

7 May 2015

RE: Heritage Referral: Planning Proposal at 163-165 George Street, Parramatta

The site of proposed development is not individually heritage listed, however, it is in the vicinity of several listed items. The site is listed in PCC GIS as having nil archaeological potential. In spite of this, part of the site is noted as having Aboriginal sensitivity, which is presumed to be an over-rating given the level of disturbance of grounds. The site is in the vicinity of significant view no.1, identified in the DCP as follows: "Views from Elizabeth Farm and Harris Park colonial precinct north to the ridgeline of hills, river basin (etc.)".

The site is also in the Area of National Significance. The Area of National Significance is identified as defining evolution of cultural landscape and, albeit it has not currently has no heritage status, its significance is identified in the DCP and includes relations with Elizabeth Farm, Experiment Farm, Our Lady of Lebanon and the near-by conservation areas.

Given the level of grounds disturbance, it is presumed that additional archaeological approvals will not be required. Due to alleged Aboriginal sensitivity however, Council will notify all relevant stakeholders and consider any input which they may make.

Based on the above, no in-principle objection to this proposal from heritage perspective is raised. However, the tall and narrow form of the tower (which is expected to have a relatively minuscule footprint comparing to any residence) appears to me to be suitable for height variation. Conversely, any height variation should certainly not be a new height limit for broader area, or residential buildings, but should be site and micro-location specific.

Given the nature of the view no.1 (distant view of the hills), the view will not be impacted by the tall single spire of the bell tower.

Based on the above, I have no objection to this proposal from heritage perspective but would support its intentions and commend the quality of architectural design.

Regards,

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