



HERITAGE ASSESSMENT REPORT PLANNING PROPOSAL 138 PARRAMATTA ROAD GRANVILLE

REVISED MARCH 2015

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Final Revision Issued: March 2015

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PLANNING PROPOSAL

138 PARRAMATTA ROAD, GRANVILLE HERITAGE ASSESSMENT INCLUDING 'THE BARN'

1.0 INTRODUCTION

This Heritage Report has been prepared in accordance with the standard guidelines of the NSW Heritage Branch to accompany a Planning Proposal for the redevelopment of land at 138 Parramatta Road Granville comprising a large allotment of land containing a number of individual sites which are to be amalgamated bounded by three roads with a primary frontage to Parramatta Road.

The site contains a property known as 'The Barn' at 138 Parramatta Road which is identified in the Parramatta Local Environmental Plan Schedule 5 and is entered in the State Heritage Inventory as a Local heritage item. No other heritage items or archaeologically sensitive sites are located on the remainder of the land in the Planning Proposal.

A detailed assessment of the property against the State Heritage Inventory guidelines found substantial errors in the original identification and listing of the place and in the level of significance ascribed to it. This report finds that the place does not meet thresholds for heritage listing and an initial response for the Planning Proposal prepared in December 2014 was to allow for the total demolition of the item to allow for the implementation of a new mixed use development of the entire block.

Subsequent consultation with Parramatta Council regarding options for the partial retention of the heritage item has resulted in a Revised Planning Proposal submission which involves the demolition of all structures on the site with the exception of the front façade of the original portion of the Heritage Item and the integration and interpretation of the item by its partial exposure in a public space or 'Heritage Square' and by the setting back of the main development along the Parramatta Road frontage to give emphasis to the retained façade.

The impacts of these revisions have been assessed in the present revision of the original submission.

1.1 Requirements for this Report

This report is required as part of the process for assessment of heritage issues associated with the redevelopment of the site which includes a number of parcels of land proposed to be amalgamated to allow for a mixed use that exceeds the current development parameters established for the individual sites. The report also reassesses the heritage value of The Barn on the basis of additional research and the application of the standard inclusion / exclusion guidelines of the NSW Heritage Office Guidelines.

1.2 Methodology

This report follows the standard guidelines of the NSW Heritage Office in undertaking heritage assessment and determining potential impacts on heritage.

1.3 Site Location

'The Barn' site is located at 138 Parramatta Road between Good Street and Bold Street, Granville as shown in Figure 1 below. It is described as Lot 1- 6 in DP1075357. The study site for the purposes of the Planning Proposal comprises, in addition to 'The Barn', several adjoining sites fronting Parramatta Road, Good Street and Cowper Street with the following title definitions:

- Lot 1 DP 721626
- Lot 1 DP 783581
- Lot 1 DP 998948
- Lot 7 Sec A DP 979437
- Lot 2 Sec A 979437
- Lot 1 Sec A DP 979437
- Lot 1 DP 76041
- Lot 1 DP 604204
- Lot 12 DP 575064

The boundaries of the heritage listed component of the site are shown outlined in pink in the plan at Figure 1. And extend from Parramatta Road to Cowper Street.

The redevelopment site area extends to the west and east of the heritage item to Good Street and is bounded on the south by Cowper Street as shown in Figure2



Figure 1 — Aerial view of allotments forming The Barn (shaded yellow) and surrounding development. (Source: NSW Land & Property Information, SIX Maps)

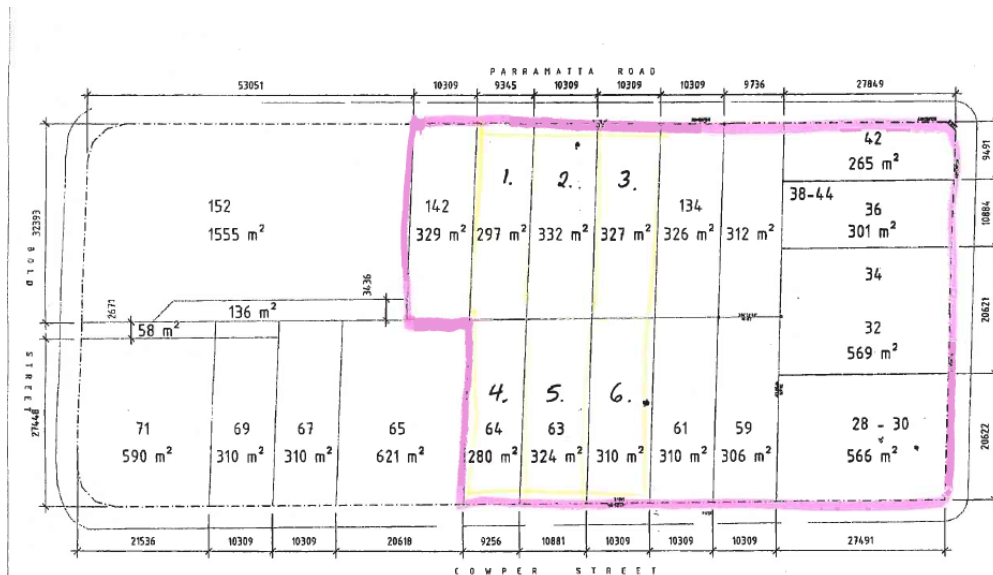


Figure 2 — Site plan - cadastral plan areas, June 2010. (Source: The Client)

1.4 Heritage Listings

Portion of the subject site is listed as a heritage item on the *Parramatta Local Environmental Plan 2011*, (Parramatta LEP) Schedule 5 Environmental Heritage as follows:

- 'The Barn', 138 Parramatta Road, Granville (Heritage Item I157)

1.5 Heritage Significance

The following statement of significance is taken from the NSW Heritage database inventory sheet (Database Number 2240431) and describes the cultural significance of The Barn, Granville as adopted by Parramatta Council when the property was nominated for listing by the local community:

The Barn, at 138 Parramatta Road, is of significance for Parramatta for historical and aesthetic reasons, and as a representative example of Victorian period commercial buildings of the area. The building is readily identifiable as part of historic building stock, presents as having a high degree of intactness in the exterior, it is prominent in the streetscape and strongly contributes to the townscape character.

See Section 8.0 Appendix A of this report for a copy of the NSW Heritage database inventory sheet.

1.6 Authorship

This report was prepared Robert Staas, Director / Heritage Consultant, using research and a history researched and written by Léonie Masson, Historian, of NBRSPARTNERS.

2.0 DOCUMENTARY EVIDENCE

2.1 European Era History

The subject site is located on part of 1125 acres (455 hectares) granted to Garnham Blaxcell by Crown Grant on 1 January 1806. Blaxcell arrived in Sydney in October 1802 as acting purser on HMS Buffalo. He won favour with Governor Philip Gidley King, who appointed him to several official positions (deputy-commissary, 6 May 1803; acting provost-marshal, 20 December 1804; secretary 1804-06). His land grant on the Dog Trap Road (Woodville Road, Granville) was known as the 'Drainwell Estate'.

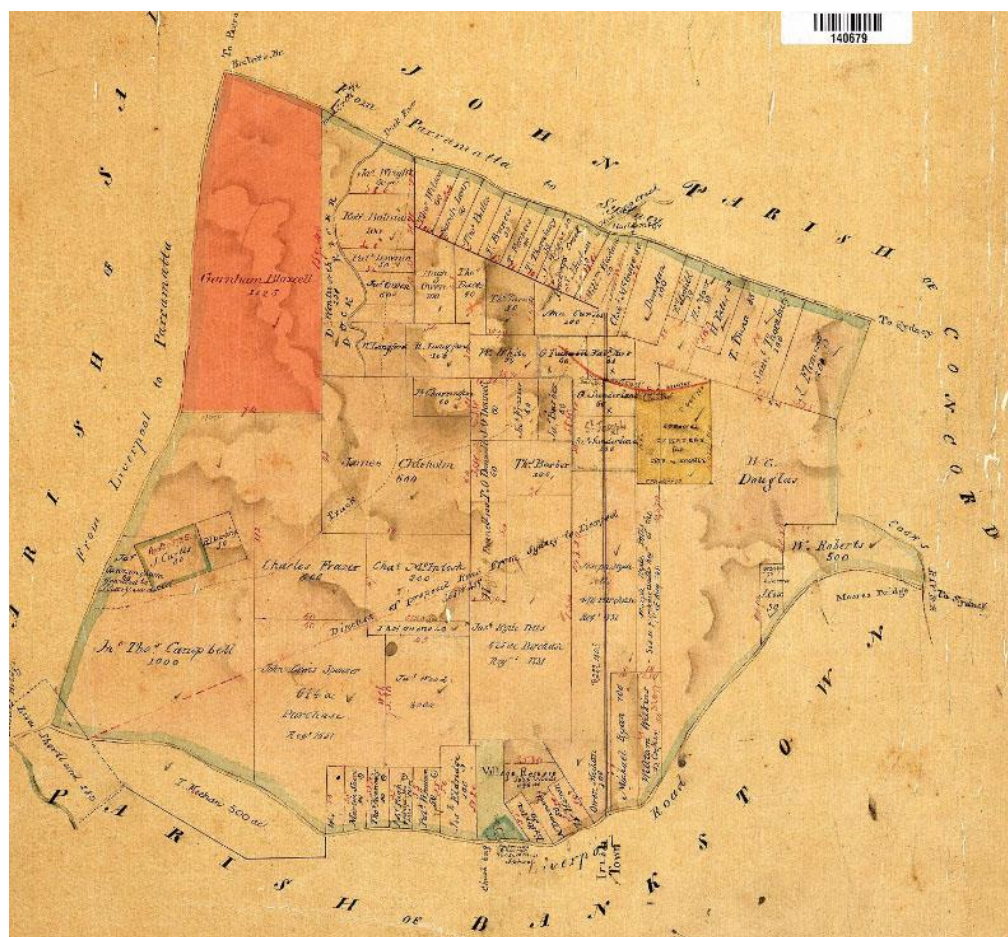


Figure 3 — Extract from *Parish of Liberty Plains*, undated, showing Garnham Blaxcell's land grant (shaded red). (Source: NSW Land & Property Information, Historical Records Land Viewer)

Blaxcell was a trader and merchant and became a close business associate of John Macarthur in a number of ventures. By the time of the Bligh Rebellion, he had accumulated extensive interests, including a farm at Petersham, a windmill at Pyrmont and warehouses and accommodation in Sydney, as well as owning several trading vessels. Unsuccessful investments and schemes forced him to relinquish the 'Drainwell Estate' in 1809 to Surgeon Thomas Jamison. By 1816, Blaxcell was heavily in debt. He sought to escape legal proceedings in the Colony by secretly leaving Sydney for England in April 1817, but died in Batavia soon afterwards in October.¹ Thomas Jamison assigned the 'Drainwell Estate'

¹ Alison Vincent, 'Blaxcell, Garnham', *Dictionary of Sydney*, 2008, http://www.dictionaryofsydney.org/entry/entry/blaxcell_garnham, accessed 05 November 2012. Dunlop, E. W.,

to his son (Sir) John Jamison. The latter's daughter inherited the estate, which in turn passed to her husband, Captain William Russell.

Anticipating the completion of the Sydney to Parramatta railway, the owners of the *'Drainwell Estate'* subdivided part of their holding and announced the auction of a large number of town, villa and suburban allotments in the Town of Parramatta South on 5 February 1855. The blocks had frontages to Parramatta and Dog Trap Roads, and Railway, Cowper, Creek, Station, Wallace, Russell, Queen, Raglan, William, John and Jamieson Streets. The sale advertisement said Parramatta South "*occupies a pretty, elevated position, and as it almost surrounds the railway terminus, the opening of the line will make it the principal business part of town*".

Another portion of the estate was put up for auction on 10 December 1855, 11 weeks after the railway's official opening. This comprised approximately 450 lots, with frontages to Sydney, Parramatta and Dog Trap Roads, and Mort, Cowper, Bold, Good, Kemp, East, Railway, High, John, Jane and William Streets. Prospective buyers were told the expansion of the railway already under way, and promised, could make Parramatta South a town of great importance, "*second perhaps to none in the colony*".² In December 1858, Thomas Sutcliffe Mort purchased Lots 11 – 38 in Section C in the Eastern Division of Parramatta South, being those allotments marked by a cross in the subdivision plan at Figure 4, for which he paid the sum of £346/10.³

Figure 6 shows the extent of the respective subdivisions of the *'Drainwell Estate'* in 1863, the original subdivision south of the railway line is divided into eight sections, A – H, and there are 34 allotments located between the railway line and Parramatta Road. The name Mort & Co is shown as the owner of a large block of land in an extract from the 1863 Plan of the *'Drainwell Estate'* (Figure 7).

Confusingly, there is another plan of subdivision of the Town of Parramatta South, ca1860s (Figure 5) which contains a different section and allotment numbering from that shown in the Wells plan (1855) and *'Drainwell Estate'* plan (1863).

¹ Blaxcell, Garnham (1778–1817)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/blaxcell-garnham-1794/text2029>, accessed 5 November 2012.

² T Fowle, "The History of Granville 1919", Granville Historical Society, 2001, pp. 17, 36; *Sydney Morning Herald*, 16 January 1855, p. 8, 24 November 1855, p. 7.

³ Old System Deed Bk 67 No 220, NSW Land & Property Information.

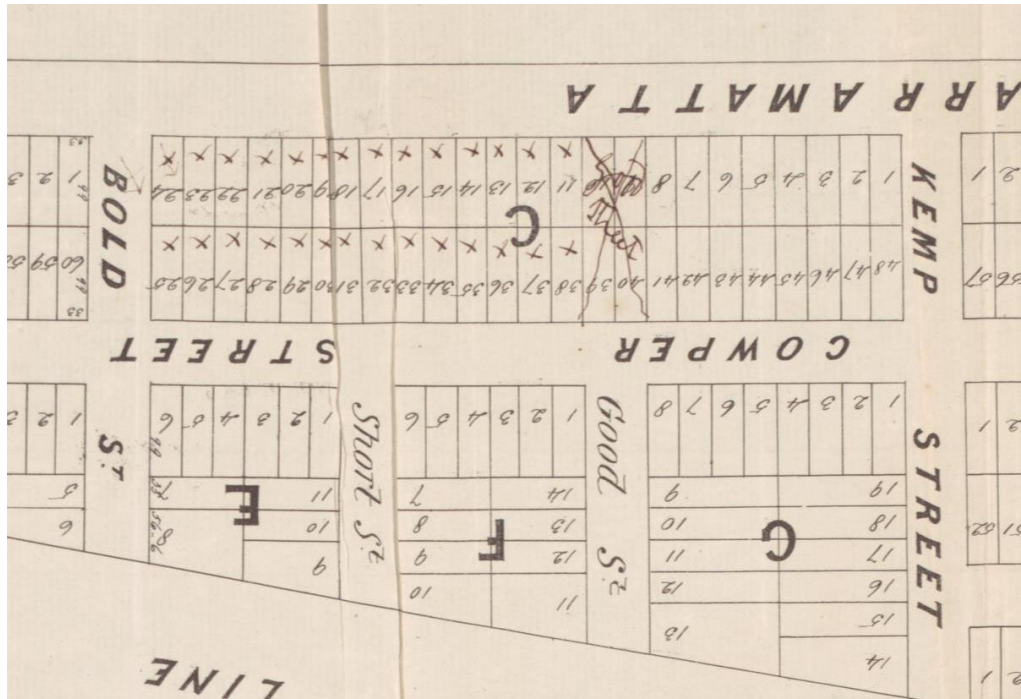


Figure 4 — Detail from Wells, William Henry, *Plan of the allotments in the Eastern Division of Parramatta South: for sale by Mort & Co. Monday, 10th Dec. 1857*. Overlaid with handwritten annotation marking extension of Good Street to Parramatta Road through Section C. (Source: National Library of Australia, MAP F 166)



Figure 5 — Detail from Plan of the Town of Parramatta South: with suburban & villa allotments adjoining the railway terminus, ca1860 – 1869. The subject site is comprised within Section 5 thereon (Source: National Library of Australia, Map F164)

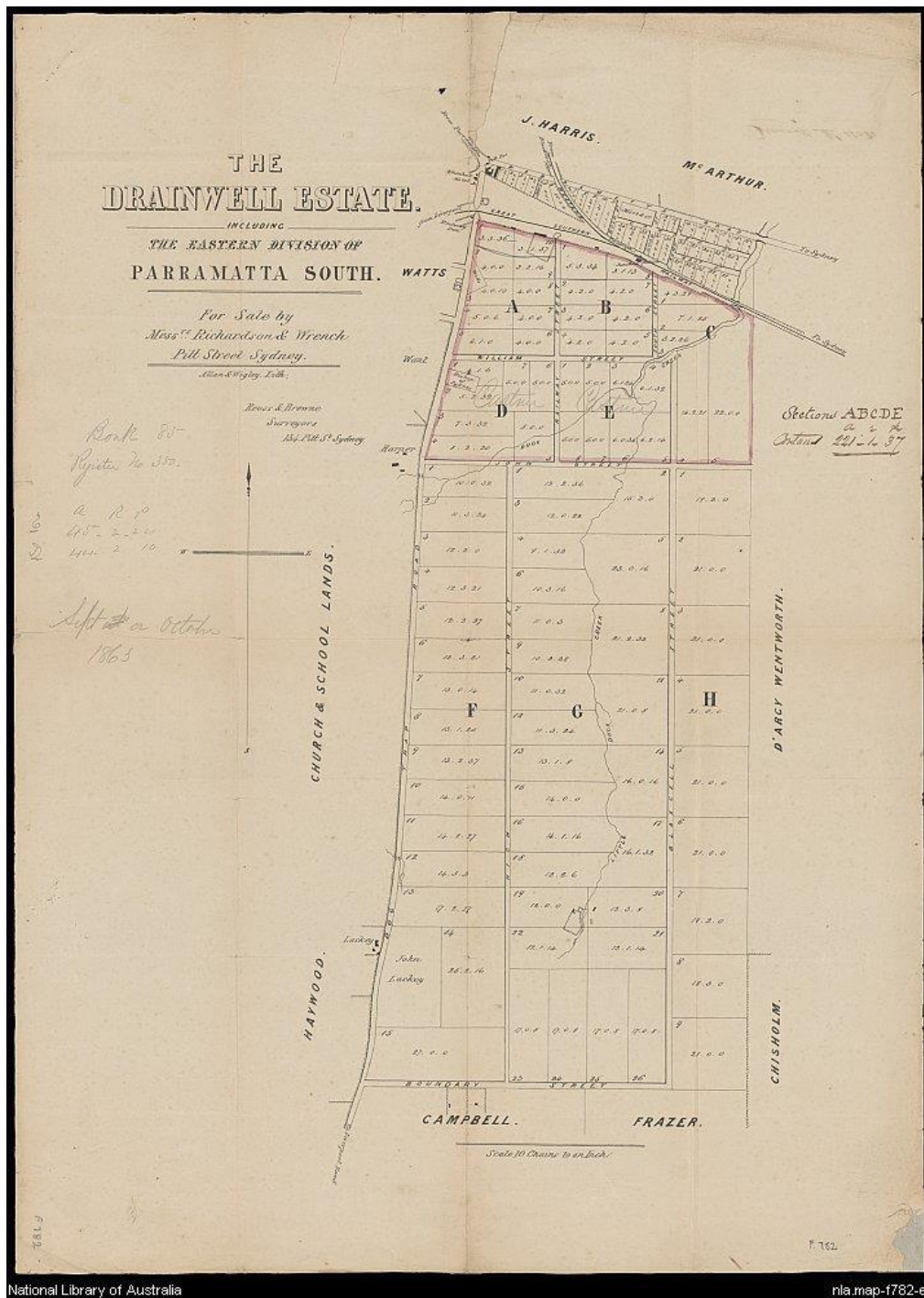


Figure 6 — The Drainwell Estate including the eastern division of Parramatta South, 1863. Shows the subdivision of Blaxcell's land grant into eight sections, A – H south of the railway line. (Source: National Library of Australia, MAP F 872)

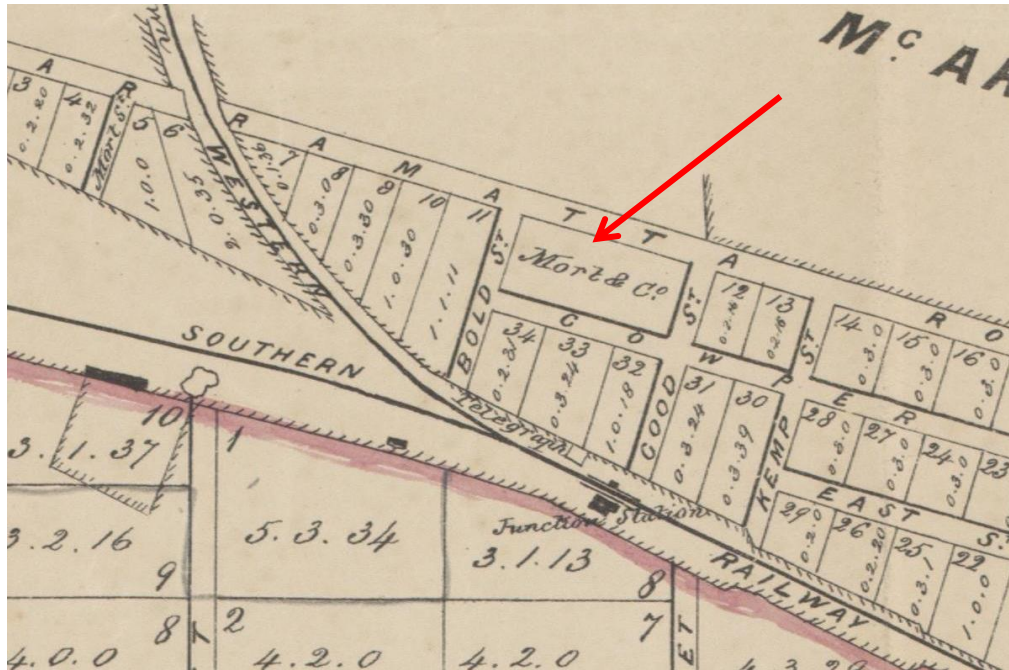


Figure 7 — Detail from The Drainwell Estate including the eastern division of Parramatta South, 1863. Study site comprised within that block indicated by arrow in the name of Mort & Co. (Source: National Library of Australia, MAP F 872)

Mort's allotments changed hands to James Niblett in 1879 then by mortgage to RR Terry in 1880, which mortgage was discharged the following year. Niblett conveyed the block of allotments to George Thomas Suttor of Chelsea Park, Baulkham Hills in October 1882 for the sum of £3350.⁴ He simultaneously mortgaged the property to Niblett.⁵ Suttor re-subdivided his land into "51 choice building sites" in the Granville Township which were advertised for auction sale on 6 September 1883. Some of the allotments were sold at this date however the residue of "31 elevated sites" were advertised again for auction in October 1885.⁶ Following Niblett's death, a further charge on Suttor's mortgage to the value of £4000 (including properties elsewhere in the Sydney region) was transferred to Thomas Henry Rawlings in 1889. Rawlings transferred Suttor's mortgage to Neal Collins of Sydney, solicitor. Suttor's estate was sequestrated in 1891 and presumably he defaulted on his mortgage whereupon, according to the contract of mortgage, Neale Collins became the owner of the property.

3.0 INDIVIDUAL LAND PARCELS

3.1 History of The Barn, 138 Parramatta Road

"The Barn" is located on Lots 1-6 in DP107535, being formerly Lots 9, 10, 11, 24, 25 and 26 of Suttor's Subdivision of Section A of the Granville Township, originally part of the 1125 acres (Portion 1 of the Parish of Liberty Plains) granted to Garnham Blaxcell on 1 January 1806.

Neale Collins conveyed Lots 9-11 (fronting Parramatta Road) to Colquhoun in May 1913. Contractor H Bratby commenced work on a new building for Alderman John Colquhoun largely to be used as a store and for other purposes

⁴ Old System Deed Bk 259 No 62, NSW Land & Property Information.

⁵ Old System Deed Bk 259 No 63, NSW Land & Property Information.

⁶ Sydney Morning Herald, 6 September 1883, p11, and 31 October 1885, p21.

in connection with his business as a bag merchant. Work commenced on the foundations of the new building in 1913 as noted in the *Cumberland Argus and Fruitgrowers Advocate* on 31 May:

The new building will be two storeys high, and have an extensive frontage to Sydney-Road.

In the last week of June 1913, Colquhoun laid the first brick of the new store.⁷ The *Cumberland Argus* noted in mid-October that the new building was nearly completed, and furnished a slightly longer description of the premises which was of two stories: *The upper portion will, we understand accommodate the skilled needle-women and other workers employed by Mr Colquhoun. Below there are entrances for horses and vehicles, and lots of room for storage and other purposes.*⁸

On 13 December 1913 the *Cumberland Argus and Fruitgrowers Advocate* published a feature entitled “Flourishing Industry” which devoted a substantial length to John Colquhoun’s new store and factory at Granville, complete with illustration as shown below in Figure 8.

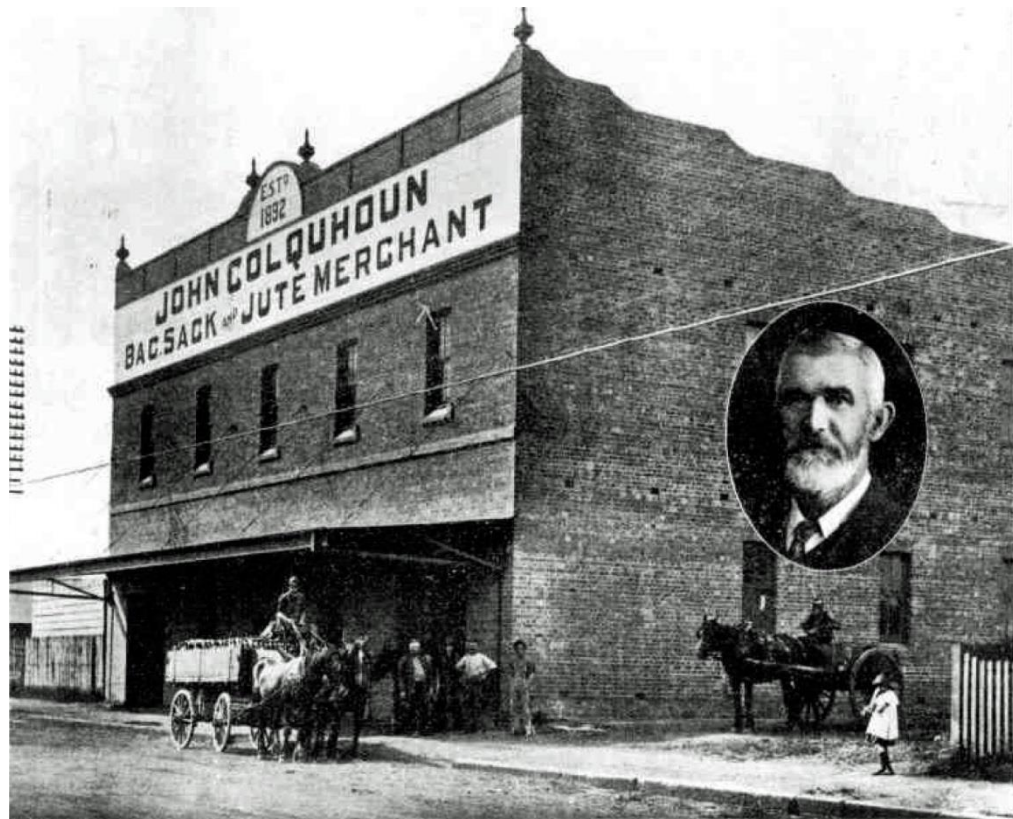


Figure 8 — John Colquhoun Bag, Sack and Jute Merchant, Sydney Road (Parramatta Road), Granville. (Source: *A Flourishing Industry in Cumberland Argus and Fruitgrowers Advocate*, 13 December 1913, p14)

Meanwhile, Lots 24-26 (fronting Cowper Street) were conveyed by Collins to Alfred Row in August 1918, thence to Charles Row by letters of administration in May 1921. In 1922 the property quickly changed hands to Eugene Lauret.

⁷ “Granville - Personal”, *Cumberland Argus and Fruitgrowers Advocate*, 28 June 1913, p2.

⁸ “Granville – big enterprise”, *Cumberland Argus and Fruitgrowers Advocate*, 1 October 1913, p2.

By 1927 these three allotments were in the ownership of Alexander Colquhoun, who had taken over the day to day running of the building in 1920 after John had entered into local politics. In the intervening period an extension of two storeys was erected to 138 Parramatta Road with tenders called for same in June 1922.

In 1939 the store was damaged when a fire broke out on the upper floor, and *“a large quantity of bags was damaged, and portion of the flooring was burnt through. Bags on the ground floor were also badly damaged by thousands of gallons of water played on the flames”*.⁹

Under Alexander’s leadership the company expanded and flourished. In May 1949 Alexander Colquhoun conveyed the entire property to John Robert Colquhoun. Alexander was joined in the business by his son, also named John. Alexander Colquhoun & Son Pty Ltd was incorporated in 1952. Alexander retired from the business in 1960 and his role was taken by his son John.

Lots 9-11 and 24-26, an area of 2 roods 6 ½ perches of land, was converted to Torrens title by Primary Application 37855. According to that application lodged in November 1951 the land was in the occupation of Colquhoun Pty Limited and was valued (including all improvements) at £6523.

A lease was conveyed in May 1971 to Davey’s Furniture Pty Limited, which lease was renewed in June 1976. It is not clear whether the lease comprised the entire property or part thereof. Portion of the roof space of the building was leased in November 1983 to Pacific Outdoor Advertising Pty Ltd for an advertising sign.

The property changed hands in April 1985 being registered in the names of Janet Taylor, John Colquhoun and Alexander Charles Colquhoun as tenants in common.

Preceding the lease of the property to Ebon Pty Limited in October 1989, the Colquhoun business activities relocated to new Sydney premises in Smithfield and in 1988 the company celebrated its centenary. John Colquhoun became the sole registered proprietor of the property in October 1989. He conveyed a lease of the property in January 1992.

Stephen Edward Manning and Simone Marcia Fechner became the registered proprietors of the property in September 2000. The property has most recently been in the occupation of The Barn, New & Used Office Furniture.

In 2005 John Colquhoun retired from the family firm and his place was taken by his son, Robert Colquhoun, the fifth and current generation of the family in the company.¹⁰

The Barn is identified in the Parramatta Local Environment Plan as an item of Environmental Heritage. The current listing and statement of significance used by Council to determine its significance as a heritage item was based on information provided to the Council by the Parramatta Branch of the National

⁹ “Heavy Damage, Granville Blaza, Bag Store”, *Cumberland Argus and Fruitgrowers Advocate*, 4 October 1939, p1.

¹⁰ Colquhoun’s – a brief history, www.colquhouns.com.au, accessed 7 November 2014.

Trust of Australia (NSW) which has proved to be incorrect in a number of significant ways.

The building is not a representative example of 'Victorian' period commercial building in the area having been built in the second half of 1913 and extended in late 1922 it is well outside the period of the Victorian age. From this evidence it is clear that it does not date from the 1880s with extensions carried out in 1917. Earlier occupation of the site is not able to be established but the ownership by Colquhoun only dates from 1913 when the land was subdivided and sold. It is unlikely that given the circumstances of the ownership that this land was previously developed for any purpose prior to the 20th century.

3.2 History of 32-34 Good Street

The former Granville Fire Station is located on Lot 1 DP 76041, being formerly Lots 3 and 4 of Section A of Suttors Subdivision of part of Blaxcell's land grant.

The Granville Volunteer Fire Brigade was formed in 1884 by Hudson's Engineering Works in a shed fronting Factory Street, Clyde to protect their own property. The brigade was reorganised under the Fire Brigade Act in 1891 and commenced operation from a shed in Good Street and then from 1897 in a temporary fire station on Sydney Road (Parramatta Road). In the intervening period the Granville Council at a meeting in October 1896 reported that the Fire Brigades' Board was awaiting the handover of the site set aside in Good Street for a new fire station (this site in Good Street forms part of the current study site).

Eventually in August 1899 the Fire Brigades Board approved the plans of the new fire station, and issued instructions to the architect "*to call for tenders for the erection of the structure immediately...to be built in Good Street, about 250 yards from the railway station*".¹¹ The building was completed by February the following year and was officially opened on the 17th the same month. A detailed description of the building and the official opening ceremony was furnished in the *Cumberland Argus and Fruitgrowers Advocate* on 24 February on page 2, including the following extract:

The building has been erected on a progressive scale, that is to say, while to all appearances complete, provision has been made for erecting a second story at some future time. The present structure is of brick and consists of an engine room 32 feet x 18 feet, at the rear of which are two horse stalls, only one of which is at present used. The members' room and night officers' room are of the same dimensions, viz., 14 feet x 12 feet. The members' rooms is also fitted with telephone and supplied with a fireplace for winter use, and plainly but comfortably furnished. At the rear of the building is a spacious bathroom and lavatory. A lookout tower gives a good view of the district.

By the mid 1920s the second storey had been built onto the original building altering its appearance and detailing to the current form.

¹¹ "Granville Fire Station", *Evening News*, 31 August 1899, p6.



Figure 9 — Granville Volunteer Fire Brigade, ca1900. The original single storey form and character of the building is visible in this photo. (Source: City of Parramatta Local Studies Collection, LSOP 198)

The Board of Fire Commissioners converted Lots 3 and 4 to Torrens title in mid-1926 by Primary Application 26041.

In 1929 the Granville Council, in reply to correspondence from the Granville Chamber of Commerce, reported that the removal of the fire station to another site was under consideration by the Board of Fire Commissioners and in that event, the Board would be prepared to sell it to a suitable purchaser. This situation was still under consideration in 1935, when the Council met with members of the Board to discuss the future of the brigade and station in the district and the possible sale of the site for redevelopment as shops.¹² Underpinning these discussions was the necessity of relocating the fire station to a more suitable position in the district.¹³ Eventually in early 1949 the Board of Fire Commissioners announced plans to build a new fire station in Parramatta Road, Granville.¹⁴ In the intervening period the Fire Station in Good Street was closed in 1945.

¹² "Worth £3000, new fire station wanted, site danger", *Cumberland Argus and Fruitgrowers Advocate*, 5 September 1935, p10.

¹³ "Granville Fire Station", *The Biz*, 27 March 1936, p4.

¹⁴ "New fire station for Granville", *The Cumberland Argus and Fruitgrowers Advocate*, 16 February 1949, p2.

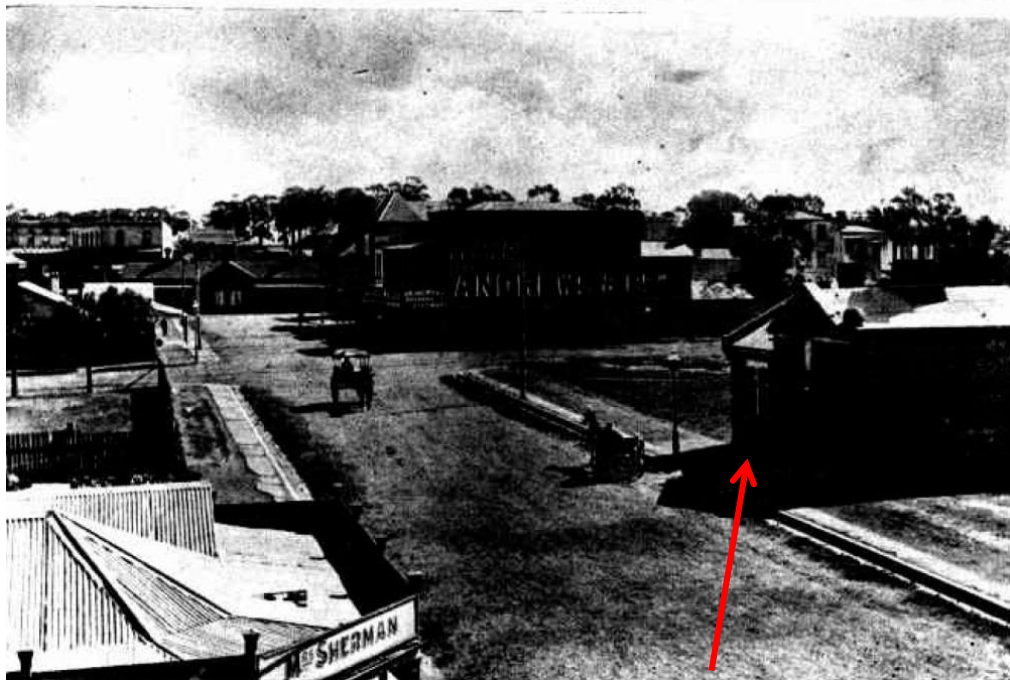


Figure 10 — Good Road, Granville looking south from Sydney (Parramatta) Road. The single storey Granville Fire Station indicated by arrow. (Source: Cumberland Argus and Fruitgrowers Advocate, 14 December 1901, p7)

The former fire station was decommissioned and the building was subsequently let as office space. For instance in July 1955 the Board of Fire Commissioners announced the lease of the ground floor to the Forestry Commission for at least two years *“because of the urgent demands for Government office accommodation”*.¹⁵

The site was sold in January 1966 to George Avramides of Granville, baker. He sold same in May 1974 to Heathrow Holdings Pty Limited. It changed hands in 1980 then again in 1985 to Hendrikus Antonius Lazarom. He in turn conveyed the property in December 2001 to Tekinvest Pty Ltd, who in 2004 conveyed the subject site to Brodieville Pty Limited.¹⁶

The former Fire Station has lost any significant connection with its original community use and has for nearly 60 years been used for unrelated activities. The condition of the building is highly modified and dilapidated.

The former Fire Station is not identified as an item of environmental Heritage in the Parramatta Local Environmental Plan and is not located within a conservation area.

¹⁵ “Won’t reopen Granville Fire Station”, *The Cumberland Argus*, 13 July 1955, p11.

¹⁶ Certificate of Title Vol 3883 Fol 42, NSW Land & Property Information.



Figure 11 - Former Fire Station building Good Street Granville showing highly modified configuration following addition of the first floor in the Inter War period.

3.3 36 and 42 Good Street and 132 Parramatta Road

This site comprises Lots 1, 2 and 7 in Section 1 of DP 979437, being formerly Lots 1, 2 and 7 in Section A of Suttors Subdivision of Granville Township.

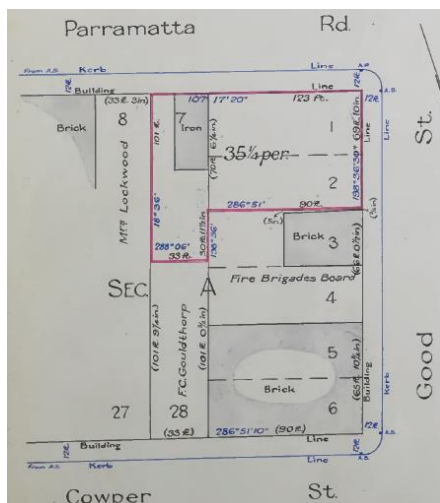


Figure 12 — Block plan accompanying Certificate of Title Vol 2554 Fol 175. (Source: NSW Land & Property Information)

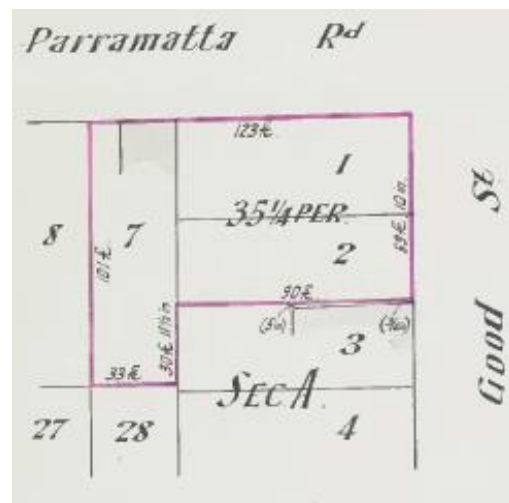


Figure 13 — Block plan accompanying Certificate of Title Vol 5353 Fol 148. (Source: NSW Land & Property Information)

Thomas Forbes purchased the three allotments from George Thomas Suttor in 1886. Following his death the property passed to Robert Forbes of Parramatta. He lodged an application in March 1914 to convert the land to Torrens title. According to Primary Application 19266, the land (including all improvements) was valued at £800, and was in the occupation of Messrs Kaye & Kaye on a

weekly tenancy at a rental of six shillings per week. Kaye & Roberts, farriers, are accordingly listed in Sydney Road (Parramatta Road) at the corner of Good Street in the 1914 Sands Directory. The block plan accompanying Certificate of Title Vol 2554 Fol 175 does show an iron building (forge) on Lot 7 (Figure 12).

The following year architect Alec C Williamson advertised tenders for the “erection and completion of three shops and dwellings at Granville”¹⁷ for Robert Forbes of Mays Hill.

*The plans show that they will rival some of the best places in Sydney. The contract, it is expected, will run over £4000.*¹⁸



Figure 14 — Good Street, Granville looking south from Sydney (Parramatta) Road. 36-42 Good Street on right with Turret of Patten’s building clearly visible beyond and the enlarged Fire Station in between. (Source: Cumberland Argus and Fruitgrowers Advocate, 12 December 1929, p2)

The new building is shown in the photograph of Good Street dated 1929 (Figure 14) and the detail survey and Blackwattle sheets at Figure 21 and Figure 22 respectively. Forbes promptly sold the property to Thomas McKee of Ermington, nurseryman.¹⁹ The Certificate of Title contains registered leases of the property commencing a decade later in January 1925 to the National Bank of Australasia Limited, Jessie Marion Skerritt of Granville, and William Percy Windred and Albert Victor Windred of Balmain, butchers. The National Australasia Bank renewed their lease on successive occasions thereafter of the lock-up shop known as 126 Parramatta Road/42 Good Street.

¹⁷ Tenders, *Sydney Morning Herald*, 4 September 1915, p7.

¹⁸ Granville, new shops, *Cumberland Argus and Fruitgrowers Advocate*, 11 September 1915, p2.

¹⁹ Certificate of Title VOL 2554 Fol 175, NSW Land & Property Information.

The property passed by transmission in 1953 to Ethel Jane Krust, Alma Schmeising and Charles Raymond Wilson.²⁰ Ethel Jane Krust and Charles Raymond Wilson became the registered proprietor of Lots 1, 2 and 7 in 1963. Pre-existing leases were registered prior to this date of 126 Parramatta/44 Good Street to the National Bank of Australasia Pty Ltd and 42 Good Street to Russell James Montgomery of Granville, cost clerk and Aileen Montgomery, his wife.

The property was sold in September 1969 to Hassall Estates Management Pty Ltd. Hendrikus Antonius Lazarom and Ferdineus Theodorus Julius ter Beek purchased the property in September 1979 as tenants in common. Hendrikus Antonius Lazarom became the sole proprietor in March 1985. The shops erected in this site have been demolished, possibly in the 1980s and corresponding with the change of ownership. The site was latterly in the occupation of a car yard known as GB Quality Cars.

3.4 134 Parramatta Road (Lot 1 DP 721626)

Located on Lot 8 of Suttors Subdivision of Section A of Granville Township.

Neal Collins, the owner of the property following Suttor's default on his mortgage in 1891, conveyed Lot 8 in December 1894 to Emma Lockwood. She owned that allotment until January 1919 when it was sold to Thomas McKee. In June 1929 he conveyed same to Alexander Colquhoun. In December 1958 Colquhoun conveyed the allotment to Colin Edward Wyatt of Drummoyne, car dealer.²¹

²⁰ Certificate of Title Vol 5354 Fol 138, NSW Land & Property Information.

²¹ CT Vol 6600 Fol 110, NSW Land & Property Information.



Figure 15 — Block plan accompanying Certificate of Title Vol 7612 Fol 81, being that part of Lot 8 transferred to the Wyatt in 1958. (Source: NSW Land & Property Information)

Simultaneously registered on the Certificate of Title was a transfer dated 11 June 1956 to John Francis Dynon of Hornsby, company director. The property was transferred to Edward Norman Wyatt of Lidcombe, retired, in early 1960.

Milk vendor Bruce Wyatt of Lidcombe owned the property for a brief time from October 1963, conveying it one year later to Colin Edward Wyatt of Drummoyne, second hand car dealer. He in turn conveyed same in October 1973 to Colin D Young Pty Ltd. Less than three months later the site was sold to George Amantides and Efotathios Amanatidis of Tempe, shopkeepers as tenants in common. It is presumed that the property was still in the occupation as a car sales yard throughout the 1950s to 1970s. In early 1984 the property changed hands again to Soumela Amanatidis and Galini Amanatidis as tenants in common. Most recently the site was in the occupation of "Beats Walking Car dealership.

3.5 26-30 Good Street (Lot 1 DP 604204)

Formerly Lots 5 and 6 of Section A of Suttors Subdivision of Granville Township.

Gideon Patten, storekeeper acquired the grocery business of Mr L Grimwade in Good Street in the 1890s (a site on the opposite side of the street), at which date there were only half a dozen shops in the main street. In about 1905 he acquired Lots 5 and 6 of Section A of Suttors Subdivision of the Granville Township and proceeded to build a new store on this site on the corner of Good and Cowper Streets. The new building was officially opened on 31 May. It was described in the *Cumberland Argus* as presenting “a most imposing appearance and with its turret and clock, and the gilt orb which is highly suggestive of the Observatory mechanism. There are big general stores below, and an attractive butcher’s shop...in the back part of the building is a roomy produce store and a capacious bulk store, with concrete floors, and being the whole is a large yard and excellent stabling and other accommodation”.²² The elaborate turret and clock have long since been removed from the building.

Patten’s sons Archie and Howard took over the business in 1922. The Patten family still owned the property in 1970 when, the Perpetual Trustee Company (Limited) sold the property in 1970 to Patten’s Pty Limited. In 1974 that company sold same to Peter Weigall Walton and Valmai Edith Walton. They simultaneously leased the property to Heathrow Holdings Pty Ltd, who in turn sublet 26 Good Street to the National Bank of Australasia Limited. 30 Good Street, divided into three tenancies, was sublet to AJ Tolver-Banks, BJ and PR Cleal and DT Harvey, and Executive Business Equipment. The Waltons sold the property in early 1980 to Heathrow Holdings Pty Ltd.²³

Certificate of Title Vol 14133 Fol 191 (Figure 16) was issued in May 1980 in the name of Heathrow Holdings Pty Limited. The property changed hands in December 1980 to Nicholas Roufogalis of Willoughby, business proprietor, and Elizabeth Roufogalis, his wife, as joint tenants. The National Bank renewed their lease of 26 Good Street in October 1984. No other lease information is registered on the CT prior to its cancellation and conversion to auto folio.

Regular changes of ownership and occupancy have resulted in removal of original design detailing and changes to the built form that have resulted in a reduction of any potential heritage values.

The building is not listed as a heritage item and is not in a conservation area.

²² Go-ahead Granville”, *Cumberland Argus and Fruitgrowers Advocate*, 5 May 1906, p?

²³ Primary Application 54340, NSW Land & Property Information.



Figure 18 - Surviving shops at the corner of Good Street and Cowper Street Granville. The corner was originally defined by a turret as shown in Figure 14. Only the parapet survives intact.

3.6 Lot 1 DP 783581 (61 Cowper Street)

Located on Lot 27 of Suttor's Subdivision of Section A of Granville Township. A house was erected on this allotment after October 1928 as it is not visible in the detail survey of that date (Figure 21). It is however shown on the Blackwattle plan (Figure 22) which is undated but obviously a later working copy of the Water Board with amendments and additions annotated. The house is shown on this allotment in 1943 (Figure 23).

Eileen Sonter sold the allotment in 1988 to Tony Louie Takchi. The property was converted to Torrens title in 2002.

The site is presently vacant land – it is not known when the house was demolished.

3.7 Lot 1 DP 998948 (59 Cowper Street)

Located on Lot 28 of Suttor's Subdivision of Section A of Granville Township.

A timber house was erected on this site by 1910 for Frederick C Gouldthorpe and named "Charlesville". He lived here until at least 1933, before moving across the road to 60 Cowper Street. This house is shown on the 1928 detail survey (Figure 21), later Blackwattle survey (Figure 22) and 1943 aerial survey (Figure 23).

The form of the house follows standard early 20th century design configuration and detailing with a hipped corrugated metal roof and a projecting gabled room forming a stop for a skillion verandah. A sun awning covers a pair of windows in the bay. The house sits behind a tall fence with car parking in the front yard.

The house survives in a dilapidated condition and is not listed as a heritage item and is not located within a conservation area.



Figure 19 - Sites in Cowper Street showing the surviving timber cottage at 59 Cowper Street and the site of demolished buildings adjoining at 61 Cowper Street

3.8 Lot 2 DP 575064 (140-142 Parramatta Road)

Located on Lot 12 of Suttor's Subdivision of Section A of Granville Township.

Occupied by a single storey semi-detached pair of cottages by 1910 and in the occupation of Anger and Smith respectively. This pair of houses is shown in the 1928 detail survey, later Blackwattle survey and 1943 aerial (Figure 21, Figure 22 and Figure 23). The land and houses thereon are illustrated in Figure 20 below.

FM Leca Pty Limited owned the property in 1976 when it was converted to Torrens title by Primary Application 51501. Baxtim Pty Limited became the registered proprietor in 1987, though it had changed hands in the intervening period. The pair of houses was demolished but at what date is not known, but certainly post-dates 1976. The site is now vacant.

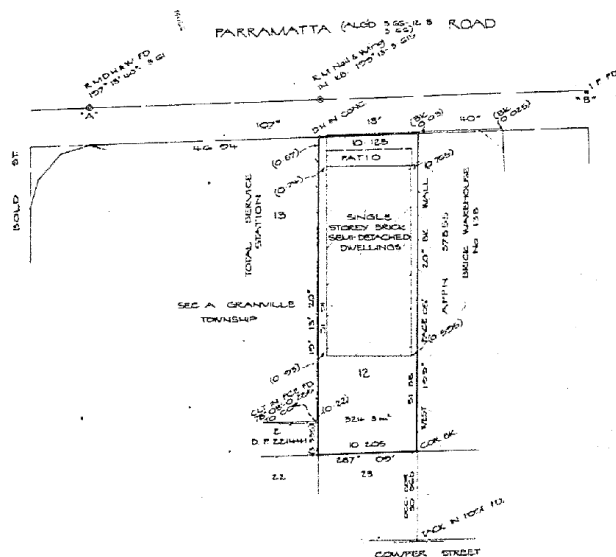


Figure 20 — Block plan accompanying Certificate of Title Vol 13142 Fol 240. (Source: NSW Land & Property Information)

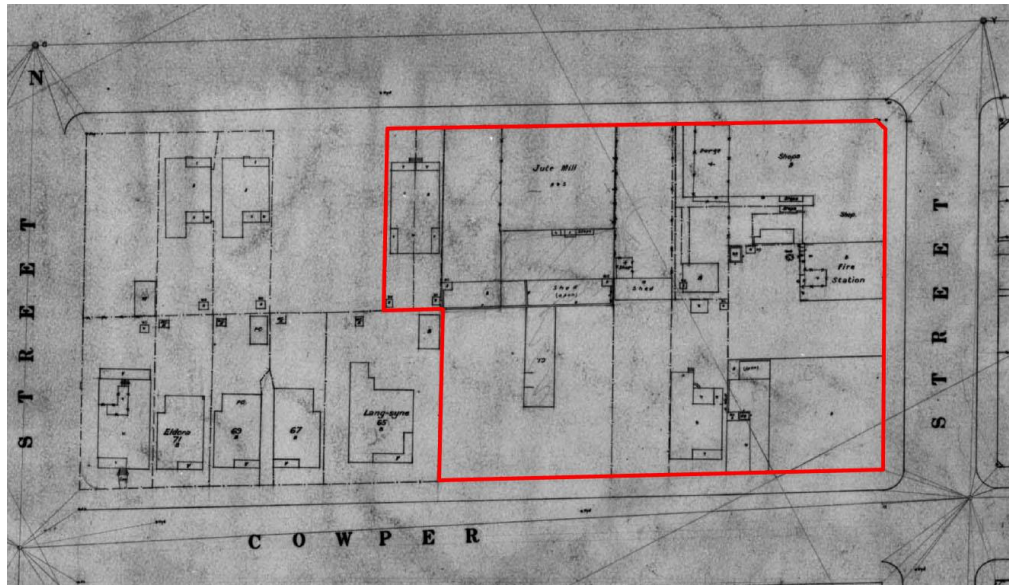


Figure 21 — Extract from Detail Survey Granville Sheet 24, October 1928 showing subject site outlined in red. All buildings in existence at that date are shown thereon. (Source: Sydney Water Archives)

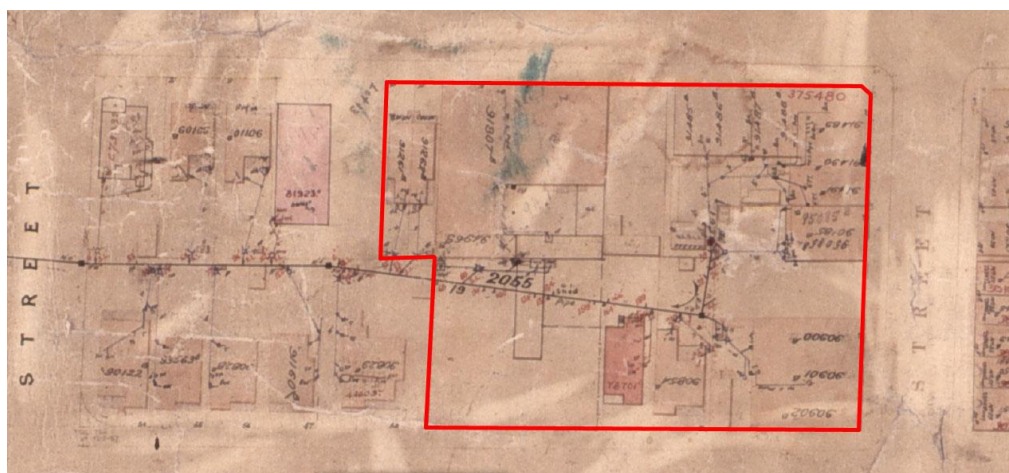


Figure 22 — Extract from Blackwattle Survey Sheet, Granville 24, undated (post-1928) showing subject site outlined in red. (Source: Sydney Water Archives)



Figure 23 — Extract from 1943 aerial survey of subject site shaded yellow showing the original built elements occupying the land. (Source: NSW Land & Property Information, SIX Maps)

4.0 PHYSICAL EVIDENCE

4.1 Site Context

The combined site occupies an area of Granville that is undergoing transition and is generally blighted by vacant lots and poorly maintained buildings that date from the early 20th century. There is no significant urban character in the immediate vicinity of the site.

To the south four storey commercial and residential buildings have been constructed and form the views along Cowper Street.

To the east surviving early 20th century retail buildings form the streetscape of the eastern side of Good Street. The streetscape is not highly significant though the corner shops on the corner of Good Street and Parramatta Road opposite the subject site have some architectural merit as relatively intact examples of their kind.

To the north on Parramatta Road the dominant built form is that demonstrated by the AMWU building which is well set back with substantial landscaping to the street frontages. Directly opposite The Barn, a ‘Superstore’ bulky retail development is also set back from the road frontage to provide for future widening. These building have little architectural merit and are likely to be redeveloped in the future.

To the west the site adjoins a large corner Service Station site on Parramatta Road while in Cowper Street the sites have been cleared for redevelopment.

4.2 Views

Views to the listed heritage item, 'The Barn' are along the Parramatta Road corridor where the building has considerable visual prominence as a result of the exposed side facades and its height in comparison with adjoining development. This relationship with its surroundings is much as existed in the early 20th century when the building was first erected. This prominence does not add to any streetscape character in the area but does make the building stand out in its context. The original portion of the Parramatta Road facade has a level of architectural treatment that sets it apart while the side elevations are unrelieved and unremarkable.

5.0 THE PLANNING PROPOSAL AS REVISED FOLLOWING CONSULTATION

The original proposal for the site envisaged the demolition of all structures including the heritage item which following re-assessment was considered not to reach the appropriate thresholds for listing. Following this initial approach extensive consultation was held with Parramatta Council that led to adopting a revised proposal for the site to maintain some interpretation of the original building.

The revised planning proposal for the site now envisages demolition of all of the existing structures with the exception of the front facade of the heritage item at 138 Parramatta Road to allow for a comprehensive integrated redevelopment to achieve increased density in close proximity to the major road and rail corridors adjacent to the site.

As a result of the consultative process the proposal has been modified to retain the original facade of the heritage item and to demolish the later western extension. Portions of the east and western return walls are proposed to be reconstructed in the design and the upper levels of the new podium are set back from the retained heritage fabric. A void space has been introduced over the ground floor and the partially reconstructed eastern wall component of the heritage item has been incorporated into a substantial public space nominated as 'Heritage Square' on the drawings. This approach was given initial approval by the Council in response to the interpretation of the heritage character of 'The Barn.'

6.0 HERITAGE ASSESSMENT & POTENTIAL IMPACT ASSESSMENT

6.1 Introduction

As part of the original investigation of the site the following assessment of the initial Planning Proposal application was based on the guidelines set out by the NSW Heritage Office (now Heritage Branch of the Department of Environment and Heritage) publications 'Assessing Heritage Significance' and 'Statements of Heritage Impact'. The standard formats from those documents have been adapted to suit the circumstances of this application and site conditions.

6.2 Heritage Assessment of The Barn

The existing heritage listing of The Barn adopted by Parramatta Council is based on a number of false premises. While the building is visually prominent on Parramatta Road its value in aesthetic and historic terms is substantially

overstated. There is no local significant streetscape in which it can exist, while its overall quality as a work of architecture is very limited.

This assessment looks at the place taking into consideration the documentary evidence and the physical evidence represented by the building.

Notwithstanding this new assessment of the building, the revised Planning Proposal adopted after consultation retains the original façade of the building and will partially reconstruct return walls to ensure that it will remain identifiable in the new streetscape as an earlier component of the urban fabric.

6.3 Assessment of Cultural Significance

6.3.1 Criterion (a) Historical Evolution

An item is important in the course, or pattern, of the local area's cultural or natural history.

Guidelines for INCLUSION	Guidelines for EXCLUSION
- Shows evidence of a significant human activity. - Is associated with a significant activity or historical phase. - Maintains or shows continuity of a historical process or activity.	- Has incidental or unsubstantiated connections with historically important activities or processes. - Provides evidence of activities or processes that are of dubious historical importance. - Has been so altered that it can no longer provide evidence of a particular association.

The Barn is representative of the early 20th century expansion of the Granville Township and the concentration of commercial and retail activity along the Parramatta Road frontage of this block. Originally constructed as a manufacturing and storage facility for jute bag manufacture, this activity has long since been superseded by other bulky retailing particularly furniture sales while adjoining sites are predominantly car yards on land where earlier development has been demolished.

Types of items which meet criterion (a) include:

- Items which demonstrate strong associations to past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the item or any structure on the place;*

The Barn does not demonstrate strong associations with the past in relation to customs, cultural practices or philosophies.

- Items associated with significant historical events, regardless of the intactness of the item or any structure on the place;*

The Barn is not associated with any notable or historic event or activity.

- Significant cultural landscapes and other items demonstrating overlays of the continual pattern of human use and occupation; and /or*

While the building is representative of evolving use and occupation of the land it does not form part of a significant cultural landscape that would indicate any degree of significance for this value.

- *Items where the physical fabric (above or below ground) demonstrates any of the points described above;*

The Barn demonstrates the early to mid 20th century development of this section of Granville as a commercial hub based on its proximity to the road and rail transport. The survival of the building after the relocation of its original business has been the result of its size and utility rather than any concerted heritage actions.

The building does not reach a threshold for listing under this criterion based on the inclusion / exclusion guidelines.

6.3.2 Criterion (b) Historical Associations

An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area.

Guidelines for INCLUSION	Guidelines for EXCLUSION
• Shows evidence of a significant human occupation. • Is associated with a significant event, person, or group of persons.	• Has incidental or unsubstantiated connections with historically important people or events. • Provides evidence of people or events that are of dubious historical importance. • Has been so altered that it can no longer provide evidence of a particular association.

The owner of the site in the twentieth century took an active part in the development and local politics of the area. The Colquhoun family maintained an association with the building until the relocation of their activities to another site. The proposed heritage listing of the building by Council in 1993 was strongly opposed by the current family members who did not consider that it represented any significant values in relation to their company or activities.

Types of items that meet this criterion include:

- *Items which demonstrate strong associations to a particular event, historical theme, people or philosophies, regardless of the item or any of its structures;*

Notwithstanding the later political activities of John Colquhoun, the existing building does not demonstrate anything beyond its use as an industrial and storage facility for the company that he founded prior to his involvement in local politics. The building does not therefore reflect or represent any significant association as outlined in this criterion except ownership for a period of time.

- *Items where the physical fabric (above or below ground) demonstrates any of the points described above.*

It is not possible by physical investigation to determine the association with John Colquhoun or his ownership and use of the building prior to its current use.

6.3.3 Criterion (c) Aesthetic Values

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.

Guidelines for INCLUSION	Guidelines for EXCLUSION
- Shows or is associated with, creative or technical innovation or achievement. - Is the inspiration for a creative or technical innovation or achievement. - Is aesthetically distinctive. - Has landmark qualities. - Exemplifies a particular taste, style or technology.	- Is not a major work by an important designer or artist. - Has lost its design or technical integrity. - Its positive visual or sensory appeal or landmark or scenic qualities have been more than temporarily degraded. - Has only a loose association with a creative or technical achievement.

The building is large and prominent in this context but represents a poorly resolved attempt to adopt earlier architectural character for a building that was constructed during the second decade of the 20th century. There is no obvious creative or technical innovation or achievement represented by the built form and the building does not exemplify a particular taste, style or technology that would indicated heritage value. Additionally the earlier masonry character of the building has been removed by the painting of the facades and the original awning and ground floor treatment have been modified unsympathetically.

Types of items which meet this criterion include:

- Items which demonstrate creative or technical excellence, innovation or achievement;*

The building does not demonstrate creative or technical achievement or innovation in its design or construction and detail.

- Items which have been the inspiration for creative or technical achievement;*

There is no evidence and it is highly unlikely that the building will have been the inspiration for any creative or technical achievement.

- Items which demonstrate distinctive aesthetic attributes in form or composition; and/or*

The building is distinctive in its setting as a result of its relative isolation and scale but does not demonstrate any significant aesthetic attributes in form or composition that would suggest that it is significant for these values. The relatively unrelieved bulk of its facades is relieved only by minimal architectural modulation and detail at the front facade parapet level.



Figure 24 - The Barn showing the existing presentation to Parramatta Road. The visual bulk combined with the colour make the building prominent but not significant in its context. The western extension of the original building is of even less significance than the earlier symmetrical façade component of the site. The ground floor openings and awning are later modifications. Signage was a significant aspect of the original design as seen in the early photographs of the site.

- Items which demonstrate a highly original and influential style, such as an important early (seminal) work of a major architect.

There is no evidence of the involvement of an architect in the design of the building and it does not represent any highly original stylistic traits that would set it apart from a wide range of similar buildings. This lack of originality is reflected in the very old fashioned character adopted for the building in the second decade of the 20th century.

- Items which demonstrate the culmination of a particular architectural style (known as climactic).

The building is not a climactic example of its type.

6.3.4 Criterion (d) Social Value

An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons.

Guidelines for INCLUSION	Guidelines for EXCLUSION
• Is important for its associations with an identifiable group. • Is important to a community's sense of place.	• Is only important to the community for amenity reasons. • Is retained only in preference to a proposed alternative.

There is no identified association of this site with any community group.

Types of items which meet this criteria include:

- *Items which are esteemed by the community for their cultural values;*

Notwithstanding identification of the property by The National Trust, there is no evidence of widespread community esteem for this building as a heritage item.

- *Items which if damaged or destroyed would cause the community a sense of loss; and/or*

Demolition of the building is unlikely to attract any significant community concern.

- *Items which contribute to a community's sense of identity.*

The building is not contributory to any sense of community identity.

6.3.5 Criterion (e) Technical / Research Value

An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history.

Guidelines for INCLUSION	Guidelines for EXCLUSION
• Has the potential to yield new or further substantial scientific and/or archaeological information. • Is an important benchmark or reference site or type. • Provides evidence of past human cultures that is unavailable.	• Has little archaeological potential. • Only contains information that is readily available from other resources or archaeological sites. • The knowledge gained would be irrelevant to research on science, human history or culture.

The building is a late example of an industrial / storage complex with limited potential to provide substantial technical or archaeological information that would not readily be available elsewhere.

6.3.6 Criterion (f) Rarity

An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history

Guidelines for INCLUSION	Guidelines for EXCLUSION
• Provides evidence of a defunct custom, way of life or process, • Demonstrates a process, custom or other human activity that is in danger of being lost. • Shows unusually accurate evidence of a significant human activity. • Is the only example of its type. • Demonstrates designs or techniques of exceptional interest. • Shows rare evidence of a significant human activity important to a community.	• Is not rare. • Is numerous but under threat.

Notwithstanding the building is relatively rare in the immediate context it is not rare in a wider context and is not an exemplar in regard to any of the inclusion guidelines.

6.3.7 Criterion (g) Representativeness

An item is important in demonstrating the principal characteristics of a class of the area's

- - *cultural or natural places; or*
- - *cultural or natural environments.*

Guidelines for INCLUSION	Guidelines for EXCLUSION
• Is a fine example of its type. • Has the principal characteristics of an important class or group • Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity. • Is a significant variation to a class of items. • Is part of a group which collectively illustrates a representative type. • Is representative because of its setting, condition or type. • Is outstanding because of its integrity or the esteem in which it is held.	• Is a poor example of its type. • Does not include or has lost the range of characteristics of a type. • Does not represent well the characteristics that make up a significant variation of a type.

The building is not a fine example of an early 20th century industrial / storage facility and does not demonstrate a significant variation of a class of items. In my opinion the building is not a good representative example of a type.

6.4 Statement of Cultural Heritage Significance

The Barn, formerly the John Colquhoun Bag, Sack and Jute Merchant's factory and store is a substantial early 20th century, masonry structure located on the main road to Sydney at Granville. Reflecting an earlier architectural character, the building is prominent in this location as a result of its scale and mass and the unrelieved side elevations which are visible from the east and west along Parramatta Road. Direct associations of the site with the Colquhoun family ceased in 1998 and have now been lost with the new use being as a furniture warehouse.

The original appearance has been modified by painting of the original face brickwork, replacement of the original cantilevered awning and changes to the ground floor openings.

The building demonstrates low levels of heritage value as set out above in the assessment made following the standard criteria for establishing heritage significance.

6.5 Potential Heritage Impact of Partial Demolition

The revised Planning Proposal for the site involves the demolition of all structures on the site with the exception of the original main façade of 'The Barn' and partial reconstruction of the return wall elements of the heritage item and the excavation of the site for basement levels.

The following aspects of the proposal respect or enhance the heritage significance of the item for the following reasons:

- Partial Demolition of the heritage item would remove some of the physical evidence of its existence but could allow for interpretation on site of the earlier associations and activities that occurred there when it was first erected.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- Partial Demolition will remove physical evidence of the earlier development character in this area but will retain potential for interpretation on site through the integration of the retained and reconstructed sections in the new development. Any future design for the site should reflect the historic values and associations through appropriate interpretive measures while archival recording of the surviving structures should be undertaken prior to demolition commencing.

The following sympathetic solutions have been considered and discounted for the following reasons:

- The partial retention of the heritage item as part of a proposed comprehensive development of the site has been incorporated in the overall design following consideration of alternatives and following extensive consultation with Parramatta Council.

6.6 Demolition of a building or structure

The revised Planning Proposal envisages the demolition of all above ground structures on the land with the exception of the original front façade of 'The Barn' and partial reconstruction of the east and west return wall components of the listed heritage item and the excavation of the site for basement levels.

Have all options for retention and adaptive reuse been explored?

- The proposal includes maintaining the original section of the front facade of 'The Barn' as an alternative to total demolition. Full retention of the building is not justified on heritage grounds and would severely limit the implementation of a comprehensive and unified development proposal for the site to provide opportunity for a design reflecting architectural merit in this area. The degree of retained fabric has been arrived at as the result of consultation with Parramatta Council with the partially reconstructed side walls assisting in the creation of a proposed "Heritage Square" space within the development and to maintain its visual prominence in the new streetscape.

Can all the significant elements of the heritage item be kept and any new development be located elsewhere on the site?

- The scale of the existing building in the subject site and the limited potential for re-use in a comprehensive redevelopment strategy militate against retention of any further substantial part of the existing structures.

Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?

- The revised Planning Proposal seeks to develop the site within a reasonable period of time to meet market demands in this area for accommodation. Partial demolition to the extent proposed is essential as part of the envisaged planning proposal implementation.

Has the advice of a heritage consultant/specialist been sought? Have the consultant's recommendations been implemented? If not, why not?

- This study has been undertaken to assist in the evaluation of heritage issues associated with the site and its development. While the initial assessment indicated that full demolition would be acceptable due to the low levels of heritage values associated with the site, following consultation with Parramatta Council partial retention of the original main façade and changes to the Parramatta Road frontage to accentuate its prominence is now accepted as an appropriate option for redevelopment of the site.
-

7.0 CONCLUSION

The current revised Planning Proposal involving the partial demolition of 'The Barn' and the removal of all other structures on the subject site works will not result in any significant adverse heritage impacts.

Modifications to the design which allow for the retention of the original portion of the front façade and its three dimensional character by partial reconstruction of side wall elements have been incorporated following consultation with Parramatta Council

The level of heritage value associated with 'The Barn' component of the site has been assessed as being relatively low and full retention of the building would severely compromise any future development of the site with little public benefit.

The existing heritage listing for 'The Barn' appears to be based on a number of false and unsubstantiated statements which have been clarified in this heritage assessment by detailed research.

Other building structures on the amalgamated site have no identified heritage significance and are generally in deteriorated and highly modified condition. There are no related heritage concern in relation to the application.

Archival recording of the structures to be demolished including 'The Barn' should be undertaken as part of any approval for redevelopment.

An appropriate Interpretation Strategy should be prepared for the site for implementation in the proposed development including the “Heritage Square;’ concept adjoining the partially reconstructed section of the heritage item.

I recommend the heritage aspects of this application be approved.

A handwritten signature in black ink that reads "Robert Staas". The signature is written in a cursive, flowing style.

Robert Staas
Director / Heritage Consultant
NBRS+PARTNERS
March 2015

8.0 APPENDIX – HERITAGE LISTING FORM FOR THE BARN

Barn, The | NSW Environment & Heritage

Page 1 of 2



Environment
& Heritage

[Home](#) > [Heritage sites](#) > [Searches and directories](#) > NSW heritage search

Barn, The

Item details

Name of item: Barn, The
Other name/s: The Barn
Type of item: Built
Group/Collection: Commercial
Category: Commercial Office/Building
Primary address: 138 Parramatta Road, Granville, NSW 2142
Local govt. area: Parramatta

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	1-6		DP	1075357

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
138 Parramatta Road	Granville	Parramatta			Primary Address

Statement of significance:

The Barn, at 138 Parramatta Road, is of significance for Parramatta for historical and aesthetic reasons, and as a representative example of Victorian period commercial buildings in the area. The building is readily identifiable as part of historic building stock, presents as having a high degree of intactness in the exterior, it is prominent in the streetscape and strongly contributes to the townscape character.

Date significance updated: 08 Mar 02

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Construction years: 1880-
Physical description: Two storey commercial building now used for retail, built in brick, now rendered and painted. Distinctive features include parapet topped with four urns set on top of pilasters. Corrugated iron roof.
Physical condition and/or Archaeological potential: National Trust (Parramatta Branch): Fair.
Modifications and dates: National Trust (Parramatta Branch) supplied Year Started.
Further information: Water Board plans; Info Granville Hist Soc submission.

History

Historical notes: Built for John Colquhoun as a bag and jute factory. Colquhoun was an alderman of Granville and later its Mayor. He occupied this site from 1880s onwards. The premises

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2...> 7/11/2014

were extended in 1917. National Trust (Parramatta Branch):
Built for John Colquhoun as a bag and jute factory.
Colquhoun was an alderman on Granville Council and later
mayor. He occupied the site from the 1880s onwards. The
building was extended in 1917. | |

Assessment of significance

SHR Criteria a) This item historically significant.

[Historical
significance]

SHR Criteria c) This item is aesthetically significant

[Aesthetic
significance]

SHR Criteria g) This item is representative

[Representativeness]

Assessment criteria: Items are assessed against the [NSW State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan		431	21 Feb 97	20	873

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
City of Parramatta Heritage Study	1993	431	Meredith Walker		Yes
Parramatta Heritage Review	2004		National Trust (Parramatta Branch)		No

References, internet links & images

None

Note: internet links may be to web pages, documents or images.



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