



Heritage Impact Statement

180 George Street, Parramatta

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Executive Summary

The following heritage impact statement (HIS) has been prepared to assess the potential heritage impacts of a planning proposal for 180 George Street, Parramatta NSW (herein referred to as the 'subject site').

The subject site is not a listed heritage item, and is not located within a heritage conservation area. It is, however, located immediately adjacent to a state and locally listed heritage item, being 'Harrisford', a two-storey Old Colonial Georgian brick dwelling. 'Harrisford' is listed as 'Harrisford' on the state heritage register (SHR) (Item No. 00248) and 'Harrisford and potential archaeological site' on the Parramatta City Centre Local Environmental Plan (LEP) 2007 (Item No. 41).

It is foremost proposed to increase the floor space ratio (FSR) control that currently applies to the subject site, so to enable future redevelopment. It should be noted that this proposal is consistent with Parramatta City Council's *Parramatta CBD Planning Strategy*, which was adopted by the Council on 27 April 2015. This document proposes an increase of the FSR to 10:1 across a large portion of the current Parramatta CBD, including the subject site.

As the site is located adjacent to a listed heritage item, this HIS has been prepared to assess the proposal, and to identify any potential impacts it may have on the heritage significance of 'Harrisford'. This report also sets out advice as to an appropriate redevelopment design, including appropriate façade treatments and setbacks.

Section 5 of this report sets out the abovementioned assessment. The following observations have been summarised from this assessment:

- It is considered that there is no fabric comprised in the subject site which contributes to the setting of the adjoining item or proximate heritage item. Further, as there are no heritage listings associated with the site, there are statutory requirements against its removal from a heritage perspective.
- Impacts of scale to the adjoining Harrisford would be in part mitigated by a podium element the allowable height of which is proposed to be raised to 8 storeys. While this would be higher than the adjacent heritage item, the 8 storeys would be more in keeping with the overall scale of future development on the subject site than the currently allowable 4 stories, as future development is proposed to reach 180 metres. As such, the podium would moderate the difference in scale between the tower above and the heritage item adjacent.
- Proposed development to the desired FSR and height controls would primarily responds to like development along George Street which is characterised by late 20th century largely commercial and retail development which is of notably high density to the west of the heritage item. Any tower resultant of the proposed amendments to the controls would form part of a backdrop of existing like development in views to the identified heritage items.
- It is proposed to reduce the tower setbacks to 6m to George Street where it was previously 20 metres. This appears to be generally consistent with the minimal setbacks maintained by the higher density developments to the west of the heritage item. It should be noted that the required 20m setback would begin from 4 storeys high (under the existing controls), which is already notably higher than the heritage item. As such, it is not considered that a future tower with the required 20m tower setback from George Street would have a tangible benefit to the visual curtilage of the two storey heritage item.
- It is proposed to develop a building envelope which has a 6m setback from the southern part of the eastern boundary which is adjacent to the heritage item. This would allow the primary façade increased space to be read, understood and appreciated in isolation from the high density development to the west.
- The site falls within an area of important view corridors of Old Government House and the Domain and the proposal has been assessed with regard to identified significant views (view 7) within the DCP and the *Development in Parramatta City and the Impact on Old Government*

House and Domain's World and National Heritage Listed values, Technical Report. It is noted that the subject site falls outside the boundary of the 'highly sensitive' or 'sensitive' zone as defined in the Technical Report and the proposed tower will form a small part of a backdrop of increasingly scaled development in views from the park and domain.

- The Wetlands have no relationship with the subject site in terms of the typology. Further, they are separated from the site by the abovementioned heritage item and an additional lot. As such, it is generally not considered that the proposed amendments to the subject site planning controls are likely to have an impact on the Wetlands which are already generally located in a context of mixed development.
- 'Harrisford' is an isolated heritage item, the original setting and context of which has been highly compromised through intensive contemporary development in the immediate vicinity. It is anticipated that future development within the Parramatta CBD will further degrade this setting and context.
- It is therefore considered that although the proposed development of the subject site to the desired FSR and height would result in a degree of adverse impact to the existing setting and context of 'Harrisford', this will be largely mitigated within the context of intensified development through the modulation of the tower, proposed podium and eastern podium setback.

In accordance with the above assessment, it is not considered that the proposed amendments would allow development which would have an undue detrimental impact on the heritage significance on the identified items or significant views located in the vicinity of the subject site.

The proposed amendments are supported from a heritage perspective however the below recommendations have been set down to ensure that the any future development appropriately respects the setting of the heritage item.

Recommendations

Urbis has set down the following recommendations to be observed during the design stage of any future development on the site:

- The western boundary of the subject site should incorporate soft landscaping between any future development and the adjacent heritage item. Mature landscaping would be in character with the northern side of George Street, would ensure a visual separation between it and the adjacent heritage, and would provide a soft backdrop to this heritage item when it is viewed from the east;
- The lower floors of any future development should be appropriately articulated to mediate the difference in scale between it and the adjacent heritage item. This may involve articulating the podium to have regard to the scale of 'Harrisford'. This could be achieved through the application of contrasting materials which is recommended.
- Also for the purpose above, the form of future development could incorporate a demarcation within the podium to create a shadow line at a sympathetic height. The detail and scale of the new podium is to be further resolved.

1 Introduction

1.1 BACKGROUND

Urbis has been engaged by Karimbla Constructions Services (NSW) Pty Ltd to prepare the following heritage impact statement (HIS) for a planning proposal for 180 George Street, Parramatta (herein referred to as the 'subject site').

The subject site is not a listed heritage item, and is not located within a heritage conservation area. It is, however, located immediately adjacent to a state and locally listed heritage item, being 'Harrisford', a two-storey Old Colonial Georgian brick dwelling. 'Harrisford' is listed as 'Harrisford' on the state heritage register (SHR) (Item No. 00248) and 'Harrisford and potential archaeological site' on the Parramatta City Centre Local Environmental Plan (LEP) 2007 (Item No. 41). It is also located in the vicinity of the Wetlands (Item No.134) which runs part way along the Parramatta River.

It is proposed to increase the floor space ratio (FSR) control that currently applies to the subject site, so to enable denser redevelopment. This proposal is consistent with Parramatta City Council's *Parramatta CBD Planning Strategy*, which was adopted by the Council on 27 April 2015. Alterations to the current allowable height and setback of the development on the subject site are also proposed.

As the site is located adjacent to a listed heritage item this HIS has been prepared to assess the proposal and to identify any potential impacts these amendments to the planning controls may have on the heritage significance of 'Harrisford'. This report also sets out advice as to an appropriate redevelopment design, including appropriate façade treatments and setbacks.

1.2 SITE LOCATION

The subject site is located at 180 George Street in the suburb of Parramatta, NSW (Figure 1). It legally comprises Lots 201-204 DP 1082194 and SP 74916.

FIGURE 1 – SUBJECT SITE AT 180 GEORGE STREET INDICATED IN RED



SOURCE: SIX MAPS 2015

1.3 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impact' (2002) and 'Assessing Heritage Significance' (2001) guidelines. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 2013.

The subject proposal has been assessed in relation to the relevant controls and provisions contained within the Parramatta City Centre Local Environmental Plan (LEP) 2007 and the Parramatta Development Control Plan (DCP) 2011. This report has also been written with reference to the Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed values, Technical Report 2012.

1.4 AUTHOR IDENTIFICATION

The following report has been prepared by Karyn Virgin and Alexandria Barnier (Consultants). Stephen Davies (Director) has reviewed and endorsed its content.

Unless otherwise stated, all photographs are the work of Urbis.

1.5 THE PROPOSAL

The following amendments to the site control are proposed under this DA:

- To increase the floor space ratio (FSR) control that currently applies to the subject site. The current FSR that applies to the site is 4:1; it is proposed to increase this to 10:1. This is consistent with Parramatta City Council's *Parramatta CBD Planning Strategy*, which was adopted by the

Council on 27 April 2015. This document proposes an increase of the FSR to 10:1 across a large portion of the current Parramatta CBD, including the subject site;

- To increase the existing allowable building height from the current 36 metres to 180 metres. There is no amendment to the height control proposed under the abovementioned document;
- To raise the allowable street frontage podium height from 4 Storeys to 6-8 storeys (to George Street);
- To reduce the tower setbacks to 6m to George Street where it was previously 20 metres;
- It is proposed to develop an envelope which has a 6m setback from the southern section of the eastern boundary adjacent to the heritage item.

This report was written with reference to the '*Urban Design Analysis Report: 180 George Street, Parramatta, NSW*', prepared by Crone Architects and dated 06.11.2015.

2 Site Description

Parramatta is a suburb and major business district in the metropolitan area of Sydney, Australia. It is located in Greater Western Sydney, approximately 23 kilometres west of the Sydney central business district on the banks of the Parramatta River. Parramatta is the administrative seat of the local government area of the City of Parramatta.

The subject site is located on the south side of the Parramatta River, on the south west corner of the intersection of George and Charles Streets. It forms Lots 201-204 DP 1082194 and SP 74916.

The extant buildings on the subject site are late 20th century, multi-storey, mixed-use buildings constructed c. 2003-2004. The buildings do not reflect a significant phase of development.

The adjacent heritage item between George Street and the Parramatta River constitutes a double storey Colonial Georgian house. It is constructed of brick with stone quoins. The building features a brick elliptical arch above a segmented fanlight and a late Victorian four panelled door.¹

FIGURE 2 – 180 GEORGE STREET PARRAMATTA INDICATED IN RED



SOURCE: SIX MAPS 2015

¹ Heritage Office Database number 5051407.

FIGURE 3 – PHOTOGRAPHS OF THE SUBJECT SITE AND ‘HARRISFORD’



PICTURE 1 – VIEW OF THE SUBJECT SITE, AT THE NORTHEAST CORNER OF GEORGE STREET AND CHARLES STREET



PICTURE 2 – VIEW OF THE SUBJECT SITE AND SURROUNDING DEVELOPMENT FACING WEST ALONG GEORGE STREET ('HARRISFORD' IS TO THE RIGHT OF FRAME, NOT VISIBLE)



PICTURE 3 – INTERFACE BETWEEN THE SUBJECT SITE, LEFT OF FRAME, AND 'HARRISFORD', RIGHT OF FRAME



PICTURE 4 – VIEW OF 'HARRISFORD' AND EXISTING DEVELOPMENT (INCLUDING THE SUBJECT SITE) TO THE WEST



PICTURE 5 – VIEW OF THE PRINCIPAL FAÇADE OF 'HARRISFORD'

3 Historical Overview

3.1 AREA HISTORY

After the penal colony was founded at Sydney Cove in January 1788, Governor Arthur Phillip organised exploring expeditions up the Parramatta River. When more fertile land near the head of the river was found, he decided to set up a second settlement. On 2 November 1788, a site was selected for a redoubt at the Crescent, in what is now Parramatta Park and on 4 November 1788

The settlement was originally known as Rose Hill in honour of George Rose, Secretary to the British Treasury, who was reputed to have helped Phillip secure appointment as governor of the penal colony. On 2 June 1791, Phillip renamed it Parramatta, using the locality name used by the Burramattagal. Various meanings have been ascribed to the name Parramatta, but Elizabeth Macarthur wrote at the time that it meant 'head of the river'. It was the first place to be given a name by Europeans that was based on an Aboriginal name.

A town was laid out in 1790 with a long transverse street, later known as George Street, leading from the wharf to Government House. It was lined on both sides with convict huts. Other buildings erected included a granary, stores, and military barracks. Originally all communication to and from Parramatta was by river, but a rough track to Sydney was opened. Parramatta Road was laid out about 1797 under the direction of Surveyor-General, Augustus Alt and the streets were regularised 1811 - 1814 (Figure 5).

FIGURE 4 – PLAN OF THE TOWNSHIP OF PARRAMATTA IN NEW SOUTH WALES 1814 SUBJECT SITE IN RED



Source: State Library of New South Wales M2 811.1301/1814/1

Parramatta grew as the major regional centre for western Cumberland with its courthouse, Government House, markets and stores. Inns emerged as commerce expanded in the town, changing a convict-based economy into a market-based economy. The arrival of the railway in 1860 changed the focus away from George Street and the road from the wharf to Church Street and the railway station. Major stores and businesses began to re-align themselves along Church Street rather than George Street.²

² Kass, T 2008 Parramatta Dictionary of Sydney [electronic resource]

George Street is one of Parramatta's oldest formed streets, having been surveyed by William Dawes for Governor Phillip in 1790 as the main street running from the wharf on the Parramatta River, west to the military redoubt and Government House. Originally known as High Street (and renamed George Street by Governor Macquarie in 1811, it was 205ft wide and a mile in length.

The first permanent dwellings constructed in the new town were concentrated along the principal thoroughfares of George, Macquarie and Church Streets. Allotments in George and Macquarie Streets were the site of a number of convict huts, primarily built to house male convicts, which were later occupied by free persons. By 1822, George Street had been reduced to its current width. The former huts along George Street were gradually replaced by more substantial buildings, and George Street has continued to develop as a major commercial area within Parramatta, throughout the nineteenth century to the present day.

In 1881, the NSW parliament passed legislation authorising the construction of a private tramway along George Street. Charles Edward Jeanneret of Hunters Hill, owner of the Parramatta River Steamers and Tramway Company, proposed the tramway as a means of linking the deep water wharves to the western part of the town and to provide a direct link between Sydney and Parramatta via the waterway. A tramway occupying 8ft 6in of roadway was built from the new wharf at the junction of the Parramatta and Duck Rivers, along George Street to the terminus in O'Connell Street between 1883 and 1884.³

3.2 SITE HISTORY

Prior to more recent development, the subject site originally contained five convict huts dating from the 1790s. It was excavated by archaeologists Casey & Lowe in 2002 prior to redevelopment. The following is historical overview is largely sourced from reporting prepared by Casey & Lowe following these excavations.⁴

A number of the lots contained within the subject site were owned by William Byrnes. William was born on 2 June 1809 at Parramatta. He was apprenticed to Richard Hunt, saddler and was later associated with James Byrnes in various enterprises but unlike his brother he was very retiring and took little interest in public affairs the late 1830s. William Byrnes purchased the most easterly lot no. 69 in 1853. The two brothers were pioneers of steam ferry transport on the Parramatta River and in 1840-41 established a steam flour mill near the wharf. In 1844-46 they built a textile mill on the adjoining property. The brothers appear to have operated a brewery on Charles Street which they acquired from Joseph Grose. Grose may have operated Burton's brewery between 1822 and 1835 before selling it to the Byrnes brothers.

William Byrnes' father had been a soldier from Northern Ireland who volunteered to come out to New South Wales and arrived in July 1808 with his family on the *Recovery*. He was attached to the NSW Corps and later to the 73rd Regiment which came out with Governor Macquarie. It was claimed many years later by his daughter Emmeline that William Byrnes was born c. 1809 in Parramatta in a cottage behind the house where his main residence was later built.

William was appointed to the Legislative Council in August 1858 and in September 1861 became a member for life. Ill health prevented his constant attendance and during at least his last ten years he never spoke on a measure. At his death on 25 October 1891 at Parramatta he had the distinction of being both the oldest member of the Legislative Council and the oldest Freemason in the colony. He was buried at St John's Church, Parramatta.

James Byrnes (1806-1886), manufacturer, politician and public servant, was born on 15 January 1806 at Edgeworthstown, County Longford, Ireland. James Byrnes was apprenticed as a carpenter to James Smith and later carried on business as a builder with great success. In the 1830s in association with his brother William he was a pioneer of steam ferry transport on the Parramatta River.⁵

Figure 6 shows an approximate layout of the buildings previously present at the subject site, prior to redevelopment.

³ Godden McKay Logan Parramatta Transport Interchange Archaeological Management Plan February 2004

⁴ Casey & Lowe Archaeological Excavation Corner George & Charles Street Parramatta 2002 (?)

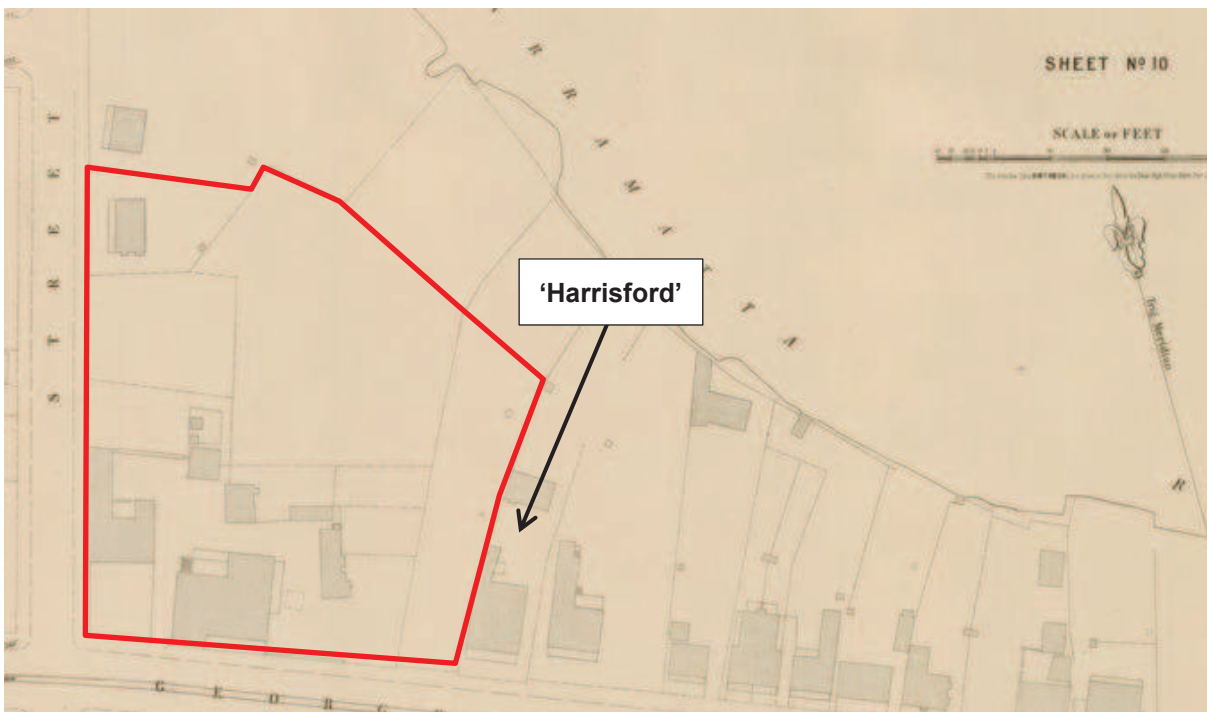
⁵ Australian Dictionary of Biography Online edition Byrnes, William (1809-1891) [electronic resource]

FIGURE 5 – PLAN OF THE TOWN OF PARRAMATTA AND THE ADJACENT PROPERTIES / AS SURVEYED BY W. MEADOWS BROWNRIGG, 1844



Source: State Library of New South Wales M4 811.1301/1844/1

FIGURE 6 – DEPT. OF LANDS SYDNEY PARRAMATTA SHEET NO. 10, 1895, SUBJECT SITE AND BUILDINGS INDICATED



Source: State Library of New South Wales ZM Ser 4 811.1301/1

William Byrnes married Anne Oakes, the daughter of a prominent local resident. They built a large two storey house with various outbuildings on George Street. They resided there for the rest of Byrnes' life (1899). His two unmarried daughters Emmeline and Marion Byrnes continued to live in the Byrnes' house.

In 1921 it was described as a two storey brick house, roofed with slate, with 14 rooms, plus detached stables, coach house, kitchen, laundry, man's room, store-room, fuel shed and pump house.

About 1903, a small weatherboard shop and residence were erected on the eastern part of the land (Lot 69), which was subsequently let to Chinese tenants. Lots 18, 13, 14 and parts of Lot 70 were leased for market gardens. In 1921 Lot 69 had a weatherboard cottage of three rooms lined with wood and roofed with iron which was let to Ah Chee, as was all of the market garden on the various lots. In the 1960s warehouses were built on the site.⁶ The Lot numbers are circled and can be seen in Figure 7 below.

FIGURE 7 – MAP OF THE TOWN OF PARRAMATTA PARISHES OF ST. JOHN AND FIELD OF MARS 1904



SOURCE: STATE LIBRARY OF NEW SOUTH WALES 2015

The adjacent house, the heritage listed 'Harrisford' was built between 1823 and 1829 for the Reverend William Walker when he married Rowland Hassall's daughter Eliza Cordelia, daughter of Rowland Hassall, at St John's Church, Parramatta on 14 May 1823. Rowland Hassall (1768-1820), preacher and landholder, did much to help the Sunday school institution, and the first Sunday school at Parramatta.

The origins of the site date back to Governor Macquarie's realignment programme which saw Section 23 split into Lots 68 and 15, with the latter being the one on banks of the river. In 1823 Joshua Abbot or Allot gained a lease of lot 15, and erected a hut on the site while William Carter leased lot 68 but both lots were purchased by Reverend William Walker in September 1829⁷

In 1832, Walker leased it to the Kings School who occupied the building until 1836.⁸

The market gardens can be easily seen in the 1943 aerial with the remainder of buildings on the site being either residential or small scale commercial (Figure 8).

⁶ Casey & Lowe Archaeological Excavation Corner George & Charles Street Parramatta 2002 (?)

⁷ Parramatta Heritage Centre. 2014 The first Kings School Harrisford House[electronic resource]

⁸ Dept Environment & Heritage Harrisford 182 George Street Parramatta SHR No. 00248

FIGURE 8 –1943 AERIAL MAP OF THE SUBJECT SITE



SOURCE: SIX MAPS 2015

3.3 DATE OF CONSTRUCTION

Archaeological excavations of the subject site were undertaken in 2002, and immediately prior to redevelopment. Based on this, as well as searches of the Parramatta City Council Online Development Application database, the date of construction of buildings at the subject site is identified as c. 2003-2004.

4 Significance

4.1 WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

4.2 SIGNIFICANCE ASSESSMENT AND STATEMENT OF SIGNIFICANCE

The subject site comprises buildings that were constructed c. 2003-2004. These buildings are therefore contemporary, and are not considered to have heritage significance. There is no evidence to suggest that the buildings have any strong or special associations with any locally significant figures, groups, or organisations, and no evidence to suggest that the buildings are particularly important to the local community. None of the buildings are particularly aesthetically distinctive or to have landmark qualities.

In terms of research potential, the subject site has previously been subject to archaeological investigation and excavation (Casey & Lowe 2002). This was undertaken prior to the construction of the buildings currently on site. The subject site is therefore considered to no longer have the potential to contain archaeological material or sites, and therefore does not meet the criterion for research potential.

The heritage significance of 'Harrisford' has previously been established, as reflected by its listing as a heritage item both on the Parramatta City Centre LEP 2007 as well as the SHR. The statement of significance for 'Harrisford', which is located outside of the subject site, as it appears in the SHR listing (Listing No. 00248) for the item is provided below:

"Harrisford, which is located between George Street and the river, is one of the oldest houses remaining in the township of Parramatta. It is an important element at the head of the river, representing the early years of settlement. Site possesses potential to contribute to an understanding early of urban development in Parramatta."

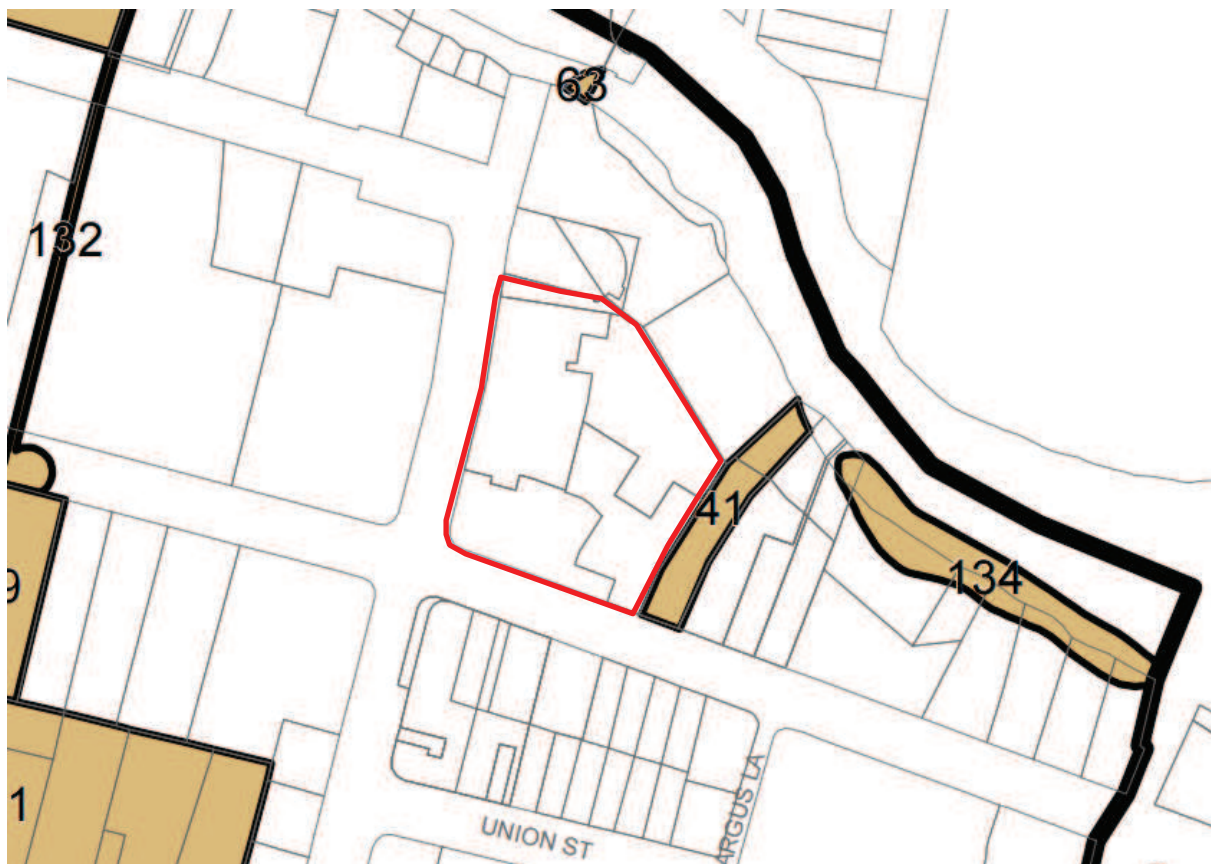
5 Impact Assessment

5.1 HERITAGE LISTING

The subject property is not a heritage listed item under the Parramatta City Centre LEP 2007 nor is the property a contributory item within any identified heritage conservation area, as shown on the heritage map below.

However, the subject site is located immediately adjacent to a state and locally listed heritage item, being the Old Colonial Georgian building known as 'Harrisford' and which is also identified as a possible archaeological site. With consideration for the scale of the proposed tower, proximate heritage items, specifically the Wetlands have also considered.

FIGURE 9 – PARRAMATTA CITY CENTRE LEP 2007 HERITAGE MAP SHOWING APPROXIMATE LOCATION OF SUBJECT SITE (RED BOUNDARY) IN RELATION TO 'HARRISFORD' (LABELLED AS 41).



[Source: Parramatta City Centre LEP 2007]

5.2 STATUTORY CONTROLS

5.2.1 PARRAMATTA CITY CENTRE LOCAL ENVIRONMENTAL PLAN 2007

The proposed works are addressed in the table below in relation to the relevant clauses in the Parramatta City Centre LEP 2007.

TABLE 1 – RELEVANT PARRAMATTA CITY CENTRE LEP 2007 CLAUSES

CLAUSE	DISCUSSION
35 Heritage conservation (1) Objectives The objectives of this clause are: (a) to conserve the environmental heritage of Parramatta city centre, and (b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, layout, settings and views, and	a) - b) The subject site does not comprise any fabric of heritage significance which is required to be retained. This assessment therefore considers the proposal only in reference to the impact that the proposed amendments to the planning controls would have on the heritage item located adjacent, being the state listed 'Harrisford', which is immediately east of the site. Considering the scale of the proposed envelope, the proximate heritage item no.134 has also been considered. It is considered that the subject site does not contribute to the setting of the heritage items, but reflects a later phase of redevelopment (late 20th century) with no relationship to the items. A future multi-storey tower in line with the amendments to the planning controls would be of a larger scale than the adjoining two storey heritage item. However, for the reasons discussed below, it is considered that such a tower would not obscure the primary view to the principal façade of the item (as viewed from George Street) or have an additional impact on the primary setting or context of the item, which at present is dominated by later 20th century development and which is characterised by high density towers in the area west of the heritage item. The proposed increase in podium height would render the element of a larger scale than the adjacent item. However, it is considered that the increase in the podium height would achieve a better moderation between the two storey heritage item and the proposed 180m building envelope as it would be constitute a better average of the height of the two. To mitigate negative impacts of this Urbis recommends that the lowest storeys be well articulated through form and materiality such that the difference in scale is moderated. A future tower of higher density would form part of a backdrop of increasingly scaled development in the context of 'Harrisford' and the Wetlands. The Wetlands have no relationship with the subject site in terms of the typology. Further, they are separated from the site by the above-mentioned heritage item and an additional lot. As such, it is generally not considered that the proposed amendments to the subject site

CLAUSE	DISCUSSION
	planning controls are likely to have an impact on the Wetlands which are already generally located in a context of mixed development.
(2) Requirement for consent Development consent is required for any of the following: (a) demolishing or moving a heritage item or a building, work, relic or tree within a heritage conservation area, (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior, (c) altering a heritage item that is a building, by making changes to significant elements of its interior, (d) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed, (e) disturbing or excavating a heritage conservation area that is a place of Aboriginal heritage significance, (f) erecting a building on land on which a heritage item is located or that is within a heritage conservation area, (g) subdividing land on which a heritage item is located or that is within a heritage conservation area.	Technically, development consent with regard to heritage is not required as no works are proposed to any listed heritage items or to any buildings considered to have heritage significance, or to any land located within a heritage conservation area. However, as the planning proposal and proposed increase in FSR applies to a site that is located adjacent to a local and state listed heritage item, the potential impacts to the heritage significance of this item should be considered. This HIS has been prepared to assist the consent authority in their assessment of the subject planning proposal.
(4) Heritage impact assessment The consent authority may, before granting consent to any development on land: (a) on which a heritage item is situated, or (b) within a heritage conservation area, or (c) within the vicinity of land referred to in paragraph (a) or (b), require a heritage impact statement to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	The subject site is in the immediate vicinity of a heritage item, being the state listed 'Harrisford' located to the immediate east of the subject site and in the general vicinity of the Wetlands adjacent to Parramatta River. As detailed above, it is considered that the buildings currently present at the subject site do not contribute to the setting of the identified heritage items, and that the proposed amendments to the controls would result in a tower which forms part of the backdrop of the heritage item. Impacts of scale to the adjoining state listed item would be mitigated by the envelope of the tower which includes a podium section. Urbis recommends that any future podium to the proposed 8 storey height is well articulated through the materiality applied to its façade and clearly defined by means of a recessed level creating a shadow

CLAUSE	DISCUSSION
	line on the floor directly above it.
35A Historic view corridors The consent authority must not grant consent to development on land identified in the City Centre Development Control Plan as being within a historic view corridor unless it has taken into account the impact that the development may have on any such historic view corridor.	The subject site falls within the corridor of View 7, 'views along George Street to Parramatta Park gatehouse and trees', as identified and defined in Section 4.3.3.4 of the DCP. The proposed development of the subject site to the desired FSR is considered in relation to this view corridor in Table 2, below.

5.2.2 PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

TABLE 2 – DEVELOPMENT CONTROL PLAN

PROVISION	DISCUSSION
3.5 Heritage 3.5.1. General Objectives O.2 Retention and reinforcement of the attributes that contribute to the heritage significance of items, areas and their settings. O.4 Development that is compatible with the significance and character of the area.	The subject site is not a listed heritage item and makes no contribution to the setting of the adjacent heritage item, 'Harrisford'. The current setting and immediate context of 'Harrisford' has already been compromised by extensive multi-storey, late 20th century development. The proposed amendments to the DCP would allow a product which is keeping with the existing contemporary overlay of development which is of a much larger scale than the subject site.
Design Principles Curtilage The majority of built heritage items in Parramatta are listed with their curtilage contained within the lot boundary containing the item. In some cases there is a reduced curtilage where the significance of the item and its interpretation is not dependant on having a large curtilage extending to the lot boundary. In such cases it is necessary to identify a curtilage that enables the heritage significance of the item to be retained. It is also possible that there will be an expanded curtilage for some items where the curtilage is greater than the property boundary. An expanded curtilage may be	The existing curtilage of 'Harrisford', which is defined by the current lot boundaries, will be wholly maintained without alteration. The proposed development of the subject site to the desired FSR and height would not physically encroach on or impact the existing curtilage of 'Harrisford'. In order to provide some buffer around the subject site, it is proposed to set any future development back 6m from the southern part of the eastern boundary adjacent to

required to protect the landscape setting or visual catchment of an item. For example, the significance of some properties includes a visual link between the property itself and a river or topographical feature.	'Harrisford'. Additionally, northern views to Parramatta River from 'Harrisford' will not be obscured or directly impacted by the proposed development, nor will views to and from the principal elevation of 'Harrisford' from George Street. There are no identified views to or from the Wetlands which would be impacted by an increase in the FSR or height.
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Siting An infill building adjacent to a heritage item should not precisely imitate its neighbour but use recognisable tools such as massing, scale, setback and orientation, details and materials, roof forms and coursing lines to complement adjacent heritage items.	The present site buildings do not share any context or stylistic relationship to the adjoining heritage item. The proposed amendments to the controls are in keeping with a contemporary overlay of development which is of a much larger scale. This provision is considered more appropriate to a residential scale of development and mimicking detailing or materiality of the adjoining item may be tokenistic. Notwithstanding, detailed development of the podium and the interface should be considered in detailed design development to ensure that the visual impact on the adjacent item is minimised. It is proposed that a future development envelope would include a 6m setback from the southern section of the eastern boundary so to allow some visual curtilage around the primary façade of the adjacent heritage item. It is proposed to reduce the tower setbacks to 6m to George Street where it was previously 20 metres. This appears to be generally consistent with the minimal setbacks maintained by the higher density developments to the west of the heritage item. It should be noted that the required 20m setback would begin from 4 storeys high (under the existing controls), which is already notably higher than the heritage item. As such, it is not considered that a future tower with the required 20m tower setback from George Street would have a tangible benefit to the visual curtilage of the two storey heritage item.
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Design Controls Development near Heritage Items C.3 Where development is proposed that adjoins a heritage item identified in the Parramatta LEP 2011 or Parramatta City Centre LEP 2007, the building height and setbacks must have regard to and respect the value	The proposal reflects an intensification of development in the CBD, while respecting the adjoining 'Harrisford' in the modulation of the tower, proposed podium, and eastern podium setback. Recommendations set out by
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of that heritage item and its setting.	Urbis in this report should also be applied as part of any future development so to further respond to the heritage item. 'Harrisford' is an isolated heritage item, the original setting and context of which has been highly compromised through intensive contemporary development in the immediate vicinity. It is anticipated that future development within the Parramatta CBD will further degrade this setting and context. It is therefore considered that although the proposed development of the subject site to the desired FSR and height would result in a degree of adverse impact to the existing setting and context of 'Harrisford', this will be largely mitigated within the context of intensified development through the modulation of the tower, proposed podium, and eastern podium setback.
Existing Buildings C.4 Retain all buildings and structures that explain the history of the area and contribute to its significance.	The extant buildings on the subject site are late 20th century, multi-storey, mixed-use buildings constructed c. 2003-2004. The buildings do not reflect a significant phase of development, are not listed heritage items and have no identified heritage significance. On that basis, buildings currently present on the subject site are not required to be retained.
New Buildings C.11 New buildings will need to respect and acknowledge the existing historic townscape of Parramatta so that new and old can benefit from each other.	Refer above. The proposal reflects an intensification of development in the CBD, while responding to the adjoining 'Harrisford' in the modulation of the tower, proposed podium, and eastern podium setback. The subject site is located in a section of George Street that predominately contains contemporary, multi-storey, mixed-use buildings and which does not contribute to or reflect the heritage overall significance of the historic townscape of Parramatta. It is therefore considered that the proposed development of the subject site to the desired FSR within this context will not detract from Parramatta's overall heritage significance. The views identified in the Section 4.3.3.4 of the DCP have been identified for the purpose of conserving the presentation of the historic townscape. It is recognised that the subject site is located along the axis of view 7 however it is not anticipated that this view towards Parramatta Park would be at all obscured.

4.3.3.4 Views and View Corridors Objectives O.1 To maintain and enhance views from the city centre to significant heritage or natural features. O.2 To enhance views along city streets. O.3 To protect silhouettes of the tops of major buildings or structures as seen against the sky. Controls C.1 Views shown in Figure 4.3.3.4 are to be protected in the planning and design of development. C.2 Align buildings to maximise and frame view corridors between buildings.	The proposed development would not impact on any identified significant views, and particularly View 7. View 7 refers to views east along George Street towards Parramatta Park and the gatehouse. The subject site is located approximately one kilometre to the east of Parramatta Park. Due to this distance, as well as the presence of surrounding development, the Park and gatehouse are not visible from the subject site. The section of George Street within which the subject site is located comprises predominately contemporary, multi-storey, mixed-use buildings, which do not contribute to the character or significance of View 7. The proposed development of the subject site and associated FSR increase will therefore have no discernible impact on View 7 or on views to and from Parramatta Park generally. The proposed development will ultimately form part of a wider development backdrop in the periphery of views east along George Street to the Park. Additionally, the proposed allowable setback of a tower from George Street would ensure that future development is consistent with both the existing buildings currently present on the subject site, as well as existing buildings in the vicinity.
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6 Conclusion and Recommendations

The extant buildings on the subject site are late 20th century, multi-storey, mixed-use buildings constructed c. 2003-2004. The buildings do not reflect a significant phase of development, are not listed heritage items and have no identified heritage significance. The buildings are not listed heritage items and are not required to be retained.

The subject proposal has been assessed with regard to the heritage item located adjacent to the east and with consideration for significant views, specifically view 7 identified in Section 4.3.3.4 of the DCP 2011. The site adjoins a heritage item to the east, being Harrisford and Potential Archaeological Site at 192 George Street. With consideration for the scale of the proposed tower, proximate heritage items, specifically the Wetlands have also considered.

It is considered that the existing fabric on the subject site does not contribute to the setting of the adjoining item or proximate heritage item. Further, as there are no heritage listings associated with the site, there are statutory requirements against its removal from a heritage perspective.

Impacts of scale to the adjoining Harrisford would be in part mitigated by a podium element the allowable height of which is proposed to be raised to 8 storeys. While this would be higher than the adjacent heritage item, the 8 storeys would be more in keeping with the overall scale of future development on the subject site than the currently allowable 4 metres, as future development is proposed to reach 180 metres. As such, the podium would moderate the difference in scale between the tower above and the heritage item adjacent.

Proposed development to the desired FSR and height controls would primarily responds to like development along George Street which is characterised by late 20th century largely commercial and retail development which is of notably high density to the west of the heritage item. Any tower resultant of the proposed amendments to the controls would form part of a backdrop of existing like development in views to the identified heritage items.

It is proposed to reduce the tower setbacks to 6m to George Street where it was previously 20 metres. This appears to be generally consistent with the minimal setbacks maintained by the higher density developments to the west of the heritage item. It should be noted that the required 20m setback would begin from 4 storeys high (under the existing controls), which is already notably higher than the heritage item. As such, it is not considered that a future tower with the required 20m tower setback from George Street would have a tangible benefit to the visual curtilage of the two storey heritage item.

It is proposed to develop a building envelope which has a 6m setback from the southern part of the eastern boundary which is adjacent to the heritage item. This would allow the primary façade increased space to be read, understood and appreciated in isolation from the high density development to the west.

The site falls within an area of important view corridors of Old Government House and the Domain and the proposal has been assessed with regard to identified significant views (view 7) within the DCP and the *Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed values, Technical Report*. It is noted that the subject site falls outside the boundary of the 'highly sensitive' or 'sensitive' zone as defined in the Technical report and the proposed tower will form a small part of a backdrop of increasingly scaled development in views from the park and domain.

The Wetlands have no relationship with the subject site in terms of the typology. Further, they are separated from the site by the abovementioned heritage item and an additional lot. As such, it is generally not considered that the proposed amendments to the subject site planning controls are likely to have an impact on the Wetlands which are already generally located in a context of mixed development.

'Harrisford' is an isolated heritage item, the original setting and context of which has been highly compromised through intensive contemporary development in the immediate vicinity. It is anticipated that future development within the Parramatta CBD will further degrade this setting and context.

It is therefore considered that although the proposed development of the subject site to the desired FSR and height would result in a degree of adverse impact to the existing setting and context of 'Harrisford',

this will be largely mitigated within the context of intensified development through the modulation of the tower, proposed podium, and eastern podium setback.

In accordance with the above assessment, it is not considered that the proposed amendments would allow development which would have an undue detrimental impact on the heritage significance on the identified items or significant views located in the vicinity of the subject site.

The proposed amendments are supported from a heritage perspective however the below recommendations have been set down to ensure that the any future development appropriately respects the setting of the heritage item.

Recommendations

Urbis has set down the following recommendations to be observed during the design stage of any future development on the site:

- The western boundary of the subject site should incorporate soft landscaping between any future development and the adjacent heritage item. Mature landscaping would be in character with the northern side of George Street, would ensure a visual separation between it and the adjacent heritage, and would provide a soft backdrop to this heritage item when it is viewed from the east;
- The lower floors of any future development should be appropriately articulated to mediate the difference in scale between it and the adjacent heritage item. This may involve articulating the podium to have regard to the scale of 'Harrisford'. This could be achieved through the application of contrasting materials which is recommended.
- Also for the purpose above, the form of future development could incorporate a demarcation within the podium to create a shadow line at a sympathetic height. The detail and scale of the new podium is to be further resolved.

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]