with Cultural Resources Management, October 2000

<sup>12</sup> The Landscape of Hambledon Cottage, Parramatta Conservation Management Plan, MUSEcape Pty Ltd in association with Cultural Resources Management, October 2000

## 8.0 LANCER BARRACKS

### Summary of Impacts

Commonwealth heritage place Lancer Barracks is a considerable distance from the subject site and is surrounded by taller, modern development in the City's CBD. Development controls provide for protection of the site from overshadowing by new development. In relation to the proposed development option in this Planning Proposal the barracks site will not be shaded, nor will views to or from it be affected. There would therefore be no significant adverse impact.

The Commonwealth *Environment and Biodiversity Conservation Act 1999* [EPBC Act] provides for the conservation and heritage management of Commonwealth, National and World Heritage.

Lancer Barracks is listed on the Commonwealth Heritage List.

### Statement of Significance:

*The two surviving original Lancer Barracks buildings, known as Bob's Hall and the Barracks, are historically highly significant. They date from 1819 and are directly associated with the early military history of New South Wales, and with the early government administration of Parramatta. They are the oldest surviving military barracks on the Australian mainland. The buildings were used by British troops until the 1850s, then by police forces, and from 1897 they have been the home of the Royal New South Wales Lancers. Excepting the police period, the buildings have a very lengthy association with Australian military history. (Criterion A.4)*

*The buildings are important in being among the few buildings surviving from the period of NSW Governor Lachlan Macquarie. Further, Bob's Hall, with its colonnaded verandah on three sides covered by the main building's roof, is a rare early verandahed form. (Criterion B.2)*

*With their symmetrical form, hipped roofs, textures, openings and general proportions, the two buildings reflect well characteristics of Old Colonial Georgian architecture. Also, despite changes to the complex as a whole, the buildings continue to convey the essential character of an early colonial military establishment, and are important as examples of early colonial military accommodation. (Criterion D.2)*

*The buildings' architect, Lieutenant John Watts, played a notable role in the Macquarie period, designing a number of buildings and making a contribution to the colony's architectural development. (Criterion H.1)*

*The buildings are of social significance to the military community (Lancers personnel especially) and to the broader community, members of which have been visiting the site for some years. (Criterion G.1)*

*With their distinctive Georgian styling, their materials and historical amenity, their height, scale and form, together with their siting on the perimeter of the*

*parade ground which they help to define, the buildings have aesthetic value. (Criterion E.1)*<sup>13</sup>

Solar access to the Barracks is provided for in the *Parramatta Development Control Plan 2011* (PDCP2011) rather than specifically under the EPBC Act. Figure 4.3.3.1.13 (page 230) in section 4.3.3 of the PDCP2011 provides specific sun access planes to achieve solar access to Commonwealth listed place Lancer Barracks between noon and 2pm at midwinter. As the subject site is to the east of the Barracks, development on the site can not affect this solar access. In any case, the proposed development would not shade the Barracks at any time.

As the proposed development (an 'action' under the EPBC Act) has no impact that could be considered a 'significant impact' under the Act, referral to the Commonwealth in relation to Lancer Barracks is not necessary in relation to this Planning Proposal.

---

<sup>13</sup> Commonwealth Heritage List, Place ID 105214.

## 9.0 OLD GOVERNMENT HOUSE & THE GOVERNMENT DOMAIN (OGHGD)

### Summary of Impacts

Although Old Government House and the Government Domain lie over a kilometre away from the subject site, their outstanding universal heritage values demand impacts of development throughout central Parramatta be examined. A tower of the height provided for in the Planning Proposal would most certainly be visible from this heritage place – at least until sites in the centre of the CBD were redeveloped. In response to concerns over proposed tall development in Parramatta and its impacts on OGHGD, a ‘technical report’ on visual impacts has been prepared to assist with the assessment of impacts. That report confirms that although there may be impacts on OGHGD, there would be no significant impact.

### Statement of Significance:

*Old Government House and the Government Domain (also known as the Governor’s Domain) at Parramatta Park are primary sites associated with the foundation of British colonial settlement and provide a tangible link to Australia’s colonial development of 1788.*

*Old Government House at Parramatta is the oldest surviving public building on the Australian mainland, and the only early colonial Government House to have survived relatively intact. A section of the brick flooring of the Phillip era building of July 1790 survives while the three rooms at the front of the main section of the house date to Governor Hunter in 1799. The remainder of the main house and the two side pavilions date to Governor Macquarie in 1818.*

*Convicts built many of the structures in the place and were the labour force which operated the farming and other enterprises that occurred there. The house itself and the surrounding historic elements such as the bathhouse, carriageways and gatehouses, and the remains of Governor Brisbane’s observatory, all reflect the establishment of agricultural production, the administration of the colony, the administration of the convict system in Australia, the commencement of town planning, and the site of some of Australia’s earliest astronomical and botanical endeavours.*

*The Government Domain is an extensive cultural landscape that has yielded archaeological evidence and has the potential to yield more, particularly in terms of a convict workplace. Historical documents and images are available in public records which provide supporting information.*

*Old Government House in its setting of the Government Domain is significant as a cultural landscape of importance in Australia’s history. Although the site has been reduced from the original 99.6 hectares to 85 hectares, it contains a number of historic elements that demonstrates cultural processes in Australia’s development from a penal colony dependant on Great Britain to a self-governing colony. These elements include the house itself where the patterns of use and living established by the early governors is still legible. Other elements include the establishment of the Government Garden which marked the commencement of successful agricultural production in Australia.*



*Old Government House also reflects early colonial and convict administration, and historic elements within the Domain provide evidence of the beginnings of astronomical and botanical science in this country. The development of the house itself mirrors the growth and complexity of the process, both as the Governor's home and as the seat of administration.*

*Old Government House and the Government Domain at Parramatta Park are significant for their association with the life and work in Australia of the early colonial governors. Governors Phillip, Hunter, King, Macquarie and Brisbane all resided and worked at the house, and all have left their mark on the site through their development of the fabric of the respective buildings and the enhancement of the Domain. Old Government House and the Domain provide a remarkable insight into the life and work of these governors. This insight is enhanced by the wealth of information available about the site, both in terms of its documentation and the pictorial representations and photographs of the various stages of its development.*<sup>14</sup>

As mentioned above, the Commonwealth *Environment and Biodiversity Conservation Act 1999* [EPBC Act] provides for the conservation and heritage management of Commonwealth, National and World Heritage.

Old Government House and Government Domain (OGHGD) within Parramatta Park - about a kilometre west of the subject site - are together included on the National Heritage List. A large part of the National Heritage listed property is also inscribed on UNESCO's World Heritage List as part of the Australian Convict Sites serial listing.

The Commonwealth is the State Party to the World Heritage Convention and it administers the management of Australia's World Heritage under the EPBC Act. Notwithstanding New South Wales and local government authorities such as Parramatta City Council have no 'consent role' in specifically assessing impacts on World Heritage, the PDCP2011 (page 268) provides controls to guide management of the National and World Heritage values by reference to the 2012 technical report '*Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values*' (the 'technical report') prepared by Planisphere in 2012. The development control plan specifically draws on that report for assessment of the 'Park Edge Precinct' immediately to the east of Parramatta Park and a considerable distance from the subject site. The 'technical report', though not formally adopted, can also provide some guidance on development in the eastern parts of the city centre.

The 'technical report' includes an assessment of views none of which extends to the eastern portion of the city centre except as extreme backgrounds in the report's views 5 and 9. Another view west along George Street (View 12) is similar to View 7 of the PDCP2011 mentioned above (see Figure 4 on page 10). It is also a unidirectional view to the west and development on the subject site would not impact on this. Other than a section of foreshore, the land east of Charles Street is deemed to be outside the areas of 'sensitivity'. It should be noted that Appendix B lists a number of development sites that were referred to in the 'technical report'. The subject site was not one of these.

The 'technical report' concludes that, although there may be impacts on the World and National Heritage values of OGHGD arising from developments, there is no risk in

---

<sup>14</sup> Commonwealth Heritage List, Place ID 105957.

areas that are not 'highly sensitive' of developments resulting in 'significant impacts' upon the World and National Heritage values. Consequently, if the assessment of impacts were based on the 'technical report' as has been done in the past, referral to the Commonwealth Department of the Environment will not be required under the EPBC Act. A referral to the Department may be made should such confirmation be desired.

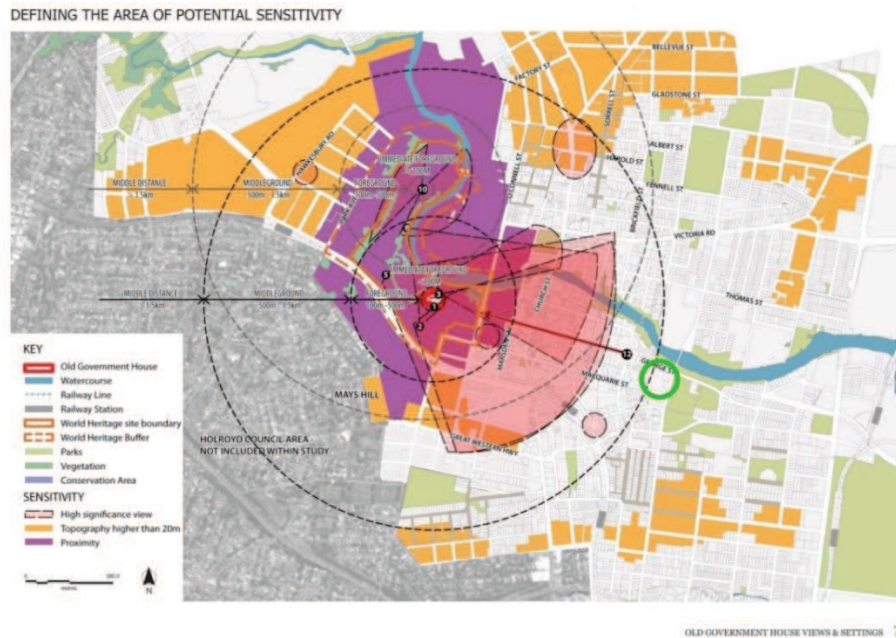


Figure 7 Defining the Area of Potential Sensitivity, Planisphere Technical Report, page 79. Subject site lies outside the area of sensitivity and is indicated by green circle annotated by NBRSP+Partners.

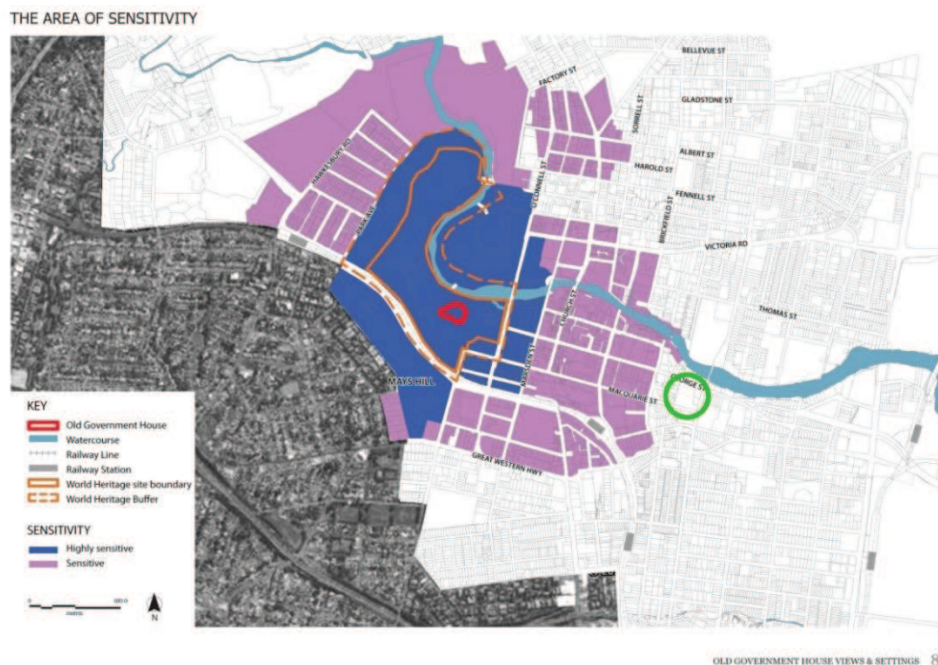


Figure 8 The Area of Sensitivity, Planisphere Technical Report, page 81. The subject site is located outside the sensitive area and is indicated by green circle.

## 10.0 CONCLUSION

The Planning Proposal as described above and shown in the report by Bates Smart Architects and the report of Robinson Urban Planning - does not adversely and unacceptably impact upon the identified heritage significance of any of the nearby local heritage items, State Heritage Register listed items, Commonwealth heritage listed places, or National and World Heritage listed properties.

Some shading of the open reserve archaeological area to the east of the site will result from the proposed building height and location and portion of the sites of 'Tara' and 'Hambleton Cottage' would be overshadowed for brief periods in the late afternoon. In the later cases shading would already occur due to existing vegetation on those sites. The Proposal can however be realised in a way which accords with the management recommendations and conservation policies provided for these heritage places.

The proposed height, density and general form indicated in the Planning Proposal Design Report and a planning proposal and site specific development control plan that follows those characteristics are likely to have minor and acceptable heritage impact subject to:

- Achieving acceptable streetscape impacts and the relationship with 'Harrisford' once a detailed building form and design for the site is proposed;
- Management of any archaeological impacts on the subject site in accordance with the Casey & Lowe and Comber Consulting studies for historic and Indigenous archaeology respectively; and,
- Implementation of appropriate on-site 'heritage interpretation' as part of future development.

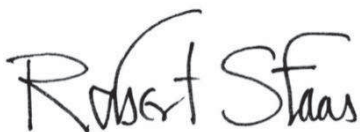
When a specific development arising from the implementation of the Planning Proposal is proposed, the following sets of questions from the Heritage Division guidelines for 'Statements of Heritage Impact' guidelines set out by the NSW Heritage Office (now Heritage Division of the Office of Environment and Heritage) publication 'Statements of Heritage Impact', 2002, should be addressed:

- Demolition of a building or structure
- New development adjacent to a heritage item
- New landscape works and features (including carparks and fences)

An appropriate Interpretation Plan reflecting the history and evolution of the site should be prepared and implemented as part of any future Development Approval for the site.

Archival recording of the existing development on the site is not warranted for any heritage purposes.

I commend the Planning Proposal for favourable consideration in relation to any potential heritage issues associated with the site and its location in this part of Parramatta.



Robert Staas  
Associate Director / Heritage Consultant  
NBRS+PARTNERS