

STATEMENT OF HERITAGE IMPACT

Proposed development at
23-25 & 27 Harold Street and
53 Sorrell Street
NORTH PARRAMATTA



HERITAGE21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Cultural Built Heritage in the 21st Century

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

Issue	Notes / Description	Date	Initials
1	Draft report (D1) issued for comment.	19.11.15	KB
2	D2 issued for comment	25.11.15	KB
3	Report Issued	27.11.15	KB

1.0 INTRODUCTION

1.1 Authors

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared by Paul Rappoport and Kaylie Beasley, of Heritage21 (Rappoport Pty Ltd) Heritage Consultants.

1.2 The site

The subject site is located at 23-25 & 27 Harold Street and 53 Sorrell Street, North Parramatta and falls within the boundaries of the Parramatta City Council's local government area. The site is legally identified as Lot 1, DP 19079 and Lots 3, 4, & 5, DP 18261. 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 (red). (Source: Six Maps, accessed 7 October 2015, <https://maps.six.nsw.gov.au/>).

1.3 Purpose

The subject site is located within the Parramatta Local Government Area and as a result is subject to the *Parramatta Local Environmental Plan 2011* (PLEP). The site is currently adjacent to the Parramatta City Centre boundary, however, within the *Parramatta CBD Planning Strategy* (which

was adopted 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. This report is provided in support of a Planning Proposal, which seeks to demonstrate what the best built form outcome for the site would be, taking into account the existing and the proposed controls for the City Centre.

This report has been prepared to enable Council to ascertain whether or not the Planning Proposal (as described in Section 5.0) will have a negative, neutral or positive impact upon the significance of the pertinent heritage assets. This assessment is carried out in Section 6.0.

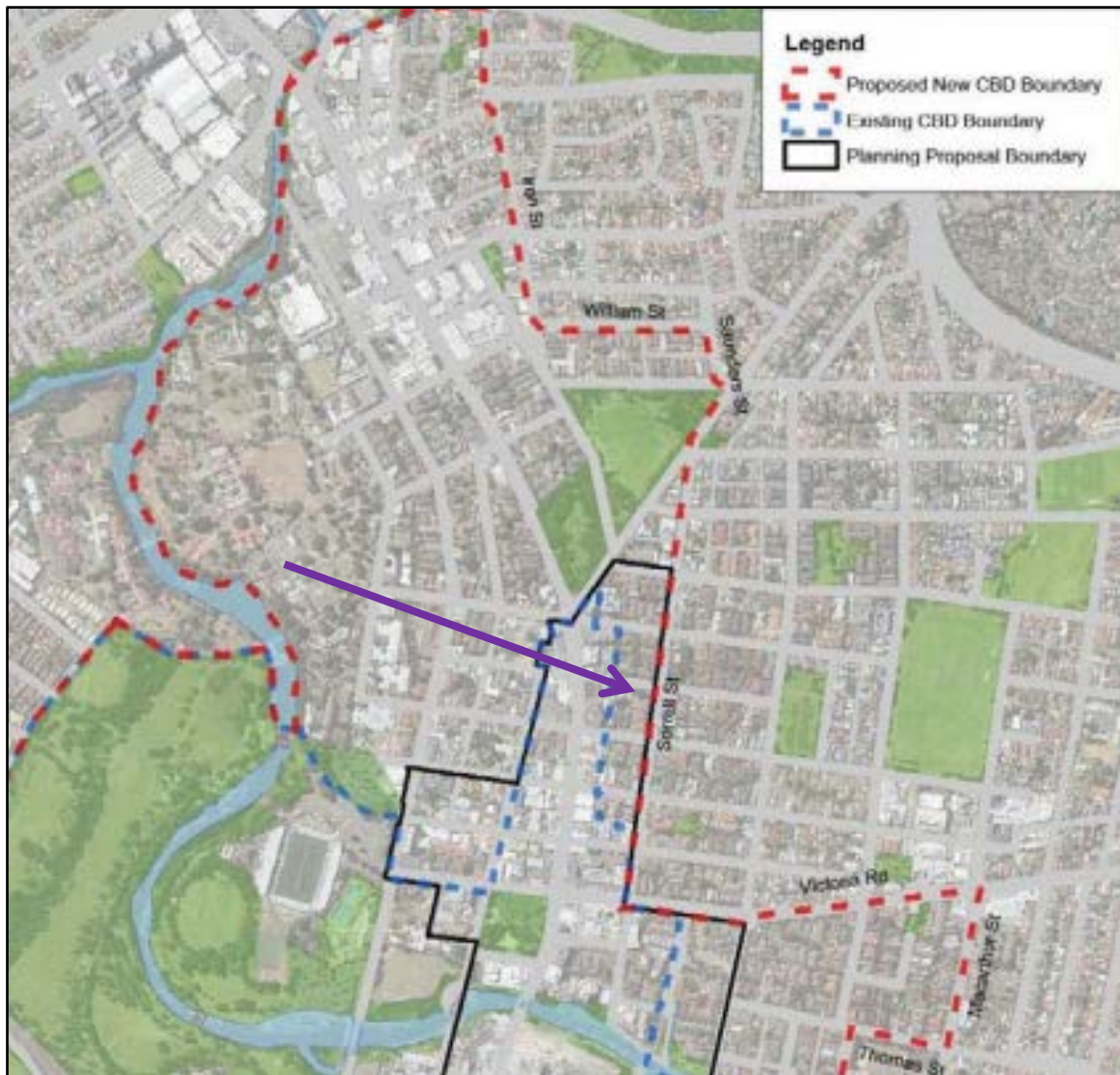


Figure 2. Extract from map which depicts the approximate location of the subject site (arrow) in relation to the proposed new Parramatta City Centre boundaries (red line). (Source: Parramatta City Council, Parramatta CBD Planning Strategy, 27 April 2015, accessed 10 November 2015, p. 10, http://www.parracity.nsw.gov.au/your_council/future_planning/city_strategy/cbd_planning).

1.4 Heritage considerations

1.4.1 Heritage item

A portion of the subject site is listed as an item of environmental heritage in the PLEP. 53 Sorrell Street (referred to as *Currawong* house throughout this report) is listed as heritage item I420. It is not listed in the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List or the Register of the National Trust of Australia (NSW). The position of *Currawong* house within the subject site is identified in Figure 3 below.



Figure 3. Aerial map depicting the position of Currawong house (blue) within the subject site boundaries (red outline).
(Source: Six Maps, accessed 7 October 2015, <https://maps.six.nsw.gov.au/>).

1.4.2 Heritage Conservation Area

The heritage item, *Currawong* house, is also located within the Sorrell Street Heritage Conservation Area (see Figure 4). It should be noted that the three other lots (23-27 Harold Street) which form the subject site are not located within the heritage conservation area.

According to the *Harold Street North Parramatta: Urban Design Strategy & Built Form Options* report, which was prepared by Architectus for Rebel Property Group Pty Ltd in September 2015, the Sorrell Street Heritage Conservation Area is currently under review. The outcome of this review may result in the amendment of the heritage conservation area boundaries with Architectus stating that

they are of the opinion that the heritage conservation status along the western side of Sorrell Street is irrelevant as there are few heritage items located along the western side of Sorrell Street.¹

Heritage21 is of the opinion that the heritage conservation status along the western side of Sorrell Streets, between Albert and Fennel Streets, is not relevant as the historic streetscape character of Sorrell Street is no longer legible. The area surrounding the subject site is largely dominated by medium scale residential dwellings constructed from around the 1960s which is not consistent with the Sorrell Street Heritage Conservation Area Statement of Significance and objectives which are outlined in Part 4 of the Parramatta Development Control Plan 2011. The individual listing of heritage items located between Albert and Fennel Streets would, in our opinion, allow for suitable heritage conservation of these items.

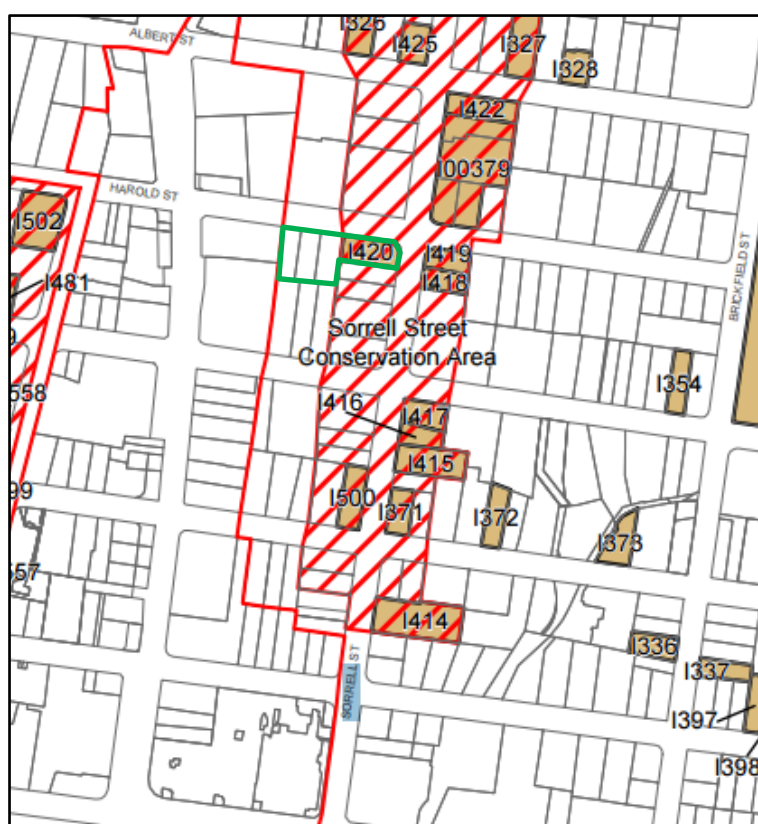


Figure 4. Heritage map depicting the subject site (which includes the heritage item I420) in green, the Sorrell Street Heritage Conservation area (red hatched) and the heritage items located within the vicinity (brown). (Source: PLEP 2011Heritage Map 009, accessed 7 October 2015, <http://www.parracity.nsw.gov.au/>).

1.4.3 Heritage items located in the Vicinity

¹ Architectus, *Harold Street North Parramatta: Urban Design Strategy and Design Options*, September 2015, p. 14.

The subject site is also located in the vicinity of the following items of environmental heritage as listed in the PLEP (see Table 1). The site's proximity to these heritage items are also shown in Figure 4.

Table 1: HERITAGE ITEMS LOCATED WITHIN THE VICINITY

Suburb	Item name	Address	Property Description	Significance	Number
North Parramatta	Endrim	54 Sorrell Street (corner Harold Street)	Lots 1–4, DP 218172	State	I00379
North Parramatta	Single storey residence	50 Sorrell Street	Lot 170, DP 1032931	Local	I418
North Parramatta	Single storey residence	52 Sorrell Street	Lot 10, DP 1008930	Local	I419

1.4.4 Summary

Taking into account the heritage considerations relevant to the subject site, which have been outlined above, this report will therefore consider that the proposed development could have a potential heritage impact upon *Currawong* house, the Sorrell Street Heritage Conservation Area and the heritage items located within the vicinity and assess this potential impact in Section 6 of this report.

1.5 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact* and *Assessing Heritage Significance* published by the Heritage Branch 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*.

1.6 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 relies solely on secondary sources. Primary research has not 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.
- Heritage21 has only assessed aspects of the subject building/place that were visually apparent and not blocked or closed or to which access was barred, obstructed or unsafe on the day of the arranged inspection.

1.7 Copyright

Heritage21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the report's name and date and Heritage21's authorship.

2.0 HISTORICAL CONTEXT

2.1 General historical Development

2.1.1 Pre-European History

Prior to European settlement, Parramatta formed part of the land used by the Darug Community. The area was known as Burramatta with "Burra" meaning eel and "matta" meaning creek.² The Darug who lived in the area were called the Burramattagal and they maintained strong connections with the Parramatta River.³



Figure 5. Edward Dayes painting of the Parramatta River circa. 1763-1804. (Source: National Library of Australia, accessed 11 November 2015, <http://nla.gov.au/nla.pic-an2716983>).

2.1.2 European Settlement

Early European contact with the Parramatta area occurred on 23 April 1788 when Governor Phillip and a small party journeyed into the region. The new colony was desperate to locate suitable farming land as the land around the centre of Sydney was not suited to European farming methods, however, the Parramatta region was and farming was quickly established in the area. The first

² "Aboriginal History", Parramatta Park Trust, accessed 11 November 2015, <http://www.ppt.nsw.gov.au/education/aboriginal-history-1>.

³ "Aboriginal and Torres Strait Islander Peoples of Parramatta", Parramatta City Council, accessed 11 November 2015, http://www.parracity.nsw.gov.au/live/my_community/indigenous_history_and_activities.

successful harvest was achieved in 1789.⁴ On first arrival in the area the Europeans referred to Parramatta as Rose Hill after George Rose, Secretary to the British Treasury.⁵

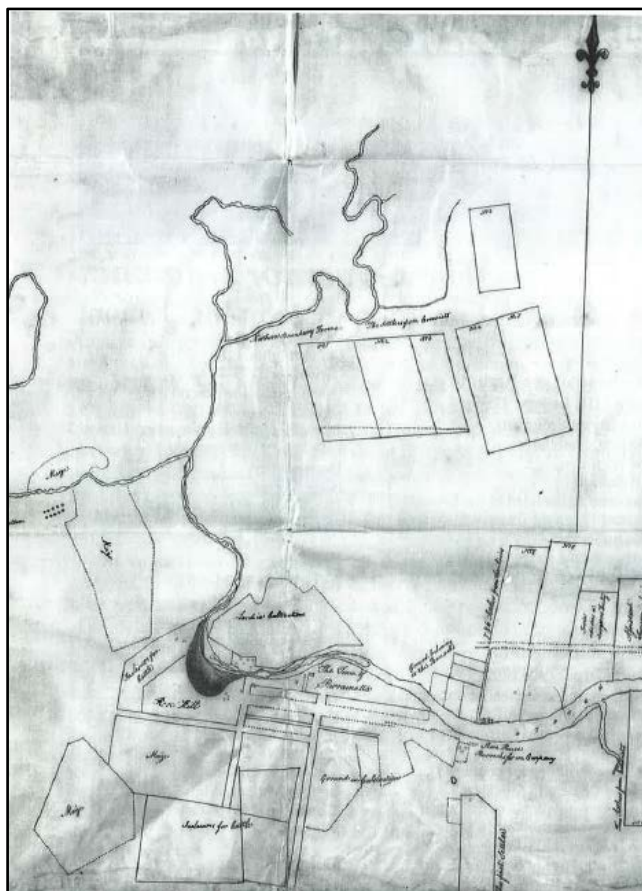


Figure 6. Early plan of Parramatta in 1790 when called Rose Hill. (Source: Terry Kass, Carol Liston and John McClymont, *Parramatta: A Past Revealed* (Parramatta: Parramatta City Council, 1996), p. 2).

By 1790, a township had formed in Parramatta. The plan for the town was grand with the main street extending 1.5 kilometres from Government House to the public wharf and 62 metres wide. The main street was described by Watkin Tench as *“of such a breadth as will make Pall Mall and Portland Place hide their diminished heads”*.⁶ The surrounding allotments were also much larger than those evident in Sydney during the same period. This was largely due to the agricultural nature of the settlement with allotments designed to provide gardens which would also contribute to maintaining the food supply required for the colony.⁷

⁴ “Lancer Barracks History”, New South Wales Lancers Memorial Museum, accessed 11 November 2015, http://www.lancers.org.au/site/Lancer_Barracks_Detailed_History.asp.

⁵ New South Wales Lancers Memorial Museum, “Lancer Barracks History”.

⁶ New South Wales Lancers Memorial Museum, “Lancer Barracks History”.

⁷ New South Wales Lancers Memorial Museum, “Lancer Barracks History”.

On the 4 June 1791, Governor Phillip officially declared the name of the area to be Parramatta.⁸ A ferry between Sydney and Parramatta was established in 1793 with a road constructed the following year.⁹ Construction of permanent military barracks began in December 1790 at the wharf end of the main street (currently George Street). Military presence in the township was deemed necessary at this time to ensure that the convicts and settlers behaved correctly.¹⁰

The town plan of Parramatta was expanded in 1811 by Governor Macquarie, using the surveying skills of James Meehan. A series of additional streets were formed as part of this expansion and a number of public buildings were also constructed.¹¹



Figure 7. Joseph Lycett painting of the Parramatta River c. 1820. (Source: New South Wales Lancers Memorial Museum, accessed 12 November 2015, http://www.lancers.org.au/site/Lancer_Barracks_Detailed_History.asp).

Old Government House, which is the oldest extant public building in Australia, was initially constructed in 1799 by then Governor John Hunter, however a series of extensions were added in 1815 by Governor Macquarie. Governor and Mrs Macquarie preferred their residence in Parramatta compared to their Sydney town residence because it provided them with the clean air and space rather than the unsanitary conditions prevalent in Sydney during the early nineteenth century.¹²

Post 1850, Parramatta experienced much change and an increase in population which saw the construction of substantial houses within the township and retail enterprises becoming established along Church Street.

⁸ Parramatta Park Trust, "Aboriginal History".

⁹ New South Wales Lancers Memorial Museum, "Lancer Barracks History".

¹⁰ New South Wales Lancers Memorial Museum, "Lancer Barracks History".

¹¹ New South Wales Lancers Memorial Museum, "Lancer Barracks History".

¹² "Old Government House", National Trust, accessed 11 November 2015, <http://www.nationaltrust.org.au/nsw/OldGovernmentHouse>.

The current location of Parramatta railway station was decided upon in 1860 and initially comprised of a corrugated iron shed.¹³ Prior to 1860, the train would stop at Granville on the outskirts of the town with passengers ferried from the station to the town on horse drawn buses.¹⁴ The late nineteenth century also witnessed the development of industry within Parramatta with flour milling, cloth weaving and timber milling becoming key industries.¹⁵

2.1.3 1900s to the Present

The Parramatta area largely maintained its rural character until after the First World War when it experienced an increase in suburban development.¹⁶ Parramatta became the central hub for the surrounding areas with a bus network which radiated out from the city centre. The commercial centre was focused on Church Street between Macquarie and Phillip Streets.¹⁷ In 1933, Grace Brothers, which had previously only been based in Sydney, took up residence at the corner of Church and Argyle Streets.¹⁸

Parramatta amalgamated with adjoining municipalities 1948.¹⁹ Since this time Parramatta has continued to experience commercial growth and is now considered as one of the Greater Sydney Area's major commercial centres.²⁰

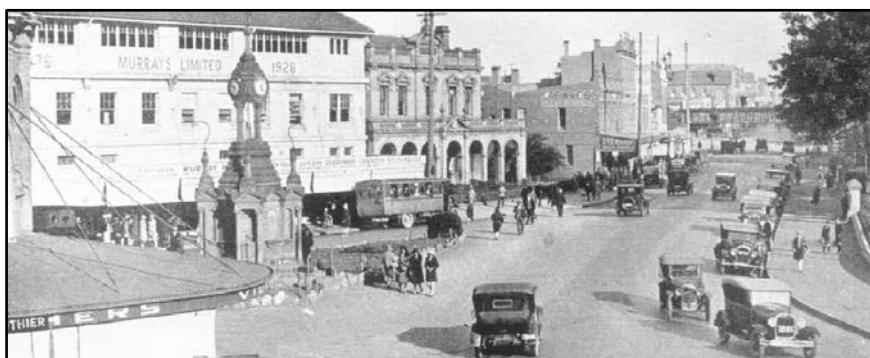


Figure 8. View of Church Street in Parramatta in 1938. (John McClymont, *Pictorial History: Parramatta & District* (Kingsclear Books: Alexandria, 2001), p. 72).

¹³ John McClymont, *Pictorial History: Parramatta & District* (Kingsclear Books: Alexandria, 2001), p. 56.

¹⁴ McClymont, *Pictorial History: Parramatta & District*, p. 48.

¹⁵ McClymont, *Pictorial History: Parramatta & District*, p. 67.

¹⁶ Kass, Liston and McClymont, *Parramatta: A Past Revealed*, p.269.

¹⁷ Kass, Liston and McClymont, *Parramatta: A Past Revealed*, pp. 345-346.

¹⁸ Kass, Liston and McClymont, *Parramatta: A Past Revealed*, pp.346-347.

¹⁹ Kass, Liston and McClymont, *Parramatta: A Past Revealed*, p.385.

²⁰ Kass, Liston and McClymont, *Parramatta: A Past Revealed*, p.406.

2.2 Specific history of the site

2.2.1 Sorrell Street

The following historical information has been extracted from the Parramatta Development Control Plan 2011:

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 re-subdivision 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.²¹

2.2.2 Subject Site

The subject site is located within Section 21 on the Town of Parramatta Map (see Figure 9). 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 10). This evidence in conjunction with an investigation of the Sydney and NSW Sands Directory reveals that this development would most

²¹ Parramatta Municipal Council, *Parramatta Development Control Plan 2011: Part 4*, p. 340, accessed 13 November 2015.

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 1933.²²

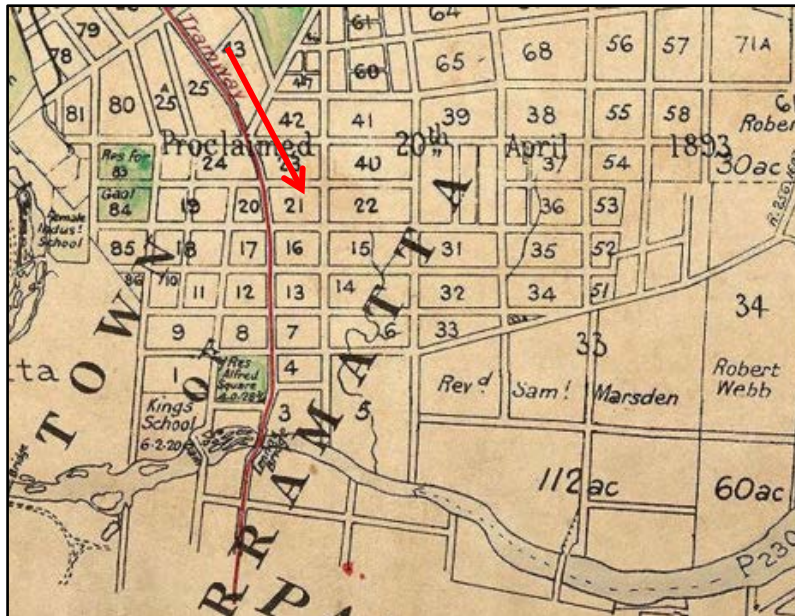


Figure 9. Parish map of Parramatta Township with the approximate location of the subject site indicated. (Source: NSW Land and Property Information, accessed 12 November 2015, <http://images.maps.nsw.gov.au/pixel.htm>).

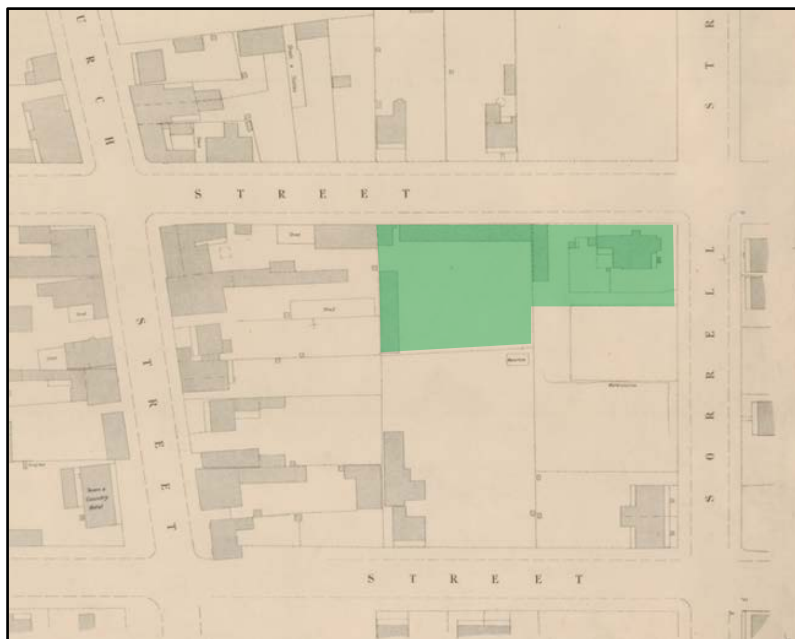


Figure 10. Parramatta 1895 Detail Survey map with the approximate location of the subject site indicated (green). (Source: State Library of NSW, Parramatta Sheet No. 43, accessed 17 November 2015, <http://acms.sl.nsw.gov.au/album/albumview.aspx?itemID=861856&acmsid=0>).

²² Sydney and NSW Sands Directory, 1932-33, p. 698.

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 1885.²³ 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 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.²⁴

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.²⁵ The Hunt family was large and *Currawong* became established as 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.*²⁶

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.²⁷



Figure 11. Hunt family at Currawong. (Source: Correspondence with David Bird, 17 November 2015).

²³ NSW Government Office of Environment and Heritage, accessed 7 October 2015, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240498>.

²⁴ Information received from correspondence with David Bird, 17 November 2015, p.42.

²⁵ Information received from correspondence with David Bird, 17 November 2015, p.44-45.

²⁶ Information received from correspondence with David Bird, 17 November 2015, p.42.

²⁷ Information received from correspondence with David Bird, 17 November 2015, p.41-46.

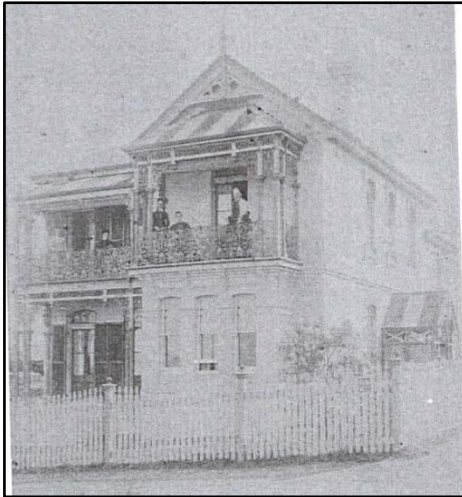


Figure 12. Currawong house, n.d. (Source: Correspondence with David Bird, 17 November 2015).



Figure 13. 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 and 53 Sorrell Street which are currently used as office spaces for private firms.



Figure 14. 1943 aerial photograph with the subject site indicated. (Source: Six Maps, accessed 7 October 2015, <https://maps.six.nsw.gov.au/>).



Figure 15. Current aerial photograph with the subject site indicated. (Source: Six Maps, accessed 7 October 2015, <https://maps.six.nsw.gov.au/>).

3.0 PHYSICAL EVIDENCE AND SETTING

The subject site, located at 23-27 Harold Street and 53 Sorrell Street, North Parramatta, 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.

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 is also characterised by mature trees planted along the street verge (see Figure 16 to Figure 31).

The subject site consists of four separate property lots which include Lot 1, DP 19079 and Lots 3, 4, & 5, DP 18261.

Lot 1, DP 19079 or 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 (see Figure 33 to Figure 35 and Figure 43 to Figure 45).

The interior of the building is in very good condition with many original and notable features including moulded ceilings, marble fireplaces and decorative staircase (see Figure 36 to Figure 42). 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.²⁸

The remainder of the subject site is comprised of Lots 3, 4, & 5, DP 18261 or 23-27 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 (see Figure 19 to Figure 21).

The following photographs provide a visual survey of the site and its setting.



Figure 16. View towards the subject site from the intersection of Harold and Sorrell Streets. The extent of the site is indicated by the arrows. (Source: Heritage21, 11.11.15).

²⁸ Information received from correspondence with David Bird, 17 November 2015, p. 43.



Figure 17. View west along Harold Street with the subject site on the left (indicated by arrows). (Source: Heritage21, 11.11.15).



Figure 18. Sorrell Street frontage of the heritage item I420. Note multi-storey development in background. (Source: Heritage21, 11.11.15).



Figure 19. View of dwelling located at 27 Harold Street. (Source: Heritage21, 11.11.15).



Figure 20. View of dwelling located at 25 Harold Street. (Source: Heritage21, 11.11.15).



Figure 21. View of dwelling located at 23 Harold Street, adjacent to multi-storey development. (Source: Heritage21, 11.11.15).



Figure 22. View east along Harold Street with the subject site located on the right behind vegetation. (Source: Heritage21, 11.11.15).



Figure 23. View from subject site towards northern side of Harold Street. (Source: Heritage21, 11.11.15).



Figure 24. View towards the subject site from eastern side of Sorrell Street. (Source: Heritage21, 11.11.15).



Figure 25. View south along Sorrell Street which is part of the Sorrell Street Heritage Conservation Area. (Source: Heritage21, 11.11.15).



Figure 26. View of heritage items located at 50 and 52 Sorrell Street. (Source: Heritage21, 11.11.15).



Figure 27. View looking north-east along Sorrell Street encompassing the heritage conservation area. (Source: Heritage21, 11.11.15).



Figure 28. View looking north-west along Sorrell Street encompassing the heritage conservation area. (Source: Heritage21, 11.11.15).



Figure 29. View looking north along Sorrell Street encompassing heritage conservation area and heritage item I00379 indicated. (Source: Heritage21, 11.11.15).



Figure 30. View looking south along Sorrell Street with heritage items I00379 on the left. (Source: Heritage21, 11.11.15).



Figure 31. View of heritage item I00379. (Source: Heritage21, 11.11.15).



Figure 32. View towards the subject site from heritage item I00379. (Source: Heritage21, 11.11.15).



Figure 33. Northern façade of the heritage item located within the subject site: *Currawong* house. (Source: Heritage21, 11.11.15).



Figure 34. Southern and eastern facades of *Currawong* house. (Source: Heritage21, 11.11.15).



Figure 35. Western façade of the *Currawong* house.
(Source: Heritage21, 11.11.15).



Figure 36. View of upper level room within *Currawong* house.
(Source: Heritage21, 11.11.15).



Figure 37. View of another upper level room within *Currawong* house.
(Source: Heritage21, 11.11.15).



Figure 38. View of ground floor room within *Currawong* house.
(Source: Heritage21, 11.11.15).



Figure 39. View of ground level room within *Currawong* house.
(Source: Heritage21, 11.11.15).



Figure 40. View of ground level room (kitchen) within *Currawong* house.
(Source: Heritage21, 11.11.15).



Figure 41. View of ground level room within *Currawong* house. (Source: Heritage21, 11.11.15).



Figure 42. View of *Currawong* house foyer. (Source: Heritage21, 11.11.15).



Figure 43. View of the area located to the rear of *Currawong* house, looking towards the western section of the subject site. A brick wall and shed structure separate the Lot from the other three Lots which form the site. (Source: Heritage21, 11.11.15).



Figure 44. Sandstone wall located along the northern boundary of rear section of *Currawong* house. (Source: Heritage21, 11.11.15).



Figure 45. View towards the western section of the subject site from Harold Street with rear of *Currawong* house on the left. (Source: Heritage21, 11.11.15).



Figure 46. View from inside *Currawong* house looking towards the western section of the subject site. (Source: Heritage21, 11.11.15).

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Statements of Cultural Significance

4.1.1 Heritage item located on subject site

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:

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.²⁹

4.1.2 Sorrell Street Heritage Conservation Area

The following Statement of Significance for the Sorrell Street Heritage Conservation Area has been extracted in full from the Parramatta Development Control Plan 2011:

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 1895.³⁰

²⁹ NSW Government Office of Environment and Heritage, accessed 7 October 2015, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240498>.

³⁰ Parramatta Municipal Council, *Parramatta Development Control Plan 2011: Part 4*, p. 340.

5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development would include:

For example:

- demolition of the current dwellings located at 23-27 Harold Street;
- amalgamation of Lot 1, DP 19079 and Lots 3, 4, & 5, DP 18261;
- construction of a thirty-one storey tower complex situated on a four storey building base which wraps around the northern, western and part of the eastern side of the building;
- The four-storey building base would be set back 3 metres from the street with some landscaping to improve amenity of the street level apartments;
- The towers would be setback from the street by a distance of 7 metres;
- The eastern and western sides of the towers are articulated to create the impression of two separate towers;
- The heritage item located at 53 Sorrell Street, which forms part of the subject site will be retained; and
- A 15 metre wide “heritage courtyard” will separate the heritage item from the proposed building.

Specific details of the proposed development are shown in drawings by Architectus, dated September 2015, received by Heritage21 on 10 November 2015. These are partly reproduced below at small scale for reference purposes; the full-size drawings accompanying the application should be referred to for any details.

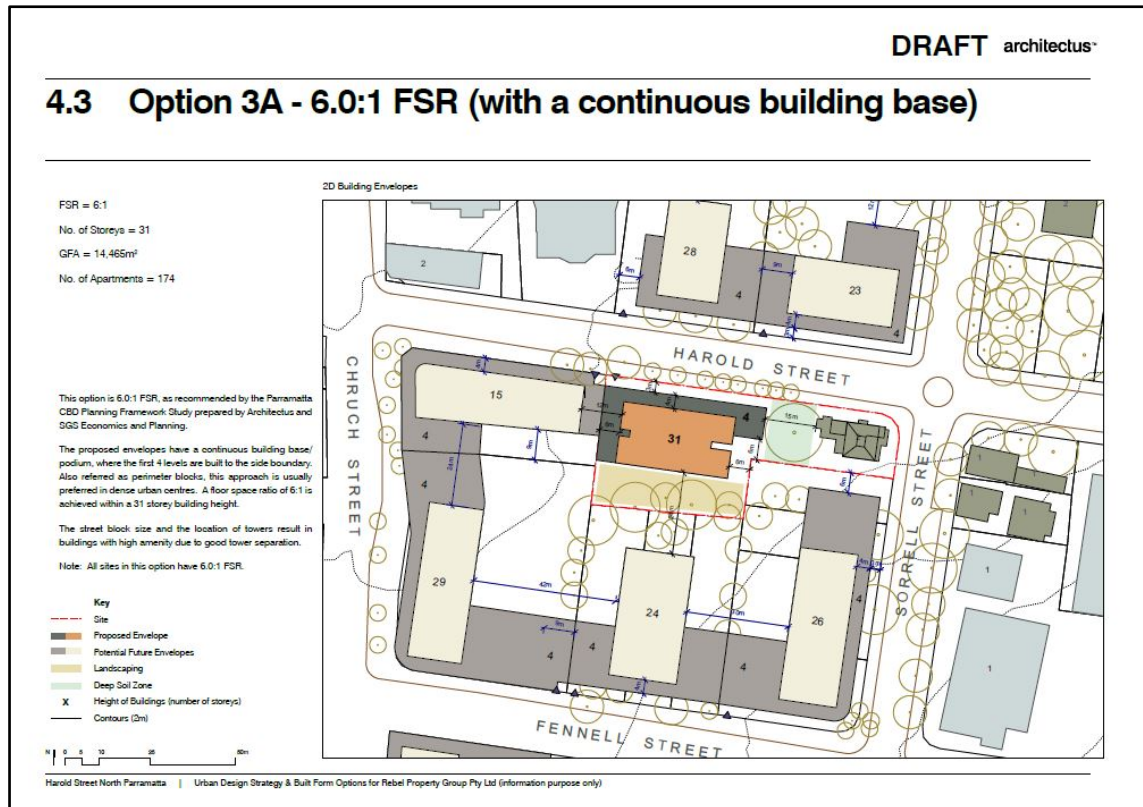


Figure 47. 2D Building Envelopes. (Source: Architectus, September 2015).

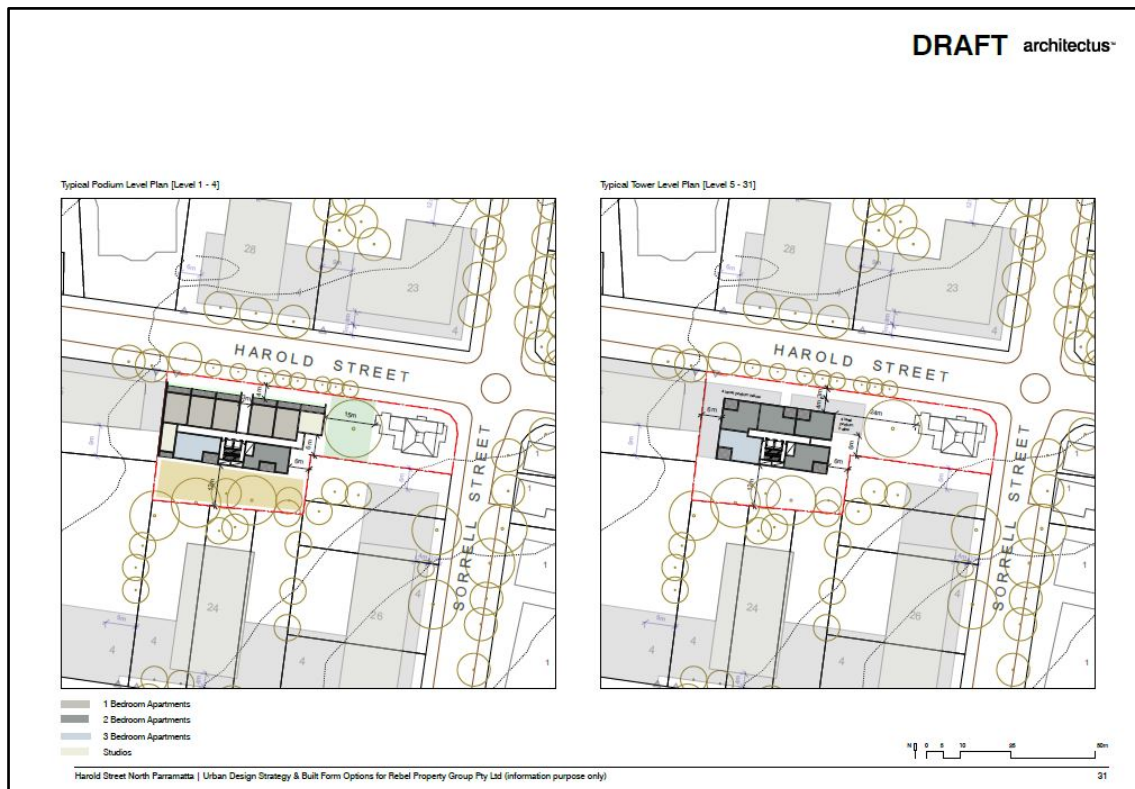


Figure 48. Floor Plans: Level 1-4 (left) and Level 5-31 (right). (Source: Architectus, September 2015).

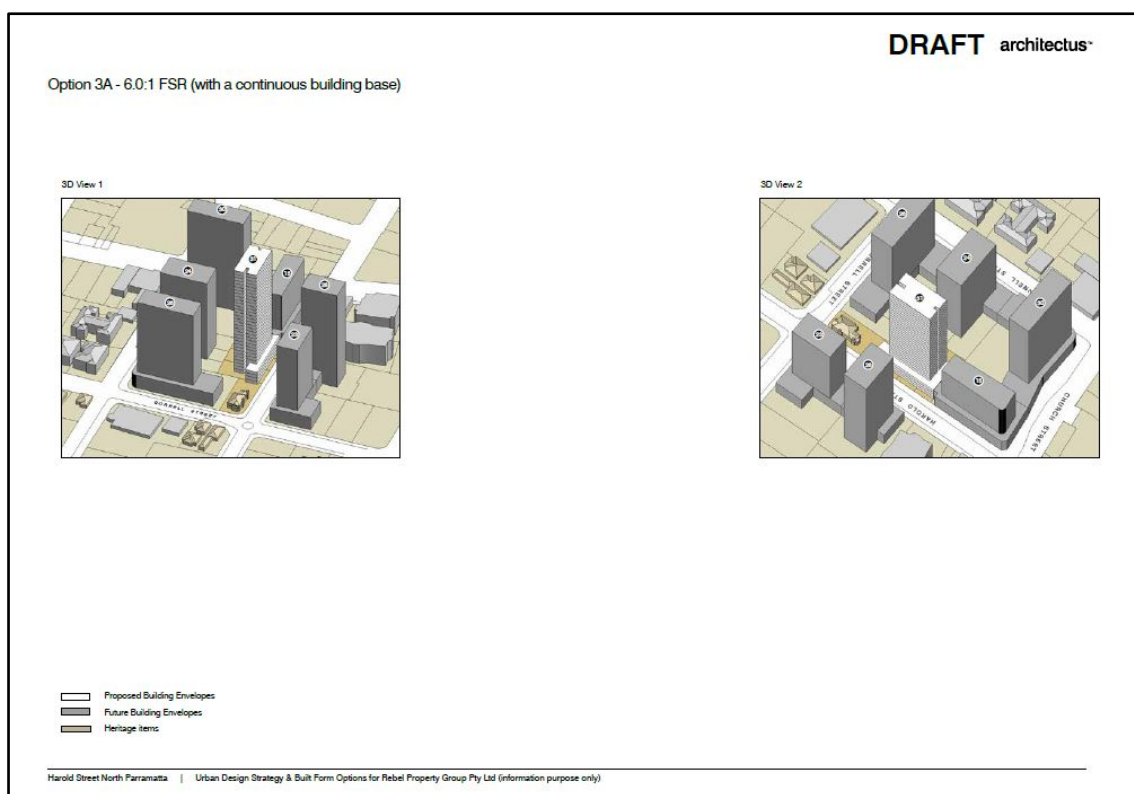


Figure 49. 3D views of proposed development. (Source: Architectus, September 2015).

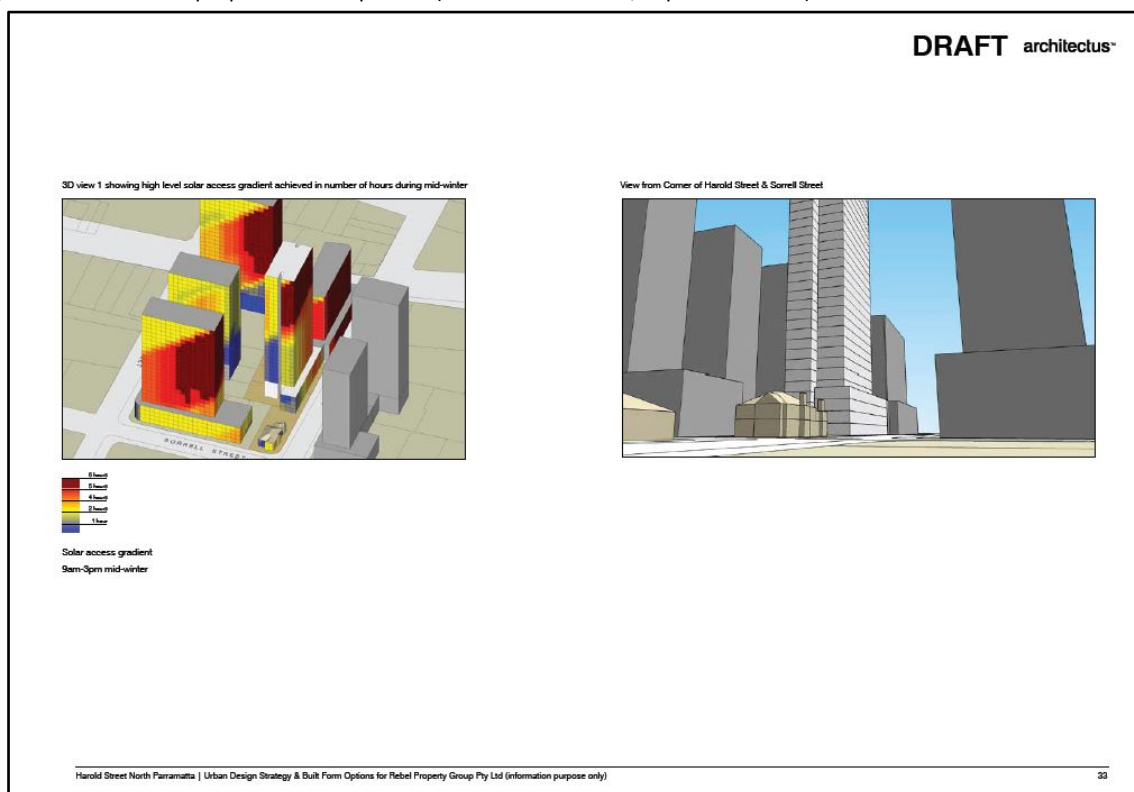


Figure 50. 3D views including view from corner of Harold and Sorrell Street. (Source: Architectus, September 2015).

6.0 ASSESSMENT OF HERITAGE IMPACT

This assessment is based upon: the Statements of Cultural Significance (refer to Section 4.2 of this SOHI); the physical inspection of the site and the graphic evidence (refer to Section 3 of this SOHI); and a review of the pertinent planning instruments and sources relating to heritage aspects of the proposal.

The Statements of Cultural Significance in Section 4.1 of this report has determined that the heritage item: *Currawong* house, located on a section of the subject site, has Local heritage significance. *Currawong* house is also located within the locally listed Sorrell Street Heritage Conservation Area. Additionally, the whole subject site is located within the vicinity of a number of heritage items and the Sorrell Street Heritage Conservation Area. We therefore assess the impact the proposed development would have upon *Currawong* house, the conservation area and the heritage items located in the vicinity. To this end, the issues outlined below are addressed.

In addition to the above, the following assessment will take into account the potential amendment to the Sorrell Street Heritage Conservation Area which was discussed in Section 1.4.2 of this report. Heritage21 acknowledges that there is the possibility that the boundaries of the Sorrell Street heritage conservation area may be revised, possibly resulting in the removal of the heritage conservation status from the western side of Sorrell Street. This amendment would significantly alter the development controls applicable to the western side of Sorrell Street and the resultant future character of the area in the vicinity of the subject site. The potential for medium to high density development along the western side of Sorrell Street would likely increase due to the necessary demands of an expanding Parramatta City Centre.

6.1 Heritage Division questions

We are required to address specific issues raised in the Heritage Division guidelines for the preparation of Statements of Heritage Impact. We address these in TABLE 2 below.

TABLE 2 : ASSESSMENT AGAINST HERITAGE DIVISION QUESTIONS	
Question	Assessment
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?	At this stage, the proposed development is situated within the Sorrell Street Heritage Conservation Area. However, as noted in section 1.4.2, it is presently being discussed that the conservation area may be altered to exclude the western side of Sorrell Street. With this knowledge, we consider the potential redevelopment in the vicinity of the local heritage items and conservation areas and the probable future character of

TABLE 2 : ASSESSMENT AGAINST HERITAGE DIVISION QUESTIONS

Question	Assessment
	western Sorrell Street to take a high-scale residential nature and form, which would respond to the current demand in accommodation within and in the vicinity of the Parramatta CBD. The following aspects of this Planning Proposal (which in its early design still provides a concept as to the buildings mass and envelopes), and thus of any large scale development that would occur on the western side of Sorrell Street in the vicinity of <i>Currawong</i> house, would mitigate heritage impacts: • The incorporation of generous setbacks from heritage items and the Heritage Conservation Area in order to maintain an appropriate heritage curtilage, being in this particular case a 15 metre setback from <i>Currawong</i> house; • Gradual height transition between the existing buildings in the area and the new development, in this proposal being a 4 storey podium to the west of <i>Currawong</i> house. In the case of this specific proposal, we also note that: • The proposed setbacks from the northern and eastern boundaries of the site would result in the main bulk of the building being located in the southern section of the site, minimising its impact on the heritage items and heritage conservation area; and • The eastern façade, being readily viewed from the heritage conservation area, is proposed to be articulated in view to break up the bulk of the building and minimise impact on views.
Why is the new development required to be adjacent to a heritage item?	Potential future development between Church and Sorrell Streets, such as that described in this Planning Proposal, is required because it is located in close proximity to the Parramatta City Centre. The growth of Parramatta means that an increase in residential development close to the City Centre is required in order to accommodate the growing population. Inevitable this growth has the potential to encroach on areas that are of heritage significance. Therefore, it is important that any new development takes the relevant heritage items and/or conservation areas into consideration so that both the heritage

TABLE 2 : ASSESSMENT AGAINST HERITAGE DIVISION QUESTIONS

Question	Assessment
	and modern aspects of Parramatta can coexist.
How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	As discussed above the boundaries of the Sorrell Street Heritage Conservation area are under revision. If the heritage conservation area status was removed along the western side of Sorrell Street the heritage conservation area would be separated from any potential high-scale development by Sorrell Street itself. Sorrell Street would mark a clear distinction between the modern and heritage areas. This contradistinctive approach has the potential to increase the legibility of the distinct specificities of each area. If the heritage conservation status was removed along the western side of Sorrell Street it would be paramount that the curtilage (being the lot boundary) of the heritage items located along the western side of Sorrell Street are respected by any future development which could potentially occur in the vicinity. For example, in the case of this specific Planning Proposal we note that even though the proposed heritage courtyard which would extend for 15 metres from the rear of the house is slightly smaller than then the current distance to the boundary but, we are of the opinion, that this would be sufficient for retaining the curtilage of the house and enable it to continue to be appreciated within a landscaped setting.
How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?	As it has already been stated above that there is the potential for large scale development, similar to that described in this Planning Proposal, to occur along the western side of Sorrell Street. Development of this nature would be of a larger scale than what currently exists and undoubtedly would affect views to, and from the nearby heritage items (including <i>Currawong</i> house) and the conservation area. The following aspects of the proposed Planning Proposal, which is also indicative of any large scale development that may occur would mitigate this potential visible impact: The incorporation of a gradual height transition between the existing buildings in the area and any new development, which in this proposal consists of a 4 storey podium which extends along part of the eastern and northern sides of the building.

TABLE 2 : ASSESSMENT AGAINST HERITAGE DIVISION QUESTIONS

Question	Assessment
	In the case of this specific proposal, we also note that: • Generous setbacks from the northern and eastern boundaries of the subject site would result in the bulk of the building located in the southern section of the site so would not be as readily visible.
Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?	The proposed development is, not to our knowledge, sited on any known or potentially significant archaeological deposits. However, it is beyond the scope of the SOHI to discuss the probability of sub-surface deposits.
Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?	Any development located along the western side of Sorrell Street must attempt to balance the needs of a growing Parramatta whilst maintaining the heritage significance of the heritage items and conservation area located in the vicinity. It is our opinion that the development described in this Planning Proposal, and thus of any large scale development, would be sympathetic to the heritage items and conservation area because of the following: • Development would respect the relevant heritage items, which in this case is occurring through the retention and conservation the heritage item <i>Currawong</i> house with a 15 metre heritage courtyard separating the item from the new building; • The incorporation of a gradual height transition between any new development and relevant heritage items or conservation areas. In this specific case the proposed 4 storey podium with the towers set back would provide a stepped height transition which would merge the building with the surrounding height character; • Dominance of high scale development would be mitigated, for example the development described in this Planning Proposal incorporated articulation along the eastern façade in order to break up the bulk of the building when viewed from the heritage conservation area and other heritage items located within the vicinity.

TABLE 2 : ASSESSMENT AGAINST HERITAGE DIVISION QUESTIONS

Question	Assessment
	In the case of this specific proposal, we also note that: The proposed setbacks from the northern and eastern boundaries of the site would result in the main bulk of the building being located in the southern section of the site, making it not as visible to the heritage conservation area.
Will the additions visually dominate the heritage item? How has this been minimised?	As described in the previous responses for this section any new development would need to ensure that the proposed building is respectful of the surrounding heritage assets through use of methods described above including generous setbacks and gradual transitions in height.
Will the public, and users of the item, still be able to view and appreciate its significance?	The potential that large scale development would occur along the western side of Sorrell Street, similar to that described in this Planning Proposal would undoubtedly affect views to, and from the nearby heritage items (including <i>Currawong</i> house) and the conservation area. The proposal does have the potential to alter some of the current views to and from the heritage assets, however, other views would remain unaltered, including the view along the eastern side of Sorrell Street. It is our opinion that the public and users of the heritage items would continue to be able to appreciate the significance of the heritage items through the views which are maintained and the new views created. It could be argued that potential development along the western side of Sorrell Street would result in a contradistinctive relationship occurring between the western and eastern sides of Sorrell Street which, in turn, could enhance the legibility of the heritage significance of the Sorrell Street Heritage Conservation Area.

6.2 Other issues

Additional matters are addressed below.

TABLE 3 : ASSESSMENT AGAINST OTHER ISSUES

Question	Assessment
Is the historical use of the site maintained?	The new building will be primarily used for residential which is in keeping with the historical use of the site as a residential

	area. It is not confirmed what the heritage item <i>Currawong</i> house would be used for at this early stage.
Are the historical setbacks and boundaries of the site maintained?	The original boundaries of the <i>Currawong</i> property were larger with the property encompassing two lots located to the south of the current lot. These original boundaries have been reduced over time with subdivision and subsequent development occurring. The current curtilage of the heritage item (that being the lot boundary) is proposed to be largely retained. The only alteration which is proposed is the inclusion of a heritage courtyard at the rear of the house and some minor encroachment on the existing rear boundary with the new development protruding slightly forward from it, however, this would essentially retain the curtilage and significance of the item would not be affected. The courtyard area would allow the boundaries to be generally maintained while also providing an adequate setback between the heritage item and the new building.
Are any significant views from, to or across the site views impacted?	The proposal does have the potential to alter some views to and from the heritage items and heritage conservation area, however it is our opinion that the views being maintained and potential new views created by the development would retain the legibility of the heritage significance.

6.3 Summary

The NSW Heritage Office's 'Statement of Heritage Impact' guidelines require the following aspects of the proposal to be addressed.

TABLE 4 : ASSESSMENT OF GENERAL IMPACT

Aspect	Assessment
Aspects of the proposal which respect or enhance the heritage significance of the item or conservation areas.	The above assessment has taken into account the possibility that amendments to the Sorrell Street Heritage Conservation Area could substantially alter the built character along the western side of Sorrell Street, which is in the vicinity of the subject site. Therefore, we have considered the probable future character of western Sorrell Street to take a high-scale residential nature and form, comparable to the development described in this Planning Proposal (see Section 5.0). It is clear that aspects of the Planning Proposal, and thus of any large scale

TABLE 4 : ASSESSMENT OF GENERAL IMPACT

Aspect	Assessment
	development, would respect and/or enhance the heritage significance of the relevant heritage assets in the following ways: • Through the retention and conservation of heritage items that are in the vicinity of a new development, which in this particular case involves the conservation of <i>Currawong</i> house as part of the development; • Inclusion of generous setbacks between new development and existing heritage items, which in this case takes the form of a 15 metre heritage courtyard, allowing the item to be appreciated within an appropriate curtilage; • Gradual transition in heights between the new development and the existing buildings located in the streetscape, through elements like a 4-storey podium; and • The use of articulation on the facades in order to break up the bulk of the building and minimise the visual impact of the building on the nearby heritage assets. In the case of this specific proposal, we also noted that: • The new building will be setback from the western eastern and southern boundaries with the main bulk of the building located towards the southern boundary. These setbacks would contribute to mitigating the potential negative impact that the increased bulk and scale of the building would have on the surrounding heritage items and conservation area.
Aspects of the proposal which could have detrimental impact on heritage significance.	Proposed development which has the potential to occur between Church and Sorrell Streets would differ greatly in terms of scale, bulk and form. Despite these differences it is clear from the new development described in this Planning Proposal, and thus of any comparable large scale development, that certain design features of such a

TABLE 4 : ASSESSMENT OF GENERAL IMPACT

Aspect	Assessment
	development would mitigate any detrimental impact that these differences would have on the surrounding heritage assets. These features include the following: • Incorporation of generous setbacks from heritage assets which would allow an appropriate curtilage to be maintained; • The use of podiums which assist in creating a gradual transition in height between the existing and the new; and • Use of articulation along the facades of new development to break up the bulk of the building.
Sympathetic alternative solutions which have been considered and discounted.	Four other options in addition to this preferred option (described in Section 5.0) have been considered. These other options are detailed in the <i>Harold Street/Sorrell Street Parramatta: Urban Design Report</i> prepared by Architectus, dated November 2015. The option detailed in Section 5.0 of this report provided, in our opinion, the best outcome for both meeting the development requirements whilst respecting the heritage significance of the area.

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Conclusion

This report has been prepared to support a Planning Proposal regarding the subject site which is located at 23-25 & 27 Harold Street and 53 Sorrell Street, North Parramatta. The eastern section of the subject site is located within the Sorrell Street Heritage Conservation Area and contains a locally listed heritage item (*Currawong* house). The western section of the subject site (23-27 Harold Street) is not located within the heritage conservation area. The entire subject site is located in the vicinity of a number of heritage items. The purpose of this report has been to assess the potential impact that the proposed development would have on the significance of these relevant heritage assets.

In Section 6.0, the proposed development (described in Section 5.0) was assessed in terms of the specific issues raised in the NSW Office of Environment and Heritage Division guidelines for the preparation of Statements of Heritage Impact. As this SOHI has been prepared as part of a Planning Proposal, details of proposed finishes, colours, materials and landscape design are not available at this stage so the impact assessment has largely focused on the character, scale, form and siting of the proposed development.

The assessment in Section 6.0, has also taken into account the potential amendment to the Sorrell Street Heritage Conservation Area boundaries. We acknowledge that an alteration to the existing boundaries of the heritage conservation area has the potential to change the development controls applicable to the western side of Sorrell Street and so to the resultant future character of the area in the vicinity of the subject site. The impact of this potential future character, which would probably include high-scale developments in order to accommodate the demands of a growing Parramatta, on the heritage assets has also been assessed. It is clear that high-scale development, like that described in this Planning Proposal, would substantially differ to the current character, scale and form of the Harold and Sorrell streetscape. Despite this, Heritage21 is of the opinion that future development, which is comparable to that described in this Planning Proposal, has the potential to balance the needs of a growing Parramatta whilst respecting the surrounding heritage assets.

On the strength of the above assessments, Heritage21 is satisfied that the pertinent consent authority, having jurisdiction over the proposed works, would be in a position to approve such a proposal at 23-25 & 27 Harold St and 53 Sorrell St, North Parramatta without concern for the loss of heritage values of the relevant heritage assets. We support this contention on the strength of the observations made in this report.

7.2 Recommendations

To ensure maximum conservation of significance, Heritage21 also recommends the following:

- Schedule of Conservation Works;
- Interpretation Strategy; and
- Photographic Archival Recording.

8.0 SOURCES

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