

# 07.15

## Parramatta Riverside AREA SCHEDULE

|              |        |
|--------------|--------|
| Site Area    | 2 307  |
| Proposed GFA | 39 210 |
| Proposed FSR | 17 : 1 |

### LEVEL

|                                          |        |     |
|------------------------------------------|--------|-----|
| B1 thru B5 Parking:                      | 220    | sqm |
| Ground Floor Lobbies / Cafe & Restaurant | 745    | sqm |
| Ground Floor Bavarian Cafe               | 230    | sqm |
| Level 01 Specialty Restaurant            | 385    | sqm |
| Level 02 All Day Dining                  | 415    | sqm |
| Level 03 Business Suites / Event Space   | 415    | sqm |
| Level 04 Boutique Offices                | 850    | sqm |
| Levels 05 thru 14 Hotel                  | 8,500  | sqm |
| Level 15 Amenities                       | 350    | sqm |
| Levels 16 thru 44 Residential            | 27,100 | sqm |

|           |        |     |
|-----------|--------|-----|
| TOTAL GFA | 39,210 | sqm |
|-----------|--------|-----|

07.16

# Architectural Design Response Residential Lobby View



07.17

# Architectural Design Response Ground Plane View



07.18

# Architectural Design Response View Across River





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## **Appendix 2 – Heritage Assessment prepared by City Plan Heritage**



# Heritage Impact Statement

## Planning Proposal for a Mixed Use Development

2-10 Phillip Street, Parramatta

Submitted to Mecone  
On Behalf of Coronation Property Co Pty Ltd

## Report Revision History

| Revision | Date Issued | Prepared by                                         | Reviewed by                                         | Verified by                                                                                                                                |
|----------|-------------|-----------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 01       | 29/08/2014  | <b>Kerime Danis</b><br><i>Director<br/>Heritage</i> | <b>Kerime Danis</b><br><i>Director<br/>Heritage</i> | <b>Kerime Danis</b><br><i>Director<br/>Heritage</i><br> |

### CERTIFICATION

This report has been authorised by City Plan Heritage P/L, with input from a number of other expert consultants, on behalf of Coronation Property Co Pty Ltd. The accuracy of the information contained herein is to the best of our knowledge not false or misleading. The comments have been based upon information and facts that were correct at the time of writing this report.

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# 1. Introduction

## 1.1 Background

City Plan Heritage has been engaged by Coronation Property Co Pty Ltd to prepare the following Heritage Impact Statement to accompany a Planning Proposal to Parramatta City Council for the proposed development at 2-10 Phillip Street, Parramatta.

The proposal has been designed by Woods Bagot and ASPECT Studios and involves the development of a 48 storey mixed use development incorporating a range of commercial uses on the lower levels, hotel accommodation and residential accommodation above. The redevelopment will also involve major landscaping works to activate the laneways and pedestrian access ways to create permeability through the block and will also create opportunities for new public spaces.

The site, known as 2-10 Phillip Street Parramatta incorporates the former Saint Andrews Uniting Church (2-4 Phillip Street) and former Hall (6-8 Phillip Street), listed as an item of local heritage significance on the Parramatta City Centre Local Environmental Plan (LEP) 2007 (Item 55), under the name of "former St Andrews Uniting Church, hall and potential archaeological site". The site also encompasses the existing 5 storey commercial building known as 'Karima' located to the east of the Hall at 10 Phillip Street Parramatta.

Both the Saint Andrews Uniting Church (2-4 Phillip Street) and former Hall (6-8 Phillip Street) have been adaptively reused individually as bar/restaurants. The proposed development involves the retention of these buildings and their presence on the streetscape, incorporating the former Hall into the lobby of the proposed development.

The effect of the proposed development on the former St Andrews Church and Hall will need to be assessed in relation to the relevant controls of the Parramatta City Centre LEP 2007 and the Parramatta Development Control Plan (DCP) 2011. The subject site is also within the vicinity of a large number of heritage items listed on both local and state heritage registers. The site also falls within the visual curtilage of the Old Government House listed under the national and World Heritage (UNESCO) listings. Therefore the assessment has also taken into account the technical report prepared by Planisphere in 2012 *Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values*.

This report solely considers the impacts of the proposed development on the subject site's identified heritage values as well as the heritage items in the vicinity, most importantly the impact on the visual curtilage of the Old Government House & Domain World Heritage Site. This report should not be read as an endorsement of previously approved and pending tower developments or the changes in the skyline of the immediate urban context of the subject site. City Plan Heritage together with Woods Bagot aim to achieve the best possible outcome in relation to heritage values associated with the site and its precinct in the context of the dramatically changing urban environment and skyline of Parramatta City Centre.

## 1.2 Author Identification

The following report has been prepared by Kerime Danis (Director - Heritage). Site photographs were taken during site inspections that occurred between May and August 2014.

## 1.3 Methodology

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impacts' and 'Assessing Heritage Significance' guidelines. The philosophy and process adopted is that guided by the Australia ICOMOS *Burra Charter* 2013. As the application for Planning Proposal and the design will be further detailed at a later stage, the subject proposal has been assessed in relation to the relevant controls and provisions contained within the Planisphere report as well as in general terms for individual heritage items in the vicinity including the visual impact on the Old Government House

rather than Parramatta City Centre Local Environmental Plan 2007 and the Parramatta Development Control Plan 2011. Assessment against these planning controls will be undertaken at the Development Application stage. Therefore the assessment in this report largely has also taken in consideration the technical report prepared by Planisphere in 2012 *Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values*.

## 1.4 Site Location

The subject site is located on the north side of Phillip Street, to the east of the intersection of Phillip and Marsden Streets in Parramatta and just south of the Parramatta River. The site also has a frontage to a laneway which currently leads to a car parking area at the rear of the site.

The site is comprised of three Lots, including;

- Lot 1 of Deposited Plan 986344 (2-4 Phillip Street)
- Lot 2 of Deposited Plan 986344 (6-8 Phillip Street)
- Lot 1 of Deposited Plan 228697 (10 Phillip Street)

For a more detailed description of the property, refer to section 2.0.



Figure 1: Map showing the location of the subject site (bounded in red) at 2-10 Phillip Street Parramatta (Source: Six Viewer 2014)

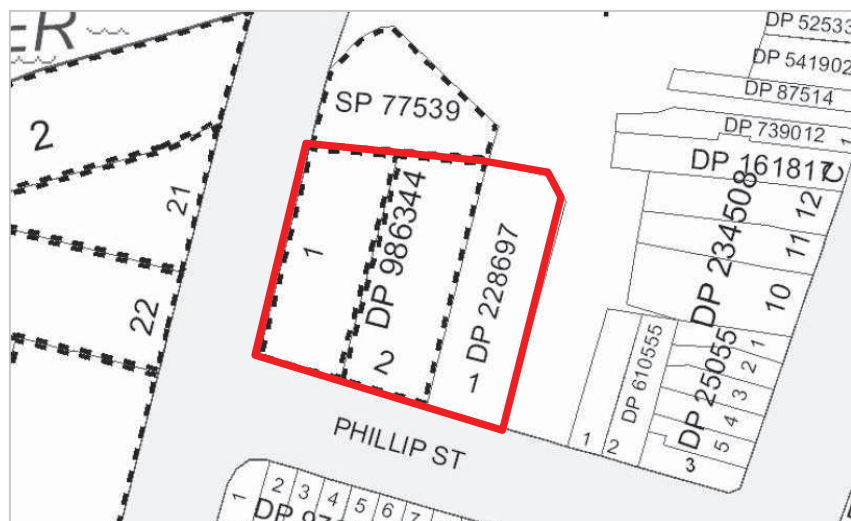


Figure 2: Cadastral map of the subject site (Source: NSW Lands and Property Information, 2014)

## 1.5 Heritage Status

The subject site includes the former Saint Andrews Uniting Church which is listed as a heritage item on the Parramatta LEP 2007 (I55). The site is also in proximity of a number of heritage items of different level of significance. Items in proximity of the subject site are summarised in the following paragraphs.

### 1.5.1 World Heritage (UNESCO) List

The Old Government House & Domain is listed under the World Heritage (UNESCO) list as part of the Australian Convict Sites incorporating eleven complementary sites. The inscription synthesis states that the Australian Convict Sites property "constitutes an outstanding and large-scale example of the forced migration of convicts, who were condemned to transportation to distant colonies of the British Empire; the same method was also used by other colonial states"<sup>1</sup> The Australian Convict Sites World Heritage Property was inscribed on the World Heritage List on 31 July 2010.

The Old Government House & Domain (OGHD) Management Plan and the Addendum to Assessment of the Views and Vistas in Parramatta Park as well as the technical report prepared by Planisphere in 2012 *Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values* provide guidelines on the important views and vistas to and from the OGHD.

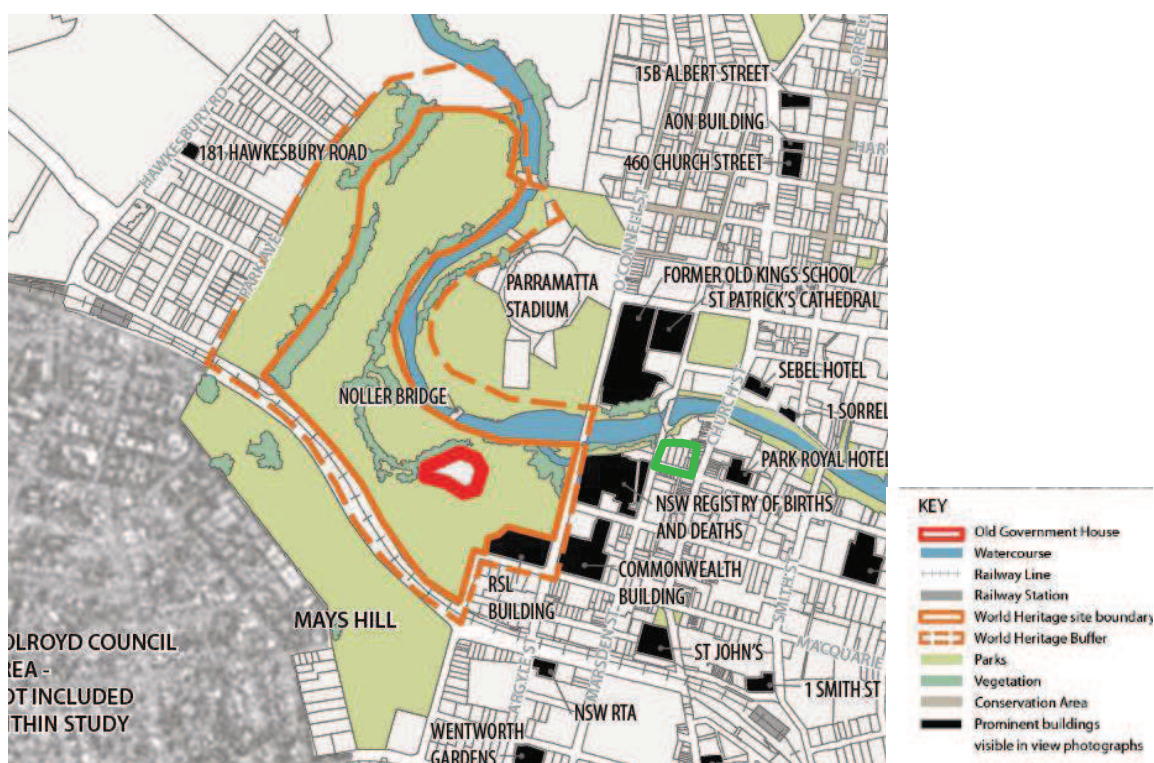


Figure 3: Old Government House & Domain context with the World Heritage listing and buffer zone boundaries indicated. Subject site outlined in green (Source: Planisphere, 2012, p.33)

### 1.5.2 National Heritage List

The site is in proximity of Old Government House and the Government Domain, listed under the *Environment Protection and Biodiversity Conservation Act 1999* on the National Heritage List.

<sup>1</sup> <http://whc.unesco.org/en/list/1306>

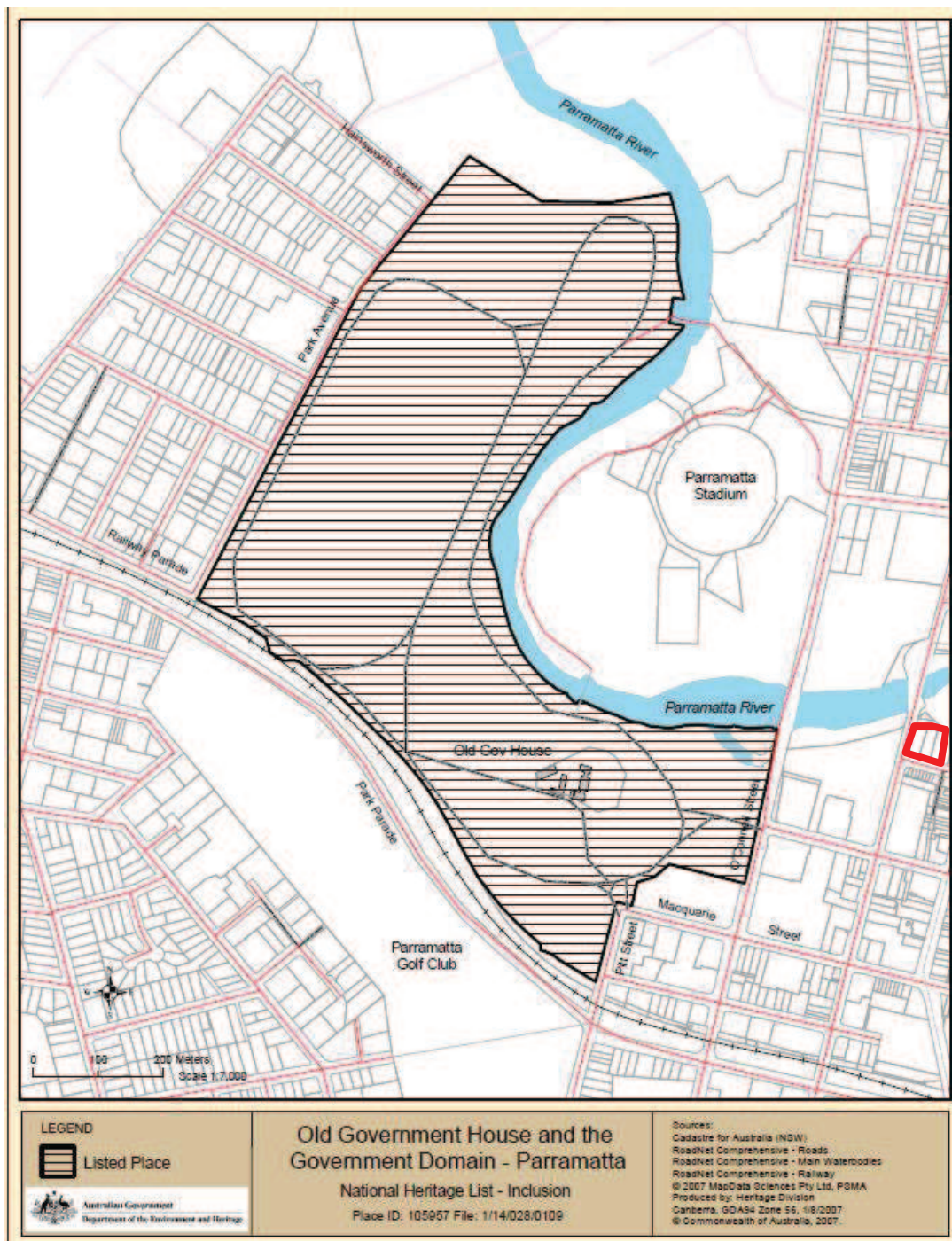


Figure 4: Location /Boundary Plan from the National Heritage List. The subject site is outlined in red in the far right.

### 1.5.3 State Heritage Register

The site is in proximity of 'Parramatta District Hospital - Historic Elements' at Marsden Street and 'Parramatta District Hospital - Brislington and Landscape' at 10 George Street, Kings School Group (former) at 3 Marsden Place, and 'Lennox Bridge' (adjacent) to 349-351 Church Street. These items are listed under the *Heritage Act* 1977 (Place ID 00828, 00059, 00771 and 00750 respectively).



Figure 5: From top left clockwise - Parramatta District Hospital, Lennox Bridge and Old Kings School all listed on the State Heritage Register (Source: State Heritage Register & City Plan Heritage)

#### 1.5.4 Local Government Level

A number of heritage items listed on Parramatta City Centre LEP 2007 are in proximity of the subject site. An extract from the Heritage map is reproduced below.

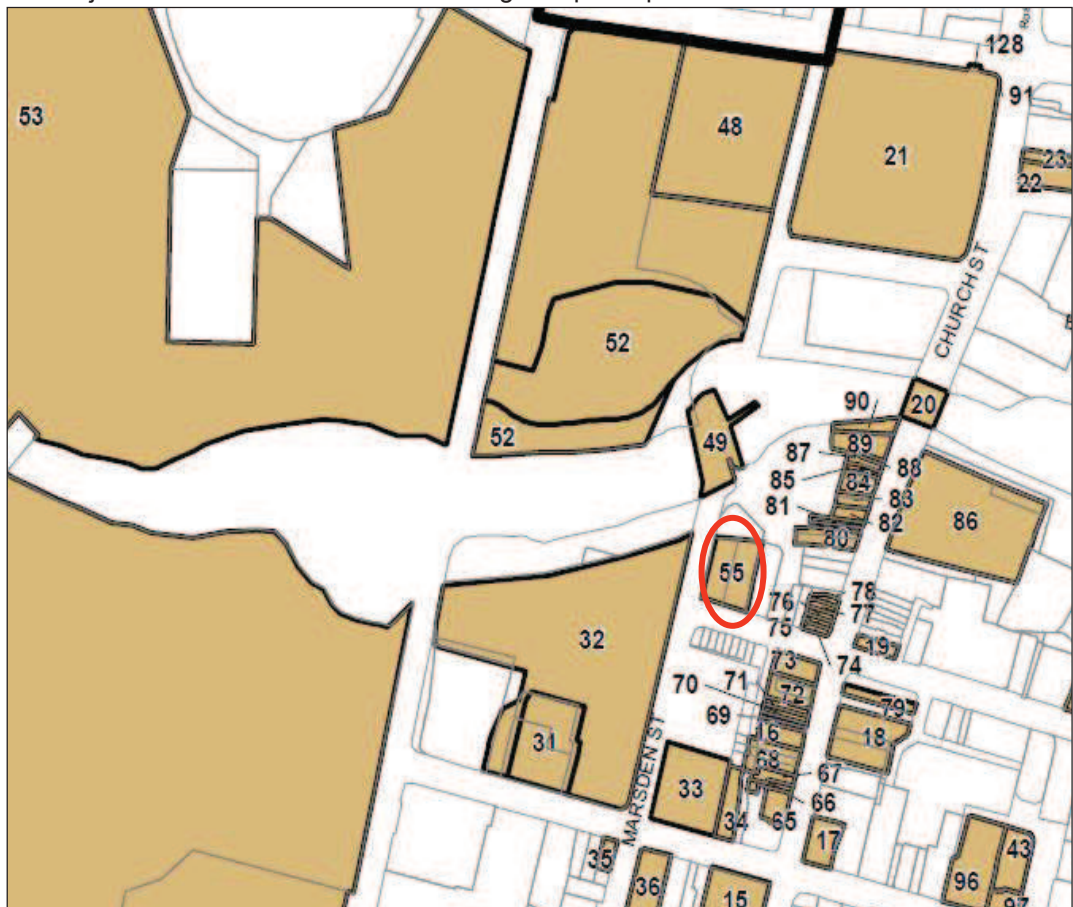


Figure 6: Extract from Parramatta LEP 2007. The subject site is identified with number 55 indicated in red.

The following table summarises the local listings of the heritage items in proximity of the subject proposed development.

| Item No. | LEP Listing                                                                                                                        | Level of Significance |
|----------|------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 31       | <b>Parramatta hospital archaeological site</b><br>22A O'Connell Street                                                             | State                 |
| 32       | <b>Brislington property, Moreton Bay fig tree and potential archaeological site</b><br>10 George Street (corner of Marsden Street) | State                 |
| 33       | <b>Court house tower</b><br>12 George Street                                                                                       | State                 |
| 34       | <b>Former Rural Bank</b><br>16 George Street                                                                                       | State                 |
| 49       | <b>Parramatta Dam archaeological site weir</b><br><b>Marsden Street</b>                                                            | State                 |
| 52       | <b>Marsden Rehabilitation Centre and potential archaeological site</b><br><b>24 O'Connell Street</b>                               | State                 |
| 73       | <b>Shop, office and potential archaeological site</b><br>279 Church Street                                                         | Local                 |
| 72       | <b>Shop, office and potential archaeological site</b><br>275 and 277 Church Street                                                 | Local                 |
| 71       | <b>Shop, office and potential archaeological site</b><br>273 Church Street                                                         | Local                 |
| 70       | <b>Shop, office and potential archaeological site</b><br>269 Church Street                                                         | Local                 |
| 74       | <b>Shop</b><br>281 Church Street                                                                                                   | Local                 |
| 75       | <b>Shop</b><br>287 Church Street                                                                                                   | Local                 |
| 76       | <b>Shop</b><br>289 Church Street                                                                                                   | Local                 |
| 77       | <b>Shop</b><br>291 Church Street                                                                                                   | Local                 |
| 78       | <b>Shop</b><br>293 Church Street                                                                                                   | Local                 |
| 80       | <b>Shop</b><br>311-315 Church Street                                                                                               | Local                 |
| 81       | <b>Shop</b><br>317 Church Street                                                                                                   | Local                 |
| 82       | <b>Shop</b><br>321 Church Street                                                                                                   | Local                 |
| 83       | <b>Archaeological/ terrestrial</b><br>323 Church Street                                                                            | Local                 |

| Item No. | LEP Listing                                                                                              | Level of Significance |
|----------|----------------------------------------------------------------------------------------------------------|-----------------------|
| 84       | <b>Shop</b><br>325 and 327 Church Street                                                                 | Local                 |
| 85       | <b>Archaeological/ terrestrial</b><br>329 Church Street                                                  | Local                 |
| 87       | <b>Archaeological/ terrestrial</b><br>331 Church Street                                                  | Local                 |
| 88       | <b>Archaeological/ terrestrial</b><br>331A Church Street                                                 | Local                 |
| 89       | <b>Shop</b><br>333 Church Street                                                                         | Local                 |
| 86       | <b>Former David Jones department store</b><br>330 George Street                                          | Local                 |
| 20       | <b>Lennox Bridge</b><br>349 (adjacent to) and 351 Church Street                                          | State                 |
| 19       | <b>Former ANZ bank and potential archaeological site</b><br>306 Church Street (corner of Phillip Street) | State                 |
| 79       | <b>Shop and potential archaeological site</b><br>302 Church Street                                       | Local                 |
| 18       | <b>Sandstone and brick wall</b><br>286 (rear), 288 and 290 Church Street                                 | State                 |

## 2. Site Description and Context

### 2.1 Site Description

The subject site is occupied by the former St Andrews Church and Church Hall, as well as the 5 Storey 'Karima' building.



Figure 7: Aerial photograph of the subject site showing the individual elements of the site; the former St Andrews Church (bounded in green) the former church hall (bounded in blue) and the Karima building with shaded car parking area (bounded in red) (Source: Six Viewer 2014).

#### **Former St Andrew's Church and Church Hall**

The Former Church is a dark face brick Inter-War Romanesque building with an imposing tower on the south western corner of the building. The windows feature gothic style arches with label moulds and sandstone sills.

The adjoining church hall is a dark brick building with a projecting front porch with castellated parapet. A contemporary structure adjoins the eastern and northern elevations of the Church, providing an under covered walkway area.

The former church hall is a dark face brick building with a gabled parapet and a front porch with a castellated parapet. Windows on the side elevations are double hung sash windows with flat arches. A contemporary style awning projects from the centre of the facade of the church hall over a concrete paved area now used as outdoor seating.

Both the Church and the Church hall have similar style gabled roof and detailing on the side elevations, consisting of regularly placed engaged brick piers.

The buildings' exteriors are in good, relatively original condition, however, both have been adaptively re-used separately into bars/restaurants.

Both buildings are set back from Phillip Street and are obscured by the adjacent 'Karima' building to the east; however, they are visible from a number of locations on Phillip and Marsden Street.



Figure 8: Former St Andrews Church (left) and Church hall (right)

### 'Karima'

Immediately east of the Church Hall is the c1970s 'Karima' building which has been built to the street alignment with awnings over the footpath, occupied by the commercial offices of L.J. Hooker. This building blocks street views from the east of the former St Andrews Uniting Church and Hall.

A driveway to the east of the Karima building leads to a car parking area with a shaded structure at the rear of the building.



Figure 9: rear view of 'Karima' building showing shaded structure over car parking area at rear.

## 2.2 Site Context

The site is in a relatively flat precinct comprising the former Saint Andrews Uniting Church, the former Church Hall and a contemporary five storey residential building. The context of the proposed development is of a mostly high-rise large scale developments with a mostly commercial and residential character. The area has been subject to a dramatic change in recent years that has brought the site to have a predominantly contemporary high rise context with earlier historic structures scattered between them.

Immediately to the north of the site is a high-rise residential development located near the Parramatta River fronting Marsden Street. To the east is Phillip Lane and one to two storey commercial developments forming a row of Victorian/Federation/Contemporary streetscape along Church Street. To the south is the Parramatta Police Station building and to the west is Jeffery House, a 1960s commercial building of approximately 5 to 6 storeys and part of the Riverside located in the background of a landscaped area along the waterfront. Parramatta Justice Precinct, which is located diagonally across the subject has also undergone redevelopment in recent years.

### 3. History and Significance

#### 3.1 Introduction

History of the subject precinct has been investigated in a Heritage Impact Statement report prepared by Paul Davies Pty Ltd in November 2007. It was prepared for the adaptive re-use of the Former St Andrews Church and Hall into a Bavarian Beer Cafe, which involved internal and external alterations to the subject heritage item. This report is included in Appendix A.

### 4. Significance

#### 4.1 Assessment of Significance

The following assessment of significance has been prepared in accordance with the 'Assessing Heritage Significance' guidelines from the *NSW Heritage Manual*.

***a) an item is important in the course, or pattern, of the local area's cultural or natural history***

The subject site contains a heritage item comprising a former Church and Church Hall with historical significance to the historic development of Parramatta in the second half of the 1920s. The site was in the ownership of the Presbyterian (and Uniting Church) since 1843. The present Church and Church Hall were built in 1925 in the Inter-War Romanesque style and they are evidence of the historical development of Parramatta in the inter-war period. Karima was developed around 1970s, however this structure does not present historic values with heritage significance.

***b) an item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history***

The site is historically associated with the Presbyterian and Uniting Church that have owned the property from 1843 up to the 1990s.

***c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area***

The former Church and Church Hall are good examples of Inter-War Romanesque Style church buildings. Karima is not aesthetically significant and it does not meet the criterion.

***d) an item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons***

The site has been associated with the Presbyterian and Uniting Church community from 1843 up to the 1990s. After its sale in 1990s its social significance may have been diminished.

***e) an item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history***

The site may have some archaeological potential due to the association with the Presbyterian and Uniting Church since 1843. Further archaeological investigation may contribute to increase the understanding of the early Parramatta history.

***f) an item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history***

Not Applicable

***g) an item is important in demonstrating the principal characteristics of a class of the local area's***

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

The Former Church and Church Hall are representative examples of Inter-War Romanesque Style religious buildings.

Paul Davies (2007) also provides the following comment on the building's significance;

*It is considered that the exterior detailing, particularly to the Phillip Street and Marsden Street facades of the Former church and Former church hall, should be conserved. Some alteration to the interior is considered appropriate providing that the sense of space in both buildings is retained and important original detailing to the Former church such as roof trusses and drip moulds over windows is maintained. It should be noted that the interior of the Former church hall has been extensively altered in the past.<sup>2</sup>*

## 4.2 Statement of Significance

The State Heritage Inventory for Saint Andrews Uniting Church noted on the State Heritage Inventory quotes:

*Former St Andrew's Church and Hall group is of significance for the local area for historical and aesthetic reasons and as a representative example of a mid-20th Century church. It is a rare example of this age and quality in the local area. The site is also associated with previous uses and has high archaeological potential. The church makes a major contribution to the Parramatta townscape and, like the site, has potential to further contribute to an understanding of early urban development in Parramatta.<sup>3</sup>*

The following Statement of Significance was obtained from the Heritage Impact Statement of 2-4 Phillip Street, Parramatta prepared by Paul Davies Pty Ltd in 2007:

*The Former Church and Former Church Hall and the site are considered to have local aesthetic significance as representative examples of the Inter-War Romanesque style; local historical and historical associational significance for long (now ceased) association with the Presbyterian and subsequently the Uniting Church and the church clergy; and technical/scientific significance due to archaeological potential from documentary and mapping evidence of early use of the site from at least 1843 by the Presbyterian church.*

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<sup>2</sup> Paul Davies Pty Ltd 2007, Heritage Impact Statement for Former St Andrews Uniting Church, 2-4 Phillip Street, Parramatta

<sup>3</sup> NSW Office of Environment & Heritage, Former St Andrews Uniting Church, available online at <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240439>

## 5. The Proposal

The current application is for a Planning Proposal to Parramatta City Council in relation to the redevelopment of the subject site for a mixed use residential and commercial building. The proposal is still at concept design stage and is being documented by Woods Bagot Architects.

The Planning Proposal seeks an amendment to the city Centre LEP to allow for increase in building height and floor space ratio in line with the recently approved and pending developments in the vicinity.

Although at the Planning Proposal stage, the architects and project team have considered all aspects of the design in order to ensure the best outcome from heritage and other planning considerations. The proposal is to create a vibrant and active public space at ground floor level that will contribute to the greater urban structure of Parramatta, enjoying the location of the site near the junction of Church Street (a vibrant commercial streetscape) and the River Walk proposed along the Parramatta River. To ensure this aim, the proposal is consistent with the Parramatta Laneways Policy that encourages the rejuvenation of the city's laneways and the creation of meeting and commercial places creating a fully permeable block connected to its surrounds on all sides.

The new development will incorporate a new public piazza centrally located in the block, offering a public space for meeting and gathering, a new destination for the local community. Public art and street furniture will enhance this public space and make it attractive to the pedestrians, offering shade through umbrellas and parasols. Planting and vertical screens elements will also create privacy to outdoor dining areas, while high quality paving areas and upgraded streetscapes will create an interesting and protected gathering area. River foreshore upgrades and embellishment of Phillip Lane is also proposed to increase the public domain attractiveness.

The proposed building height of the main tower (called 'Monica') will be approximately RL 156m high, lower than the approved development at 330 Church Street which will be RL 185m. The proposed tower will have a four storey commercial podium, another four storey base to be used as hotel and the rest of the storeys to be used as residential units.

The design aims to soften the built form to respond to the natural river precinct contouring. The design form is inspired by the undulated torsion of a fabric stretching above the existing Church Hall. Alterations to the existing buildings will include: the demolition of 'Karima', the refurbishment of the Former Church Hall as lift core wall (this will also include new glass boxed within existing openings) and the removal or part of the Former Church's amenities and the subsequent creation of an access from Marsden Street.

## 6. Discussion of Heritage Items and Impacts of the Works

The following heritage items within and around the subject site may be affected by the proposed development. The heritage map showing the locations of the heritage items and their relationship with 2-10 Phillip Street, Parramatta is shown in Figure 5. The tables in this section address each heritage item incorporating the statement of significance and any recommended management for the item obtained from heritage inventory forms as applicable. Likely impacts of the proposed works on the heritage items have also been included in the tables along with mitigation measures where applicable.

As the current application is for the Planning Proposal with the detailing of the design being at concept stage a detailed assessment against the Parramatta LEP and DCP have not been carried out rather general discussion and assessment for each heritage item has been provided. A more detailed analysis and assessment of impacts against applicable planning controls will be undertaken at the Development Application stage.

### 6.1 The Subject Site

| Item             | Former St Andrew's Uniting Church, hall and potential archaeological site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Images           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Heritage Listing | Schedule 5, Parramatta City Centre LEP 2007                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Significance*    | <p>Statement of Significance from State Heritage Inventory;</p> <p><i>Former St Andrew's Church and Hall group is of significance for the local area for historical and aesthetic reasons and as a representative example of a mid-20th Century church. It is a rare example of this age and quality in the local area. The site is also associated with previous uses and has high archaeological potential. The church makes a major contribution to the Parramatta townscape and, like the site, has potential to further contribute to an understanding of early urban development in Parramatta.</i><sup>4</sup></p> <p>Statement of Significance from Paul Davies 2007 HIS;</p> <p><i>The Former Church and Former Church Hall and the site are considered to have local aesthetic significance as representative examples of the Inter-War</i></p> |

<sup>4</sup> State Heritage Inventory (SHI) Database form for Former St Andrew's Church, Hall and Archaeological site, accessed August 2014 from <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240439>

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        | <i>Romanesque style; local historical and historical associational significance for long (now ceased) association with the Presbyterian and subsequently the Uniting Church and the church clergy; and technical/scientific significance due to archaeological potential from documentary and mapping evidence of early use of the site from at least 1843 by the Presbyterian church.<sup>5</sup></i>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Recommended Management | No recommended management in SHI                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Proposed works         | It is proposed to remove the amenities to the rear of the building in order to create an access way from Marsden Street in accordance with Parramatta Council's requirements. The proposed new tower 'Karima' will also lean onto the former Church Hall, thus creating an undulated fluctuating movement to soften the built form.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Heritage Impact        | <p>The proposal will have minor to no impact on the former Church as there will be limited work to the Church building itself. The only intervention as noted above is required by Council for vehicular access from the Marsden Street to the rear of the site which has to consider the turning circle standards and necessitate removal of the northwest service bay of the Church. Mitigation measures have been considered to salvage the window and relocate the parapet detailing to the new alignment.</p> <p>The main intervention is to the interiors of the Church hall, which has already been significantly modified with limited original fabric remaining at the perimeter walls namely the cornices and windows. The external walls of the hall will remain and incorporated into the entrance lobby of the development.</p>                   |
| Mitigation             | <p>Mitigation measures have already been considered by the project team in order to ensure the works and modifications do not compromise the site's identified and established heritage significance. Where intervention had to be made necessary considerations in terms of salvaging materials/elements for reuse or relocation within the building have been given and is the main approach for the subject development.</p> <p>Following the Planning Proposal during the detailed design stage further mitigation measures will be considered for the management of archaeological resource, incorporation of heritage interpretation into the design, material selection and colours. Restoration and conservation works will also be an integral part of the development in order to preserve the significant fabric of the Church and Church Hall.</p> |
| Further Comments       | <p>It is noted that this site has been identified as being of archaeological potential. A full archaeological Assessment was beyond the scope of this report and requires further assessment by a fully qualified archaeologist. It is anticipated that at the detailed design stage an Archaeological Assessment of the site will be required by the Council.</p> <p>The site was formerly listed on SREP 28 which has now been repealed and no longer applies to the site.</p>                                                                                                                                                                                                                                                                                                                                                                               |

### The "Karima" Building

The proposal involves the demolition of the 5 storey "Karima" building. This building is a contemporary building with that is not being considered to be of any heritage value as such it is not listed as a heritage item on any statutory register. However, the site (10 Phillip Street) has been identified as being an Archaeological Management Unit (5022).<sup>6</sup>

<sup>5</sup> Paul Davies Pty Ltd, 2007, Heritage Impact Statement, Former St Andrew's Uniting Church and Hall, p10

<sup>6</sup> NSW Office of Environment & Heritage, State Heritage Inventory, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2243022>

As noted above an Archaeological Assessment will need to be undertaken to inform the below ground excavation and provide management guidelines on the likely archaeological resource.

## 6.2 Heritage Items in the Vicinity

| Item No. | LEP Listing                                                                                                                        | Level of Significance | Potential Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------|------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 31       | <b>Parramatta hospital archaeological site</b><br>22A O'Connell Street                                                             | State                 | The development will have no impact on the archaeological resource as it is well separated from and has no physical connection with the archaeological site.                                                                                                                                                                                                                                                                                                                                                       |
| 32       | <b>Brislington property, Moreton Bay fig tree and potential archaeological site</b><br>10 George Street (corner of Marsden Street) | State                 | As above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 33       | <b>Court house tower</b><br>12 George Street                                                                                       | State                 | Some visual impact will occur due to the height of the proposed tower. However, this is not a new addition to the skyline of the subject item as the skyline of Parramatta City Centre and the riverside edge is bound to change dramatically by the recently approved and pending mixed-use tower developments.                                                                                                                                                                                                   |
| 34       | <b>Former Rural Bank</b><br>16 George Street                                                                                       | State                 | As above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 49       | <b>Parramatta Dam archaeological site weir</b><br>Marsden Street                                                                   | State                 | Parramatta Dam archaeological site weir is a dominant feature further to the north of the site under the Bernie Banton Bridge connecting Marsden Street with Marist Place. The proposed development will have no impact on the sandstone and concrete fabric of the weir. Visual impact is negligible.                                                                                                                                                                                                             |
| 52       | <b>Marsden Rehabilitation Centre and potential archaeological site</b><br>24 O'Connell Street                                      | State                 | This site also contains the former Old Kings School and grounds on the northern side of the River. As the subject site is well separated from the heritage item both by the River and the high-rise development adjacent to the north of the site as well as the proposed Riverside development at 12-14 Phillip Street to the north of the site the visual impact to the City Centre views from the heritage item will be relatively less as the proposed tower will be behind the Riverside development's tower. |

| Item No. | LEP Listing                                                                        | Level of Significance | Potential Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------|------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 73       | <b>Shop, office and potential archaeological site</b><br>279 Church Street         | Local                 | <p>No impact on the archaeological resource of this item will occur due to the reasons explained above. The item is diagonally across the subject site as such it has direct visual connection. Visual impact is inevitable as the height of the proposed tower together with the previously approved and pending towers will change the skyline of the City Centre as such they will be visible in most views within and around the City Centre.</p> <p>The ground level changes, however, will not be adverse impact due to the retention of the existing Church and church hall on the site with a more pleasing and improved public domain in fact it will have a positive impact along the Phillip Street pedestrian domain.</p> |
| 72       | <b>Shop, office and potential archaeological site</b><br>275 and 277 Church Street | Local                 | As above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 71       | <b>Shop, office and potential archaeological site</b><br>273 Church Street         | Local                 | As above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 70       | <b>Shop, office and potential archaeological site</b><br>269 Church Street         | Local                 | As above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 74       | <b>Shop</b><br>281 Church Street                                                   | Local                 | As above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 75       | <b>Shop</b><br>287 Church Street                                                   | Local                 | As above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 76       | <b>Shop</b><br>289 Church Street                                                   | Local                 | As above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 77       | <b>Shop</b><br>291 Church Street                                                   | Local                 | As above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 78       | <b>Shop</b><br>293 Church Street                                                   | Local                 | As above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 80       | <b>Shop</b><br>311-315 Church Street                                               | Local                 | As above. This item will have direct visual connection from the rear where there is no identifiable significant fabric exist that would be affected by the changes to the public domain along Phillip Lane. Changes to the laneway are already proposed for access to the Riverside                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Item No. | LEP Listing                                                                                              | Level of Significance | Potential Impact                                                                                                                                                                                                                                                                                                       |
|----------|----------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                                                                                                          |                       | development at 12-14 Phillip Street. that is currently under consideration by the Council. The redevelopment of the subject site will not create any adverse impact to this heritage item.                                                                                                                             |
| 81       | <b>Shop</b><br>317 Church Street                                                                         | Local                 | As above. The rear of the shop exhibit an ad-hoc changes similar to those other heritage items towards the river edge and will be directly facing the public domain of the Riverside development.                                                                                                                      |
| 82       | <b>Shop</b><br>321 Church Street                                                                         | Local                 | As above.                                                                                                                                                                                                                                                                                                              |
| 83       | <b>Archaeological/ terrestrial</b><br>323 Church Street                                                  | Local                 | As above. No impact on archaeology as there is no physical relationship.                                                                                                                                                                                                                                               |
| 84       | <b>Shop</b><br>325 and 327 Church Street                                                                 | Local                 | As above.                                                                                                                                                                                                                                                                                                              |
| 85       | <b>Archaeological/ terrestrial</b><br>329 Church Street                                                  | Local                 | As above.                                                                                                                                                                                                                                                                                                              |
| 87       | <b>Archaeological/ terrestrial</b><br>331 Church Street                                                  | Local                 | As above.                                                                                                                                                                                                                                                                                                              |
| 88       | <b>Archaeological/ terrestrial</b><br>331A Church Street                                                 | Local                 | As above.                                                                                                                                                                                                                                                                                                              |
| 89       | <b>Shop</b><br>333 Church Street                                                                         | Local                 | As above. The Riverside development will block any views that is currently exist to the subject site from the rear of this heritage item.                                                                                                                                                                              |
| 86       | <b>Former David Jones department store</b><br>330 Church Street                                          | Local                 | The heritage item has been demolished or partially demolished as part of the Meriton development known as Altitude that is currently under construction.                                                                                                                                                               |
| 20       | <b>Lennox Bridge</b><br>349 (adjacent to) and 351 Church Street                                          | State                 | Lennox Bridge is well separated from the subject site both physically and visually as such there will be no impact on its established heritage values. Developments that are noted earlier and have already been approved or pending approval have a closer and direct visual and physical relationship with the item. |
| 19       | <b>Former ANZ bank and potential archaeological site</b><br>306 Church Street (corner of Phillip Street) | State                 | As noted above no physical impact. Visual impact will occur on approach from the eastern side of Phillip Street above the skyline of the former bank building. Such impact will not be different than the visual                                                                                                       |

| Item No. | LEP Listing                                                              | Level of Significance | Potential Impact                                                                                                                                                                                                                                                                                                                                      |
|----------|--------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                                                                          |                       | impact that already occurred for all heritage items within the Sydney CBD and as envisaged for the Parramatta City Centre in the Council's Strategic Urban Design initiative for the precinct as well as the targets set by the Metropolitan Plan, Draft Metropolitan Strategy and draft sub regional strategies established by the State Government. |
| 79       | <b>Shop and potential archaeological site</b><br>302 Church Street       | Local                 | Same impact as heritage item number 73 assessed above.                                                                                                                                                                                                                                                                                                |
| 18       | <b>Sandstone and brick wall</b><br>286 (rear), 288 and 290 Church Street | State                 | The proposed development will have no physical or visual impact on this heritage item.                                                                                                                                                                                                                                                                |

### 6.3 Old Government House, Parramatta Park and Domain

| Item                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Image                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Heritage Listing       | <ul style="list-style-type: none"> <li>UNESCO World Heritage Listing (one of 11 historic places that together form the Australia Convict Sites World Heritage property)</li> <li>National Heritage List (under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>)</li> <li>State Heritage Register (under the <i>Heritage Act 1977</i>)</li> <li>Parramatta Town Centre LEP 2007 (under the <i>Environmental Planning &amp; Assessment Act 1979</i>)</li> <li>National Trust of Australia (NSW)</li> </ul> |
| Significance           | World, National, State & Local                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Statutory Requirements | <ul style="list-style-type: none"> <li>Under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) a referral must be made to the Department of Sustainability, Environment, Water, Population and Communities (DSEWPC) for actions that</li> </ul>                                                                                                                                                                                                                                                        |

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | <p>are likely to have a significant impact on World Heritage properties.</p> <ul style="list-style-type: none"> <li>As the subject development site is not within the curtilage of the OGH an application to the Heritage Council of NSW under the Heritage Act 1977 is not required. However, due to the visual impact on the OGH city skyline consultation with the Heritage Division is strongly recommended.</li> <li>The Planning Proposal will be submitted to Parramatta City Council to obtain their approval for the proposed development under the provisions of the Parramatta City Centre LEP 2007.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Proposed works  | The proposed mixed-use development incorporates construction of a commercial and residential tower that will interfere with the views towards Parramatta City Centre from the Old Government House & Domain site as detailed in the following sections.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Heritage Impact | <p>The most western corner of the subject development site is outside of the World Heritage listing buffer in the northeast at approximately 200m distance from the buffer zone boundary on O'Connell Street and approximately 510m from the OGH. As noted earlier, the principal consideration is the impact of the proposed development on the visual curtilage in relation to the identified significant views from the OGH to the Parramatta City Centre. The subject site falls within a number of important views that are identified in the Old Government House Views &amp; Setting study by Planisphere. These views and the impact of the proposed development has been analysed and discussed separately in the following section.</p> <p>It is evident that the urban form and scale of Parramatta City is dramatically changing and the City Centre's skyline will be significantly different than the current silhouette in the soon future. A number of developments have already been approved or are pending approval for construction of various forms and heights skyscrapers in line with the identification of Parramatta as a 'Premier Regional City' and more importantly Greater Sydney's second CBD within the Draft Metropolitan Strategy for Sydney 2031 (DMS). Most of these tower developments will be intruding the important visual curtilage of OGH as illustrated in the diagram provided by Parramatta City Council that shows the potential building details in the CBD (Figure 11).</p> <p>The proposed tower, which will maintain the existing building name as "Karima", is considered in the context of the rapidly evolving nature of the urban scale and mass of the Parramatta City Centre and the Riverside Precinct. In this context impact on the important views of the OGH is inevitable and expected. The proposed built form of "Karima" tower development relates to the other major sites at the secondary Parramatta City precincts to the south and north.</p> <p>As the development within the distant skyline views from the OGH is already occurring and will continue to occur, then the matter is here to manage the impact and minimise it by given consideration to the guidelines provided in the OGH Views &amp; Setting study and by careful design to create an architecturally pleasing and excellent tower that will not be an eyesore when viewed from the OGH identified High and Moderate views and panoramas. It is also important to keep the towers in a close distance rather than spread all over the development blocks.</p> <p>"Karima" tower is designed and placed strategically to firstly preserve the existing heritage item and significant fabric on the subject development site then consider minimising any extra width beyond the already approved Meriton development width when viewed from the OGH. As such the "Karima" tower will largely sit within the approved bulk of the Altitude tower when viewed from the OGH. The design and form of the tower is unique in that it encapsulate the existing Church Hall within a public piazza and laneway network in celebration of the layered heritage of the site. Heritage constraints associated with the subject development site have been paramount consideration and integral part of the design development of the subject Planning Proposal and will be further detailed to ensure the best possible outcome for heritage matters. Further studies will be</p> |

undertaken as the design evolve at subsequent approvals and consultation process in order to enhance and celebrate the heritage aspects of the subject site.

The tower rises in a twisted curved form that will allow to minimise view interruption and create an architectural landmark. It will be in relatively transparent bulk that will blend within the sky and reflections of other towers in the close vicinity. The height of the tower is kept similar to the Riverside development but is lower than the tallest Altitude tower. As the design is at the preliminary stage it will be further refined and detailed to further mitigate the inevitable visual impact on the OGH as much as possible.

In general, the design aims to soften the built form to respond to the natural river precinct contouring and its form is inspired by the undulated torsion of a fabric stretching above the existing Church Hall.



Subject site behind 12-14  
Phillip Street tower

Figure 10: Potential building & approved building details in the CBD (Source: Parramatta Council)



Figure 11: Architectural design response from Old Government House with the Meriton and Riverside towers included (Source: Woods Bagot, 2014)

### 6.3.1 Old Government House & Domain Views

The guiding document for the management of the heritage significant views of the OGHD World Heritage site is the *Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values: Technical Report*, prepared by Planisphere in 2012 ("the Planisphere Report"). This section considers relevant views that the subject development site at 2-10 Phillip Street have potential to impact upon.

#### Development Guidelines

The subject site is located within *Zone 3- Riverside Edge* as defined in the Planisphere Report. The Future Development Guidelines outlined for this Zone are as follows:

*B9 In order to preserve views along Parramatta River, and improve overall legibility of the river within the context of Parramatta, new development to the west of Church Street and adjacent to the riverside should:*

B 9.1 create an overall transition in height between the city central (precinct 3) and Parramatta River; and

B9.2 include upper level setbacks of buildings in the blocks immediately adjacent to the river, which step down in height towards the river.

**Comments:** Since the urban context and form of the developments along the River and to the west of Church Street have been rapidly changing in nature in particular with inclusion of towers application of the above development guidelines could only be partially incorporated into design of such high-rise development. The subject site is not directly along the River but incorporates the existing Church and Hall buildings and places the tower in a set back position above the Hall.

B10 New development should enhance the visual connection between landscape and built elements by ensuring that any new building:

*B10.1 addresses the river as well as any street frontage(s);*

*B10.2 provides a positive, active interface at pedestrian level, with the public space / promenade adjacent to the river; and,*

*B10.3 is designed to the highest contemporary architectural standards.<sup>7</sup>*

**Comments:** The design includes considerable attention to the public domain with input from the project landscape consultants, ASPECT Studios, to ensure landscape and public art adequately incorporated into the ground floor piazza and laneway network. The project architects together with the landscape consultants have been liaising with the architects of the proposed adjoining new developments to create a unified architectural approach and landscape language within the block bounded by Philip, Marsden and Church Streets and the river. As such, the proposed development addresses the street frontage along Phillip Street and Phillip Lane with the new public piazza centrally located in the block, offering a public space for meeting and gathering, a new destination for the local community. Public art and street furniture will enhance this public space and make it attractive to the pedestrians, offering shade through umbrellas and parasols. Planting and vertical screens elements will also create privacy to outdoor dining areas, while high quality paving areas and upgraded streetscapes will create an interesting and protected gathering area. River foreshore upgrades and embellishment of Phillip Lane is also proposed to increase the public domain attractiveness.

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<sup>7</sup> Planisphere, p 94-95

The proposal has been designed by leading architects Woods Bagot in a unique and architecturally appealing contemporary manner that will be considered an architectural excellence creating a landmark within the CBD.

The site also adjoins the northern edge of *Zone 2 - City Central*. The following Future Development Guidelines for this zone should also be considered:

*A5 The most intensive development should be contained within the city central precinct to ensure that the city buildings do not visually dominate the skyline over a broad area. This can be achieved by:*

*A5.1 ensuring that the tallest buildings within Parramatta are located within the City Central precinct; and*

*A5.2 ensuring that there is a distinctive height edge to the city centre, particularly at Phillip Street.*

*B6 New development should strengthen the visual connection between the OGH and the city, when viewed from the Domain, including by improving the legibility of the central city and its buildings (refer to Important Views 1 and 5).*

*This may be achieved by:*

*B6.1 ensuring that towers are well proportioned, with a visually interesting top, and an elevation that enhances the skyline; and*

*B6.2 introducing upper level setbacks to allow for view sharing from, and between, buildings; and*

*B6.3 ensuring buildings are designed to the highest contemporary architectural standards.*

**Comments:** As noted earlier, one of the main considerations of the proposed development was minimising the impact on the views of the OGH and by placing the tower setback from the Phillip Street edge and keeping its bulk at the front of the already approved Meriton development the overall mass of the new tower is contained within the approved and pending approval tower complex not increasing to a broader area. These towers altogether will visually dominate the skyline of the City Centre as anticipated. The design of the proposed tower for 2-10 Phillip Street site is consistent with the design recommendations B6.1 - B6.3. In that it is a well-proportioned and visually very interesting tower that will enhance the skyline and through its curved and twisted form it allows for view sharing and reduces overshadowing on public domain below. The design of the building is unique responding to the natural river precinct contouring and it is considered to be in line with the highest contemporary architectural standards. The "Karima" tower will set an architectural excellence example and landmark for Parramatta.

## Views

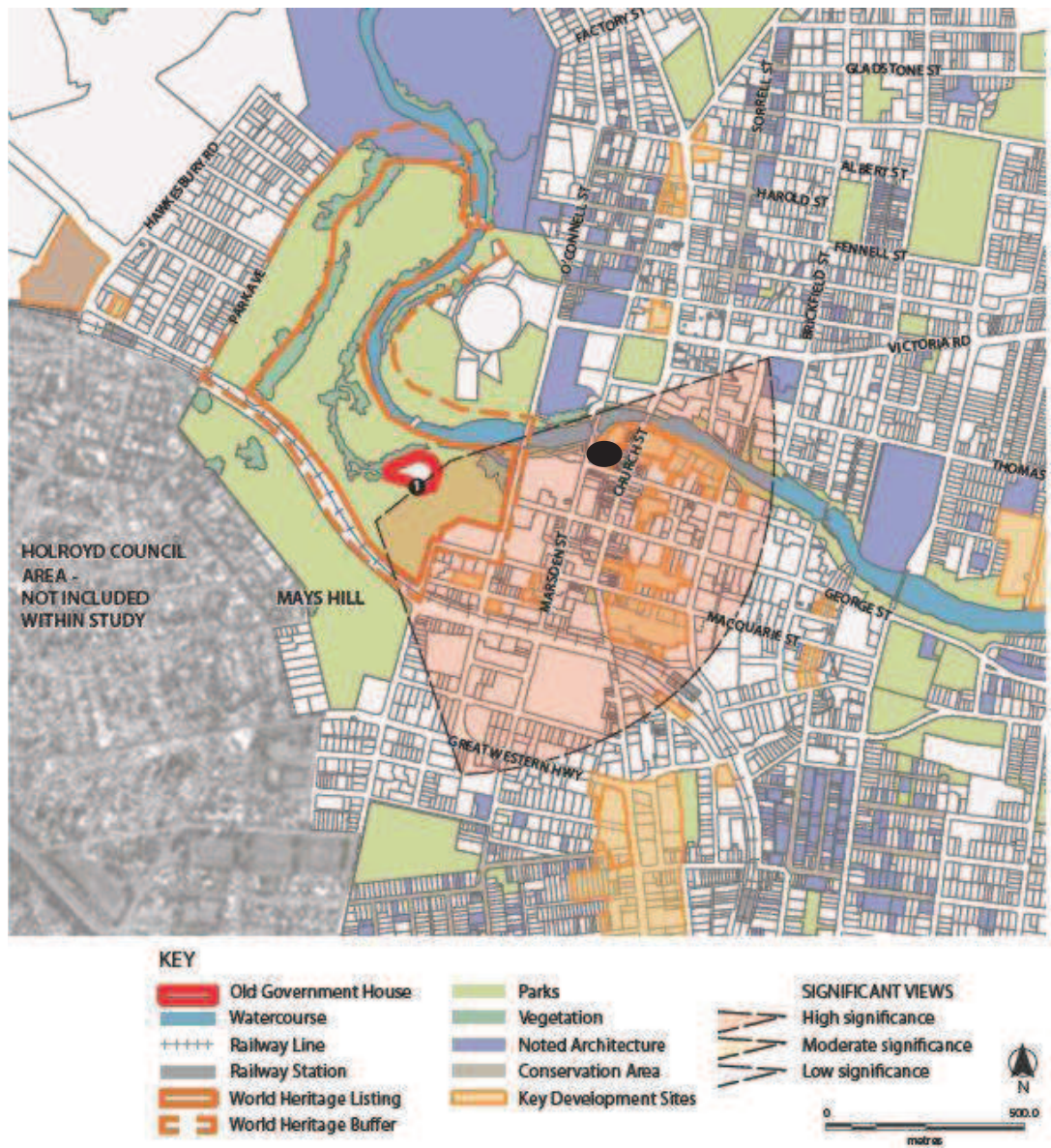
The proposed development will be visible in the following views and vistas from Old Government House (OGH). Detailed descriptions of these views and their significance are also outlined in the following pages.

- View 1: OGH Towards to City
- View 1B: OGH Courtyard towards the City
- View 5: Bath House Area to City

- View 6: From Crescent to City
- View 8: Parramatta River Views
- View 9: Northern Crescent to City
- View 16: Mays Hill

#### View 1: OGH towards the City

|                                      |                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Viewing Location                     | Lawns to the east and south of OGH                                                                                                                                                                                                                                                                                                                |
| Direction / type of view             | East and south east / Area to area view                                                                                                                                                                                                                                                                                                           |
| Description of view                  | Immediate foreground: lawns and pathway. Foreground: expansive lawns sloping down to belt of mixed trees. Middle ground: City buildings which are largely screened by trees, except for Commonwealth building, and to lesser extent RSL building. To the south east a number of buildings are visible over the trees, including Wentworth Gardens |
| Physical Components                  | Land slopes gently down towards city. Belt of mixed trees. Mown lawn and pathways. City buildings partly screened by trees, park furniture (railings, bollards etc.) Gatehouse just visible through trees. Not enclosed.                                                                                                                          |
| Experiential/sensory components      | Tree line partially obscured built form, Commonwealth building is prominent.                                                                                                                                                                                                                                                                      |
| Aesthetic considerations             | Composition: area to area view taking in a broad panorama of the city from the lawns within the Domain. Visual quality: moderate visual quality of the city of Parramatta against a parkland setting. Rarity: rare within the regional context, similar views are available from other locations.                                                 |
| Values significance                  | HIGH<br><br>Multi- layered elements visible including the layout of pathways. Relationship with the alignment of George Street, Macquarie Street and Hunter Street. Sense of landscape setting in the foreground of views and through the juxtaposition of city and parkland                                                                      |
| Urban Design / Park Management notes | Lack of connection between the city and the domain, George Street loses any sense of formal connection with existing planting and pathway arrangements within the park.                                                                                                                                                                           |



#### LOCATION OF VIEW

Figure 12: View 1 - the subject site is indicated by large black circle at the northern edge of the View 1 span.



Figure 13: View 1 - approximate location of the subject development site is indicated.

■ View 1B: OGH Courtyard towards the City

|                                    |                                                                                                                                                                                                                                           |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Viewing Location                   | Within the OGH courtyard                                                                                                                                                                                                                  |
| Direction / type of view           | East and south east / Point to point view                                                                                                                                                                                                 |
| Description of view                | Immediate foreground: Courtyard and OGH buildings<br>Foreground: Partial tree cover. City buildings – Registry building to NE, Commonwealth building to SE                                                                                |
| Physical Components                | N/A<br>OGH dominant feature                                                                                                                                                                                                               |
| Experiential/sensory components    | Strong sense of place related to colonial era. City buildings intrude to some degree. Height of Commonwealth building increases impact.<br>Form and colour of Justice building generally complementary with OGH.                          |
| Aesthetic considerations           | Composition: point to point view framed by the eaves of OGH. Visual quality: moderate visual quality as city buildings impact upon views of OGH. Rarity: one off view.                                                                    |
| Values significance                | MODERATE<br>Strong sense of a multilayered landscape through the proximity of OGH and central courtyard. Views towards Parramatta are dominated by OGH giving it an authoritative presence. Low values relating to the landscape setting. |
| Urban Design/Park Management Notes | N/A                                                                                                                                                                                                                                       |

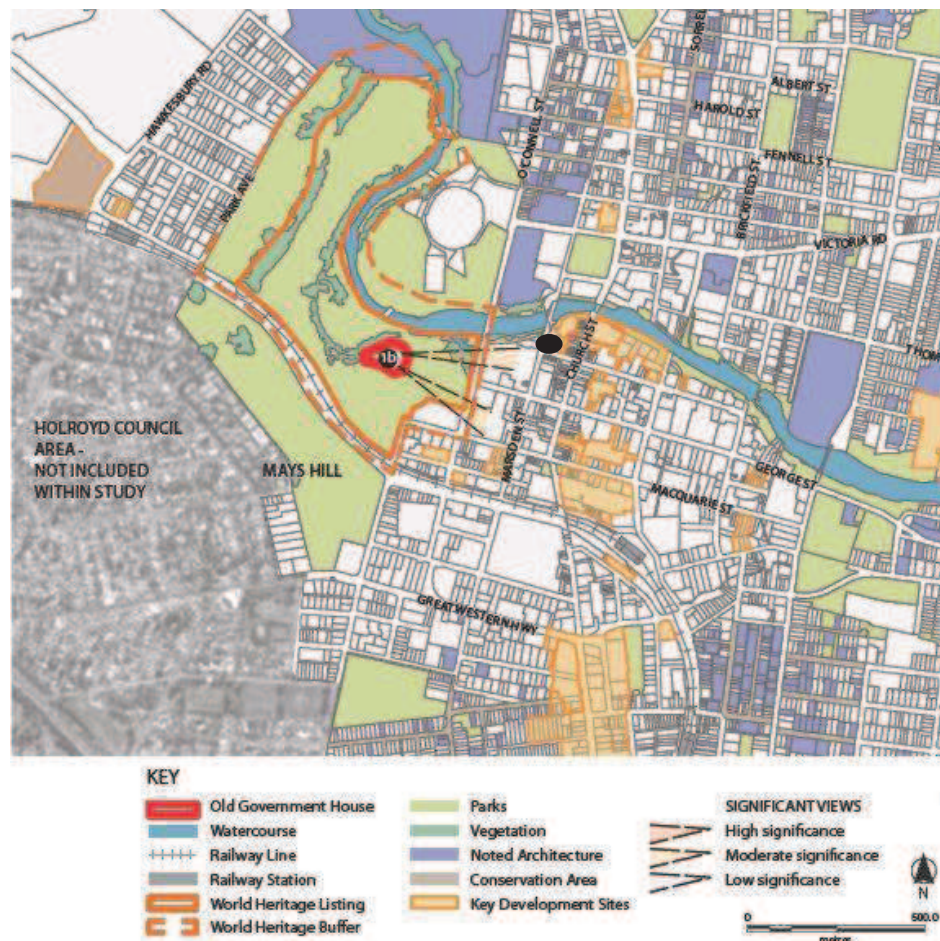


Figure 14: View 1B - the subject site is indicated by large black circle



Figure 15: View 1B - approximate location of the subject development site is indicated

| View 5: Bath House Area to City      |                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Viewing Location                     | Bath house area                                                                                                                                                                                                                                                                                                                                                        |
| Direction / type of view             | East and south east / Area to area view                                                                                                                                                                                                                                                                                                                                |
| Description of view                  | <p>Immediate foreground: The immediate foreground of roads, parking, lawns and spaced trees gives way to mature trees widely spaced in lawns, roadway and parking. OGH features to the left of views.</p> <p>Foreground/Middle ground: Views of city buildings are partly screened by mature eucalypts and other tree species Views terminate at city development.</p> |
| Physical Components                  | Land falls towards city with a ridge lying to the east which is vegetated in the distance. Treed parkland to south and city development to SE. Historic features: OGH and surrounds, bathhouse, Redoubt site, Observatory site, Gov Macquarie Carriageway Drive to OGH Not enclosed                                                                                    |
| Experiential/sensory components      | OGH dwarfed by city views. Relatively unattractive view of OGH.                                                                                                                                                                                                                                                                                                        |
| Aesthetic considerations             | <p>Composition: poor composition of scattered elements and visual clutter from street furniture/roadways. Visual quality: collection of landscape features offers interest to the viewer.</p> <p>Rarity: one off view</p>                                                                                                                                              |
| Values significance                  | <p>HIGH</p> <p>Strong layering of landscape elements including the bath house, the Redoubt and Observatory. Strong sense of the relationship between OGH and Parramatta and the general landscape setting.</p>                                                                                                                                                         |
| Urban Design / Park Management notes | Car parking, cluttered signage and furniture dominates views in the foreground. OGH elevational treatment when viewed from the rear is poor. Park edge to south 'bleeds' into the city, there is a lack of enclosure and definition between park and beyond.                                                                                                           |

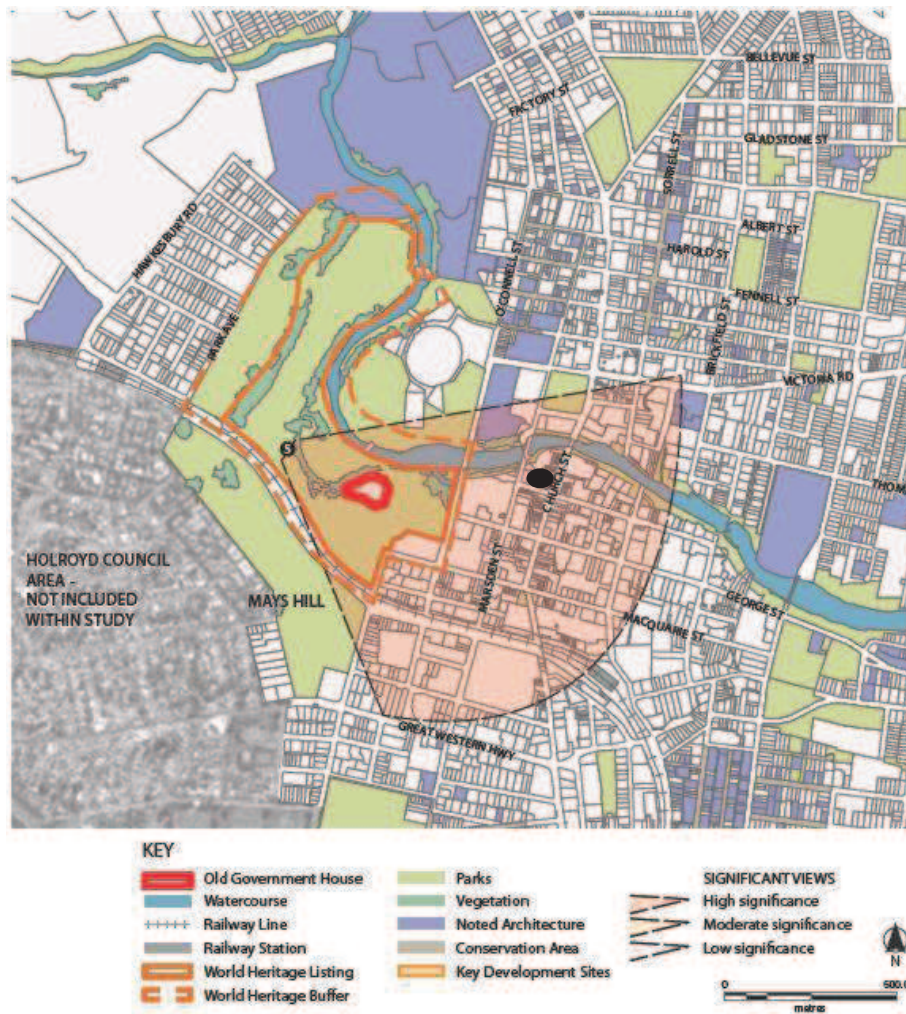


Figure 16: View 5 - subject site is indicated by black circle towards the river



Figure 17: View 5 - approximate location of the subject site indicated

#### View 6: From Crescent to City

|                     |                                                    |
|---------------------|----------------------------------------------------|
| Viewing Location    | View towards City from the Boer War Memorial steps |
| Direction / type of | East to north east / Point to area view            |

|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| view                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Description of view                  | Immediate foreground: Regenerated woodland with medium size eucalypts and other species. Vegetation is managed to create a grassy understory with views through trees. Foreground: Grassy Crescent amphitheatre with trees and glimpsed views of river. Middle ground: City buildings partially obscured by vegetation. Distance: Long views to are available to the treed ridge on the horizon                                                       |
| Physical Components                  | Steep slopes down to amphitheatre. Undulating with low hills beyond. River partially visible. Two Church spires at St Patrick's and All Saint's are visible in the midground. The Sebol hotel is a prominent feature with its asymmetric roof line and light colours. The amphitheatre (site of Government garden) and Government farm across river are significant heritage features. Moderate integrity. Enclosed view (varies with viewing point). |
| Experiential/sensory components      | Parklike landscape.                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Aesthetic considerations             | Composition: point to area view taking in a broad panorama of the city against a foreground of vegetation and tree lined ridge in the background. Visual quality: moderate visual quality with some historic features. Rarity: rare view, similar views available from around the crescent.                                                                                                                                                           |
| Values significance                  | MODERATE<br>Layering of landscape elements including the crescent and the river. Views north towards the treed ridgeline create a sense of openness and rurality against the city                                                                                                                                                                                                                                                                     |
| Urban Design / Park Management notes | Planting partly obscures views                                                                                                                                                                                                                                                                                                                                                                                                                        |

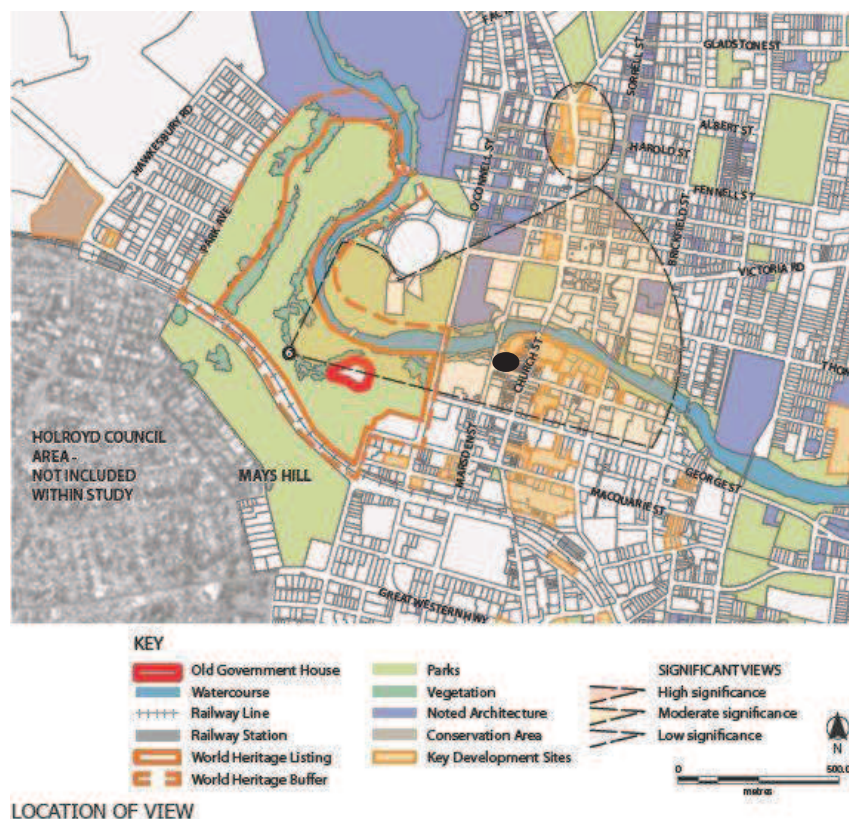


Figure 18: View 6 with the subject site indicated in black circle



Figure 19: View 6 - subject site at the southern edge of the view

| View 8: Parramatta River Views |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Viewing Location               | <p>Unfolding views along Parramatta River from road along West side of river (Byrnes Ave).</p> <p>Starting at point West of Old Kings Oval (a), to point ~75m further south (b), to point near Noller Bridge (c) (below Old Government House)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Direction / type of view       | Southeast, then East / Point to area view                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Description of view            | <p>Point a) Immediate foreground of eucalypts, shrubs and grasses framing the view. Foreground of still, reflective river with lily beds and exotic trees and shrubs in manicured lawns. Middle ground view of OGH nestled in tall eucalypts and exotic trees. Wentworth Gardens residential block is visible but not dominant, its colour blending into the sky. Overall, view has high aesthetic characteristics with OGH in mature treed river setting.</p> <p>Point b) Reduced foreground vegetation providing some framing of view. River in foreground with medium size trees and shrubs in manicured lawns. Large city building (Commonwealth building on O'Connell St) prominent above horizon, this building dwarfs OGH. Overall, moderate aesthetic characteristics adversely affected by large city building.</p> <p>Point (c) Limited framing of view by oaks. Noller Bridge, trimmed laws and medium size exotic trees and shrubs dominate foreground. Two substantial city buildings tend to dominate middle ground view to city. OGH is not visible being hidden behind vegetation. Government Farm is visible across river on the northern bank.</p> <p>Overall this view reads as a landscaped parkland on edge of the city with moderate aesthetic characteristics.</p> |
| Physical Components            | Land sloping to river. Mature native and exotic trees and shrubs, introduced grass lawns. The river is a prominent with its reflective surface. OGH is major heritage feature. Bridge and city buildings prominent from c). Integrity apparent at point a) but less so at b) and c) due particularly to intrusion of modern buildings. Strong sense of enclosure at a) and to limited extent at b).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Experiential/sensory           | Strong sense of place, particularly from a). Highly picturesque setting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|                                      |                                                                                                                                                                                                                                                    |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| components                           |                                                                                                                                                                                                                                                    |
| Aesthetic considerations             | Composition: picture postcard views available from a point with OGH as a landmark feature, views are well balanced. Visual quality: high visual quality of context of OGH against the city. Rarity: one off sequence of views                      |
| Values significance                  | HIGH<br>Strong layering of landscape elements including the river, partial views towards Old Government Farm, exotic plantings and OGH which sits within a dominant location. Evocative of the Macquarie period although tree cover is now greater |
| Urban Design / Park Management notes | Trees obscure views at location a), potential to open views towards OGH from location b).                                                                                                                                                          |

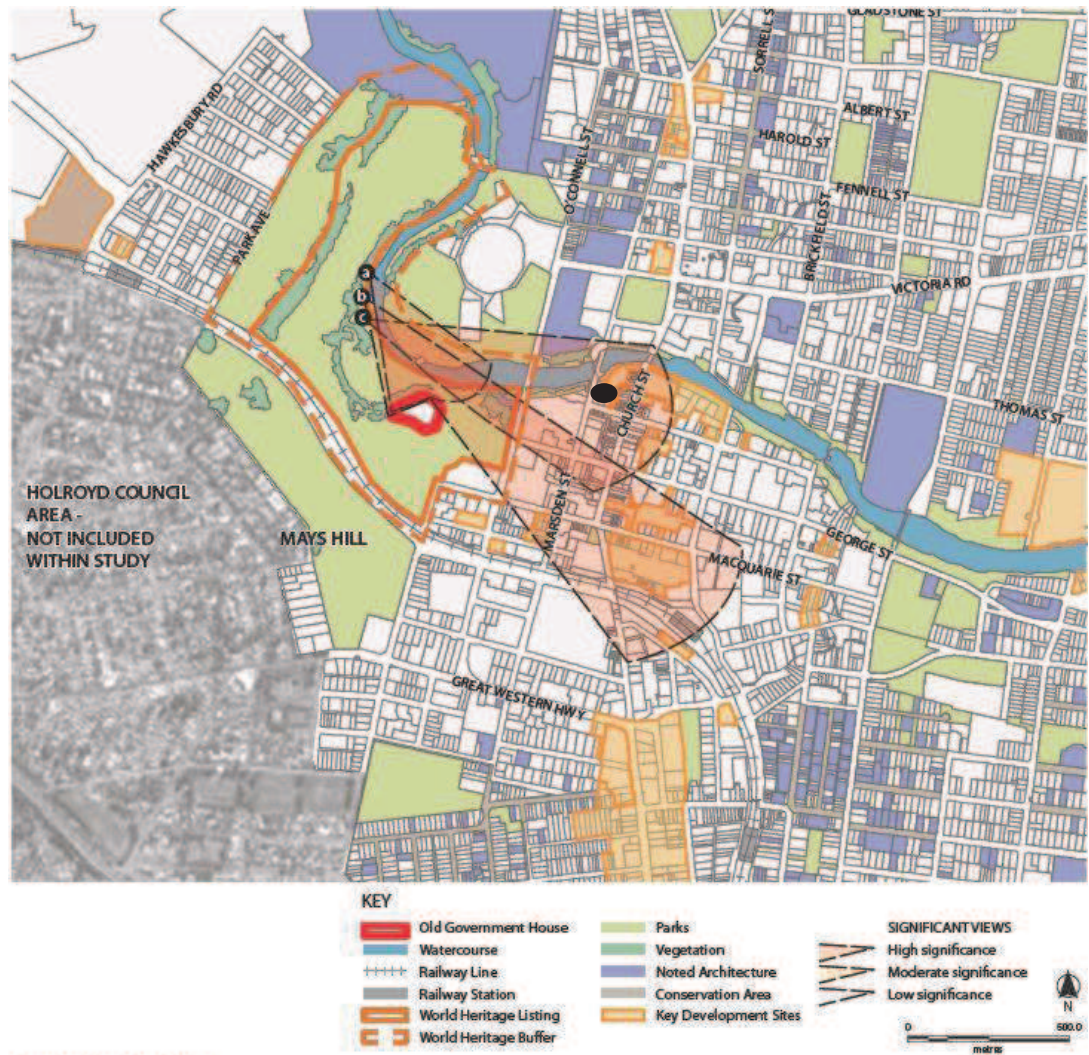


Figure 20: View 8 - subject site within the view corridor of 8C as indicated



Figure 21: View 8 - approximate location of the site is indicated

| ■ View 16: Mays Hill                 |                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Viewing Location                     | Mays Hill                                                                                                                                                                                                                                                                                                                                                                  |
| Direction / type of view             | West, North west / area to area view                                                                                                                                                                                                                                                                                                                                       |
| Description of view                  | Immediate foreground: Grassed slopes<br>Foreground: tree canopy, trees, grassed slopes, golf course, single trees.<br>Middle ground: panoramic views over the treetops towards Parramatta Park and the City skyline Middle distance: Parramatta City skyline to the West and a majority green outlook to the North west Background: long range views towards treed horizon |
| Physical Components                  | Land sloping west<br>Vegetation as above.<br>The city skyline is a strong visual element against the tree canopy                                                                                                                                                                                                                                                           |
| Experiential/sensory components      | Fairly strong sense of place - views towards the Domain are not distinctive or differentiated from views in other directions towards vegetation                                                                                                                                                                                                                            |
| Aesthetic considerations             | Composition: area to area panoramic view.<br>Visual quality: The city skyline and golf course are the dominant features.<br>Rarity: rare, one off view                                                                                                                                                                                                                     |
| Values significance                  | MODERATE<br>There is a strong layering of landscape elements Parramatta Park and the City visible                                                                                                                                                                                                                                                                          |
| Urban Design / Park Management notes | None                                                                                                                                                                                                                                                                                                                                                                       |

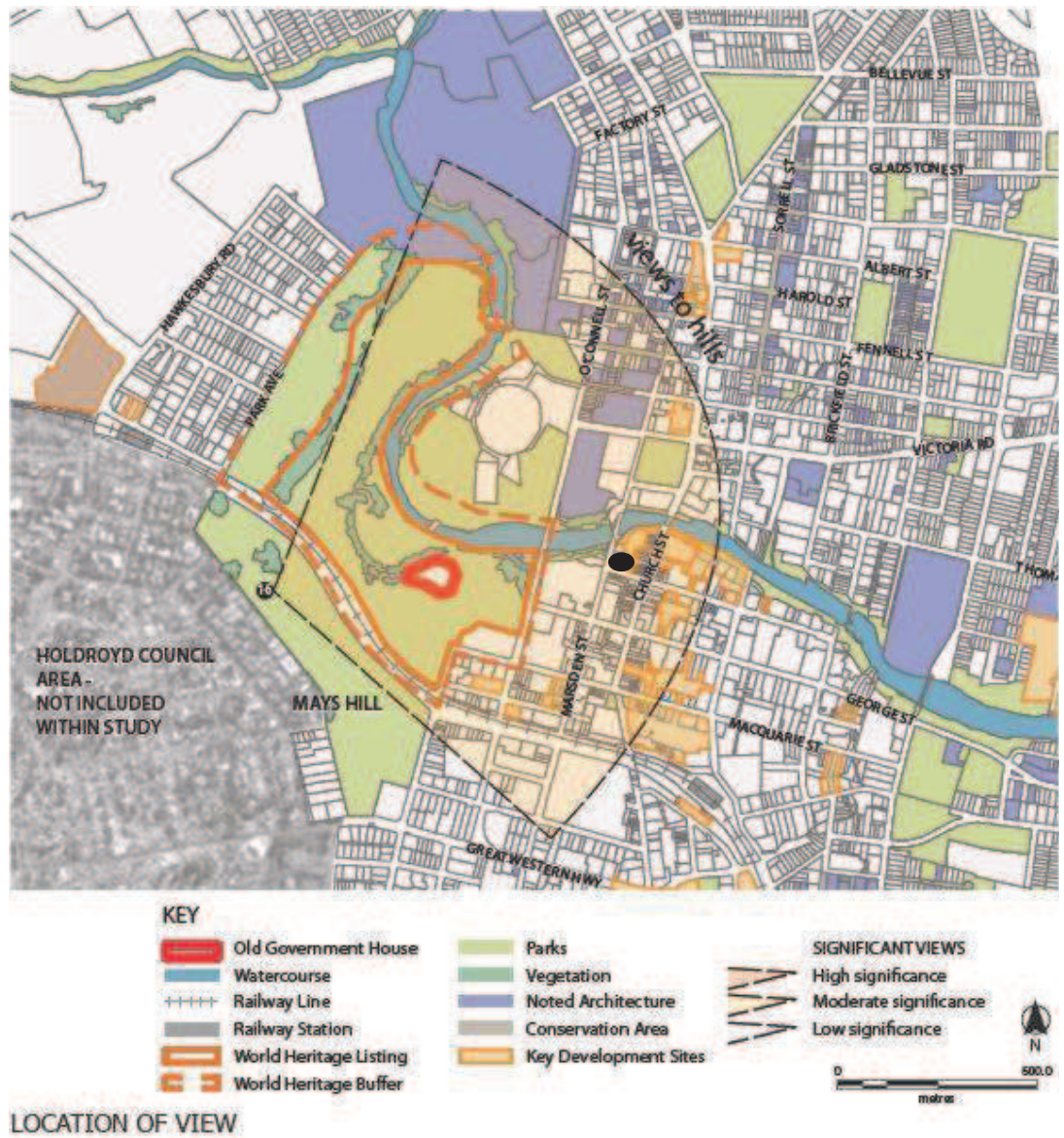


Figure 22: View 16 - subject development site is indicated



Figure 23: View 16 - approximate location of the subject site indicated

**Comments:** It is apparent from the above diagrams and photographs of the important views from the OGHD to the City the proposed tower will be intruding to the skyline of these views although some in lesser degree. Of the above detailed six views three are High significance (views 1, 5 & 8) and the other three are Moderate significance (1B, 6 & 16) as defined in the Planisphere report. The proposed tower at 2-10 Phillip Street largely will be contained at the front within the bulk of the Meriton tower in the centre of views 1 and 5, and in the side edges of the remainder views. The towers will no doubt have visual impact on the skyline of these existing largely tree lined views.

The Planisphere report identifies "High Sensitive" (200-500m zone) and "Sensitive" (500m-1,5km zone) view circles around the OGH. The subject site falls within the "Sensitive" area (see Figure 24 below). Development within the "Sensitive Area" is described in the Planisphere report as being the development that *may have some impact, but not a significant impact on the World and National Heritage values of OGHD*.

As noted throughout this report the skyline of Parramatta City is dramatically changing in nature and silhouette of the urban form will soon be significantly different than it is currently viewed from the OGHD. The proposed tower will be in line with this changing urban form and character with high potential to create architecturally appealing landmark for the CBD.

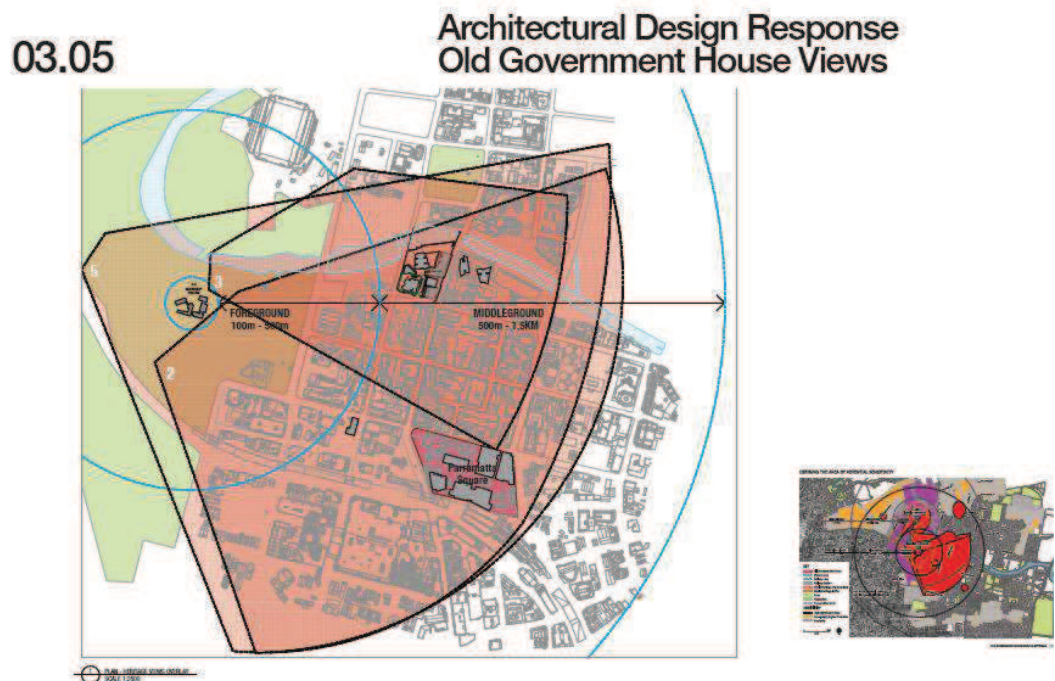


Figure 24: Views sensitivity diagram as provided in the Planisphere report with the approved and pending developments marked the subject site is within the sensitive area in the outer zone

## 7. Conclusion and Recommendations

In conclusion, it is considered by City Plan Heritage that the proposed development, within the changing nature of the urban context, is an acceptable response to the site's constraints. The site contains a heritage item consisting of a Church and Church Hall both of which have been adaptively reused as café/bar since the beginning of 2000s. The proposal incorporates these two heritage buildings within the design and integrate the Hall as part of the hotel lobby and public piazza. The site is also surrounded by a large number of heritage items listed on the State and local heritage registers. Impact of the proposed development on these heritage items is an acceptable one due to being visual impact with no physical intervention to any of the heritage items in the vicinity.

As noted in the introduction, the main consideration of the proposal and this report has been the impacts on the visual curtilage of OGHD World Heritage Site. It acknowledges the impact on a number of views from the OGHD to Parramatta City and aims to achieve the best possible outcome in relation to heritage values associated with the site and its precinct, in the context of the dramatically changing urban environment and skyline of Parramatta City Centre. City Plan Heritage has been advising the architects Woods Bagot and the applicant in minimising the inevitable visual impacts and on potential mitigation measures. The proposed tower as noted earlier will be an architectural excellence and a landmark in Parramatta City's rapidly and dramatically changing urban form. The design aims to soften the built form by responding to the natural river precinct contours.

Although at the Planning Proposal stage, the architects and project team have considered all aspects of the design in order to ensure the best outcome from heritage and other planning considerations. Further design considerations including mitigation measures and management of heritage constraints associated with visual corridors of OGHD, archaeological resource, restoration, conservation and heritage interpretation will be made at the Development Application stage.

Further details on the proposed development are provided in the Woods Bagot documentation package and Mecone Planning Proposal report.

CITY PLAN HERITAGE

August 2014

## **Appendix 2.1 – Heritage Assessment prepared by Hector Abrahams Architects**

## **(former) St Andrew's Uniting Church**

**2 Phillip Street Parramatta**

**Prepared for Parramatta City Council**

*The (former) St Andrew's Uniting Church, hall and potential archaeological site, situated on Lots 1 and 2, DP 986344, are listed as Heritage Item no. 55 in Parramatta City Centre Local Environmental Plan 2007*

## **Review of Heritage Impact assessment V 1.0**

**31<sup>st</sup> August 2015**

### **Background to the Review**

This review was commissioned by Parramatta Council on 24<sup>th</sup> August 2015. It assesses the heritage impact of a planning proposal to

- Amalgamate the allotment on which stands the (former) St Andrew's Uniting Church with the neighbouring allotment (Lot 1 DP228697).
- demolish the Margaret Houison Memorial Hall and its rear annex
- construct a tower building of 49 floors on the amalgamated sites

The planning proposal has been amended since its initial lodgement. The proposal reviewed is that described in

**Mecone** Appendix A- Urban Design Package no. 1 Council Update 15.05.2015)

This assessment is called a review as it is for internal use at Council. It has been a focus of this assessment to provide background information and substantiation to particular key issues.

### **Description of the place**

The site contains three buildings; the church, hall and an annex to the hall, which is connected to it via a wide covered way. All of the buildings are constructed of the same face brick. Their roofs are gabled, and covered in a partly glazed terracotta tile. The hall and church address Phillip Street and are conceived as a joint ensemble. They have the same castellated parapets and doors, and sit behind a common low brick wall on the boundary

A fine church steeple is located at the junction of Marsden and Phillip Streets. It comprises a brick castellated tower and, above it, a six sided spire which is clad in copper.

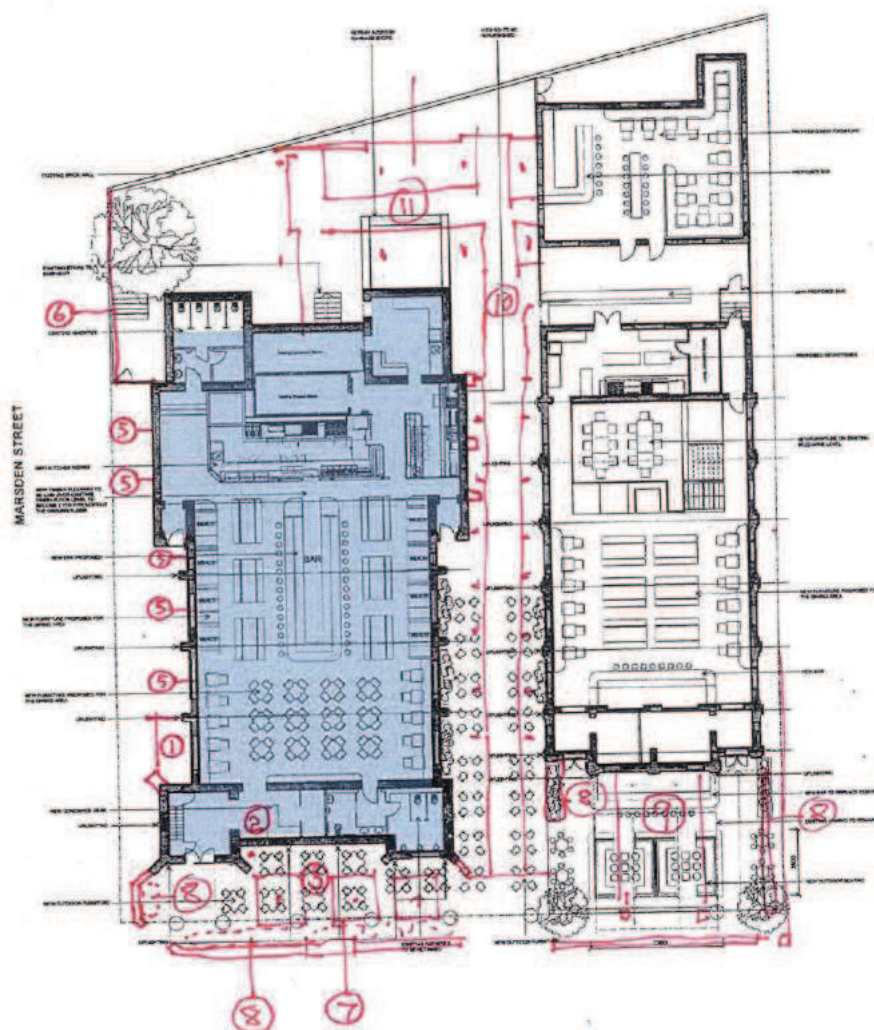
The interior of both the hall and church are well finished rooms.

The church has fine gothic tracery in its main windows. Inside its porch is a fine marble tablet to commemorate the prominent Presbyterian philanthropist and linguist Rev. James Coutts.

## Intactness

A survey has been made to identify the original and later fabric. In the plan diagram below are marked the following elements that are not original to the exterior.

1. Timber paling fence enclosure
2. Palm tree
3. Fixed tables
4. (Number not used)
5. Flood light fittings cantilevered above external windows of church
6. Stained timber paling fence
7. Fixed umbrellas on metal posts
8. Murraya hedging
9. Awning structure to front of hall
10. Awning structure between hall and church
11. Awning structure to rear of church
12. All other external fabric is original.



The major new fabric on the exterior is the row of umbrellas and tables between the buildings and the Philip Street footpath, and the shelter structures between the two buildings and to the rear of the church building.

Internally the main spaces of the church, hall and annex are intact spatially. Also it appears that the floor, wall and ceiling fabric is intact in each building. The ceiling and cornice of the hall may be more recent.

Restaurant and bar fittings and small rooms for lavatories that have been inserted. These additions have been so arranged as to preserve the space, as well as full views of windows roof trusses and plaques.

In summary, the exterior of the three buildings are highly intact, and the interiors are substantially intact.



Fig. 1 St Andrews Uniting Church and Margaret Houison Memorial Hall in Phillip Street

### Outline history of the existing buildings on the site

The site was chosen by the Parramatta Presbyterian Church in c. 1925 for the purpose of building parish buildings to replace those on another site in Church Street Parramatta. This Phillip Street site had been used by the Free Presbyterian Church in the early years of Parramatta town, and a small timber church was erected on it. This was removed as part of a scheme to remake the site as the principal Presbyterian place in Parramatta. In fact the substantial stone church building from the Church Street site was also demolished, in that case to be relocated at Wentworthville.

In 1925 the site was completely rebuilt with a new church and hall. The hall was named as a memorial to a prominent lay woman, Margaret Houison. Research conducted for this statement at

the archives of the Presbyterian Church of NSW and the Uniting Church Archives has not found original plans.

Photographs of the completed church and hall were published in the history of the Presbyterian Church in New South Wales in 1951<sup>1</sup> (see fig. 2 below).



Fig. 2 Photograph of St Andrew's Parramatta and Margaret Houison Memorial Hall published in White's History of the Presbyterian Church in 1951

### The Significance of the Church and Margaret Houison Memorial Hall

The church and hall were assessed in the context of the heritage Study of Parramatta and listed in the local environment plan in 2002. The following Statement of Significance for the site is given on the State Heritage Inventory.

*Former St Andrew's Church and Hall group is of significance for the local area for historical and aesthetic reasons and as a representative example of a mid-20th Century church.*

*It is a rare example of this age and quality in the local area.*

*The site is also associated with previous uses and has high archaeological potential.*

*The church makes a major contribution to the Parramatta townscape and, like the site, has potential to further contribute to an understanding of early urban development in Parramatta.*

A similar but less detailed assessment has been made by Paul Davies, quoted in Danis<sup>2</sup> as follows

<sup>1</sup> White, C A *The challenge of the years, a history of the Presbyterian Church of Australia in the state of New South Wales* Angus and Robertson, Sydney 1951

<sup>2</sup> Kerime Danis for City Plan Services. Heritage Impact Statement 2-10 Philip Street Parramatta (Version 02 dated 19/01/15). Addenda to Heritage Impact Statement dated 10 May 2015 (City Plan Services Ref: H-11076)

*The Former Church and Former Church Hall and the site are considered to have local aesthetic significance as representative examples of the Inter-War Romanesque style; local historical and historical associational significance for long (now ceased) association with the Presbyterian and subsequently the Uniting Church and the church clergy; and technical/scientific significance due to archaeological potential from documentary and mapping evidence of early use of the site from at least 1843 by the Presbyterian Church.*

The historical material we have been able to locate substantiates the statement of significance in the listing.

### **Review of current and future character policies for the Parramatta CBD.**

In April 2015 the City of Parramatta adopted a CBD planning strategy that in vision a large increase in the scale of urban development across an enlarged CBD. Specifically, for sites that achieve a minimum site area of 1,000 sqm. FSRs of 10:1 for this part of the CBD.

Ensuite with this rise in development potential, Parramatta Council is currently considering the implementation of a Heritage Floor Space scheme to compensate landowners for loss of development rights on properties listed as Items of Environmental Heritage. If implemented, this will make more secure the preservation and interpretation of the many listed buildings that make up much of the character of the CBD

The site, and this western side of the CBD, is in the vicinity of Old Government House and Domain (OGHD) which is one of eleven sites in a group forming the Australian Convict Sites on the UNESCO World Heritage List. OGHD is also on the National Heritage List.

Useful criteria for assessing the potential impacts of developments are found in the study of development issues and heritage impact by Planisphere<sup>3</sup>. In the study, this site is located in the Riverside Edge in the study, wherein the principles of development laid down are *The riverside edge precinct will retain a strong sense of connection to historic built and landscape elements, including the river and its naturalistic environs which are evocative of the Macquarie period. Views along the river and towards historic landmarks will be protected and enhanced.*

#### **DESIRABLE FUTURE DEVELOPMENT GUIDELINES**

*B9 In order to preserve views along Parramatta River, and improve overall legibility of the river within the context of Parramatta, new development to the west of Church Street and adjacent to the riverside should:*

*B9.1 create an overall transition in height between the city central (precinct 3) and Parramatta River; and*

*B9.2 includes upper level setbacks of buildings in the blocks immediately adjacent to the rivers, which step down in height towards the river.*

*B10 New development should enhance the visual connection between landscape and built elements by ensuring that any new building: B10.1 addresses the river as well as any street frontage(s);*

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<sup>3</sup> Planisphere *Development in Parramatta city and the impact on old government house and domain's World and National Heritage listed values* technical report 2012

*B10.2 provides a positive, active interface at pedestrian level, with the public space / promenade adjacent to the river; and,  
B10.3 is designed to the highest contemporary architectural standards*

The Parramatta CBD DCP 2012 incorporates some principles from the Planisphere study, but not specifically for this site or part of the CBD.

**Comparable scenarios for placing high rise buildings very close to heritage items.**

This planning proposal would place a forty nine storey tower very close to the side wall of the church building.

Consideration of the placement of tall towers near to nineteenth century buildings is a complex task usually comprising urban analysis of form and setting. The key issue is to establish the minimum distance away from the item without destroying the integrity of the spatial setting of the building. Two examples of towers that have been placed on the same site as heritage items, as a result of such studies, are shown below. In both cases the new towers are placed well to the rear of the principal faces of the heritage item.



Fig. 3 GPO Western Hotel, Martin Place



Fig. 4 InterContinental Hotel, Sydney. Image © Google 2015

The placement of tall buildings very close to or even appearing to hang over small heritage items is generally not practiced. The resultant jarring contrast in scale is experienced as an invasion of the spatial integrity of the building. For this reason examples are rare; two are given below.



Fig. 5 Edward Eagar Lodge, Bourke St, Surry Hills. Image © Google 2015



Fig. 6 Urban Nest Student Accommodation, City Road, Darlington. Image © Urban Nest 2015

### Assessment of impact

The main attributes of the planning proposal are discussed below in terms of their impact on the cultural significance of the heritage item.

| Proposed work                              | Discussion on impact on cultural significance                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amalgamation of allotment of heritage item | <p>Provided the existing historic allotment is kept spatially discrete, there would be no impact on heritage significance.</p> <p>However, if the amalgamation leads to the blurring of the historic allotments (Lots 1 and 2, DP 986344) then this would be a serious impact on the heritage significance in two ways- the historic subdivision pattern would be lost, and the urban form that resulted from that subdivision would be diminished.</p> |

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Demolition of Margaret Houison Memorial Hall | <p>The demolition of the Margaret Houison Memorial Hall represents a serious loss of significance in three ways:</p> <p>The sense of the church and hall having been designed as a unified whole would be altogether lost.</p> <p>The physical evidence of the magnitude and import of the historic move of the Presbyterian Church to this site in 1925 would be lost altogether.</p> <p>The commemoration of Margaret Houison would be diminished</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Construction of 49 storey tower              | <p>The tower is located on the site of the church hall, and the area to its east. At a higher level, the tower is proposed to step forward (westward) so as to appear to hang over the church. Presumably, if the church building were not there, the tower would not have this deflection. The result is that this great tower is deflected to take into account a small building. This is a wrong working of urban form.</p> <p>The tower invades the spatial curtilage of the Church and appears to loom over it.</p> <p>For these reasons alone the tower has a very great impact on the significance of the Church and Hall.</p> <p>The submitted Urban Design Package includes a study of shadows cast by the tower. The shadow of the tower will be cast over the Old Government House at the March (and presumably September) equinox early in the morning. This would have a <b>disastrous</b> impact on the defined universal cultural values of that site. The Governor's House and its Domain were specifically set apart from the town of Parramatta in expression of its rank, and that separation remains to this day.</p> <p>For a city tower to cast its shadow even near to the house, on its carriage loop, and onto the house violates the separation. This is in no way acceptable.</p> |

### **Summary of Heritage Impact**

This planning proposal has a most serious impact on a site of significance to the Parramatta district as it removes a large integral part of the site, and places a tower too close.

This planning proposal would have a disastrous impact on the world heritage values of the OGHD.

### **Discussion of design principles for the site in the context of an increase of the FSR**

As a post script to the discussion above, design principles that apply to the site should it be amalgamated are suggested as follows

- Place no tower on the site of the historic allotments on which the heritage items stand
- Place buildings on any amalgamated lands outside the historic allotments of the heritage item in accordance with the Parramatta City DCP 2007.
- Design Buildings on the amalgamated lands outside the historic allotments to appear as the building next door to the heritage item. The design should not attempt to visually integrate with the church and hall.
- Allow no shadows to fall near OGHD.



Hector Abrahams