

# STATEMENT OF HERITAGE IMPACT

Planning Proposal for  
197 CHURCH STREET, PARRAMATTA NSW



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

Issue	Notes / Description	Date	Initials
1	Draft report (D1) issued for comment.	20.2.15	DM
2	Draft report (D2) issued for comment	23.2.15	DM
3	Draft report (D3) issued for comment	26.2.15	DM
4	Draft report (D4) issued for comment	27.2.15	DM
5	Final report (RI) issued.	4.3.15	DM

## 1.0 INTRODUCTION

### 1.1 Authors

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared by Paul Rappoport, Dov Midalia and Philippa Doig of Rappoport Pty Ltd, Heritage Consultants.

### 1.2 The site

The subject property is situated at 197 Church Street, Parramatta, which falls within the boundaries of the Parramatta Council local government area. The location of the subject property is shown in Figure 1 below.



Figure 1. Aerial view of vicinity with subject site outlined in red.<sup>1</sup>

### 1.3 Purpose

This report is provided in support of a Planning Proposal, which seeks to vary the requirements of the *Parramatta City Centre Local Environmental Plan 2007*. The nature of the proposal is described in Section 6.0 below.

<sup>1</sup> SIXMaps

## 1.4 Methodology

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

## 1.5 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions that are of a planning or compliance nature. Thus, it will be assumed that such matters will be assessed by others in terms of whether or not the proposed work complies with the local Council's planning instruments such as the relevant Local Environmental Plan and any relevant Development Control Plans, for non-heritage aspects of the proposal. Similarly, this SOHI does not purport to determine or assess any BCA requirement, services related issue, contamination issue, structural integrity issue, legal matter or any other non-heritage issue.
- This SOHI relies solely on secondary sources. Primary research has not been included in this report, other than the general assessment of the physical evidence on site.
- This Statement of Heritage Impact primarily addresses the non-indigenous historical development of the subject property and does not assess Indigenous associations with the place, which is deemed to be beyond the scope of this report.
- The need for archaeological investigation is noted. However, it is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere. This report does refer to preliminary assessments made in other reports.
- Rappoport Pty Ltd holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the report's name and date and Rappoport's authorship.

## 2.0 HISTORICAL CONTEXT

### 2.1 General historical development

This area was originally occupied by the Burramattagal people<sup>2</sup> and first seen by Europeans on 23 April 1788, when Governor Phillip's party first reached the land at the head of the Parramatta River. They were impressed by the good soil and on 2 November 1788, Phillip established a government farm there. He named this suburb Rose Hill, after Sir George Rose, the Under-Secretary to the British Treasury and Phillip's patron. The colony's first privately owned farm, Experiment Farm, was established here when James Ruse, an ex-convict was granted 30 acres in 1789. He sold the property in 1793 to Surgeon John Harris, who owned the adjoining land. Harris built a house on the property somewhere between 1798 and 1830. The Elizabeth Farmhouse was built in 1793, where, the owner John Macarthur's wife Elizabeth conducted first merino breeding experiments.

The town was laid out in June 1790 and named Parramatta on 4<sup>th</sup> June 1791. For a period of time, Parramatta outstripped Sydney in growth. In the 1790s it was the main settlement of New South Wales and Sydney only the harbour town. The earliest town lease was made in 1796, to Macarthur; others followed, but most residents had only permissive occupancies until Governor Brisbane regularised the situation in 1823. The present settlement declared as a city in 1938 is built partly on land reserved for town purposes and partly on the early grants.

Governor Macquarie laid out new streets in 1811 and initiated the construction of many new buildings, such as the enlarged Government House, first built in 1799 and extended in 1815, the Female Orphanage built in 1818, barracks for troops built in 1820 and the convict barracks built again in 1820. Old Government House, the oldest public building on the Australian mainland and the Lancer Barracks, the oldest military barracks on the mainland, were both designed by John Watts. Governor John Hunter built a new House in 1799, which Macquarie enlarged and formalised the area of domain. Government House was used as the country residence for governors until 1840s. It was renovated by the King's School in 1909 and handed to the National Trust in 1967. Governor Brisbane added an observatory in 1822 and a bath-house in domain in 1823, the former was demolished in 1860s and the latter was converted into a pavilion in 1886. In 1858, the domain area was broken up but over 200 acres of land was reserved as Parramatta Park. The rest was subdivided from 1859.

St John's church was another early building in Parramatta. A temporary wooden building was put up in 1796 and by 1808; the first permanent building was completed. Twin spires were added in 1820. These towers are still standing but the rest of the church was rebuilt in 1852-55. The first incumbent was the Reverend Samuel Marsden who was assigned here on his arrival in the colony in 1794. The church's name was originally given by Governor King in 1802 to honour Governor John Hunter, but when the foundation of the new church was laid, it was rededicated in 1852, to St John the Evangelist. The church is now St John's Cathedral.

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<sup>2</sup> McClymont, p. 5



The earliest modes of transport to and from Parramatta were by Parramatta River or by bush track. The original sailing boats tied up at Queen's Wharf at the foot of George Street, until silt necessitated a wharf at Redbank further down the river, and the horse-drawn omnibus completed the journey. In 1793, the Rosehill Packet plied between Parramatta and Sydney as a regular ferry service, the first in Australia. Since it was an unusual craft, the locals called it 'The Lump'. In 1794, the bush track from Sydney was widened to a road, known as Parramatta Road, the first highway in Australia. It terminated at the Dog Trap Gates, where the Vauxhall Inn is located. By 1831, steam power was available for transport and there was much interest in a railway service from Sydney to Parramatta. In 1848, a company was established to provide service to both Parramatta and Liverpool. By 1854, iron rails began to arrive from England, permitting the creation of the Sydney-Parramatta railway line in 1855, with a terminus at the Dog Trap Gates. In the early 1860s, the line was rerouted from Granville through Harris Park to the present Parramatta station. In 1883, tram service ran from the junction of the Parramatta and Duck Rivers past Cliff Creek, passing through Harris Park to George Street. Another line was constructed from Parramatta via Westmead to Baulkham Hills in 1902, and extended to Castle Hill in 1910.

Australia's textile industry began in Parramatta when Governor King organised the production of linens and woollen fabric by female convicts. Just as cotton cloth from Manchester was named after that city, the woollen cloth made here was called Parramatta. When Macquarie built the Female Factory in 1818-21, the factory moved there; it closed in 1847. The King's School opened in 1832 in George Street, Parramatta, and operated in the suburb until 1864. It was re-established in 1868 as Macquarie Fields but moved back to Parramatta in 1869. Between 1955 and 1962, it was moved to Gowan Brae at North Parramatta. With the passage of time, several industries sprang up in the district and Parramatta became the centre for transport services to outlying areas.



Figure 2. High road to Parramatta, 1796.<sup>3</sup>

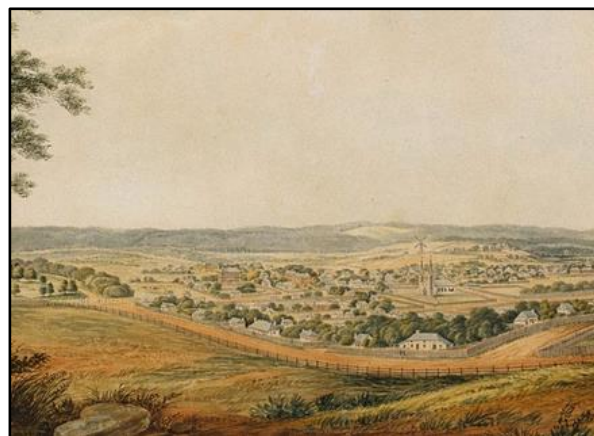


Figure 3. View of Parramatta, 1819.<sup>4</sup>

<sup>3</sup> National Library of Australia, <http://nla.gov.au/nla.pic-an7570283>, accessed 24/3/14

<sup>4</sup> State Library of NSW, <http://acms.sl.nsw.gov.au/item/itemLarge.aspx?itemID=404672>, accessed 24/3/14



Figure 4. Parramatta Female Factory, 1826.<sup>5</sup>

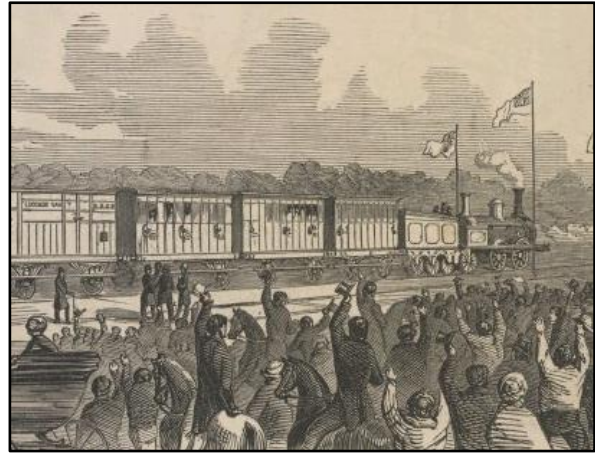


Figure 5. First train from Sydney, 1857.<sup>6</sup>



Figure 6. View south from corner of Church Street and Macquarie Street, c. 1884-88, apparently showing carriage stop, with St John's Church at right.<sup>7</sup>

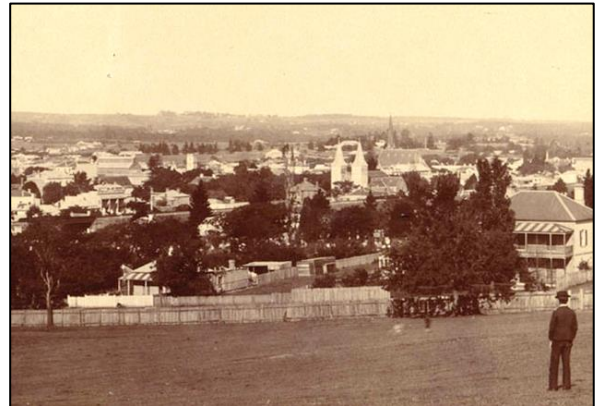


Figure 7. North-eastwards view across town, 1898, showing spires of St John's Church.<sup>8</sup>



Figure 8. View of Parramatta with St John's Church on right, c.1900-27.<sup>9</sup>

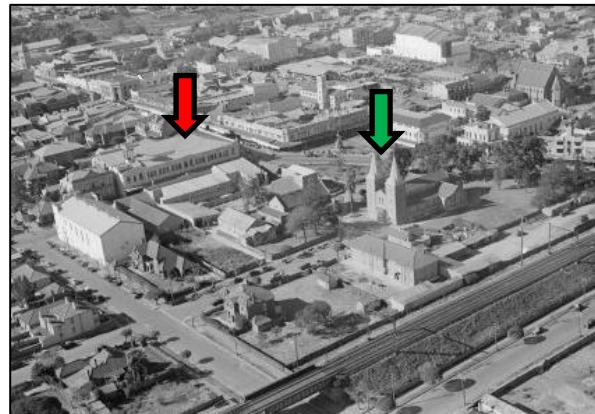


Figure 9. Aerial view, c.1935, with Murray Bros building (red arrow) and St John's Church (green).<sup>10</sup>

<sup>5</sup> National Library of Australia, <http://nla.gov.au/nla.pic-an2818460>, accessed 24/3/14

<sup>6</sup> National Library of Australia, <http://nla.gov.au/nla.pic-an8021264>, accessed 24/3/14

<sup>7</sup> State Library of NSW, <http://acms.sl.nsw.gov.au/album/albumView.aspx?acmsID=909091&itemID=1156658>, accessed 25/2/15.

<sup>8</sup> State Library of NSW, <http://143.119.202.10/album/albumView.aspx?acmsID=423853&itemID=824087>, accessed 25/2/15.

<sup>9</sup> State Library of NSW, <http://acms.sl.nsw.gov.au/album/albumView.aspx?acmsID=73813&itemID=823340>

<sup>10</sup> National Library of Australia, <http://nla.gov.au/nla.pic-vn4654271>





Figure 10. View south along Church St, late 19<sup>th</sup> Century, with St John's Church in distance.<sup>11</sup>



Figure 11. View south along Church Street with Post Office on right and St John's Church beyond, undated (c.1930s).<sup>12</sup>



Figure 12. View south along Church Street from Macquarie Street, 1938.<sup>13</sup>



Figure 13. Southwards aerial view, c. 1950, showing St John's Church and Murray Brothers building (arrow) at corner of Church and Macquarie Streets.<sup>14</sup>

<sup>11</sup> State Library of Victoria, <http://www.slv.vic.gov.au>

<sup>12</sup> McClymont, p. 81

<sup>13</sup> McClymont, p. 72

<sup>14</sup> McClymont, p. 89



## 2.2 Historical significance of the location

The subject site is at the junction of Church Street and Macquarie Street, Parramatta. This precinct is ‘the heart and gathering point of Parramatta’,<sup>15</sup> as demonstrated by the following:

- The current Town Hall site near this junction was designated for this purpose in 1792 by Governor Phillip.<sup>16</sup>
- In 1792 Essex Henry Bond was granted the first beer licence, and opened Parramatta’s first public house at this junction.<sup>17</sup>
- The site of St John’s Anglican Cathedral is ‘the oldest church site and continuous place of Christian worship in Australia, dating from 1803 [and] one of the two oldest parishes, proclaimed in Australia in 1802’.<sup>18</sup>
- By 1810 many properties along Church Street to either side of Macquarie Street had been set aside for public administration (see Figure 19).
- In 1810 the first state school in Australia was built at this corner (see Figure 19).
- By 1812 the current Town Hall site near this junction was used as a market site, selling the district’s produce and attracting a significant portion of the population; a dedicated market building was built there in 1851 (see Figure 15); the market remained here until 1878.<sup>19</sup>
- Between 1816 and 1833 this was the location of the annual Meeting of the Aboriginal Tribes organised by Governor Macquarie.<sup>20</sup>
- As early as the 1820s the Parramatta Fair was held near the current Town Hall site. This ‘exhibition of stock, horses, cattle, sheep, grain, fruit, poultry, etc’ ... ‘was a community event equivalent to a modern agricultural show... [and] the first fair held in the colony.’<sup>21</sup> (See Figure 14.)
- The post and telegraph office was built near this corner in 1878-80 (see Figure 23).
- Construction of the Town Hall on the site of the former markets began in 1878 and was completed in 1883.<sup>22</sup>
- By 1888, when the Centennial Fountain was erected, the junction was a busy traffic intersection ‘used by horse and carts, cars and buses turning left from Macquarie street and heading south down Church Street’<sup>23</sup> (see Figure 12).

<sup>15</sup> Parramatta Heritage Centre, <http://arc.parracity.nsw.gov.au/projects/centenary-square-parramatta>, accessed 25/2/15.

<sup>16</sup> Parramatta Heritage Centre, <http://arc.parracity.nsw.gov.au/blog/2014/09/03/the-parramatta-town-hall-centenary-square>, accessed 25/2/15.

<sup>17</sup> Parramatta Heritage Centre, <http://arc.parracity.nsw.gov.au/blog/2015/01/14/the-first-public-house-and-shop-in-parramatta-1792>, accessed 25/2/15

<sup>18</sup> State Heritage Register, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5060990>

<sup>19</sup> Parramatta Heritage Centre, <http://arc.parracity.nsw.gov.au/projects/centenary-square-parramatta>, accessed 25/2/15.

<sup>20</sup> Parramatta Heritage Centre, <http://arc.parracity.nsw.gov.au/blog/2014/09/24/parramatta-town-hall-site-centenary-square>, accessed 25/2/15.

<sup>21</sup> Parramatta Heritage Centre, <http://arc.parracity.nsw.gov.au/blog/2015/01/13/memories-of-parramatta-convicts-fairs-and-races-in-the-1800s>, accessed 25/2/15

<sup>22</sup> Parramatta Heritage Centre, <http://arc.parracity.nsw.gov.au/blog/2014/09/03/the-parramatta-town-hall-centenary-square>, accessed 25/2/15.

<sup>23</sup> Parramatta Heritage Centre, <http://arc.parracity.nsw.gov.au/projects/centenary-square-parramatta>, accessed 25/2/15.

- In the early 20<sup>th</sup> Century Church Street was a central city artery, used, for example, for highly attended parades (see Figure 16).
- In 1926 the Murray Brothers, one of whom had been trading in Church Street since 1876, opened two new buildings at this junction: the Murray Brothers department store on the north-west corner and the Murray's hardware store just north of the Town Hall fronting onto Church and Macquarie Streets.<sup>24</sup> (See Section 2.4 below.)
- In 1925-26 Parramatta's first shopping arcade was built opposite St John's Church.<sup>25</sup>

As can be seen, this junction was always intended to play and has historically played a major role in Parramatta's life as a city. It is envisaged that it will continue to do so, as Parramatta becomes more significant in providing employment and accommodation for Sydney's growing population. Parramatta City Council foresees 'a future for Parramatta as a centre of excellence... This means forward planning, innovation and investment to ensure that public infrastructure and future development meets the needs of our residents, visitors and workers'.<sup>26</sup> Among plans for future development, the City will develop Parramatta Square, currently Civic Place, north-east of Town Hall, into a major downtown civic precinct,<sup>27</sup> ensuring that the area around the Church and Macquarie Streets junction continues to play a central role in Parramatta.



**Figure 14.** Parramatta Fair near Town Hall site, 1823.<sup>28</sup>

<sup>24</sup> Parramatta Heritage Centre, <http://arc.parracity.nsw.gov.au/blog/2014/05/11/murray-brothers-part-1/#more-526> and <http://arc.parracity.nsw.gov.au/blog/2014/06/02/murray-brothers-part-2/#more-525>, accessed 25/2/15.

<sup>25</sup> Parramatta Heritage Centre, <http://arc.parracity.nsw.gov.au/blog/2014/08/02/parramattas-first-shopping-arcade>, accessed 25/2/15

<sup>26</sup> [http://www.parracity.nsw.gov.au/your\\_council/future\\_planning](http://www.parracity.nsw.gov.au/your_council/future_planning)

<sup>27</sup> [http://www.parracity.nsw.gov.au/your\\_council/news/Parramatta\\_Square](http://www.parracity.nsw.gov.au/your_council/news/Parramatta_Square)

<sup>28</sup> Parramatta Heritage Centre, <http://arc.parracity.nsw.gov.au/blog/2015/01/13/memories-of-parramatta-convicts-fairs-and-races-in-the-1800s>, accessed 25/2/15.



**Figure 15.** Market house built in 1851 on Town Hall site, c. 1860s.<sup>29</sup>



**Figure 16.** Parade in Church Street c. 1920s (from film footage).<sup>30</sup>

### 2.3 Historical development of the site

Unless otherwise specified the information and images in this section are drawn from the report *197 Church Street, Parramatta; Initial Historical Archaeological Assessment*, by Godden Mackay Logan, Heritage Consultants, dated June 2012, prepared for Holdmark NSW (henceforth ‘the GML report’).

The historical development of the site is divided into four phases as described below.

#### 2.2.1 Phase 1 : 1788-1823

This area was part of the earliest-developed section of Parramatta and is associated with convict settlement. The naval officer Watkin Tench, writing in the 1790s, refers to what might be Church Street as the site of houses for unmarried female convicts (see Figure 17). In the early 1800s the arrangement of lots was altered (see Figure 18) and then remained stable until late in the century.

The 1822 plan (see Figure 19) shows the first State School in Australia, opened in 1810, as a rectangular building on the corner lot, which replaced the convict hut on the site.

#### 2.2.2 Phase 2 : 1823-1858

An 1844 plan (see Figure 20) shows an addition to the school, which became a Church of England Denominational School; in March 1858 the land was officially granted to the Bishop of Sydney. The school was demolished in the same year and a new sandstone school built by James Houison and Nathaniel Payton (see Figure 20).

The same allotment and structure directly west of the school shown in the 1820s plans are still shown on the 1844 plan (Figure 20). It shows the land as leased to Mr Thorn and owned by H Harvey.

<sup>29</sup> Parramatta Heritage Centre, <http://arc.parracity.nsw.gov.au/blog/2014/09/24/parramatta-town-hall-site-centenary-square>, accessed 25/2/15

<sup>30</sup> Parramatta Heritage Centre, <http://arc.parracity.nsw.gov.au/blog/2014/09/05/early-film-footage-of-church-street-parramatta>, accessed 25/2/15



2.2.3 Phase 3 : 1858-1925

The primary school occupying the sandstone building became a secondary school, St John’s Grammar School, in the 1880s; this closed in 1900 and the building was demolished in 1924-25.

The compound north of the school at 209 Church Street is shown on the 1859 plan (Figure 21). This plan shows only three buildings on this allotment, suggesting some structures had been demolished by this stage. This land was re-subdivided in the 1870s (Figure 23 and Figure 24), with the Australian Joint Stock (AJS) Bank constructed on the southern portion. A post and telegraph office was constructed on the northern portion in 1878–1880; this building is still standing. The *Sands Directory of Sydney & Suburbs* for 1915 refers to the bank at this location as the Government Savings Bank.

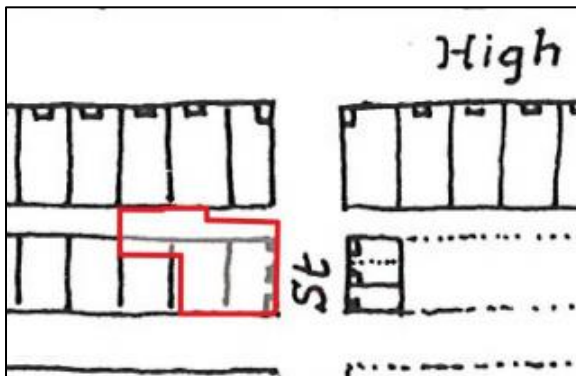


Figure 17. Excerpt from 1792 Plan of Parramatta with subject site outlined in red, showing lots along present-day Macquarie St. High Street later became George Street.

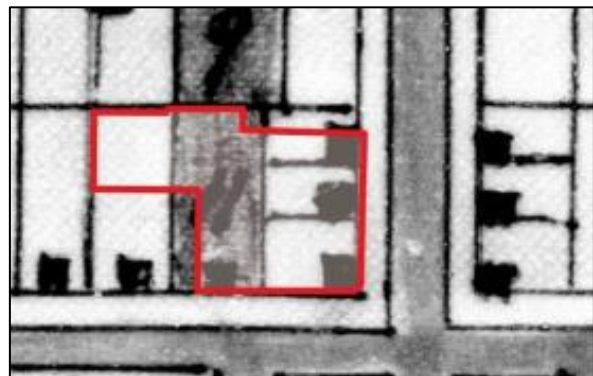


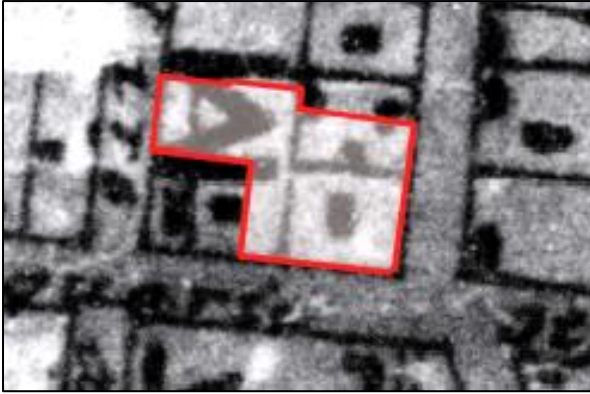
Figure 18. Excerpt from 1804 Plan of Parramatta showing reconfigured lots and outline of subject site.



Figure 19. Excerpt from 1822 Plan of Parramatta with site outlined in red and school shown on corner lot. Hatching indicates land set aside for administrative purposes.



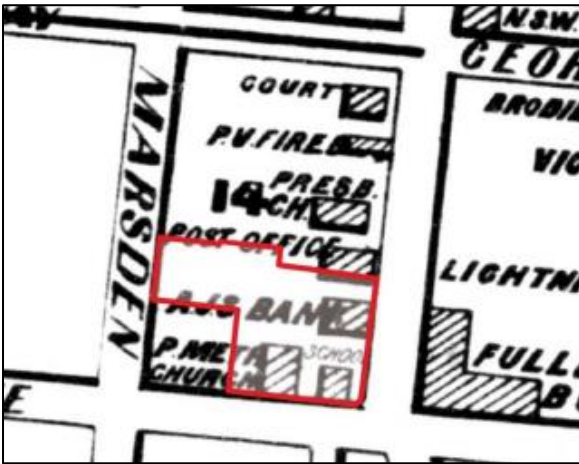
Figure 20. Excerpt from 1844 Plan of Parramatta with subject site outlined in red and corner lot as 'School Land'.



**Figure 21.** Excerpt from 1859 subdivision plan with subject site outlined in red and new school in centre of corner lot.



**Figure 22.** St John's School on corner lot of subject site, 1870.



**Figure 23.** Excerpt from 1883 plan showing subject site outlined in red, and the school, the Primitive Methodist Church, the AJS Bank and the Post Office.



**Figure 24.** Excerpt from 1894 Sydney Water plan showing subject site outlined in red with St John's School, Methodist church to west and AJS Bank to north.

In this period the allotment on Macquarie Street directly west of the school became the site of the Primitive Methodist Church, which vacated the building in 1900. After this the building became the Manchester Unity Hall and the home of the Salvation Army Barracks. The property was purchased by William Richard Murray of Murray Brothers in 1918.

The land fronting Marsden Street was subdivided in the later nineteenth century and sold as three allotments. The 1894 plan (Figure 24) shows buildings on two of these within the subject site. Part of one lot was sold to the AJS bank to extend the rear of its property and the remainder to Dr R.A.P. Waugh in 1910-11, who built a large house on the site called 'Caerleon'.

#### 2.2.4 Phase 4 : 1925 - Present

By 1925 both St John's Grammar School and the Primitive Methodist Church had been demolished and the lots purchased by Murray Brothers, who erected a department store, opening in 1926.

The site of AJS bank was owned by the Bank of New South Wales in the 1930s, and sold in 1932 to Theodore Peter Manollaras. In 1950 it was sold to Murray Brothers (Parramatta) Pty Limited.

Dr Waugh's house 'Caerlon' was still standing in 1943. This land was purchased in 1950 by Murray Brothers, who built on it a large addition to their department store. Murray Brothers operated from this combined site until 1979 when the property was sold to Norman Ross (Properties) Limited. From this time on, the premises were leased to various owners including NSW Building Society Limited. The property was sold to Public Authorities Superannuation Board in 1984. The current owner of the property is Holdmark Properties Pty Limited.

Buildings associated with these historical phases may be represented as in Figure 25.



**Figure 25.** Locations of buildings associated with historical phases. Key: Orange: phase 1. Purple: phase 2. Green: phase 3. Grey: no archaeological potential.<sup>31</sup>

## 2.4 The Murray Brothers store<sup>32</sup>

On 29 April, 1876, EN Murray opened a small hardware business in Church Street and in 1877 his brother WR Murray acquired a general store next door. Their combined business thrived and they opened shop on the opposite side of Church street.

In 1884 the brothers joined forces and formed what would become one of Parramatta's best known businesses, Murray Brothers. A furniture section was added to the other branches of the business which included selling pianos & organs, the manufacture of clothes and even the production of their own jams. Murray Brothers purchased the 'Woollen Mill' from the French family in 1887 for 2000 pounds and operated it under the name of 'Parramatta Woollen Mill'.

<sup>31</sup> GML report, p. 31

<sup>32</sup> Parramatta Heritage Centre, <http://arc.parracity.nsw.gov.au/blog/2014/05/11/murray-brothers-part-1/#more-526> and <http://arc.parracity.nsw.gov.au/blog/2014/06/02/murray-brothers-part-2/#more-525>, accessed 25/2/15



In 1889, 'a towering new edifice arose', at a cost of 10,000 pounds, on the site of the Murray Bros store, signalling the arrival of the town's first shopping emporium. A range of household items were sold including furniture and furnishings, crockery, pianos, organs, clothes and jams. In the 1890s Murray Brothers received a Certificate of Merit for colonial made furniture from the Royal Agriculture Society.

During 1903 Murray Brothers was divided into two companies, Murray Bros Ltd and Murray's Limited, maintaining separate but adjacent businesses. Drapery and furniture was under the control of Murray Brothers and the hardware section under the control of Murray's Limited. In 1923 fire gutted the furniture factory at the rear of the Church Street.

Two new stores were built in 1926. A Murray Bros store was built on the north-west corner of Church and Macquarie Streets, that is, on the subject site, and a Murray's Ltd hardware store on the northern side of the Town Hall facing Macquarie Street. Both still stand.



**Figure 26.** The 'towering edifice' of the Murray Bros store in Church Street, built 1889.<sup>33</sup>



**Figure 27.** Northwards view along Church Street, 1938, showing Murray Brothers building at intersection.<sup>34</sup>

<sup>33</sup> Parramatta Heritage Centre, <http://arc.parracity.nsw.gov.au/blog/2014/06/02/murray-brothers-part-2/#more-525>, accessed 25/2/15.

<sup>34</sup> <https://www.pinterest.com/pin/396176098444334996>, accessed 25/2/15

### 3.0 HERITAGE ISSUES

#### 3.1 The status of the subject site

The subject site consists of two properties, 197 Church Street and 207-209 Church Street.

Most of the former property is occupied by the original Murray Brothers department store building, a listed heritage item as noted below. However, the heritage value of the property resides primarily in its original Church Street and Macquarie Street facades; the section Marsden Street façade is a recent addition which has no heritage significance in our view.

Similarly, the building at 207-209 Church Street is a recent office building of no heritage significance in our view.

#### 3.2 Heritage and archaeological items

##### 3.2.1 *Archaeological sites within the Parramatta Local Government Area*

There are a total of 51 archaeological or potential archaeological sites within the area covered by the *Parramatta City Centre Local Environmental Plan 2007 (PCCLEP)*, divided as follows:

- 7 archaeological sites (2 of State Significance, 5 of Local Significance); and,
- 44 heritage items/potential archaeological sites (33 of State Significance, 11 of Local Significance);

The *Parramatta Local Environmental Plan 2011 (PLEP)* which covers the remaining area in the Local Government Area outside the City Centre lists a further:

- 6 archaeological sites (2 of State Significance, 4 of Local Significance); and,
- 11 heritage items/potential archaeological sites (1 of State Significance, 10 of Local Significance).

##### 3.2.2 *National, Commonwealth and World heritage listings*

The following sites within the Local Government Area are listed on the National Heritage List:

- Old Government House and the Government Domain (Identified in the PCC LEP 2007 as Item 53 – Parramatta Regional Park)

The following sites within the suburb of Parramatta are listed on the Commonwealth Heritage List:

- Lancer Barracks, Smith St; and
- Lancer Barracks Precinct, Smith St (Identified in the PCC LEP 2007 as Item 61 – Lancer Barracks group)

The following sites within the Local Government Area are listed on the World Heritage List:

- Australian Convict Sites (Cultural Site listed in 2010 – this includes eleven penal sites, including Old Government House in Parramatta, identified in the PCC LEP 2007 as Item 53 – Parramatta Regional Park).

### 3.2.3 Heritage listed items in a 500 metre radius of the site

Given the central location of the site, any redevelopment will be within the visual catchment and setting of many heritage and archaeological sites. Those within a 500 metre radius are identified below.



**Figure 28.** Section of the Parramatta City Centre Heritage Map, identifying heritage items within 500 metres of the subject site. (Source: PCCLEP Heritage Map HER\_001)



The following tables summarise the listed Heritage sites within a 500 metre radius of the site. These are arranged as follows:

- Table 1: Heritage Items (not archaeological sites) – State listings
- Table 2: Heritage Items (not archaeological sites) – Local listings
- Table 3: Heritage Items/Potential archaeological sites – State listings
- Table 4: Heritage Items/Potential archaeological sites – Local listings
- Table 5: Archaeological sites – State listings
- Table 6: Archaeological sites – Local listings

<b>Table 1: Heritage Items (not archaeological sites) – State listings</b>				
<b>Address</b>	<b>Item name</b>	<b>Property description</b>	<b>Significance</b>	<b>Item no on Heritage Map</b>
1 and 3 Barrack Lane (rear of 100 Macquarie Street)	Cottages	Lots 101 and 102, DP 1110883	State	2
39 Campbell Street	David Lennox's house	Lot 1, DP 83294	State	3
47 Campbell Street	Masonic centre	Lot 7, DP 67534	State	4
188, 188R (part of Church Street road reserve) and 195A Church Street, 38 Hunter Street and 83 Macquarie Street	Bicentennial Square and adjoining buildings	Lot 23, DP 651527, Lot 1, DP 1158833, Lot 7046, DP 93896, Lot L, DP 15108, Lot M, DP 15108	State	5
195 Church Street	St John's Pro-Cathedral	Part Lot 1 and Part Lot 2, DP 1110057	State	8
195 Church Street (rear of 47 Hunter Street)	Warden's cottage (verger's cottage)	DP 88548	State	9
opposite 196 Church Street Bicentennial Square	Centennial memorial clock		State	10
263 Church Street	Shops and offices	Lot 1, DP 136333	State	16
264 Church Street (corner of George Street)	Westpac bank	Lot 1, DP 952497	State	17
286 (rear), 288 and 290 Church Street	Sandstone and brick wall	Lot 1, DP 210616, Lot 1, DP 128501, Lot 5, DP 516126, Lot 2, DP 216665	State	18
349 (adjacent to) and 351 Church Street	Lennox Bridge		State	20
3 Darcy Street (also Argyle Street)	Parramatta Station	Lot 9, DP 733457	State	29
12 George Street	Court house tower	Sec 20 TOWNMAP	State	33
16 George Street	Former Rural Bank	Lot 1, DP 68450	State	34
69 George Street	Roxy Cinema	Lots 1 and 2, DP 76080	State	38
2a Hassall Street (corner of Station Street East)	Commercial Hotel	Lot 23, DP 746354	State	42
80–100 Macquarie Street	Convict barracks wall	Lot 65, Section 17, DP 758829	State	1
119 Macquarie Street	Leigh Memorial Uniting Church	Lot 1, DP 628809	State	46
1 O'Connell Street	St John's Cemetery	Sec 5, Town of Parramatta St	State	50

**Table 1: Heritage Items (not archaeological sites) – State listings**

Address	Item name	Property description	Significance	Item no on Heritage Map
		John's Cemetery Lot 5, DP 1023282		
O'Connell Street	Parramatta Regional Park	C6982 C9290 MS 80SY	State	53
2 Smith Street	Lancer Barracks group	Lot 396, DP 39627	State	61

**Table 2: Heritage Items (not archaeological sites) – Local listings**

Address	Item name	Property description	Significance	Item no on Heritage Map
1, 1A and 3 Barrack Lane, 174 Church Street, 71, 83, 85 and 126–130 George Street, 72, 74, 119 and 119A Macquarie Street, 72B, 72C, 76 and 80A Phillip Street and 18 and 25 Smith Street	Convict drain	Lots 101 and 102, DP 1110883, Lots 10 and 12, DP 856102, Lot 1, DP 791300, Lot 100, DP 607789, SP 19718, SP 74416, Lot 12, DP 1095329, Lot 3, DP 218510, Lot H, DP 405846, Lot 1, DP 628809, Lot 1, DP 626765, Lot 2, DP 877035, Lot 1, Section 26, DP 758829, SP 75329, Lot 226, DP 1103494, Lot 1, DP 1098507, Lot 2, DP 607011	Local	132
138 Church Street	Shop (former fire station)	Lot 409, DP 729616	Local	64
253 Church Street	Shop	Lot B, DP 380265	Local	66
255 Church Street	Shop	Lot 1, DP 587804	Local	67
281 Church Street	Shop	Lot 3, DP 610555	Local	74
287 Church Street	Shop	Lot 5, DP 25055	Local	75
289 Church Street	Shop	Lot 4, DP 25055	Local	76
291 Church Street	Shop	Lot 3, Section 24, DP 25055	Local	77
293 Church Street	Shop	Lot 2, DP 25055	Local	78
311–315 Church Street	Shop	Part Lot 2 (c), Sec 24, DP 161817, Lot 1, DP 739012	Local	80
317 Church Street	Shop	Lot 1, DP 87514	Local	81
321 Church Street	Shop	Lot 10, DP 541902	Local	82
325 and 327 Church Street	Shop	Lot 1, DP 784451, Lot 6, DP 539787	Local	84
330 Church Street	Former David Jones	Lots 2 and 3, DP 788637,	Local	86

**Table 2: Heritage Items (not archaeological sites) – Local listings**

Address	Item name	Property description	Significance	Item no on Heritage Map
	department store	Lot 101, DP 1031459		
333 Church Street	Shop	Lot 3, DP 825045	Local	89
52 George Street	DR Pringle's cottage	Lot 1, DP 702154	Local	97
40 Hunter Street (195 Church Street)	St John's parish hall	DP 88548	Local	105
41 Hunter Street	Two-storey residence	Lot 1, DP 27310	Local	106
21 Wentworth Street	Attached houses	Lot 5, DP 555797, Lot 7, DP 531926	Local	129

**Table 3: Heritage Items/Potential archaeological sites – State listings**

Address	Item name	Property description	Significance	Item no on Heritage Map
182 Church Street	Parramatta Town Hall and potential archaeological site	Pt Lot 1, DP 791300	State	6
188 Church Street (South East corner)	Murrays' Building and potential archaeological site	Pt Lot 23, DP 55292	State	7
197 Church Street	Shop and potential archaeological site	Lot 1, DP 710335	State	11
198, 200, 202, 204, 206, 208, 210, 212, 214 and 216 Church Street and 38–46 Macquarie Street	Horse parapet facade and potential archaeological site	Lot 1, DP 89790, Lot 1, DP 89558, Lot 1, DP 72798, Lot 1, DP 650150, Lots A and B, DP 404724, Lot 2, DP 627838, Lot 83, DP 1136983, SP 68158	State	12
213 Church Street (93–93a Marsden Street)	Telstra House (former post office) and potential archaeological site	Lots 1 and 2, DP 578322	State	13
215 Church Street	HMV (former Commonwealth Bank) and potential archaeological site	Lot E, DP 15013	State	14
223 and 235 Church Street	Former court house wall and sandstone cellblock and potential archaeological site	Lots 1 and 2, DP 205570, Lot 1, DP 329431	State	15
306 Church Street (corner of Phillip Street)	Former ANZ bank and potential archaeological site	Lot 10, DP 65743	State	19
10 George Street (corner of Marsden Street)	Brislington property, Moreton Bay fig tree and potential	Lot 2, DP 827963	State	32



<b>Table 3: Heritage Items/Potential archaeological sites – State listings</b>				
<b>Address</b>	<b>Item name</b>	<b>Property description</b>	<b>Significance</b>	<b>Item no on Heritage Map</b>
	archaeological site			
17 George Street	Marsdens Building and potential archaeological site	Lot 1, DP 598663	State	35
19 George Street	Woolpack Hotel and potential archaeological site	Lot 1, DP 74937	State	36
45 George Street	Shops and potential archaeological site	Lot 1, DP 701456, Lot L, DP 400566	State	37
85 George Street	Perth House property, Moreton Bay fig tree and potential archaeological site	CP SP74416	State	39
90 George Street	Shop and office and potential archaeological site	Lot 10, DP 860245	State	40
2 Horwood Place (48–50 George Street)	Redcoats' Mess House and potential archaeological site	Lot 2, DP 702154	State	43
175 Macquarie Street	Arthur Phillip High School and potential archaeological site	Lots 1 and 2, DP 115296	State	47
22A O'Connell Street	Parramatta hospital archaeological site	Part Lot 21, DP 1173876	State	31
14 O'Connell Street (16 Hunter Street)	Travellers' Rest Inn Group and potential archaeological site	Lot 14, DP 861082	State	51
24 O'Connell Street (Marist Place)	Marsden Rehabilitation Centre and potential archaeological site	Lot 1, DP 60568, Lot 1, DP 126895, Lots 5, 7, 8 and 12, Section 1, DP 758788, Lot 4, DP 1132683	State	52
2 Phillip Street (corner of Marsden Street)	Former St Andrew's Uniting Church, hall and potential archaeological site	Lots 1 and 2, DP 986344	State	55
34 Phillip Street	Willow Grove and potential archaeological site	Lot 1, DP 569139	State	56
44 Phillip Street	St George's Terrace and potential archaeological site	Lot 1, DP 742271	State	57
64, 66 and 68 Phillip Street	Barnaby's Restaurant and potential archaeological site	Lot 3, DP 591970, Lots 1 and 2, DP 128452	State	58
68A and 70 Phillip Street	Office and potential archaeological site	Lot 36, DP 1104223, SP 18038	State	59

**Table 4: Heritage Items/Potential archaeological sites – Local listings**

Address	Item name	Property description	Significance	Item no on Heritage Map
243, 245 and 247 Church Street	Parramatta House and potential archaeological site	Lot 1, DP 74622	Local	65
257, 259 and 261 Church Street	Shop and potential archaeological site	Lots 5 and 8, DP 239534, Lot 2, DP 527452	Local	68
267 Church Street	Shop and potential archaeological site	Lots 1 and 2, DP 400078	Local	69
269 Church Street	Shop and potential archaeological site	Lot C, DP 185864	Local	70
273 Church Street	Shop and potential archaeological site	Lot B, DP 324965	Local	71
275 and 277 Church Street	Shops and potential archaeological site	Lot 2, DP 709743, Lot 2, DP 331350, Lot E, DP 340000	Local	72
279 Church Street	Shop, office and potential archaeological site	Lot 10, DP 733123	Local	73
302 Church Street	Shop and potential archaeological site	Part Lot 1, DP 211499	Local	79
48 George Street	Civic Arcade (former theatre) and potential archaeological site	Lots 1–79, SP 159	Local	96
64 Macquarie Street	Kia Ora and potential archaeological site	Lot AY, DP 400258	Local	109

**Table 5: Archaeological sites – State listings**

Address	Item name	Property description	Significance	Item no on Heritage Map
Marsden Street	Parramatta Dam archaeological site weir		State	49

**Table 6: Archaeological sites – Local listings**

Address	Item name	Property description	Significance	Item no on Heritage Map
323 Church Street	Archaeological/terrestrial	Lot 4, DP 525338, Lot 4, DP 520361	Local	83
329 Church Street	Archaeological/terrestrial	Lot 1, DP 569483	Local	85
331 Church Street	Archaeological/terrestrial	Lot 2, DP 535192	Local	87
331A Church Street	Archaeological/terrestrial	Lot 2, DP 791693	Local	88
134–140 Marsden Street	Archaeological site	Lot 1, DP 953138, Lot 1, DP	Local	135

Table 6: Archaeological sites – Local listings				
Address	Item name	Property description	Significance	Item no on Heritage Map
		1079113, Lots 1 and 2, DP 213184, Lot 1, DP 61073, Lot 1, DP 539968, Lots 101, 102 and 103, DP 785428, Lots A, B and C, DP 82967		

### 3.3 Heritage significance

The significance of the Murray Brothers building and the nearest heritage-listed items is addressed below.

#### 3.3.1 *Murray's Building: 197 Church Street*

The Statement of Significance in the State Heritage Database is as follows:<sup>35</sup>

Association with notable events or people - Building or work associated with notable people. Namely the major department store of Murray Bros. Site possesses potential to contribute to an understanding early urban development in Parramatta. An important element of the buildings around Bicentennial Square, at the heart of Parramatta. National Trust (Parramatta Branch): Site has potential to contribute to an understanding of early urban development. - Association with notable people or events- Building or work associated with notable local people . Namely the major department store of Murray Bros. - An important element of the buildings around Bicentennial Square, at the heart of Parramatta.

It should be noted that the section fronting onto Marsden Street (ie 89 Marsden Street) is a recent office building and has no heritage significance in our view.

#### 3.3.2 *Telstra House (former Post Office): 213 Church Street*

The Statement of Significance in the State Heritage Database is as follows:<sup>36</sup>

Building at 213 Church Street is of significance for the Parramatta area for historical and aesthetic reasons and as representative example of a Victorian Mannerist building and a post office in the area. Built c. 1880, it makes a major contribution to the streetscape and it is an example of the work of notable architect James Barnett.

<sup>35</sup> <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240104>

<sup>36</sup> <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240110>

### 3.3.3 198-216 Church Street (corner Macquarie Street): horse parapet

The Statement of Significance in the State Heritage Database is as follows:<sup>37</sup>

The group collectively known as "Horse parapeted shops" is of significance for the Parramatta area for historical and aesthetic reasons and as representative example of Victorian Italianate shops in the area. Built c. 1881, it makes a major contribution to the streetscape and presents a landmark in the centre of Parramatta. This group of commercial buildings makes a major presence at a major intersection and demonstrates the commercial role of Parramatta in the nineteenth century. The site possesses potential to contribute to an understanding of early urban development in Parramatta.

### 3.3.4 HMV (former Commonwealth Bank)

The Statement of Significance in the State Heritage Database is as follows:<sup>38</sup>

Building at 215-217 Church Street, built c. 1927, is of significance for Parramatta area for historical and aesthetical reasons and as a representative example of Inter-War Stripped Classical architectural style building that demonstrates the commercial role of Parramatta in the twentieth century. The site possesses potential to contribute to an understanding of early urban development in Parramatta.

### 3.3.5 Centennial Memorial Clock

The Statement of Significance in the State Heritage Database is as follows:<sup>39</sup>

Association with notable events or people - Monuments. National Trust (Parramatta Branch):  
Association with notable people or events- monuments.

In Rappoport's additional assessment, given the history, design and relative uniqueness of the structure in the Sydney context, the Clock clearly has historical, associational, aesthetic, social, technical/research, rarity and representative cultural significance.

### 3.3.6 Bicentennial Square (Centenary Square) and adjoining buildings

The State Heritage Database listing for this site is made up of the listings of the various items composing it. Given the rich history of the site as described in Section 2.2 above, in Rappoport's assessment the site clearly has historical, associational, aesthetic, social and representative cultural significance.

<sup>37</sup> <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240109>

<sup>38</sup> <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240111>

<sup>39</sup> <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240107>



### 3.3.7 *St John's Cathedral: 195 Church Street*

The Statement of Significance in the State Heritage Database is as follows:<sup>40</sup>

St John's Cathedral is of state significance as the oldest church site and continuous place of Christian worship in Australia, dating from 1803; as one of the two oldest parishes proclaimed in Australia in 1802; for potential archaeology of the 1803 parish church of St John's that was the first parish church built in Australia, and for the historical significance and rarity of the two towers built in 1817-19 by Governor Macquarie and his wife Elizabeth that are the only surviving fabric of the first church of St John's, the oldest remaining part of any Anglican church in Australia and a rare surviving legacy of Governor Lachlan and Elizabeth Macquarie to the built environment of NSW.

Governor King's 1802 proclamation of the first two parishes of the colony of NSW -- St John's Parramatta and St Phillip's Sydney -- demonstrated the colony's early spiritual development and the formal recognition of the Church of England as the recognised denomination of the colony. The present St Johns' parish church (now Cathedral) is built on the site of the first (1803) parish church, whereas the present St Phillip's Church, York Street, Sydney has moved from the site of the first (1809) St Phillip's parish church that was built at nearby Lang Park.

### 3.3.8 *Old Government House: Parramatta Park*

The Summary Statement of Significance in the Australian Heritage Database is as follows:

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

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

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

<sup>40</sup> <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5060990>

and botanical endeavours.

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

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

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

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

## 4.0 ARCHAEOLOGICAL ISSUES

### 4.1 Archaeological potential

The GML report addresses the archaeological potential from each historical phase, the degree of disturbance of the site and the likelihood of remains being found.

A range of remains may be found dating from Phases 1 through 4, including:

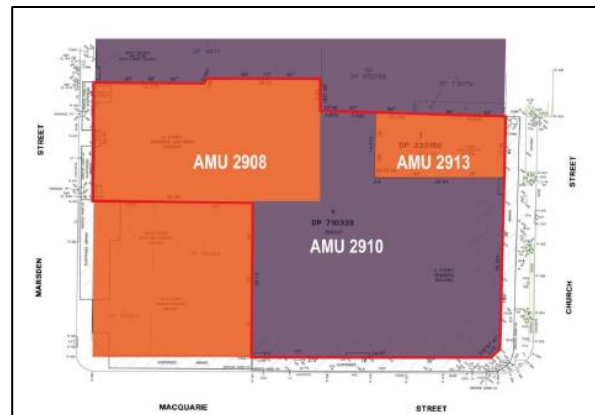
- remains of known or unrecorded buildings, such as postholes, foundations or foundation trenches;
- evidence of external spaces, such as paving, rubbish or ecological samples;
- artefacts associated with site use, such as household and other objects; and
- evidence of street, lane or lot boundaries and alignment, such as kerbs, paving or fencing.

The degree of disturbance across the site is likely to vary. The current building fronting Marsden Street has significant basement areas which have caused major disturbance, while the Murray Brothers building and the building to its north have no basements but even so they are likely to have caused some disturbance, as would the installation of services.

On this basis the GML report assesses the archaeological potential of the site as shown in Figure 29.



**Figure 29.** Archaeological potential of site as assessed in GML report. Key: Green: archaeological potential. Grey: no archaeological potential.<sup>41</sup>



**Figure 30.** PHARMS assessment of archaeological potential. Key: Orange: no archaeological potential or significance. Purple: high archaeological potential and State significance.<sup>42</sup>

The *Parramatta Historical Archaeological Landscape Management Study (PHALMS)* divides the subject site into three Archaeological Management Units (AMUs), as shown in Figure 30, and comments as follows:

<sup>41</sup> GML report, p. 32

<sup>42</sup> GML report, p. 6

- AMU 2908: This AMU has no current archaeological research potential... The physical archaeological evidence within this area is unlikely to include major historic themes and current research questions. Archaeological evidence at this site is likely to be totally removed. This AMU has no archaeological significance.
- AMU 2910: This AMU has high archaeological research potential... The physical archaeological evidence within this area may include built landforms, structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts which have potential to yield information relating to major historic themes, including Commerce, Convicts, Religion, Land Tenure, Townships and Education. Archaeological evidence at this site is likely to have been subject to major disturbance in some areas. This AMU is of State significance.
- AMU 2913: This AMU has no current archaeological research potential... The physical archaeological evidence within this area is unlikely to include archaeological features which have potential to yield information relating to major historic themes and current research questions. Archaeological evidence at this site is likely to be totally removed. This AMU has no archaeological significance.

#### 4.2 Archaeological and heritage significance

The following assessment of significance is quoted from the GML report:

During Phase 1 (1788–1823) the subject site is associated with the earliest European settlement of Parramatta. Historical archaeological remains from this earliest period relating to the convict settlement of the township, such as the convict huts and any associated deposits, would be of **State** significance.

The lot on the corner of Church and Macquarie Streets is also the site of the first government school in Australia, established in 1810. Any remains of the early school building are likely to be of **National** significance for their historic rarity and representative values.

Historical archaeological remains from Phase 2 (1823–1858) are likely to be of **State** significance. Evidence of the residential development of the subject site through this period may survive.

The brick Primitive Methodist Church (later the Salvation Army Barracks) dating to Phase 3 (1858–1925) are [*sic*] likely to be of **State** significance. Other historical archaeological remains dating to Phase 3, including the sandstone building of St Johns Grammar School (active until 1900), the AJS Bank or any residential development on the site would be of **local** significance.

Remains associated with Phase 4 (1925-present) are likely to have **no** archaeological significance.

This distribution of significance across the site is shown in Figure 31.





Figure 31. Likely significance patterns on the subject site as assessed in GML report. Key: Blue: national. Violet: state. Indigo: local. Grey: none.<sup>43</sup>

### 4.3 Procedure

#### 4.3.1 Archaeological assessment

The State Heritage Register sheet for AMU 2910, being the section of the site most likely to contain significant archaeological remains, stipulates under ‘Recommended Management’ that an archaeological assessment be carried out.<sup>44</sup>

Similarly, the document *Historical Archaeology in Parramatta* (Parramatta City Council, August 2005) notes that:

Sites that are of state significance will almost always require an archaeological assessment. Sites that are of no significance almost always require no further action. Requirements for sites that are of local significance will vary based upon the likelihood of finding relics on the site.

Rappoport regards the likelihood of finding relics on the subject site as high and therefore expects that a full archaeological assessment will need to be carried out.

#### 4.3.2 Excavation

Section 139 of the *Heritage Act 1977* (the Act) requires that:

<sup>43</sup> GML report, p. 34

<sup>44</sup> <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageltemDetails.aspx?ID=2242910>

(1) A person must not disturb or excavate any land 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 unless the disturbance or excavation is carried out in accordance with an excavation permit.

(2) A person must not disturb or excavate any land on which the person has discovered or exposed a relic except in accordance with an excavation permit.

Section 146 of the Act requires that:

A person who is aware or believes that he or she has discovered or located a relic (in any circumstances, and whether or not the person has been issued with a permit) must:

(a) within a reasonable time after he or she first becomes aware or believes that he or she has discovered or located that relic, notify the Heritage Council of the location of the relic, unless he or she believes on reasonable grounds that the Heritage Council is aware of the location of the relic, and

(b) within the period required by the Heritage Council, furnish the Heritage Council with such information concerning the relic as the Heritage Council may reasonably require.

Thus if excavation is required in a known archaeologically sensitive area of the site, a permit in accord with Section 140 of the Act would be required. This may entail the appointment of an archaeologist to watch the digging and excavation, record any findings and provide both the findings and their summary report upon completion to the Office of Environment & Heritage.

Mr Edward Higginbotham of Edward Higginbotham & Associates, an archaeologist with extensive experience in and knowledge of Parramatta, recommends the following procedure:

Stage		Estimated time
1	Carry out archaeological assessment (assuming cleared site)	4 weeks
2	Apply for and receive permit to excavate	4-8 weeks
3	Investigation	4-8 weeks

#### 4.4 Management of remains

The extent and nature of any remains, and the nature of any conservation required, would only be determined by the Office of Environment & Heritage at the end of the above-described process.

The State Heritage Register sheet for AMU 2910 states under 'Recommended Management' that 'interpretation, promotion and/or education' be carried out.<sup>45</sup>

Mr Higginbotham co-authored the 1989 document *The Future of Parramatta's Past: An Archaeological Zoning Plan 1788–1844*, which lists the subject site as item 84 in the Parramatta Central area, and recommends the following management:

Once the archaeological investigation is completed, there may be a requirement for archaeological remains to be conserved *in situ*, either completely or in part. This requirement will be based on... their survival and present condition, archaeological potential and cultural significance.<sup>46</sup>

Generally any discovered remains are likely to fall into the following categories:

- Items of minor significance: these are likely to be approved for removal and could then be displayed interpretively on site, or described in signage.
- Large items of major significance or intact items of State significance: these may be required to be conserved *in situ*. This and the requirement to carry out interpretation then implies:
  - adjustment of the proposal to avoid physical impact on the relevant location both horizontally and vertically, potentially requiring the conservation of a layer of soil below the archaeological remains;
  - retention *in situ* without public exposure but with descriptive signage, or creation of a publicly visible conserved archaeological site;
  - removal of significant items during works and reinstatement upon completion.

Examples of the treatment of discovered remains in the Parramatta area are shown below.

<sup>45</sup> <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2242910>

<sup>46</sup> Quoted in GML report



**Figure 32.** Enclosure showing visible remains *in situ* and interpretive signage, Justice Precinct, Parramatta.<sup>47</sup>



**Figure 33.** Display showing artefacts and interpretive signage, Justice Precinct, Parramatta.<sup>48</sup>



**Figure 34.** Cabinet displaying artefacts and interpretive signage, Meriton Apartments, 180 George Street, Parramatta.<sup>49</sup>



**Figure 35.** Convict barrel drain *in situ*, 126-26 George Street, Parramatta.<sup>50</sup>



**Figure 36.** 1820s well, rebuilt in foyer of new building, Barrack Lane, Parramatta.<sup>51</sup>



**Figure 37.** Interpretive signage, remains of Lord Nelson Hotel, 95-101 George Street, Parramatta.<sup>52</sup>

<sup>47</sup> <http://www.bates-smart.com/bates-smart/projects/sectors/community-culture/courtyard-pavilions-parramatta-justice-precinct>

<sup>48</sup> *Ibid*

<sup>49</sup> Heritage Council of NSW, *Parramatta Archaeological Sites Walking Tour Brochure*

<sup>50</sup> *Ibid*

<sup>51</sup> *Ibid*

<sup>52</sup> *Ibid*



## 5.0 THE SETTING

The site at 197 Church Street is located at the corner of Church Street and Macquarie Street, extending through to Marsden Street. This location is at the centre of downtown Parramatta, between Centenary Square and the Church Street pedestrian mall, and the Church Street café/restaurant precinct, with considerable pedestrian traffic along Church Street.

The site is occupied by buildings and additions once occupied by the Murray Brothers department store, consisting of a two-storey masonry building occupied by shops on the Church Street and Macquarie Street sides and a four-storey masonry addition at 89 Marsden Street; and a concrete building at 207-209 Church Street.

The following photographs taken by Rappoport Pty Ltd in February 2015 indicate the nature of the setting.



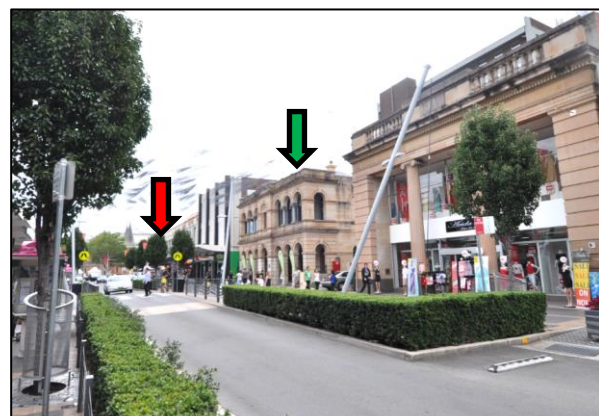
**Figure 38.** Northwestwards view at corner of Church and Macquarie Streets showing former Murray Bros building.



**Figure 39.** Detail of Murray Bros building from east.



**Figure 40.** Westernmost section of Macquarie Street façade of Murray Bros building, where a new vehicle entry may be located.



**Figure 41.** Southwards view along Church Street, with location of Murray Bros building indicated by red arrow, Post Office building by green arrow and spires of St John's Church visible beyond..



**Figure 42.** Northeastwards view at corner of Marsden and Macquarie Streets showing Macquarie Street façade of Murray Bros (red arrow) building and Marsden Street façade of later addition (green).



**Figure 43.** Marsden Street façade of addition to Murray Bros.



**Figure 44.** Northwards view of Church Street from Macquarie Street with former Murray Bros building at left.



**Figure 45.** Westwards view along Macquarie Street with former Murray Bros building indicated by arrow.



**Figure 46.** Northwards view along Church Street mall with Murray Bros building indicated by arrow.



**Figure 47.** Northwards view along Church Street mall from slightly further south than Figure 46, with Murray Bros indicated by red arrow and St John's Church by green.





**Figure 48.** Westwards view along Macquarie Street with Murray Bros building indicated by red arrow.



**Figure 49.** Southward view along Church Street with approximate position of subject site indicated by arrow (beyond buildings).

## 6.0 THE PROPOSAL

The Planning Proposal is to create regulatory conditions permitting the construction at this significant central urban site of a mixed residential and commercial building of up to 250 metres in height.

The design shown would involve:

- Demolition of the former Murray Brothers building at the corner of Church Street and Macquarie Street. Three options are addressed below: (a) complete demolition (b) carefully dismantling sections of the Church and Macquarie Street facades and re-using them in the new development (c) retention of these facades in situ;
- Demolition of the non-heritage building at 207-209 Church Street;
- Demolition of the non-heritage building at 89 Marsden Street (rear of 197 Church Street);
- Construction of a residential/commercial tower including underground carparks;
- Archaeological investigation of those sections of the site deemed to have archaeological potential following professional assessment. Two options are addressed below: (a) significant remains are found (b) no significant remains are found.
- Depending on whether significant remains are found, and the advice from the Office of Environment & Heritage as to their required treatment (for example, conserve *in situ*), include commercial space on the ground floor and/or public space including a heritage/archaeological interpretive aspect.

Drawings (by Robertson & Marks, Architects, received by Rappoport on 4 March 2015) showing an example of the design for such a structure are submitted with this Planning Proposal and are shown at small scale below.





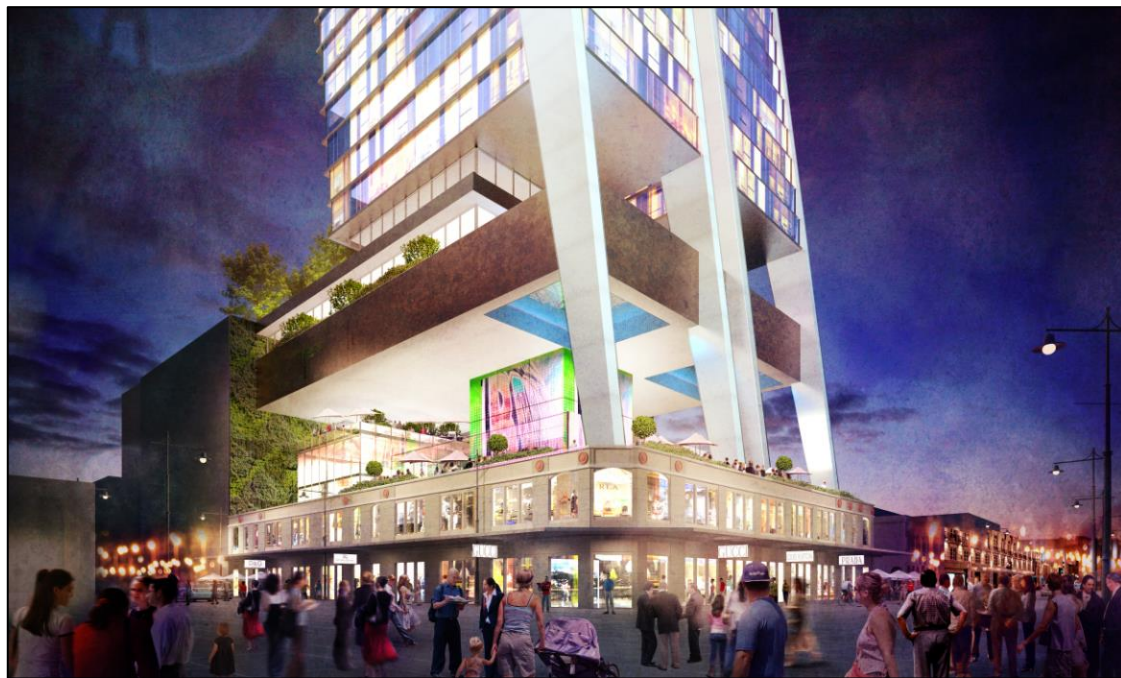
**Figure 50.** 3D impression of general view south, with Church Street and nominal tall building at right and other possible future buildings at left.



**Figure 51.** Piazza option 1. Northwestwards view from Macquarie Street at corner Church Street (assuming complete demolition of Murray Bros building and various shops in public open space).



**Figure 52.** Piazza option 2. Northwestwards view from Macquarie Street at corner Church Street (assuming retention of first floor of Murray Bros building with large 'glass box' store behind.).



**Figure 53.** Piazza option 3. Northwestwards view from Macquarie Street at corner Church Street (assuming retention of ground and first floor of Murray Bros facades with various shops behind).





**Figure 54.** 3D impression of view south along Church Street with nominal tall building at centre, indicating impact on streetscape.

## 7.0 CONSIDERATION OF IMPACT

As the proposal is to vary the building height and Floor Space Ratio development standards of the Parramatta City Centre Local Environmental Plan 2007, we do not consider the proposal's compliance with that document. While, as noted above, there are items of State heritage within the vicinity of the subject site, application or assessment under Sections 57 and 60 of the Heritage Act 1977 is not required unless the State item itself is being altered (though the proposal should still be submitted for consideration by the Office of Environment & Heritage).

The impact of the proposal is therefore considered from two principal viewpoints: that of guidelines set down by the Heritage Division of the NSW Office of Environment & Heritage, and that of the Parramatta Development Control Plan 2011, which serves to raise the heritage-related issues normally applying to a development proposal. The various options available for management of potential archaeological and heritage items are also considered.

### 7.1 Heritage Division questions

The NSW Heritage Division guidelines for the preparation of Statements of Heritage Impact require that certain questions be addressed. We do so in Table 7 below.

Table 7 : Assessment against Heritage Division questions	
Question	Assessment
Demolition or partial demolition	
Have all options for retention and adaptive re-use been explored?	The property at 207-209 Church Street is not a heritage-listed item and has no heritage significance in our view.
Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?	The section of 197 Church Street fronting onto Marsden Street (ie 89 Marsden Street) is a recent building which has no heritage significance in our view. The project requirements cannot be met in the existing former Murray Brothers building, which is too small to make efficient economic use of its position in the centre of a growing city.
Can all the significant elements of the heritage item be kept and any new development be located elsewhere on the site?	<p>Three options are being considered:</p> <ol style="list-style-type: none"> <li>1. Complete demolition. Complete removal of this heritage-listed building would remove all evidence of this building and in our view significantly alter the character of the streetscape and the junction. Rappoport does not identify any adequate compensatory heritage measures that might be taken. However, should complete demolition be proposed and approved, a Photographic Archival</li> </ol>

Table 7 : Assessment against Heritage Division questions	
Question	Assessment
	<p>Recording would represent some conservation of significance (see point 3 below).</p> <p>2. Demolition and relocation. Sections of the carefully dismantled Church and Macquarie Street facades would be relocated in the new development. In Rappoport's view this would not represent best heritage practice and risks approaching 'facadism'. At best this retains a minor proportion of the building significance.</p> <p>3. Partial demolition, retaining only the Church and Macquarie Street first floor facades and the columns below, in their current location. In our view retaining these facades would represent the best method of preserving a significant measure of the building's significant fabric and of its contribution to the character of the streetscapes, junction and city. However, Council may take the view that these facades may not be able to be appropriately integrated with the redevelopment of the site, in which case their removal to allow for the next stage of development might be practical. In such a case a Photographic Archival Recording prior to demolition would be essential.</p>
Change of use	
Does the existing use contribute to the significance of the heritage item?	The proposal is for a building combining residential and commercial space. While the existing commercial use does contribute to the Murray Brothers building's significance, and while the proposal continues this historical use, restricting a new tall building exclusively to commercial use is not considered optimal or feasible, and would not provide for the 'proper management and development of ... cities [and] towns, or promote the 'orderly and economic use of and development of land' as provided for in Section 5(a) of the <i>Environmental Planning and Assessment Act 1979</i> .
Why does the use need to be changed?	
What changes to the fabric are required as a result of the change of use?	The internal layout and structure of the existing buildings on the site would not be suitable or adaptable to the proposed usage. Demolition of at least that part of the former Murray Brothers building behind its Church and
What changes to the site are required as a result of the change of	



Table 7 : Assessment against Heritage Division questions	
Question	Assessment
use?	Macquarie Streets facades would be required, as well as demolition of the building at 207-209 Church Street. The site would also require additional vehicle access.
New development adjacent to a heritage item	
How is the impact of the new development on the heritage significance of the item or area to be minimised?	In no option (demolition, demolition and partial relocation or partial demolition of the existing building) would the footprint of a proposed building occupy the whole site. This affects the kind and extent of impact as follows:
How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	<ol style="list-style-type: none"> <li>1. Even if some of the ground floor level is occupied by commercial space, most of bulk of the kind of building envisaged would be well off the ground. Ground floor shops would impact the streetscape and area no more than other low-scale buildings, while the main bulk of the tower would not be read as part of the streetscape. In our view this tall kind of building begins to transcend normal concepts of 'vicinity', 'proximity' and even 'scale', largely occupying a stratum of airspace historically untouched by and separate from the built environment, and as such having far less impact upon it. See Figure 54 for impression of ground level view.</li> <li>2. The creation of new open space at ground level would provide new curtilage and thus views to adjacent and nearby heritage items (for example the former Post Office, the 'horse parapets' at 198-216 Church Street).</li> <li>3. Such open space could be used as heritage and/or archaeological interpretive space (depending on what, if any, remains are discovered), thus enhancing the site's significance and reducing any heritage impact.</li> </ol>
How does the new development affect views to, and from, heritage items? What has been done to minimise negative effects?	No significant views are obstructed by the proposal. See the last item in Table 8 and Section 7.3.4 below for discussion.
Will the public, and users of the item, still be able to view and appreciate their significance?	Regarding the Murray Brothers building, this would be at least partly demolished. In the event of full demolition, appreciation of the building would be available only through interpretive means such as photographs. Relocation of parts of the facades would convey a small proportion of the building's significance at best and would not be regarded as best practice. In Rappoport's opinion retention of the Church and Macquarie Street facades <i>in</i>

Table 7 : Assessment against Heritage Division questions	
Question	Assessment
	<p><i>situ</i> would permit appreciation of the building's most significant aspects, though it is recognised that Council may not share this view.</p> <p>Should significant archaeological remains be found, the display and/or interpretation of these would enhance the public's opportunities to appreciate the site's significance. The effects of construction procedures aside, no other heritage items in the vicinity need be physically affected or visually obstructed by the proposal.</p>
Is the development sited on any known, or potentially significant archaeological deposits?	The site has archaeological potential. An archaeological assessment and investigation are to be carried out and appropriate measures taken.
Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?	See discussion in Table 8.
Will the additions visually dominate the heritage item? How has this been minimised?	

## 7.2 Parramatta Development Control Plan 2011

While this report considers the heritage impact of a planning proposal rather than a development proposal, the Development Control Plan serves to raise the heritage issues of concern to Parramatta City Council

Table 8 : Assessment against Parramatta Development Control Plan 2011 (PDCP)	
Control	Assessment
<b>Section 3.5 Heritage</b>	
<p>3.5.1 – Objective O.2 Retention and reinforcement of the attributes that contribute to the heritage significance of items, areas and their settings.</p>	<p>The heritage significance of the many listed items in the vicinity would in our view be minimally impacted by the proposal. The proposal would have no physical impact on any listed items other than the former Murray Brothers building. While the proposed tower would be visible from many heritage items, on the whole they would be sufficiently distant from it to not be directly dominated by it, and they would remain visible, legible and appreciable from the public realm. The view along Church Street would be largely unchanged at ground level (see Figure 54). The proposal's impact on Old Government House is considered separately below.</p>

Table 8 : Assessment against Parramatta Development Control Plan 2011 (PDCP)	
Control	Assessment
	<p>The proposal would impact on the setting of those heritage items within <i>close</i> proximity, such as those listed in Section 3.3 above, in as much as it would be visible above or behind such items from certain viewpoints. It should be noted, however, that this planning proposal is made in the context of the changing nature of Parramatta and indeed of urban centres in the modern era. Due to technological change, rapid urbanisation and economic pressure, the option of restricting urban development to the relatively low stratum occupied by the traditional built environment, especially a 19<sup>th</sup> or pre-war 20<sup>th</sup> Century built environment, is being superseded: changes to setting are to some extent inevitable, often exciting and must be weighed against other changes affecting significance. In this light Rappoport's view is that as long as the original fabric, character and visibility of individual items is retained (as they would be in this proposal), some alterations to setting can be acceptable. A clearly contemporary structure juxtaposed with an unaltered, visible and legible heritage item would in our view be in accord with the principles of the <i>Burra Charter</i> (such as Article 22.2 requiring new work to be readily identifiable.) We therefore do not view the proposal as necessarily causing more than minimal loss of significance to items in close proximity. See Figure 54 for view at ground level.)</p>
<p>3.5.1 – Objective O.4 Development that is compatible with the significance and character of the area.</p>	<p>As noted, three options are under consideration regarding the former Murray Brothers building:</p> <ol style="list-style-type: none"> <li>1. Complete demolition: this would have a strong impact on the significance and character of the streetscapes, area and city.</li> <li>2. Careful dismantlement of the Church and Macquarie Street facades and relocation of parts within the new development. The impact on the area would depend partly on where and how the parts were relocated. Generally this would not represent genuine conservation of character and would at best conserve a very small proportion of the area's significance and character.</li> <li>3. Retention of only the Church and Macquarie Streets facades: this would have minimal impact on the streetscapes, areas and city. The proposed building has moderate impact on significance at street level. One option is to retain the façade of the Murray Brothers building, which, if archaeological remains are found and either retained in situ or exhibited</li> </ol>

Table 8 : Assessment against Parramatta Development Control Plan 2011 (PDCP)	
Control	Assessment
	<p>interpretively, would give the site a new role in telling Parramatta's and the site's evolving story.</p> <p>Regardless of whether significant archaeological remains are found, or of whether they are required to be conserved in situ, creation of a public space with an interpretive heritage (and/or archaeological) aspect would in our view not only help to minimise impact on significance but enhance such significance.</p> <p>Further, as noted in Section 2.2 above, the precinct around this street junction has been highly significant in Parramatta's history and social life. As shown in Figure 6 to Figure 13, until at least the 1950s part of the junction's character derived from the landmark quality of St John's Church, whose twin spires rose above most other buildings in town and marked the city centre for miles around. Development since then has surrounded the Church with high-rise office blocks, removing the city's original landmark and detracting from the significance of this junction. The proposal for a tall 'iconic' building would thus restore a landmark to this significant and deserving location, providing continuity in what planners/architects such as David Lynch and Aldo Rossi regard as the highly important 'image' and iconographic quality that forms residents' understanding of their city.<sup>53</sup></p>
Design principles	<p>The PDCP sets down principles with regard to Scale, Form and Materials and Finishes among other criteria, which emphasise the need to respect, be compatible with and not overwhelm heritage buildings. As noted above, given the very contemporary nature and purpose of the proposal, in our view this conventional relationship to heritage items does not apply. The proposal's height in particular effectively removes much of the building's bulk from the setting of the heritage items in the vicinity. As required in Article 22.2 of the <i>Burra Charter</i>, it is also clearly identifiable as contemporary: where it does become part of heritage settings it stands clearly apart from the heritage items within them. The design shown herein, with a central core contacting the ground and much of the bulk lifted above it, reduces the building's presence at street level. A dramatic form such as the 'boomerang' form in the example shown, is reflective of contemporary technology and post-modern style and further dissociates the proposed building from the normal space in which</p>
<p><i>Design Controls:</i>  <i>Development near Heritage Items</i>            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 of that heritage item and its setting.</p>	
<p><i>Design Controls: New Buildings</i>            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.</p>	

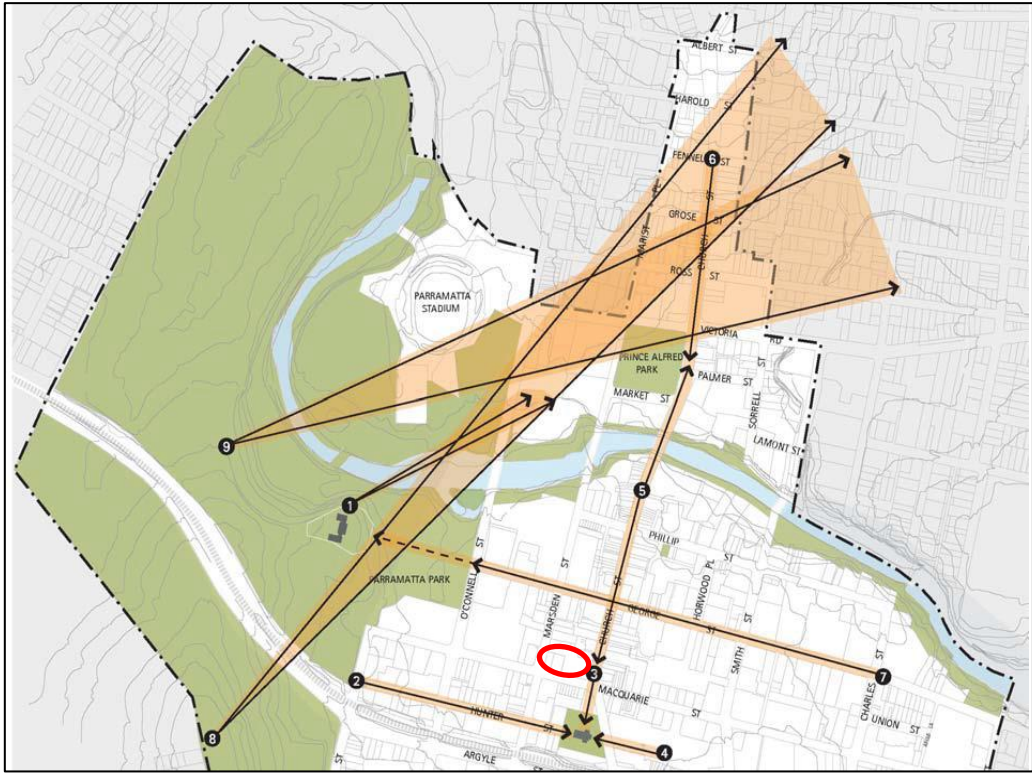
<sup>53</sup> David Lynch, *The Image of the City*; Aldo Rossi, *The Architecture of the City*.

<b>Table 8 : Assessment against Parramatta Development Control Plan 2011 (PDCP)</b>	
<b>Control</b>	<b>Assessment</b>
	heritage discourse occurs, in our view leaving that realm largely intact (see Figure 54).
<i>Design Controls: Existing Buildings</i> C.4 Retain all buildings and structures that explain the history of the area and contribute to its significance.	<p>The site contains two contemporary structures, namely that at 207-209 Church Street and the addition to 197 Church Street fronting onto Marsden Street, neither of which have heritage significance in our view.</p> <p>The original Murray Brothers building is, however a listed heritage item, and while the ground floor Church and Macquarie Street façades have been significantly altered over time , the first floor facades are largely intact and of heritage value. The option of retaining the first floor façades, as well as the original columns on the ground floor facades, is favoured by Rappoport. This would not only help to render the site historically legible but go some way to preserving the streetscape, including the relationship to other buildings such as the other Murray’s building at 188 Church Street. Demolishing and relocating portions of these facades would at best conserve a minor proportion of the significance of the area and would not explain the site’s history or be considered best practice.</p>
<b>Section 4.3.3 Parramatta City Centre</b>	
The broad objectives for the Parramatta City Centre [include]... To provide for the conservation and interpretation of Parramatta’s heritage.	<p>The option of entirely demolishing the former Murray Brothers building would not meet this objective. Demolishing and relocating portions of the Church and Macquarie Street facades would not allow for accurate interpretation of Parramatta’s heritage. Conservation of these facades in situ, however, would go a long way towards conserving and allowing interpretation of Parramatta’s heritage, and we believe a design solution permitting such conservation can be found. At the same time, Rappoport acknowledges the design challenges involved in integrating these facades into this planning proposal and into the vision Council may have for a contemporary city centre.</p> <p>The subject site is a potential archaeological site with a history probably including convict huts and definitely including the first state school in Australia, as well as other known structures such as the Primitive Methodist Church and the AJS Bank, and possibly other, unknown structures. Should significant artefacts or remains be discovered, and depending on their nature, they may or may not be required to be conserved <i>in situ</i>. If significant or</p>



Table 8 : Assessment against Parramatta Development Control Plan 2011 (PDCP)	
Control	Assessment
	interesting artefacts are discovered which are not required to remain <i>in situ</i> , Rappoport would recommend incorporating them in an interpretive display within a publicly accessible space. Even if no items of interest or significance are found, given the site's history and its connections to Parramatta's pattern of development, Rappoport would still recommend creating a public interpretive space telling the site's story, thus not only contributing to the conservation and interpretation of Parramatta's heritage but weaving the proposed building into that heritage.
<p><b>4.3.3.4 Views and View Corridors: Objectives</b></p> <p>O.1 – To maintain and enhance views from the city centre to significant heritage or natural features.</p>	<p>PDCP Figure 4.3.3.4 (below) shows those views to heritage or natural features considered significant. As can be seen, the proposed building does not stand in the direct path of any significant view. The views most nearly impacted are north and south along Church Street. The PDCP notes that these views include 'view of ANZ Dome and heritage buildings, St John's Church spires to the south and St Peter's Church' and describes the significance as 'historic main street and approach. Relatively consistent scale and setback of streetscape.' The proposed building would not block views to any of the items mentioned. It would, however, enter certain views and affect experience of scale. However, as discussed above, the nature and height of the design would effectively remove most of the building from the streetscape view (see Figure 54). At street level the main impact would be caused by the angled piers which, however, would be located behind the Murray Brothers building façade and thus be a peripheral but identifiably and dramatically contemporary addition to the view. In conjunction with retention of the Murray Brothers façade, in our view the overall impact would be positive from a heritage viewpoint. Rappoport recognises that removal of the façade may have urban design and perhaps other benefits, as opposed to heritage benefits.</p>

**Table 8 : Assessment against Parramatta Development Control Plan 2011 (PDCP)**

Control	Assessment
	 <p data-bbox="654 1075 941 1108">Figure 4.3.3.4 Historic Views</p> <p data-bbox="502 1115 1093 1146">The location of the subject site is indicated by the red oval.</p>

**7.3 Specific issues**

**7.3.1 Archaeology and interpretation**

As noted above, the site has a rich architectural history reflective of important stages in its and Parramatta’s development, from convict huts to schools to banks and churches, and thus has archaeological potential. An archaeological assessment and investigation is to be carried out and appropriate measures taken depending on their outcomes. As also noted above, the ‘recommended management’ for AMU 2910 includes an interpretive element.

Should significant remains be found which are required to be conserved *in situ*, Rappoport favours the option of creating an interpretive heritage space accessible by the public, with the conserved items on display, for example by means of a protective but trafficable glass floor and appropriate signage, artworks, etc.

The same kind of public space is favoured by Rappoport should significant or interesting items be found which may be removed from the ground. These should be displayed in appropriate manners together with signage telling the story of the site.

Indeed the same kind of public space is favoured even if no items or remains are found. Given the site's history the proposal creates an opportunity for an exciting heritage space in downtown Parramatta which tells the story of the site and of the city, as well as weaving the proposed building into Parramatta's fabric and balancing such minor impact as it may have on the streetscape and the significance of the heritage buildings in the vicinity.

### 7.3.2 *The street facades of the Murray Brothers building*

Three options are under consideration: demolishing the entire Murray Brothers building (see Figure 51); demolishing the building and relocating portions of the Church Street and Macquarie Street facades; and retaining those facades. While we recognise that there may be architectural, commercial and urban design arguments in favour of the first two options, we do not identify strong heritage arguments to this effect. Rappoport favours retaining the two abovementioned facades; the Marsden Street façade and the building at 207-209 Church Street, however, have no heritage significance in our view. Conserving the Church and Macquarie Street facades would preserve a considerable portion of the building's significance and the character of the streetscape and vicinity, form a visible part of the site's, the junction's and the city's story, provide a low-scale enclosing boundary between the street and any on-site public space and mediate between the public realm and any proposed contemporary building (see Figure 53).

### 7.3.3 *Vehicle access*

Access to the proposed building by private and commercial vehicles would be via a one-way system flowing between Macquarie Street and Marsden Street. This raises two issues:

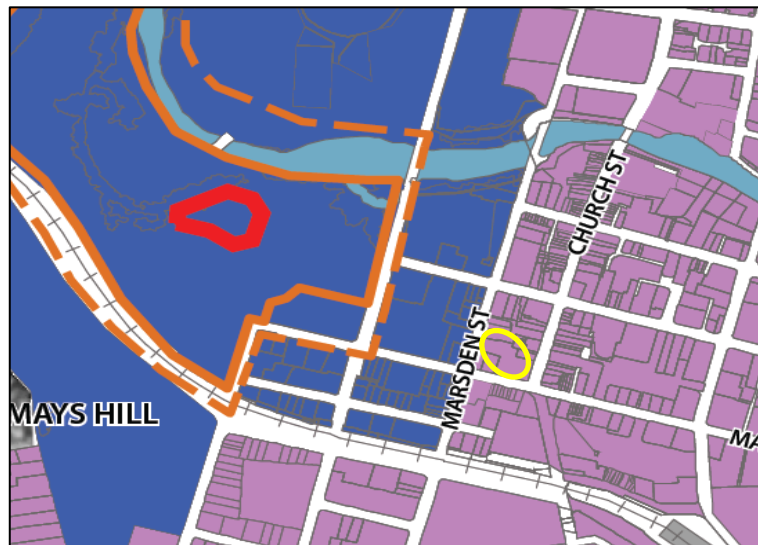
- The location of the driveway off Marsden Street will have no heritage or archaeological impact, given the lack of heritage significance in the structure at 89 Marsden Street and the lack of archaeological potential of this portion of this site as identified above. However the location of the driveway off Macquarie Street could intrude on areas deemed to have archaeological potential. We are advised by the architects and traffic consultants that the driveway can be located so as to avoid significant remains that may be found.
- An opening would have to be created in the Macquarie Street façade of the Murray Brothers building. Given that much of the existing ground floor façade is not original and given the height of the existing awning (approx. 4.16m above street level), it seems likely that such an opening can be introduced with minimal heritage impact. Should an opening taller than the existing awning be required, Rappoport is confident that a solution of minimal heritage impact can be found.

### 7.3.4 Views from Old Government House

The Old Government House located in Parramatta Park is an item of both National and World heritage. Views from it are protected as described in Part 2 of *Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values: Technical Report* (DPCIGH), published in 2013 by the Commonwealth Department of Sustainability, Environment, Water, Population and Communities.

The map in Figure 55 below shows areas classed as 'highly sensitive' or 'sensitive' with regard to the impact of items within them on views from Old Government House. As can be seen, the subject site is within the 'sensitive' area. As stated in the document, 'sensitive' areas of the city 'are those areas which appear in the middle ground of a view, or which do not feature within an important viewcone. Development in these areas may have some impact, but there is **no risk of resulting in a significant impact** upon the World and National Heritage values.'

Thus the proposal's location within the 'sensitive' rather than the 'highly sensitive' zone ensures that regardless of its height or design, it would not be considered to have significant impact on the cultural significance of Old Government House.



**Figure 55.** Map of areas of view sensitivity, showing Old Government House site outlined in red and location of subject site indicated by yellow oval. Key: Blue: highly sensitive; Violet: sensitive.<sup>54</sup>

<sup>54</sup> DPCIGH, p. 81

## 7.4 Summary

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

Table 9 : Assessment of general impact	
Aspect	Assessment
Aspects of the proposal which respect or enhance the heritage significance of the item or conservation areas.	<ul style="list-style-type: none"> <li>• The proposal would in Rappoport's view most respect the Murray Brothers Building by retaining its Church and Macquarie Street facades, in which the bulk of its significance lies.</li> <li>• The proposal would respect the heritage significance of heritage items in the vicinity by not obstructing significant views to or from them or impacting on their fabric in any way. While a tall building would be visible from many heritage items, as discussed above much of its bulk would not, in our view, be read as part of the heritage items' setting, and would be readily identifiable as contemporary as required by article 22.2 of the <i>Burra Charter</i>.</li> <li>• In our view the proposal would enhance the heritage significance of the site, the area and the city by not only conserving any significant archaeological remains discovered but by providing a heritage interpretive space as part of the proposal, whether remains were discovered or not. The proposal would also enhance the character and significance of the vicinity and the city by restoring to it a downtown landmark, whose design could also refer to the erstwhile landmark – the spires of St John's Cathedral.</li> </ul>
Aspects of the proposal which could have detrimental impact on heritage significance.	<ul style="list-style-type: none"> <li>• Height and bulk are generally regarded as potentially detracting from the significance of heritage buildings in the vicinity. As discussed above, however, in our view this proposal represents a new kind of urban element, largely occupying an uncontested stratum of space and not competing for or read as occupying the same setting as the conventional built environment. The only relevant aspect of such buildings from a heritage point of view may be the manner in which they do penetrate conventional built space, and in this respect the proposed building sits relatively lightly, if dramatically, on the earth, obstructs the visibility of no heritage item</li> </ul>



Table 9 : Assessment of general impact	
Aspect	Assessment
	<p>(the Murray Brothers building aside) and could provide a counterbalancing public interpretive space that enhances the significance of the heritage realm.</p> <ul style="list-style-type: none"> <li>• Two of the options under consideration are total demolition of the former Murray Brothers building, including the Church Street and Macquarie Street facades; and demolition followed by relocation of portions of these facades. Given the heritage status of the building these options would in our view represent detrimental impact.</li> </ul>
Sympathetic alternative solutions which have been considered and discounted.	Rappoport favours the retention of the significant aspects of the Murray Brothers building's Church and Macquarie Street facades <i>in situ</i> and the creation of a public interpretive space in order to protect and enhance the significance of the site, the vicinity and the city.

## 8.0 CONCLUSION AND RECOMMENDATIONS

### 8.1 Conclusion

This planning proposal seeks to introduce to Parramatta a relatively new urban element, the ‘iconic building’, something increasingly present in cities around the world, both old and new. Such buildings take advantage of modern technology and financing to respond to modern demand and need for a mix of residential and commercial facilities – and for the revitalisation of cities.

Small wonder that traditional heritage systems do not always entirely fit such a contemporary phenomenon. The proposal’s height in particular, while dramatic from an urban design perspective, challenges guidelines born in another technological, economic and urban era. The heritage concepts of ‘setting’, ‘vicinity’ and ‘scale’, hitherto imagined within a conventional, relatively low-ceilinged zone, may need revisiting and clarification. As discussed herein, in our view once a certain height is exceeded, the average person reads a building as occupying a spatial stratum - a setting or vicinity - separate from that of the conventional built environment, and is unperturbed by it. The building height considered in this proposal is therefore, in our view, not in itself a detracting element in the city’s heritage context.

Further, this proposal offers the opportunity to not only activate the city centre and contribute a dramatic architectural presence, but to contribute to the heritage significance of the site, vicinity and city through the careful interpretation of its rich history and any evidence of it that may be discovered: the ground level of the proposed structure could be a vibrant public space that continues the historical and urbanist theme successfully established in Centenary Square. In addition the proposal would restore to this historically and socially significant location, and to Parramatta, a landmark building that replaces the lost historical landmark, and recognises and respects the great significance of this site.

There is no doubt that the proposal is, potentially, dramatically contemporary and may divide opinion (though we are advised that Council has shown it some favour). Yet the protection of heritage significance has never been opposed to development, innovation or drama *per se*. In their joint guidelines for infill development the NSW Heritage Office and the Royal Australian Institute of Architects state that ‘designing in context does not mean imitation or following inflexible design rules.’<sup>55</sup> Indeed, it ‘is important to enable new ideas and responses to be developed... The existing historic context is not a constraint but an opportunity to add something new... These guidelines... encourage new buildings that our generation can admire and enjoy – the heritage of the future.’<sup>56</sup> Just as the site in question can and in our view should become an interpretive instrument for conveying its and Parramatta’s past, from its earliest settlement to its modern past, so it can become a forthright symbol of their future.

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<sup>55</sup> *Design in Context*, p. 6

<sup>56</sup> *Ibid*, p. 3

## 8.2 Recommendations

To ensure maximum conservation of significance Rappoport recommends:

- retention of the significant aspects of the Murray Brothers building's Church and Macquarie Street facades, namely the first floor facades and the ground floor columns, *in situ*; and
- creation of a public interpretive space within the proposal which would enhance the significance of the site, the vicinity and the city.

## 9.0 SOURCES

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