

STATEMENT OF HERITAGE IMPACT

**Planning proposal for
23, 25 & 27 Harold Street
Parramatta**



Job No. 3088
January 2018

Heritage21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Cover page: Subject site at 53 Sorrell Street, Parramatta as viewed facing south-west. (Source: Heritage 21, 11.11.15)

The following table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Issued by
1	Draft report (D1) issued for comment.	19.11.15	KB	KB
2	Draft report (D2) issued for comment.	25.11.15	KB	KB
3	Report issued (RI) for planning proposal.	27.11.15	KB	KB
4	Draft report (D3) issued for comment.	03.10.17	KB / AK	AK
5	Draft report (D4) issued for comment.	30.11.17	KB / AK	AK
6	Report issued (RI2) for planning proposal.	04.12.17	KB / AK	AK
7	Report issued (RI3) for planning proposal.	15.12.17	KA / AK	AK
8	Report issued (RI4) for planning proposal.	09.01.18	KA / AK	AK

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1.0 INTRODUCTION

1.1 Background & Purpose

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared on behalf of Trifalga Property Group, who are submitting a planning proposal to the City of Parramatta Council for 23, 25 & 27 Harold Street, Parramatta ('the site').

The site is currently adjacent to the Parramatta City Centre boundary, however, within the Parramatta CBD Planning Strategy (which was adopted on 27 April 2015) the subject site is located within the proposed future City Centre boundary and would be subject to a potential 6:1 FSR. The site is adjacent to an item of local heritage significance, located at 53 Sorrell Street, and is also adjacent to the Sorrell Street Conservation Area ('CA'), both of which are listed in Schedule 5 of the Parramatta Local Environmental Plan 2011 ('PLEP'). Pursuant to relevant clauses contained in statutory planning instruments, this SOHI is written to enable the Council to ascertain whether the planning proposal would have a positive, neutral, or negative impact on the heritage significance of the adjacent heritage item and CA.

1.2 Site Identification

The subject site is located at 23, 25 & 27 Harold Street, Parramatta and falls within the boundaries of the Parramatta City Council local government area. The site is legally identified as Lots 3, 4, & 5, DP 18261 (23, 25, 27 Harold Street, respectively). The location of the subject site is shown in Figure 1 below.



Figure 1. Aerial map depicting the location and extent of the subject site (outlined in red). (Source: NSW Land & Property Information, 'SIX Maps', <https://maps.six.nsw.gov.au/>).

1.3 Heritage Context

1.3.1 Subject Site

The site at 23-27 Harold Street is not listed on any statutory or non-statutory lists of heritage items.

1.3.2 Adjacent Items

The property located at 53 Sorrell Street, directly to the east of the site, is listed as an item of environmental heritage on Schedule 5 of the PLEP. Details of this listing are as follows:

Item	Address	Significance	Item No.
Two storey residence	53 Sorrell Street	Local	I420

The residence at 53 Sorrell Street is also known as 'Currawong'. Note that the item will be referred to by this name for the remainder of this report.

1.3.3 Heritage Conservation Areas

The subject site – the properties located at 23, 25 and 27 Harold Street – are not located within the boundaries of any CA, however they are adjacent to the Sorrell Street CA.

The adjacent heritage item, Currawong, is situated within the boundaries of the Sorrell Street CA, which is listed on Schedule 5 of the PLEP.

1.3.4 Heritage Items in the Vicinity

As indicated in Figure 2 above, the site is located in the vicinity of the following items of environmental heritage, as listed on Schedule 5 of the PLEP:

Item	Address	Significance	Item No.
Single storey residence	50 Sorrell Street	Local	I418
Single storey residence	52 Sorrell Street	Local	I419
Endrim	54 Sorrell Street (corner Harold Street)	State	I00379
Former bakery (and potential archaeological site)	476 Church Street	Local	I695

The above items are all located in the visual catchment of the subject site, and the potential impact on these significant views will be discussed in the Heritage Impact Assessment (Section 6.2 of this report).

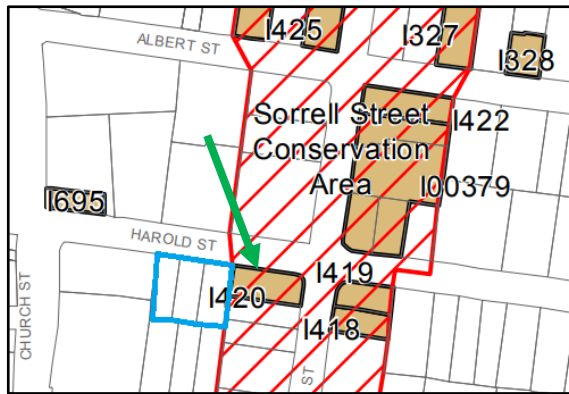


Figure 2. Detail of Heritage Map HER_009, showing subject site (outlined in blue) and its relationship to adjacent heritage item, Currawong (noted with the green arrow). The Sorrell Street CA is outlined and hatched red, and heritage items in the vicinity are shaded tan (Source: NSW Legislation Online, <https://www.legislation.nsw.gov.au/#/view/EPI/2011/540/maps>. Annotated by Heritage 21).

1.4 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact* and *Assessing Heritage Significance* published by the Heritage Division of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

1.5 Authors

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared by Kaylie Beasley and Anthony Kilias, and overseen by Paul Rappoport of Heritage 21, Heritage Consultants.

1.6 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

2.0 HISTORICAL CONTEXT

2.1 Sorrell Street Conservation Area

The following history of the Sorrell Street CA is taken from the Parramatta Development Control Plan 2011 ('PDCP'):¹

Sorrell Street was one of the early streets developed north of the Parramatta River. Its southern end between Palmer and Grose Streets was shown on a map of 1825, and the Brownrigg Map of 1844 shows the full extent of the street as it is today. At this time there were few buildings, mostly south of Grose Street, none of which remain today. There has been considerable resubdivision including the creation of allotments to face Sorrell Street, whereas most originally faced north or south to Ross, Grose or Fennell Streets.

Most buildings were constructed before 1895. Development was underway here in the 1840s as land in the centre of Parramatta was occupied. Building continued steadily from the 1860s to the 1880s. By the late nineteenth century, the original houses had been replaced by larger houses, some of which replaced two smaller houses. New houses were occasionally built in the subdivided grounds of existing houses with several houses built every decade. From the 1960s, the Parramatta Council approved residential flat buildings on the western side of Sorrell Street that required the amalgamation of several properties and the demolition of small houses.

Today the area includes houses in a range of scales and materials, dating from the 1830s to the 1950s, and residential flat buildings dating from the late 1950s to the 1990s. Buildings and grounds vary in scale from Endrim (the oldest house in the street), a two-storey villa with a large garden that occupies most of the land on the eastern side between Albert and Harold Streets, to small cottages built close to the street.

2.2 Subject Site & 53 Sorrell Street (Currawong)

The subject site is located within Section 21 on the Town of Parramatta Map (see Figure 3). The 1895 Detail Survey map of the Parramatta area shows that some development of the subject site had occurred by this period. This development included the dwelling currently located at 53 Sorrell Street, Currawong, in addition to some long narrow development which appears to be located on the western section of the subject site (see Figure 4). This evidence in conjunction with an investigation of the Sydney and NSW Sands Directory reveals that this development would most

¹ Parramatta Council, 'Parramatta Development Control Plan', 2011, http://www.parracity.nsw.gov.au/build/forms_and_planning_controls/planning_controls/development_control_plans/dcp.

probably have been outbuildings or stables as there are no recorded residential dwellings on the south side of Harold Street, between Church and Sorrell Streets in 1933.²



Figure 3. Parish map of Parramatta Township with the approximate location of the subject site indicated with red arrow (Source: NSW Land and Property Information, <http://images.maps.nsw.gov.au/pixel.htm>. Annotated by Heritage 21).

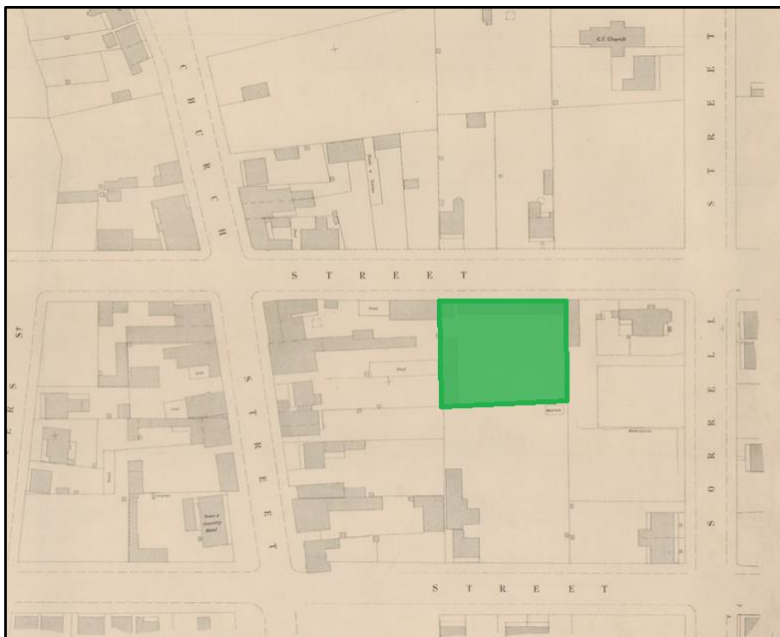


Figure 4. Parramatta 1895 Detail Survey map with the approximate location of the subject site indicated (green) (Source: State Library of NSW, Parramatta Sheet No. 43, <http://acms.sl.nsw.gov.au/album/albumview.aspx?itemID=861856&acmsid=0>. Annotated by Heritage 21).

The dwelling located at 53 Sorrell Street, known as Currawong, was originally owned by Charles William Hunt. The house is believed to have been constructed around 1885.³ The property associated with the house originally consisted of Lots 2, 3 and 4 of Section 21. Lot 4 consisted of the house, a carriage house, harness room and feed shed with the southern Lots primarily used as a combination of vegetable gardens, poultry run and horse paddock. At one stage Camphor Laurel

² Sydney and NSW Sands Directory, 1932-33, p. 698.

³ NSW Government Office of Environment and Heritage, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240498>.

trees were planted along the Harold Street side of Currawong but these were removed in the 1930s as they were damaging the foundations of the house. Despite the fact that the house fronts Sorrell Street the original entrance to the house was always located on Harold Street. The Harold Street entrance door was originally framed by a porch with built-in seats located on either side.⁴

At the end of the nineteenth century, Currawong became the retirement home of George Thomas Hunt. George Thomas Hunt played an important role in the development of industry in Dural and he was a prominent figure in the Methodist community.⁵ The Hunt family was large, and Currawong would become an important meeting point for friends and family;

Country school age relatives lived there whilst attending secondary schools. Other 'up-country' folk could stay there when down from shopping or other business. This home was the scene of many family gatherings.⁶

Following George Thomas Hunt's death in August 1899, his wife Elizabeth continued to reside there until her own death in 1902. At some point the house was occupied by George Thomas and Elizabeth Hunt's son, John Charles.⁷



Figure 5. Hunt family at Currawong (Source: Correspondence with David Bird, 17 November 2015).

⁴ Information received from correspondence with David Bird, 17 November 2015, p.42.

⁵ Information received from correspondence with David Bird, 17 November 2015, p.44-45.

⁶ Information received from correspondence with David Bird, 17 November 2015, p.42.

⁷ Information received from correspondence with David Bird, 17 November 2015, p.41-46.



Figure 6. Currawong house, n.d. (Source: Correspondence with David Bird, 17 November 2015).



Figure 7. Drawing room at Currawong, n.d. (Source: Correspondence with David Bird, 17 November 2015).

Aerial photography of the subject site taken in 1943 show that Lots 4 & 5, DP 18261 were both vacant lots. The earlier development that is evident on the 1895 Detail Survey appears to have been demolished. The dwellings that currently occupy Lots 4 & 5, DP 18261 appear to have been constructed post 1943.

The aerial photograph also shows a dwelling located on Lot 3, DP 18261 and Currawong house is present with development located at the rear of the house, which is no longer present. Subdivision and development to the south of Currawong house, on the original vegetable garden, poultry run and horse paddock area, is also apparent in the photographs.

Currently, the dwellings located on the subject site are used for residential purposes except for 23 Harold Street which is currently used as an office spaces for private firms. Currawong is also currently in use as a private office.



Figure 8. 1943 aerial photograph with the subject site (23, 25, 27 Harold Street) highlighted yellow, and Currawong (53 Sorrell Street) indicated with the red arrow (Source: 'SIX Maps').



Figure 9. Current aerial photograph with the subject site (23, 25, 27 Harold Street) highlighted yellow, and Currawong (53 Sorrell Street) indicated with the red arrow (Source: 'SIX Maps').

3.0 PHYSICAL EVIDENCE

3.1 Locality & Setting

The subject site, located adjacent to the existing Parramatta CBD, is approximately 24 kilometres north-west of Sydney's city centre. The site is 1.4 kilometres from the Parramatta Railway Station and 1 kilometre from the Parramatta Ferry Wharf.

3.2 Streetscape

The majority of the subject site stretches along Harold Street with the intersection of Harold and Sorrell Streets forming the eastern boundary of the site. Harold and Sorrell Streets are medium density suburban roads with the terrain sloping gently south away from Harold Street. The south-western end of Harold Street is dominated by a series of multi-storey buildings before transitioning to one and two storey dwellings.

The streetscape to the north of the site largely consists of three-storey townhouses with landscaping in the front street setback. On the site's southern side, which forms part of the Sorrell Street Heritage Conservation Area, the streetscape is characterised by a series of medium-scale residential buildings that date from the post 1960s. The eastern side of the Sorrell Street Heritage Conservation Area, located to the west of the subject site, consists of a combination of one storey residential dwellings which date from the mid-nineteenth century to the mid-twentieth century. Both sides of the Sorrell streetscape are also characterised by mature trees planted along the street verge.

3.3 Subject Site

The subject site consists of three separate allotments – the properties located at 23, 25, and 27 Harold Street.

A late Inter-War brick bungalow with front bay window is located at 23 Harold Street. A single-storey brick dwelling, partially clad in weatherboard with projecting brick chimney, occupies 25 Harold Street. It is of the style which suggests that it was constructed during the post-war period. Another single-storey dwelling, also possibly from the post war period, is located at 27 Harold Street. It is a plain fibro building with tiled hip roof without any decorative details. All dwellings have a generous street setback which is landscaped and separated from the street by a low masonry wall.

3.4 Currawong

Currawong, located at 53 Sorrell Street, is a large corner block which is occupied by a two-storey Victorian house. The house fronts Sorrell Street with a driveway located along the southern boundary. The eastern and northern sides of the house are formally landscaped with plantings and paved areas which are enclosed by a spearhead palisade fence. A paved area is located to the rear of the house and the driveway opens onto a large asphalted space that is currently used as a car parking area. This area is dominated by a large deciduous tree which is centrally located. A tall brick wall separates the allotment from the neighbouring allotment at the rear (west). A modest

sandstone wall with a modern iron fence above also extends across the northern boundary of this rear section of this allotment.

The house is asymmetrical with a hipped slate roof and highly ornamental eastern-facing façade. The façade features a projecting gable with ground floor bay window and open balcony above. The remainder of the facade is recessed with verandas stretching across the length on both levels. The balcony and verandas have cast iron filigree balustrading between timber posts. All the facades are stuccoed brick walls with the building featuring a string course and decorative window mouldings. Shutters frame the ground floor windows. The main entrance, located along Harold Street, has a gabled slate roof porch.

The interior of the building is in very good condition with many original and notable features including moulded ceilings, marble fireplaces and decorative staircase. The front of the house (on both levels) is organised into a series of formal rooms before leading to the rear of the house which is composed of smaller utilitarian spaces, including the original kitchen, scullery and maid's room.⁸

3.5 Images

The following images, taken by Heritage 21 during a site inspection undertaken on 11.11.15, provide a photographic survey of the site and its setting.



Figure 10. View towards the subject site from the intersection of Harold and Sorrell Streets. The extent of the site is indicated by the arrows. The heritage item, Currawong, is indicated with the green arrow.

⁸ Information received from correspondence with David Bird, 17 November 2015, p. 43.



Figure 11. View west along Harold Street with the subject site on the left (indicated by arrows).



Figure 12. Sorrell Street frontage of the heritage item 1420. Note multi-storey development in background.



Figure 13. View of dwelling located at 27 Harold Street.



Figure 14. View of dwelling located at 25 Harold Street.



Figure 15. View of dwelling located at 23 Harold Street, adjacent to multi-storey development.



Figure 16. View east along Harold Street with the subject site located on the right behind vegetation.



Figure 17. View from subject site towards northern side of Harold Street.



Figure 18. View towards the subject site from eastern side of Sorrell Street.



Figure 19. View south along Sorrell Street which is part of the Sorrell Street CA.



Figure 20. View of heritage items located at 50 and 52 Sorrell Street.



Figure 21. View looking north-east along Sorrell Street encompassing the heritage conservation area.



Figure 22. View looking north-west along Sorrell Street encompassing the heritage conservation area.



Figure 23. View looking north along Sorrell Street encompassing Sorrell Street HC and heritage item I00379 (indicated by red arrow).



Figure 24. View looking south along Sorrell Street with heritage items I00379 on the left.



Figure 25. View of heritage item 100379.



Figure 26. View towards Currawong from heritage item 100379.



Figure 27. Northern façade of Currawong, the heritage item located adjacent to subject site: Currawong.



Figure 28. Southern and eastern facades of Currawong.



Figure 29. Western façade of the Currawong.



Figure 30. View of upper level room within Currawong.



Figure 31. View of another upper level room within Currawong.



Figure 32. View of ground floor room within Currawong.



Figure 33. View of ground level room within Currawong



Figure 34. View of ground level room (kitchen) within Currawong.



Figure 35. View of ground level room within Currawong.



Figure 36. Ground-floor foyer of Currawong.



Figure 37. View of the area located to the rear of Currawong, looking towards the western section of the subject site. A brick wall and shed structure separate the Lot from the other three allotments which form the site.



Figure 38. Sandstone wall located along the northern boundary of rear section of Currawong.



Figure 39. View towards the western section of the subject site from Harold Street with rear of Currawong on the left.



Figure 40. View from inside Currawong looking towards the western section of the subject site.

4.0 HERITAGE SIGNIFICANCE

4.1 Currawong

The following Statement of Significance has been extracted in full from the NSW Government Heritage Database Inventory Sheet for the Two Storey Residence located at 53 Sorrell Street (Currawong):⁹

The house at 53 Sorrell Street is of significance for Parramatta for historical and aesthetic reasons, and as a relatively rare example of high quality, Victorian Italianate, two storey villa in the area. The house, built c. 1885, makes a very strong contribution to the streetscape and the Sorrell Street Conservation Area.

4.2 Sorrell Street Conservation Area

The following Statement of Significance for the Sorrell Street CA has been extracted in full from the Parramatta DCP:¹⁰

An important local road in Parramatta north of the river, together with street trees and houses dating from the mid-nineteenth century to the mid-twentieth century. The Sorrell Street area demonstrates the variety of small and large dwellings built in Parramatta, north of the river, in the nineteenth and early twentieth century. The predominance of small single storey cottages on their own allotments reflects the character of Sorrell Street from the mid-nineteenth century until redevelopment for residential flats started in the 1960s. This area contains 63% of the dwellings that existed here in 1895.

4.3 23, 25 and 27 Harold Street

The properties located at 23, 25, and 27 Harold Street do not exhibit any characteristics or features which would suggest they are of heritage significance. This is illustrated perhaps most clearly in their exclusion from the Sorrell Street CA.

⁹ NSW Office of Environment and Heritage, 'State Heritage Inventory', Search for NSW Heritage, n.d., <http://www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx>.

¹⁰ Parramatta Council, 'PDCP'.

5.0 PROPOSED DEVELOPMENT

5.1 Proposal Description

The planning proposal received by Heritage 21 on 06.09.17 describes the following:

1. Planning	
1.1	Consolidation of allotments located at 23, 25 and 27 Harold Street
1.2	Retention of existing 0.6:1 FSR at heritage item
1.3	Increased FSR at other allotments, from existing 0.8:1 to 6:1 and 70m base building (22 storeys), or 6.9:1 and 80.5m base building (25 storeys) with design excellence
2. Built Forms	
2.1	Retention of adjacent heritage item, Currawong, located at 53 Sorrell Street
2.2	Retention of existing 18-metre western setback from Currawong, and creation of 3-metre setback of any new built form directly to west of Currawong from eastern boundary (i.e. new setback of 21 metres between the heritage item, Currawong, and any new built form directly to the west)
2.3	4-metre setback of any new built form from Harold Street (north)
2.4	12-metre setback of any new built form from rear (south) of allotment
2.5	3-storey building at western extreme of allotment, incorporating 7-metre front setback from Harold Street and 12-metre setback from rear

5.2 Drawings

Specific details of the planning proposal are shown in drawings in the Urban Design Report by Architectus. These are partly reproduced below at small scale for reference purposes; the Urban Design Report should be referred to for any details.



Figure 41. Proposed Master Plan.

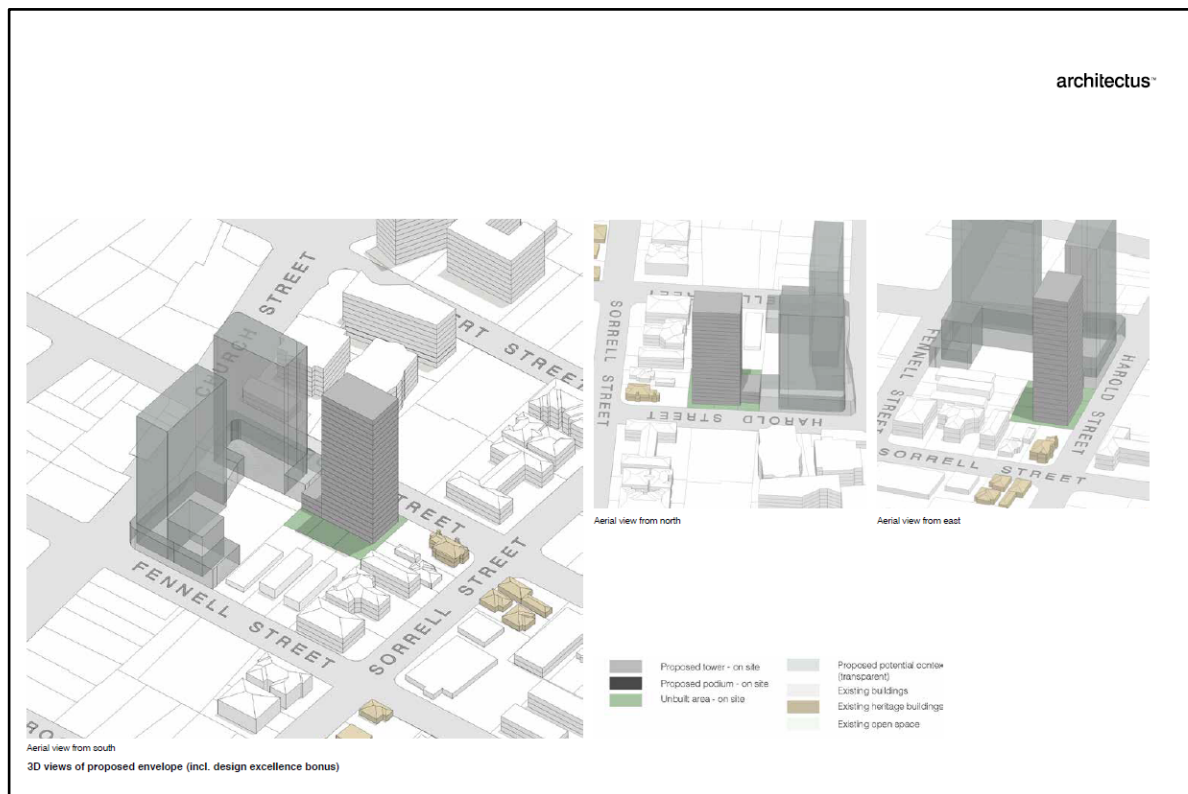


Figure 42. 3D views of maximum proposed envelope – incorporating Design Excellence bonus

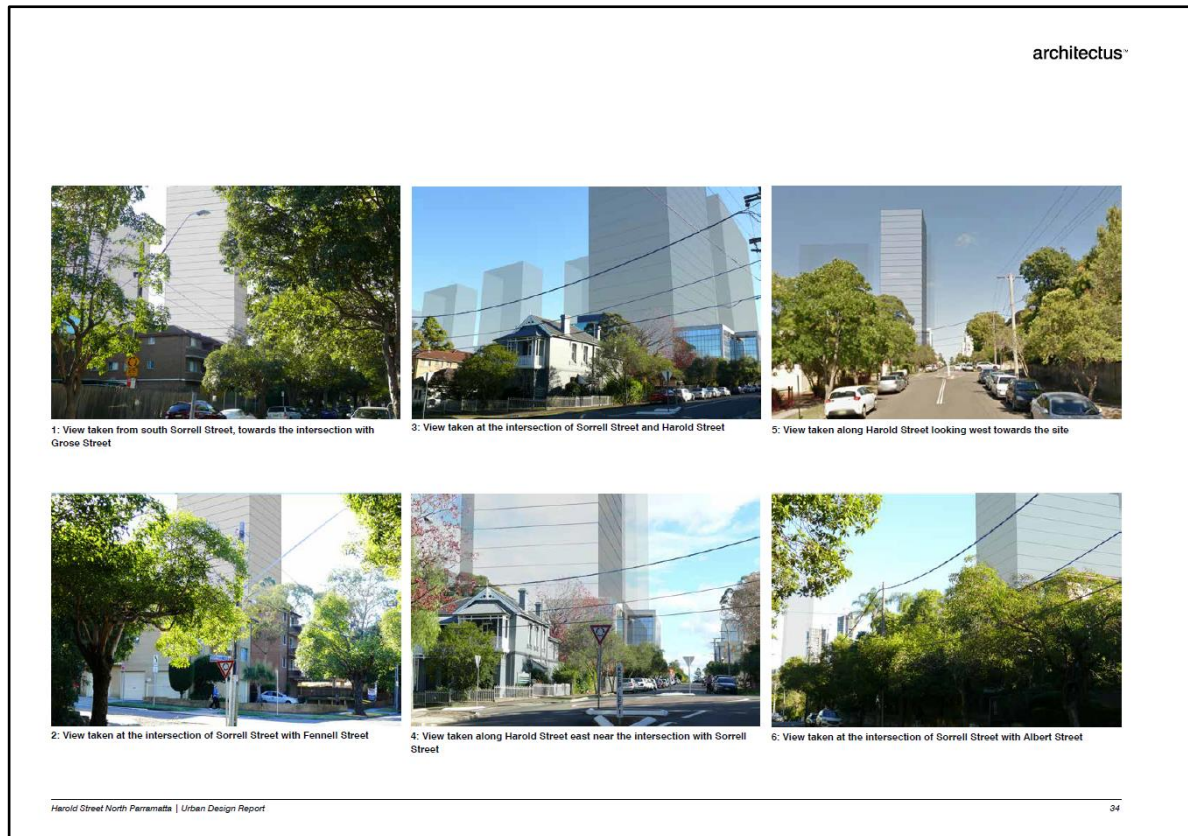


Figure 43. Key views.



Figure 44. Shadow analysis for FSR of 6:1 (top) and 6.9:1 (bottom).

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 Parramatta Local Environmental Plan 2011

The statutory heritage conservation requirements contained in Section 5.10 of the Parramatta LEP 2011 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are below:

- (1) Objectives
- (2) Requirement for Consent
- (4) Effect of proposed development on heritage significance
- (5) Heritage assessment

6.1.2 Parramatta Development Control Plan 2011

Our assessment of heritage impact also considers the heritage-related sections of the Parramatta DCP 2011 that are pertinent to the subject site and proposed development. These include:

Section 4.4	Heritage Conservation Areas
4.4.4	Parramatta
4.4.4.1	North Parramatta and Sorrell Street

6.1.3 Parramatta CBD Heritage Study

The assessment of the potential heritage impact of the planning proposal also considers the recommendations pertaining to the Sorrell Street CA made in the Parramatta CBD Heritage Study (Urbis, 2015).¹¹

6.1.4 Parramatta 2038 Community Strategic Plan

The assessment of the potential heritage impact of the planning proposal also considers the aims of the Parramatta 2038 Community Strategic Plan.¹²

¹¹ Urbis, 'Heritage Study - CBD Planning Controls. Parramatta City Council.', December 2015, https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/Appendix_7_Heritage_Study_-_CBD_Planning_Controls_Urbis_2015.pdf.

¹² Parramatta City Council, 'Parramatta 2038 Community Strategic Plan', June 2013, <https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/Community%20Strategic%20Plan%202038.pdf>.

6.1.5 NSW Office of Environment & Heritage guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Office of Environment & Heritage provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.¹³ These are divided in sections to match the different types of proposal that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

New development adjacent to a heritage item (including additional buildings and dual occupancies)

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

6.2 Heritage Impact Assessment

Below we assess the impact that the planning proposal would have upon the heritage item, Currawong, and the Sorrell Street CA. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0), and the Proposal (refer to Section 5.0), and is framed by the Heritage Management Framework (refer to Section 6.1).

6.2.1 Siting and Setbacks

Under the planning proposal, the existing 18-metre setback from the rear of Currawong to the allotment's western boundary would be retained. The proposed tower to the west would be setback an additional 3 metres from this allotment boundary – this would mean a total of 21m of open space between Currawong and any new adjacent built form to the west. This 21-metre setback far exceeds the minimum setback of 10 metre from the rear of heritage items, as recommended by Control 27, Section 4.4.4.1 of the PDCP. It is the assessment of Heritage 21 that such a setback would allow for maximal retention of the existing setting of Currawong, in the context of any future large-scale development adjacent. The generous 21-metre setback from the rear of Currawong would also serve

¹³ NSW Office of Environment and Heritage, 'Statements of Heritage Impact' (Heritage Office and Department of Urban Affairs & Planning, 1996), NSW Heritage Manual, <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

to mitigate the potentially negative visual impact of any new tower when viewed facing west from the Sorrell Street CA.

It is the view of Heritage 21 that the 21-metre setback to the west (rear) of Currawong would equally allow for the adequate retention of the low-rise, residential character of the Sorrell Street CA, which will be on the fringe of the new Parramatta CBD. Indeed, this setback would help to create a buffer between the new CBD boundaries and the existing CA, providing an appropriate transitional space which would allow for the retention of the unique character of the CA in the context of an expanding city centre.

The planning proposal also indicates that the front setback of any new built form to the west of the heritage item, Currawong, would maintain a minimum 4-metre setback from the northern allotment boundary, which is equivalent to the existing setback between Currawong and its northern boundary. The creation of an identical setback to the northern boundary is in accordance with Control 26, Part 4.4.4.1 of the PDCP and would allow for the retention of the setting of, and views to, Currawong and indeed the wider context of the Sorrell Street CA. This northern setback is therefore supportable from a heritage perspective.

In general, the proposed siting and setbacks which would be incorporated for new built forms under the current planning proposal are seen to respect the heritage significance of the heritage item, Currawong, and the Sorrell Street CA at large, by allowing for adequate transitional space between the new CBD boundaries and the item and the CA, while preserving the important view corridor along Harold Street. This is in keeping with the general aims and objectives of the heritage management documents noted in Section 6.1 above, which all call for development which respects the significance of heritage places in Parramatta.

6.2.2 Views and Overshadowing

A 22- or 25-storey tower at the rear of a two-storey property would necessarily have an impact on the setting of the smaller item. However, as discussed in Section 6.2.1 above, Heritage 21 is satisfied that the allowance of setbacks to the west and north of any new built form would allow for the maximal retention of the existing setting of the heritage item and the adjacent CA, and would therefore serve to mitigate the potential negative impact on views towards the item and the CA.

The shadow analysis shown in Figure 44 above for the two proposals indicates that any new built form to the west of Currawong – that is, with an FSR of 6:1 or 6.9:1 – would not cause undue shadow impact on the heritage item and, as such, would not detrimentally impact on the item's ability to contribute to the character of the streetscape and the Sorrell Street CA.

The drawings indicate that there would be some shadow impact on the CA as a result of the new tower, however these shadows would be mostly contained to a small number of items located in the northern sector of the CA. Indeed, overshadowing would be an inevitable outcome of the expansion of the CBD boundaries towards the western fringe of the CA, and Heritage 21 is of the opinion that the resultant overshadowing of the northern sector of the CA would, from a heritage perspective,

not be seen to cause an overly detrimental impact to the legibility or the character of the CA as a distinct urban landscape within the context of greater Parramatta.

6.2.3 Built Forms

The proposal would retain and conserve Currawong by utilising the heritage item as an anchor for future development at the site. The respectful incorporation of heritage assets in the context of development generally leads to positive heritage and urban outcomes, and this is seen as a positive way in which to allow the significance of such items to continue to be understood by the broader public.

It should be noted that the proposal does not comply with the recommendation made in the Urbis Parramatta CBD Heritage Study, which suggests a height transition approach for new built forms directly to the west of the Sorrell Street CA.¹⁴ However, Heritage 21 considers the proposed 21-metre setback to the west of Currawong to be a suitable and, indeed, preferable alternative to the height transition approach, as the larger setback from the rear of the heritage item would provide for a greater retention of the site's setting that what would be allowed for by the recommended transitional measure. This deeper setback would be seen to respect the significance of the place and of the low-rise, residential character of the Sorrell Street CA by providing a clear visual delineation between the new CBD and the existing CA.

6.2.4 Demolition of Existing Dwellings

The proposal seeks to demolish the existing dwellings located at 23, 25, and 27 Harold Street. These sites are not assessed as being of any heritage significance, and are not seen as contributing to the historic or aesthetic value of the locality – indeed, their exclusion from the boundaries of the Sorrell Street CA is evidence of this conclusion. The erection of new built forms adjacent to Currawong, and to the Sorrell Street CA, would therefore allow the heritage item – and the Sorrell Street CA more broadly – to be more readily identifiable as a distinctive part of Parramatta's historic urban fabric.

¹⁴ Urbis, 'Parramatta Heritage Study'.

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

The NSW Office of Environment & Heritage's guidelines require the following aspects of the proposal to be summarised.¹⁵

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the heritage item, Currawong, and the Sorrell Street CA:

- The proposal would retain and conserve the heritage item, Currawong;
- The generous setback of 21 metre from the rear of Currawong to any new built form directly to the west – and the creation of a 4m setback between the new built form and the northern lot boundary, which is equivalent to that of the heritage item to the northern lot boundary – would allow for the maximal retention of the existing setting of Currawong in the context of any future development;
- The 21-metre rear setback from the rear of Currawong is assessed as respecting the low-rise, residential character of the Sorrell Street CA, which will be on the fringe of the new, expanded Parramatta CBD; and
- Future development at the site – which is at the fringe of the Sorrell Street CA – would serve to make the heritage item, Currawong, and the CA a more readily identifiable part of Parramatta's historic urban fabric.

7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

The erection of a large tower at the rear of a two-storey heritage item would have a detrimental impact on views to that item. However, as discussed in Sections 6.2 and 7.1.1 above, Heritage 21 is satisfied that the allowance of generous side and front setbacks would offset this negative impact and would allow for the maximal retention of views to Currawong in the context of any future development at the site.

Similarly, the shadow analysis in Figure 44 above indicates that there would be some overshadowing to a small number of items in the northern sector of the Sorrell Street CA. However, Heritage 21 is of the opinion that this impact would not be an unreasonable result of the expansion of the boundaries of the Parramatta CBD and, importantly, would not hinder the ability of the CA to be read as a distinctive part of the urban landscape of Parramatta.

¹⁵ NSW Office of Environment and Heritage, 'Statements of Heritage Impact' (Heritage Office and Department of Urban Affairs & Planning, 1996), <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

7.1.3 Sympathetic alternative solutions which have been considered and discounted

Heritage 21 was not involved in the design process of the proposed development. Notwithstanding, no solutions of greater sympathy with the significance of the heritage item and the Sorrell Street CA are known to us.

7.2 General Conclusion

Heritage 21 is therefore confident that the planning proposal complies with pertinent heritage controls and would cause minimal impact on the heritage significance of the on-site heritage item, Currawong, and the Sorrell Street Conservation Area. Heritage 21 recommends that Parramatta Council view the application favourably on heritage grounds.

7.3 Mitigation Measures

To ensure maximum conservation of significance of Currawong and the Sorrell Street CA, Heritage 21 also recommends the following:

7.3.1 Design Excellence

Due to the presence of a heritage item at the subject site – and due to the site’s location adjacent to the Sorrell Street CA – Heritage 21 would recommend that any future development be considered by Parramatta Council’s Design Excellence panel, so that the new built forms on the site respond appropriately and sympathetically to the heritage item, Currawong, and to the Sorrell Street CA.

7.3.2 Conservation Management Plan

A Conservation Management Plan should be prepared by a suitably-qualified heritage practitioner prior to any development being carried out at the site, in order to guide future use of and works to the heritage item, Currawong.

7.3.3 Photographic Archival Recording

A Photographic Archival Recording (PAR) should be prepared by a suitably-qualified heritage practitioner prior to any development being carried out at the site. The recording shall be undertaken in accordance with the guidelines outlined in *Photographic Recording of Heritage Items Using Film or Digital Capture* (2006), prepared by the NSW Office of Environment & Heritage, and copies should be retained in Council’s Archives and Local Studies Library.

7.3.4 Interpretation

An Interpretation Strategy should be prepared by a heritage professional for the heritage item, Currawong. The Strategy would identify key users of the site, develop themes and key messages for the identified audience, and propose options for communication of the heritage values of

Currawong to future visitors and users of the site. This may be in the form of graphic display, art installations, design features or other interpretive media.

An Interpretation Plan should then be prepared to develop content, installation strategy and/or a maintenance plan for the proposed interpretive media. The focus of this exercise is not for passive historical instruction, but rather for interactive engagement between the site and the community.

8.0 SOURCES

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- Urbis. 'Heritage Study - CBD Planning Controls. Parramatta City Council.', December 2015. https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/Appendix_7_Heritage_Study_-_CBD_Planning_Controls_Urbis_2015.pdf.