



HERITAGE ISSUES IDENTIFICATIONS

PLANNING PROPOSAL 48 MACQUARIE AND 220-230 CHURCH STREETS PARRAMATTA NSW 2150

20 April 2015
Final

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HERITAGE ISSUES IDENTIFICATION

FOR 48 MACQUARIE AND 220-230 CHURCH STREETS, PARRAMATTA

1.0 INTRODUCTION

This Heritage Issues Identification has been prepared in accordance with the standard guidelines of the NSW Heritage Branch to accompany a planning proposal application for the site identified as Nos 48 Macquarie and 220-230 Church Streets. The L-shaped site is located within the Parramatta Central Business District. It is proposed to demolish the existing buildings on the site and construct a mixed-use podium with ground floor retail, residential tower and basement and above ground carparking.

1.1 Site Location

The subject site is located within a block of the Parramatta CBD bounded by Church Street to the west, George Street to the north, Horwood Place to the east and Macquarie Street to the south. Two small lanes form the boundaries of the subject site – United Lane to the west and Houison Place to the north (see Figure 1, Figure 2 and Figure 3).

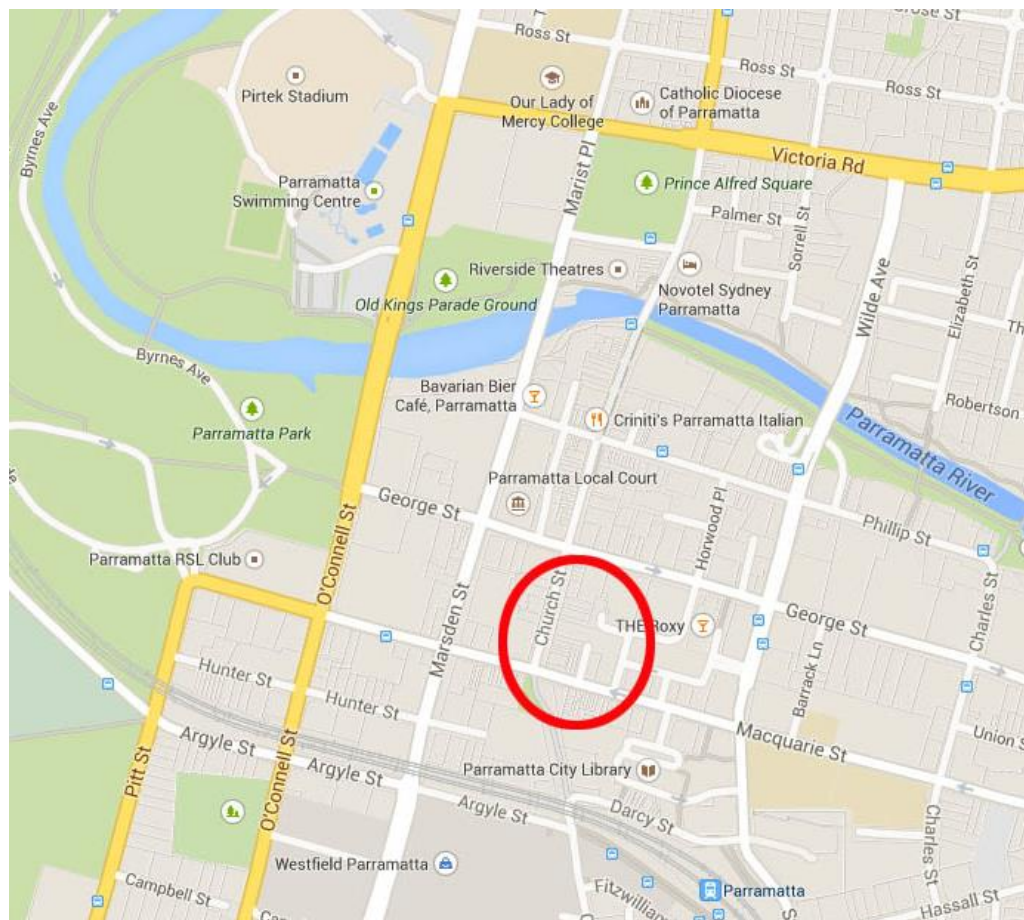


Figure 1 — Site location plan showing the subject site circled in red (Source: Google Maps)



Figure 2 — Location plan showing the subject site outlined in red and shaded (Source: Google Maps)

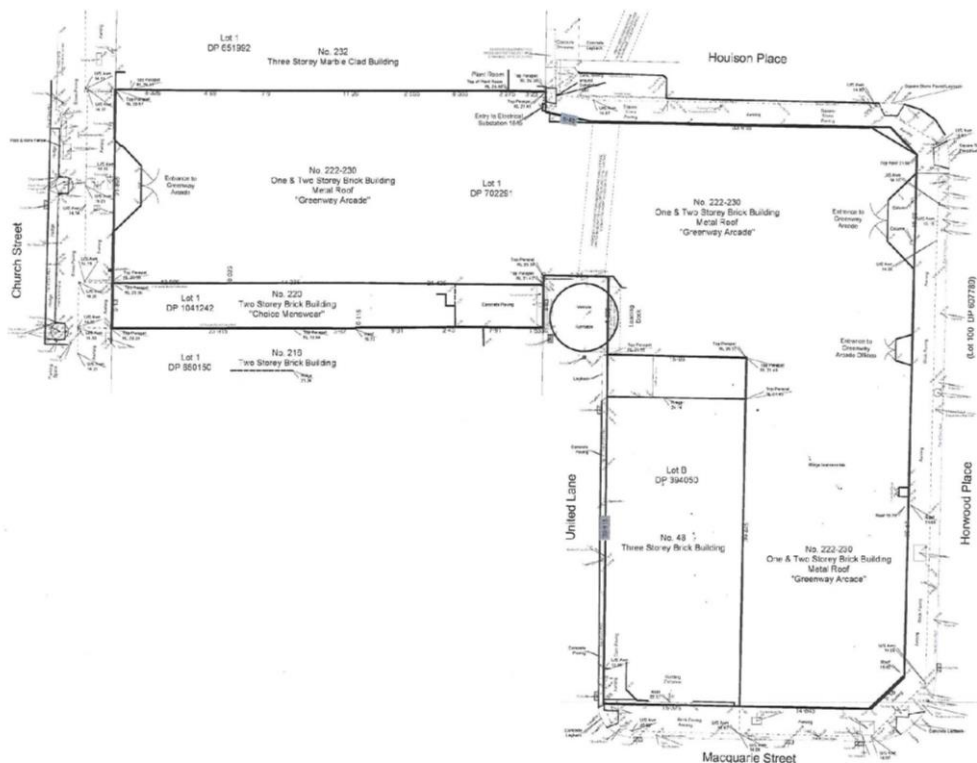


Figure 3 — Survey Plan showing the amalgamation of allotments that comprise the subject site (Source: Peter Bolan and Associates Pty Ltd, 02/04/2009)

1.2 Heritage Listings

The subject site is not listed as a heritage on the Parramatta City Local Environmental Plan 2007 (Parramatta City LEP). A number of State significant heritage items are located in close proximity to the subject site and listed on the Parramatta City LEP, Schedule 5 Environmental heritage, as follows:

- 188, 188R (part of Church Street road reserve) and 195A Church Street, 38 Hunter Street and 83 Macquarie Street, Bicentennial Square and adjoining buildings – Item No: 5;
- 188 Church Street (South East corner), Murrays' Building and potential archaeological site – Item No: 7;
- 195 Church Street, St John's Pro-Cathedral – Item No: 8;
- 195 Church Street (rear of 47 Hunter Street), Warden's cottage (verger's cottage) – Item No: 9;
- Opposite 196 Church Street Bicentennial Square, Centennial memorial clock – Item No: 10;
- 197 Church Street, Shop and potential archaeological site – Item No: 11;
- 198, 200, 202, 204, 206, 208, 210, 212, 214 and 216 Church Street and 38–46 Macquarie Street, Horse parapet facade and potential archaeological site – Item No: 12;
- 213 Church Street (93–93a Marsden Street), Telstra House (former post office) and potential archaeological site - Item No: 13;
- 215 Church Street, HMV (former Commonwealth Bank) and potential archaeological site - Item No: 14;
- 223 and 235 Church Street, Former court house wall and sandstone cellblock and potential archaeological site - Item No: 15;
- 45 George Street, Shops and potential archaeological site - Item No: 37;
- 69 George Street, Roxy Cinema - Item No: 38; and
- 119 Macquarie Street, Leigh Memorial Uniting Church - Item No: 46

A heritage item of local significance, listed on the Parramatta City LEP and located in close proximity to the subject site is as follows:

- 64 Macquarie Street, Kia Ora and potential archaeological site - Item No: 109.

The location of each of the heritage items is shown in Figure 4.



Figure 4 — Heritage Map showing the heritage items in close proximity to the subject site. The subject site is outlined and shaded in red (Source: Parramatta City Local Environmental Plan 2007, Heritage Map, Sheet HER_001)

1.3 Parramatta Archaeological Management Unit 3075 (PAMU 3075)

The subject site is located within the boundaries of Parramatta AMU 3075 (PAMU 3075), bounded by Church, Macquarie and George Streets and Horwood Place, excluding 41-59 George Street. The boundary also includes Horwood and Houison Place roadways.

PAMU 3075 contains a number of two- and three-storey shops along Church Street, facing the pedestrian mall and extending around the corner into both George and Macquarie Streets. There is an internal access road from George to Macquarie Streets (Horwood Place, which leads to Houison Place, at the rear of Church Street buildings). Parramall, a single-storey shopping arcade, is located at 61B George Street (Lot 1, DP 607181), adjacent to Horwood Place. Greenway Plaza (Lot 1, DP 702291) is a two-storey commercial building which extends from a Church Street frontage (222 Church Street) to a Macquarie Street frontage, adjacent to Horwood Place. The rear of the structure at 232-4 Church Street (Lot 1, DP 651992) has a basement level.

The following statement of significance for the Parramatta AMU 3075 is taken from the Heritage Division Inventory Sheet (Database No: 2243075):

This AMU has exceptional archaeological research potential.

This area was part of the early Rose Hill settlement and the commercial centre of Parramatta through the convict and colonial periods to the present day.

The physical archaeological evidence within this area may include built landforms, structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts which have potential to yield information relating to major historic themes including Commerce, Convicts, Cultural Sites, Government and Administration, Housing, Land Tenure, Law and Order, Labour and Townships.

Archaeological evidence at this site is likely to be subject to minor disturbance.

This AMU is of State significance.

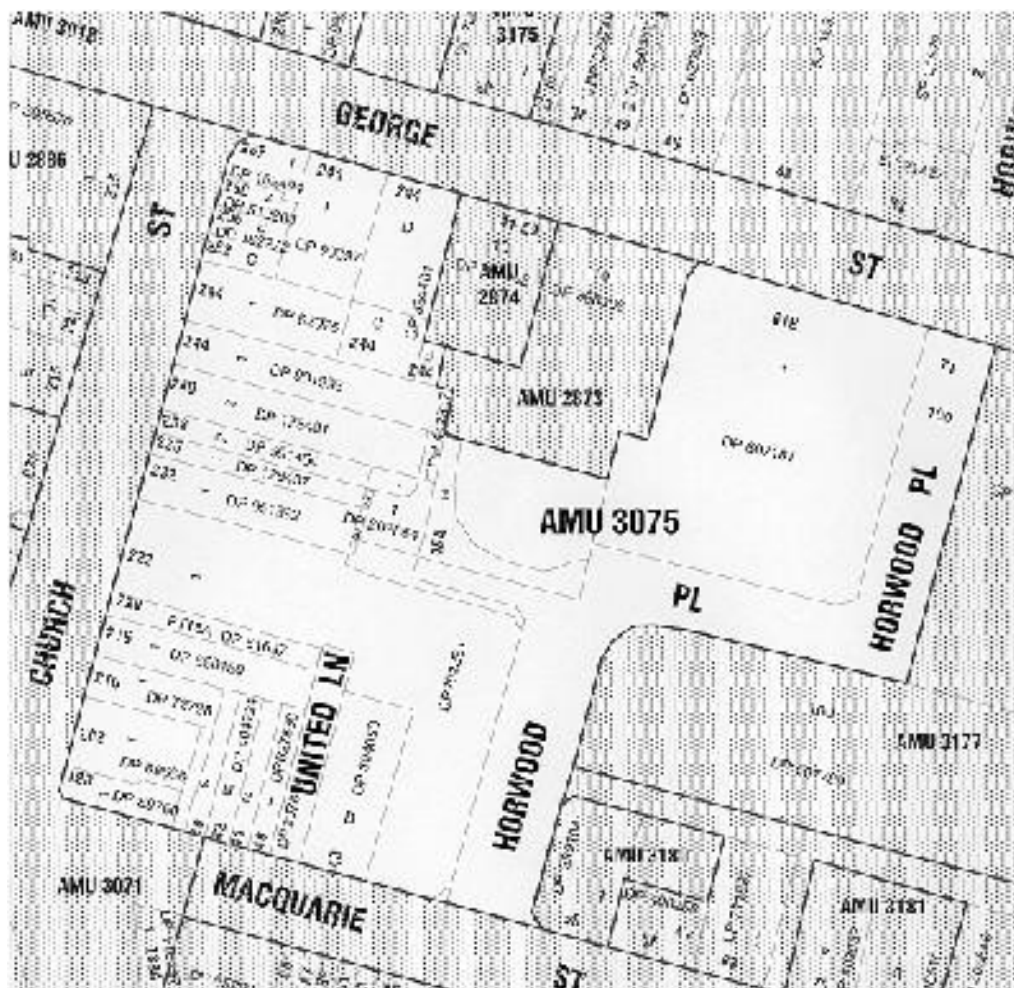


Figure 5 — Boundary of the Parramatta Archaeological Management Unit 3075 (Source: Office of Environment and Heritage, Inventory Sheet, Database No: 2243075)

1.4 Archaeological Potential - Parramatta AMU 3075

The following statement on archaeological potential for the Parramatta AMU 3075 is taken from the Heritage Division Inventory Sheet (Database No: 2243075):

The subject area has high potential to contain intact subsurface deposits, except for the rear of 232-4 Church Street (Lot 1, DP 651922), which was identified in the 1991 Archaeological Zoning Plan as having little or no archaeological potential based on the disturbance caused by the construction of the basement level of this building.

This AMU is likely to contain archaeological resources related to the early development of Parramatta, including structural and other remains associated with convict housing.

This evaluation is based on historical resources available to, and field survey undertaken for, the Parramatta Historical Archaeological Landscape Management Study 2000 (PHALMS). Analysis of available information has been extensive but not exhaustive. Some elements of the site represented in historical records may not have been discussed within the parameters of the PHALMS project. A comprehensive archaeological assessment of this AMU has not been undertaken.

The 'Recommended Management' actions listed below indicate what may be required to manage archaeological resources within this AMU. Please note that all requirements may not be required for all parts of this AMU.

The following recommended archaeological management for the site is taken from the Parramatta AMU 3075 inventory sheet and includes the following to be undertaken as part of any development of the site:

1. *Test Trench and Reassessment.*
2. *Open Area Excavation.*
3. *Interpretation by Temporary Signage.*
4. *In Situ Conservation in accordance with the NSW Heritage Act (Section 140).*

1.5 Authorship

Lynette Gurr, Senior Heritage Consultant, prepared this Statement of Heritage Impact. The historic overview was prepared by Léonie Masson, Historian. Both heritage personnel are at NBRS+PARTNERS, Architects.

2.0 HISTORIC OVERVIEW

2.1 Pre-European History

2.2 The First Inhabitants

Prior to the arrival of European settlers in 1788 the general area around Parramatta was inhabited by the indigenous Burramattagal clan who shared the Darug language with associated clans from Broken Bay to the Shoalhaven and west to the Blue Mountains.¹

2.3 Development of Parramatta (1788 to early 19th century)

It was only a few months after the first fleet had arrived in Sydney Cove that a party consisting of 10 convicts and a garrison of soldiers was established in Parramatta. ²This party grew to 100 convicts in 1789. The following year, Governor Phillip laid down the lines for a regular township adjacent to the river, which he initially called Rose Hill. It later became Parramatta. ³ Clearing and development of land for agriculture followed. New South Wales' second town had begun.

Between 1791 and 1800, about twenty significant land grants were issued to settlers in and around the town of Parramatta. A system of leasing lands was established for home building purposes.⁴ Early grantees or lessees in the vicinity often held leases in the town of Sydney and elsewhere as well as Parramatta. By the late 18th century, the area near the river was set aside for the market and the town hall (Figure 6).

With the arrival of Governor Macquarie in 1810, further streets were laid out and blocks of land surveyed in George, Church, Phillip and Macquarie Streets. Public buildings, a hallmark of the Macquarie period, proliferated.

Parramatta was a secondary seat of government, a centre of agriculture and grazing and directly connected to Sydney by road and river. The town developed rapidly during this period. Plans of Parramatta in 1822 (see Figure 9) show land on the eastern side of Church Street, between Phillip Street and the Parramatta River, as having detached buildings.

By the 1840s, Church Street was already a commercial centre for Parramatta and heavily developed.

¹ Kass, T., Liston, C. & McClymont, J., *Parramatta: A Past Revealed*, Parramatta City Council, 1996. pp. 4-6.

² For information on the early settlement and history of Parramatta see James Jarvis *The Cradle City of Australia – A History of Parramatta 1788-1961*, Council of the City of Parramatta.

³ Kass, T., Liston, C. & McClymont, J., *Parramatta: A Past Revealed*, Parramatta City Council, 1996. pp. 10-15. 22

⁴ Noel Bell, Ridley Smith & Partners (aka NBRS+Partners), *The Former Parramatta Fire Station Heritage Assessment*, unpublished report, October 1998. p. 6.

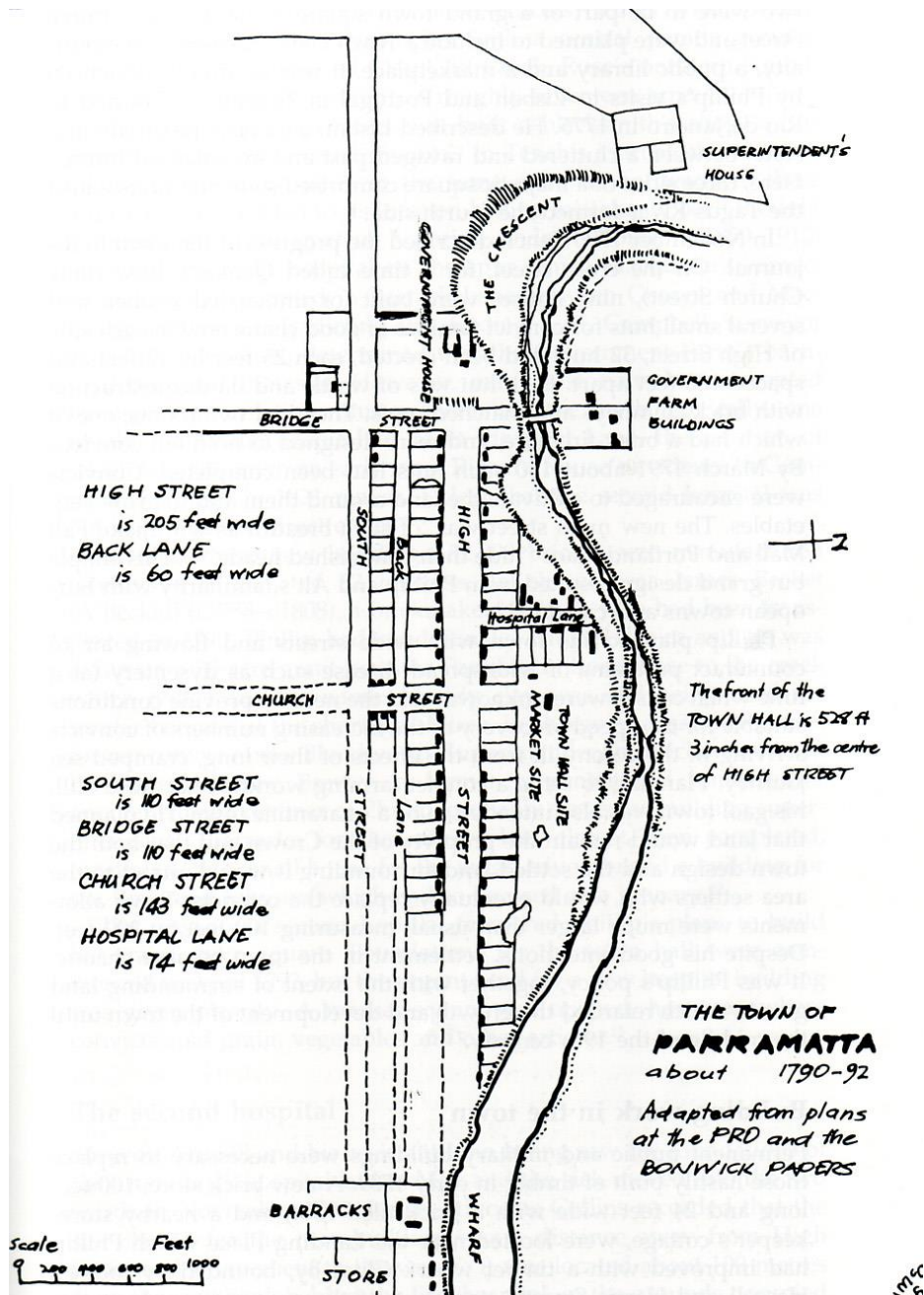


Figure 6 — The Town Of Parramatta c1790-92 adapted from Plans at the PRD and the Bonwick papers. (Source: Kass T, Liston C and McClymont, Parramatta: A Past Revealed, p23)

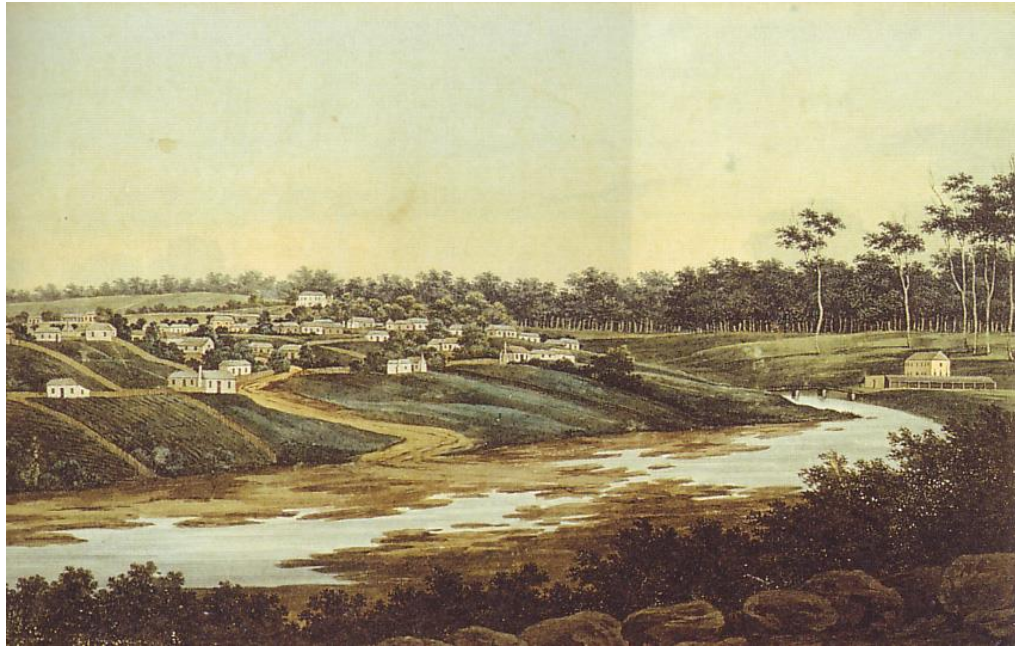


Figure 7 - Parramatta township c 1809 showing the earlier bridge leading across the river to the gaol and development in the subject area. (Source: Kass T, Liston C and McClymont, *Parramatta: A Past Revealed*, p47)

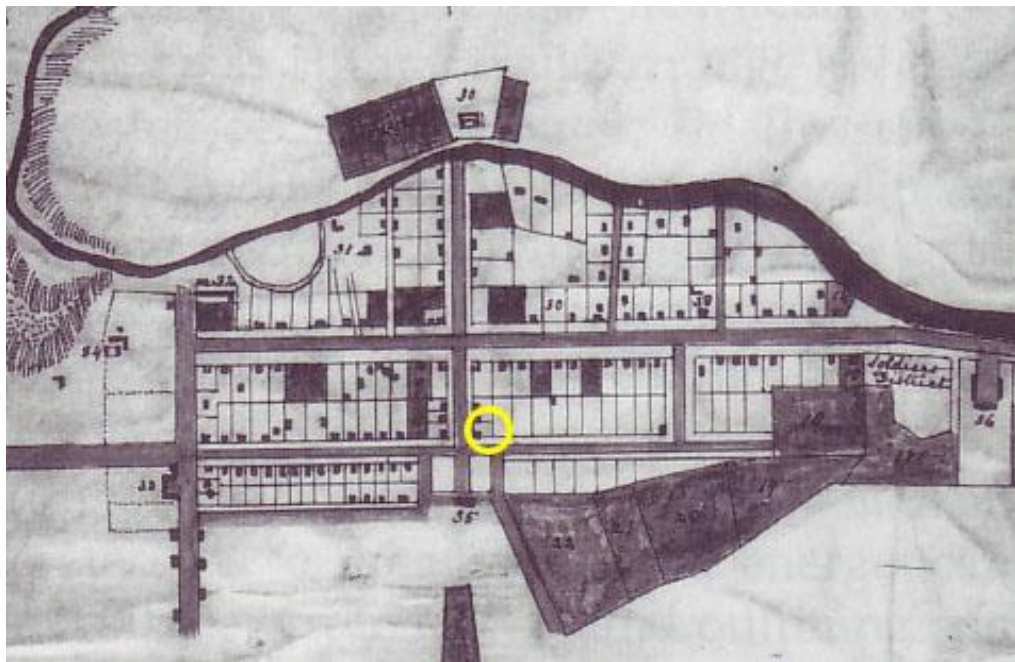


Figure 8 — Part of Surveyor Evans' 1804 plan of Parramatta township. The subject site is shown circled in yellow (Source: Kass T, Liston C and McClymont, *Parramatta: A Past Revealed*, p55)

The railway from Sydney to Parramatta Junction (present day Granville) was opened on 26 September 1855. In April 1860, it had extended to Argyle Street. The increased accessibility brought about by the railway contributed to the increase in population and development of the area between 1870 and 1880.

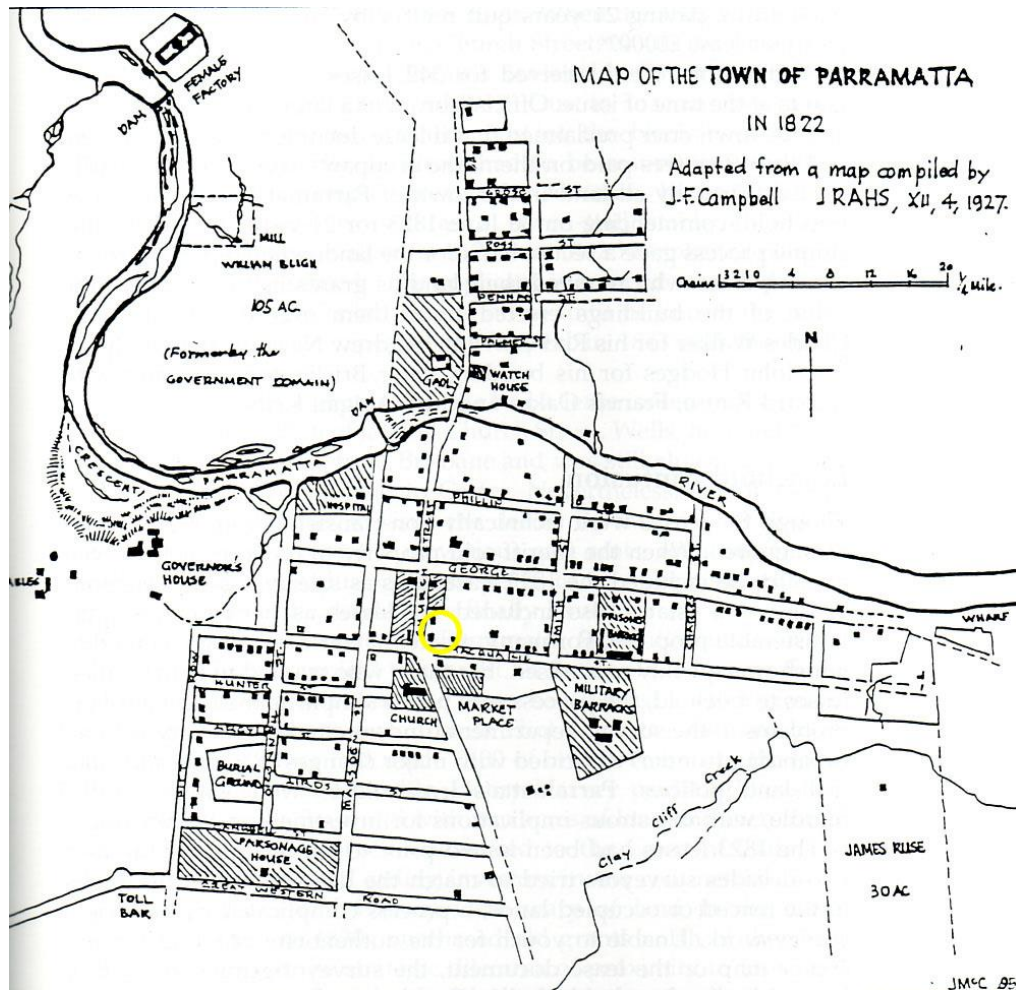


Figure 9 — Map of the Town of Parramatta in 1822, adopted from a map compiled by JF Campbell, RAHSJ, X11, 4, 1927. The subject site is shown circled in yellow (Source: Kass T, Liston C and McClymont, Parramatta: A Past Revealed, p113)

2.4 History of the Subject Site

The subject site is located on part of Lots 15A, 80 and 81 of Section 16 of the Town of Parramatta, granted respectively to James Whalan, Jane M Thorn and John Walker.

Section 16 of Brownrigg's 1844 plan of Parramatta is reproduced in Figure 11. This shows Allotment 15A, originally leased to Charles Whalan and subsequently granted to James Whalan, occupied by three buildings, two of masonry and one of wood. Allotment 80, leased and subsequently granted to John Walker, is shown as vacant land. Lot 81, originally leased to James Bradley and subsequently granted to James M Thorn, is occupied by a small wooden building. According to archaeologist Edward Higginbotham, Lot 15A was the site of convict allotments and huts, while he speculates that Lot 81 was probably a convict allotment. Higginbotham does not identify Lot 80 as a site of interest in his study of Parramatta of 1989.⁵ Figure 15 and Figure 16 are views of part of the subject site fronting Church Street prior to the 1880s and possibly showing the buildings erected before 1844.

⁵ Higginbotham, Edward, *The Future of Parramatta's Past*, 1989 (reprinted 2010), Volume 2, p100.

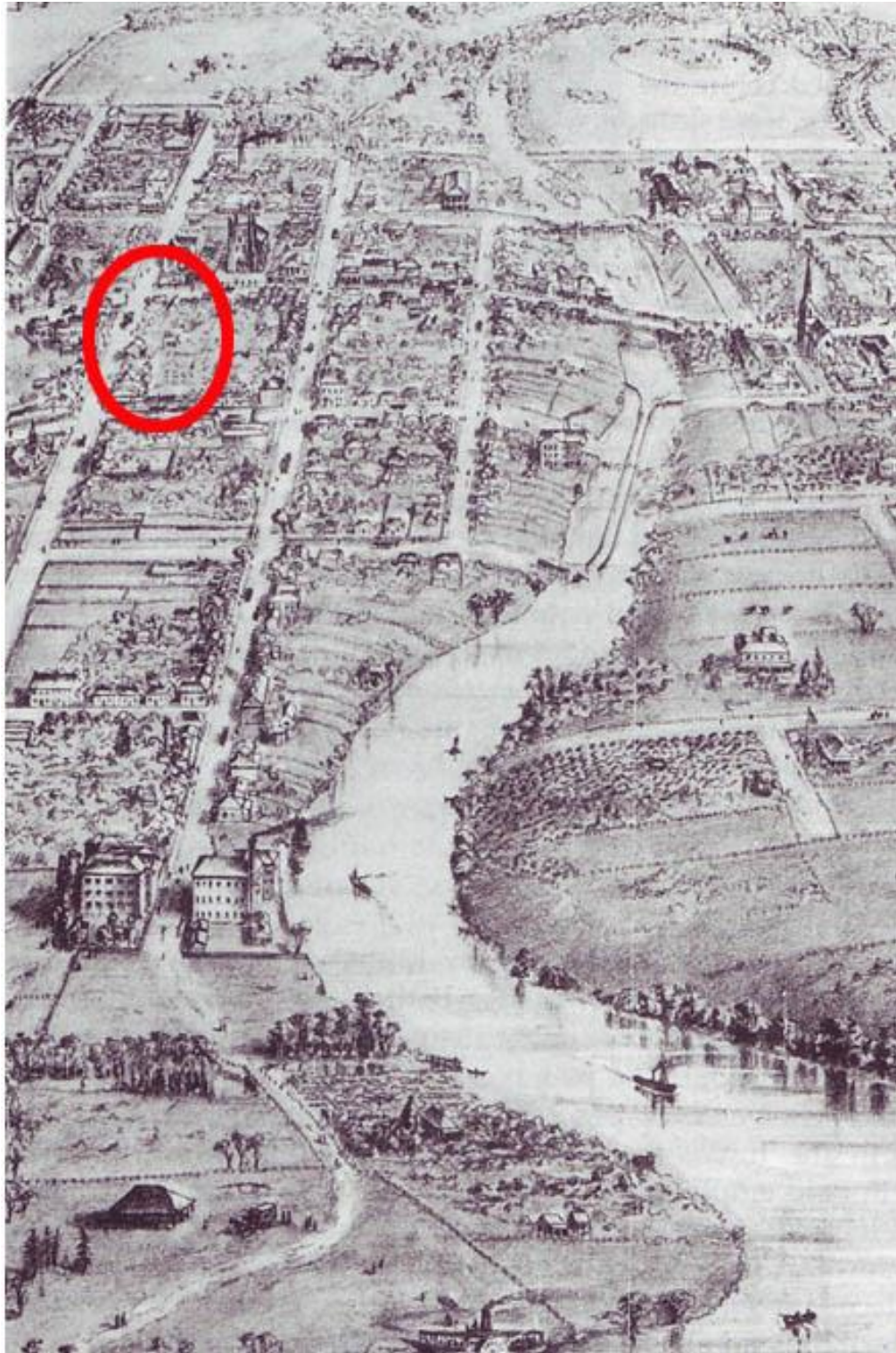


Figure 10 — View of Parramatta 1877, with the location of the subject site shown circled (Source: Kass T, Liston C and McClymont, *Parramatta: A Past Revealed*, p186)



Figure 11 — Detail from Plan of the Town of Parramatta and the adjacent properties / as surveyed by W. Meadows Brownrigg, 1844. Lots 15A, 80 and 81 of Section 16 are outlined in yellow. (Source: State Library of New South Wales, Digital Order No. a442001)

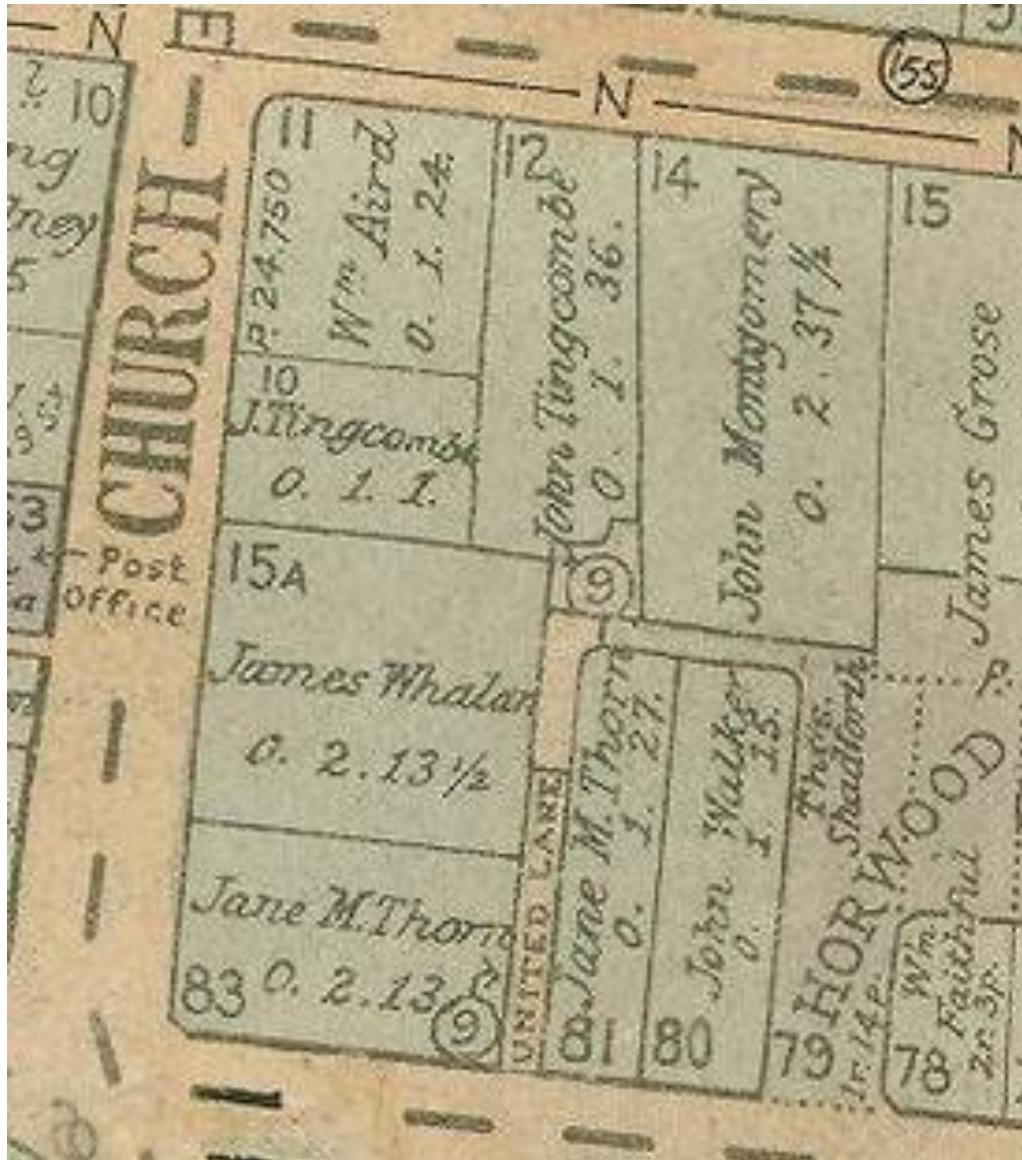


Figure 12 — Extract from Parish of St John, showing Allotments 15A, 80 and 81 of Section 16, undated. Possibly 1950s given that United Lane is so named thereon, (Source: NSW Land & Property Information, HLRV)

By 1895, the subject sites had been further developed as a commercial precinct as shown in the two detail survey sheets shown in Figure 13 and Figure 14. Accordingly, the Macquarie Street allotments (80 and 81) have been subdivided to provide a large block towards the centre of Section 16 comprising the factory of the *Cumberland Argus*. The residue of the two allotments was occupied by Frederick Sweeny, coach builder, occupied by himself and his wife. The Church Street frontage of the subject site, being part of Lot 15A, was occupied by more than one group of two storey shops. Dwellings above were constructed in the early 1880s by Cyrus Edgar Fuller, the publisher of the *Cumberland Mercury*. These shops are visible in the several photographs of Church Street (Figure 17, Figure 18, Figure 19, Figure 21, Figure 22, Figure 23 and Figure 24), dating from the 1890s to the 1930s.



Figure 13 — Extract from Detail Survey of Parramatta, Sheet 18, 1895. (Source: State Library of New South Wales,

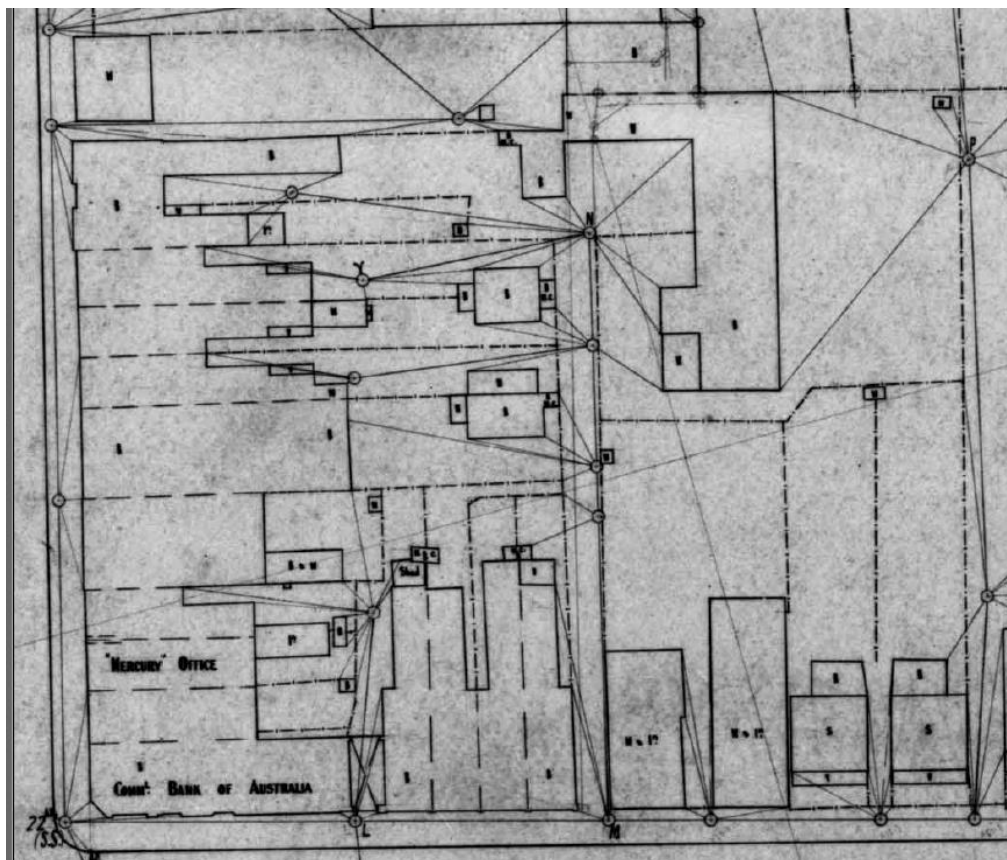


Figure 14 — Extract from PWDS1544-S1223, Parramatta Sheet 18, 1895. (Source: Sydney Water Historical Archive)



Figure 15 — Sweeneys coach factory, corner Church and Macquarie Streets, undated. (Source: Parramatta Heritage Centre, p0490420)



Figure 16 — View north along Church Street, taken near Macquarie Street, Post Office on left side, circa 1890s (Source: Parramatta Heritage Centre, p0490477)



Figure 17 — Church Street, Parramatta, 1893 (Source: State Records, Digital ID: 17420_a014_a0140001192.jpg)



Figure 18 — Church Street, Parramatta looking north, 1890s. (Source: State Library of New South Wales, Digital Order No. a622007hf)



Figure 19 – View south in Church Street towards Macquarie Street, 1910s. Post office on far right. Buildings forming part of subject site shown at far left. (Source: Parramatta Heritage Centre, p0490468)

Whilst there is an absence of mapping from 1895 to the 1950s, the 1943 aerial survey at Figure 27 provides some understanding of the form and size of buildings occupying the subject site towards the end of that period. The tower of the Cumberland Newspapers printing works can be clearly identified, as can the various structures in Church and Macquarie Streets. This photograph pre-dates the formation of Horwood Place which forms part of the eastern boundary of the subject site.

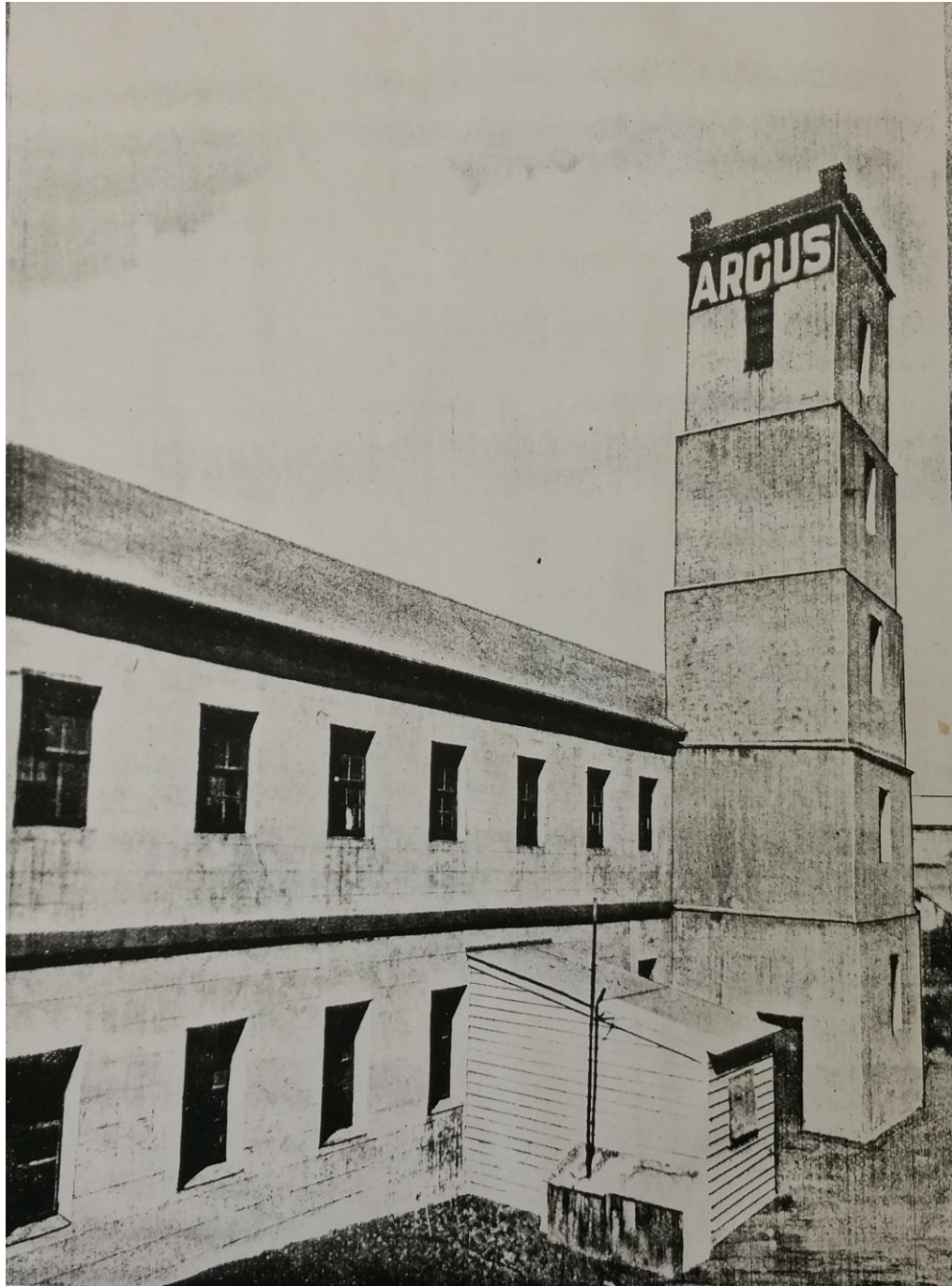


Figure 20 — Cumberland Argus Printing Works on part of the subject site off Macquarie Street. United (formerly Argus) Lane in foreground (Source: *The Jubilee History of Parramatta*, 1911, p146)



Figure 21 — View north along Church Street from Macquarie Street, 1930s. (Source: Parramatta Heritage Centre, p0490480)



Figure 22 — View north along Church Street from Macquarie Street, 1930s. (Source: Parramatta Heritage Centre, p0548771)



Figure 23 — Church Street, Parramatta, looking north, showing the Murray Brothers Department Store on the left and the "horse parapet" on the right, circa 1930. (Source: Parramatta Heritage Centre, LSOP 318)



Figure 24 — St John's Gardens and Church Street, Parramatta, NSW, 1930s. (Source: Parramatta Heritage Centre, p0490498)

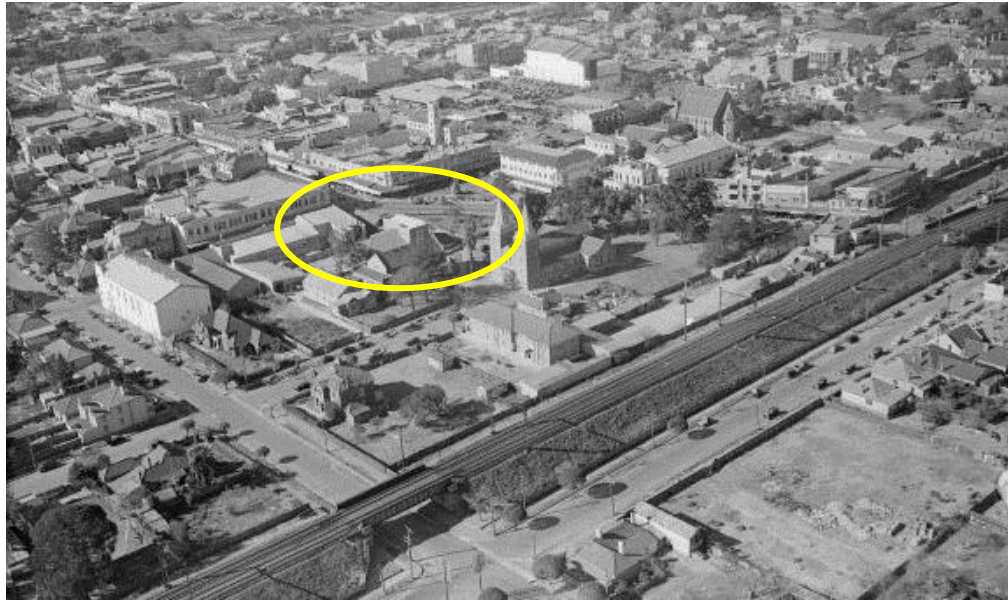


Figure 25 — Aerial view of St. John's Church, Parramatta, New South Wales, c1935 / EW Searle. Approximate location of subject site, including tower of Cumberland Argus factory, circled in yellow (Source: National Library of Australia, nla.pic-vn4654271)

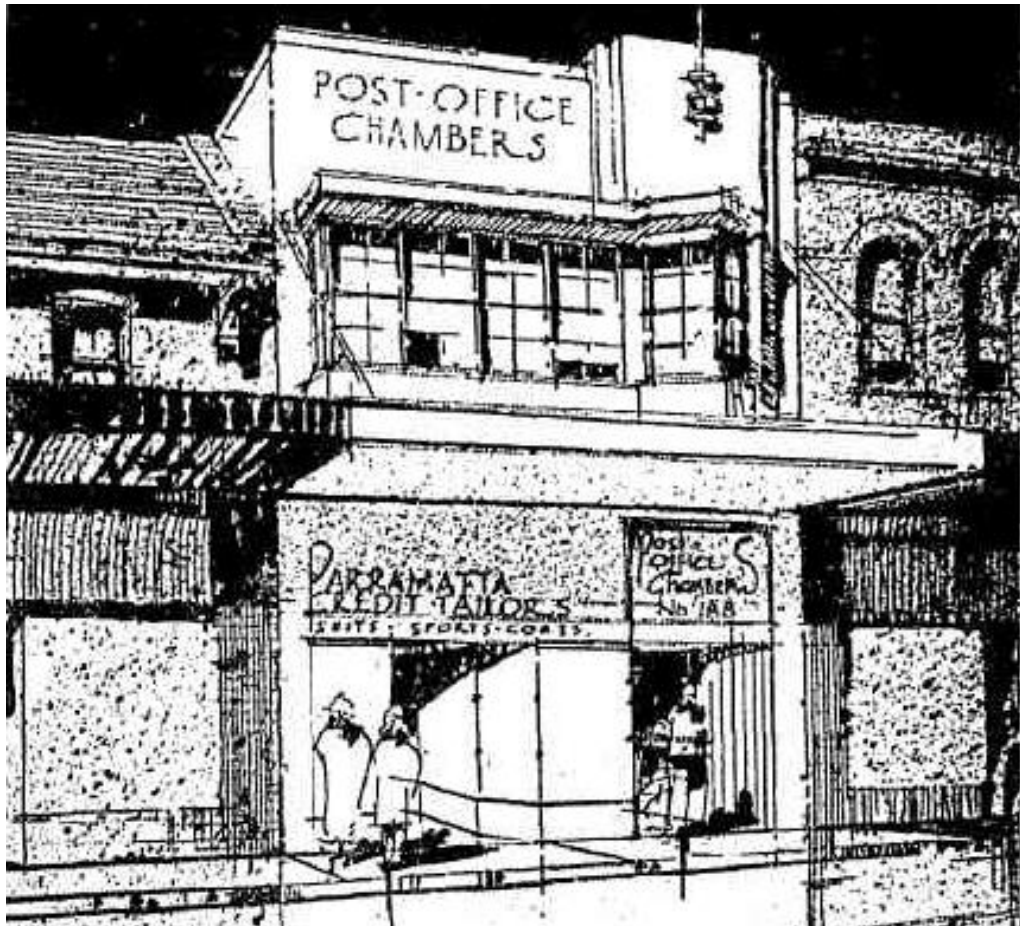


Figure 26 — Architects drawing of Post office Chambers, 224/226 Church Street (formerly 188 Church Street). Building designed by architect, Leslie J Buckland. (Source: Cumberland Argus, 3 February 1938, p4)



Figure 27 — Detail from 1943 aerial survey of Sydney showing subject site and surrounding development. (Source: NSW Land & Property Information, SIX Maps)

Notwithstanding the complicated sequence of ownership and subdivision up to this date and thereafter, there were two major commercial developments upon the subject site in the 1950s, namely the United Insurance Building at 48 Macquarie Street (Figure 29) and the Coles store at 222-230 Church Street. Upon the 1954 detail survey (Figure 28), the new United Insurance Building (under construction) and the footprint of the shops, cottages and printing works comprised in the present subject site are delineated thereon.

In the 1960s, the majority of the buildings comprising the subject site were consolidated in the ownership of JG Coles & Coy Limited. In 1961, that company demolished the former Cumberland Newspapers factory building and two cottages. A new entrance and store extension was constructed at 52-54 Macquarie Street. In 1981, the building known as 222-230 Church Street and 48 Macquarie Street was replaced by the present Greenway Plaza.

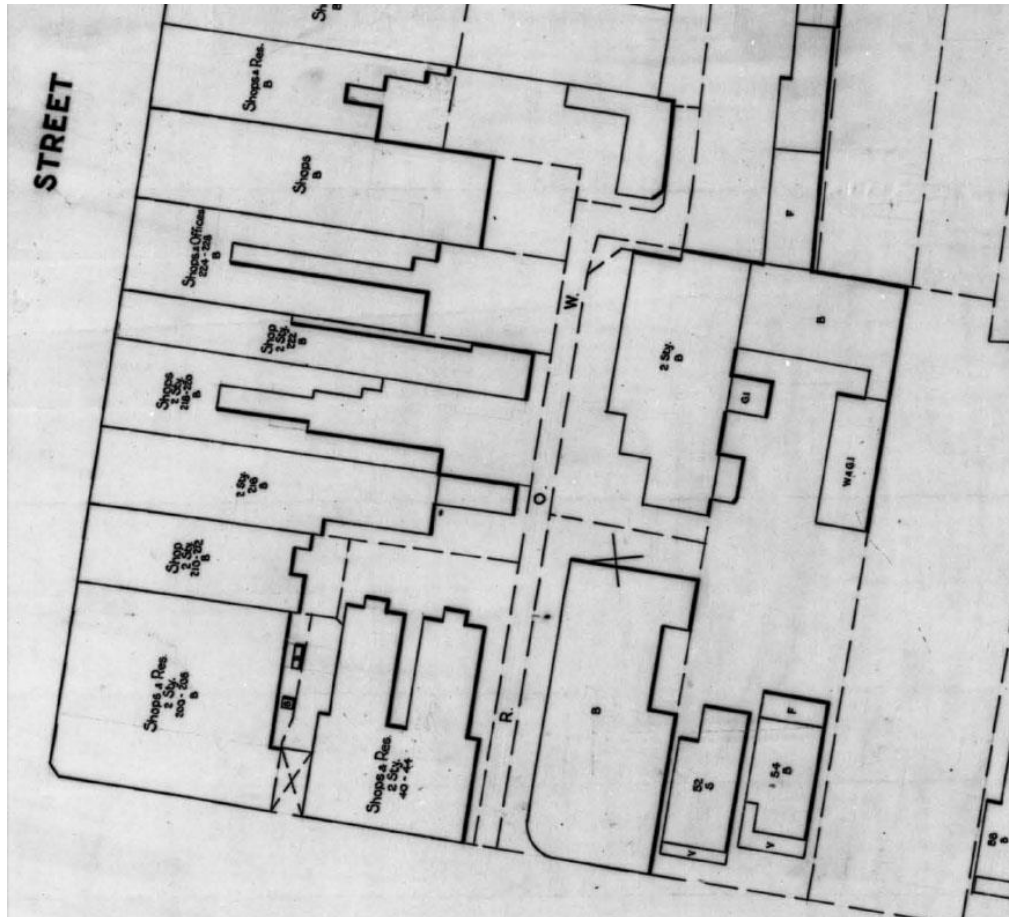


Figure 28 — Extract from DS2711, December 1954. (Source: Sydney Water Historical Archive)

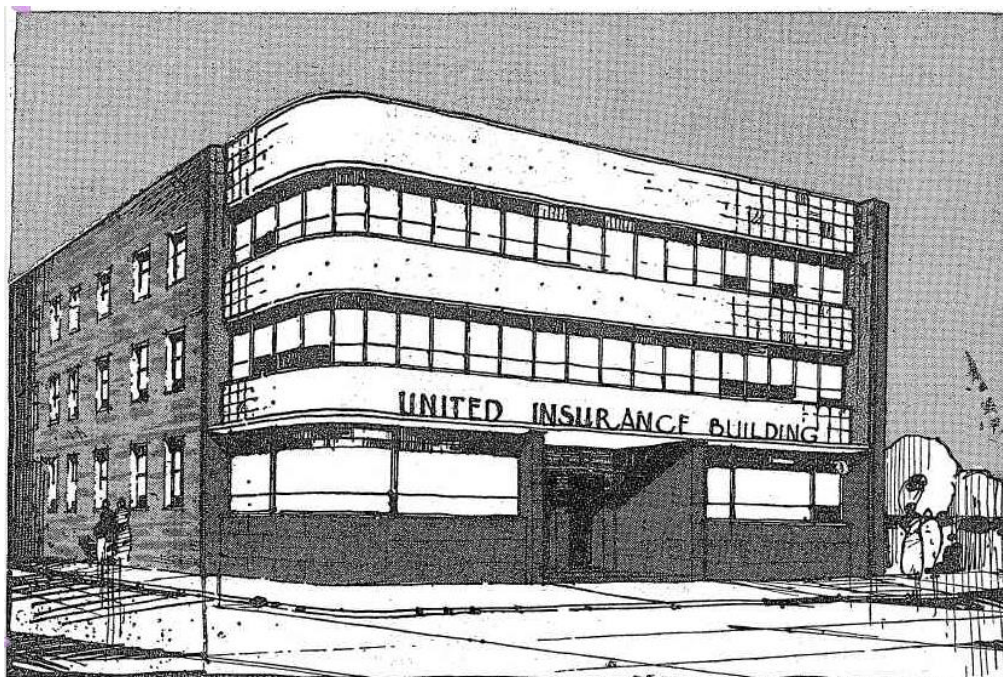


Figure 29 — United Insurance Building, 48 Macquarie Street. Designed by architects Leslie J Buckland and Druce, of Parramatta, with OE Phillips of Sydney, as consulting architect (Source: Cumberland Argus, 27 April 1955, p15)

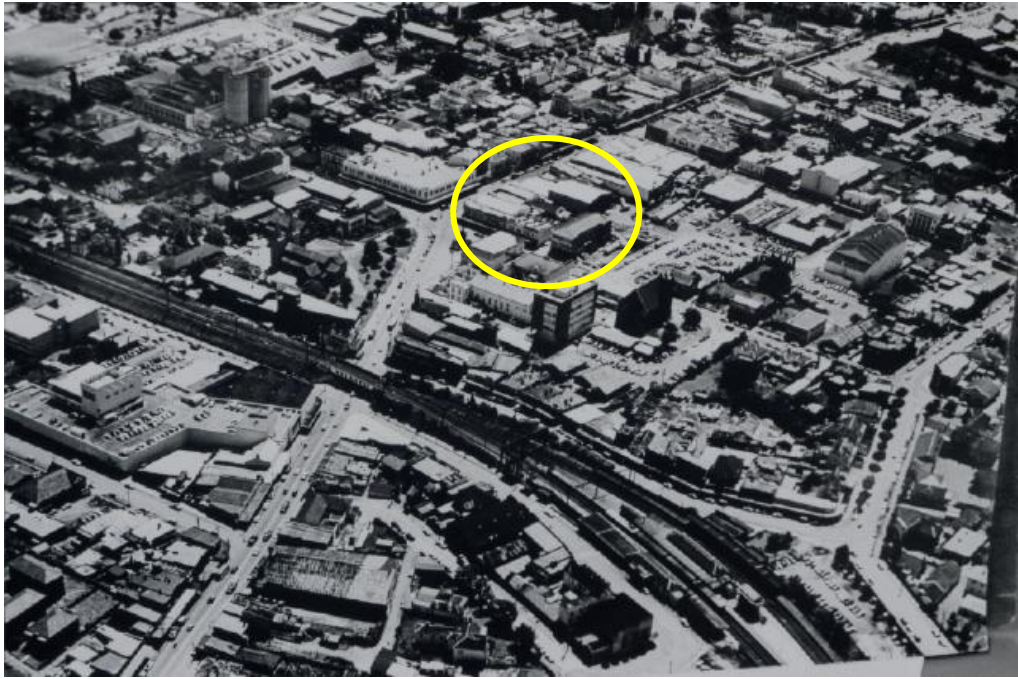


Figure 30 — Aerial view of Parramatta CBD, looking north-west over railway station, 1950s. Approximate location of subject site circled in yellow. (Source: Parramatta Heritage Centre, LSOP 440)

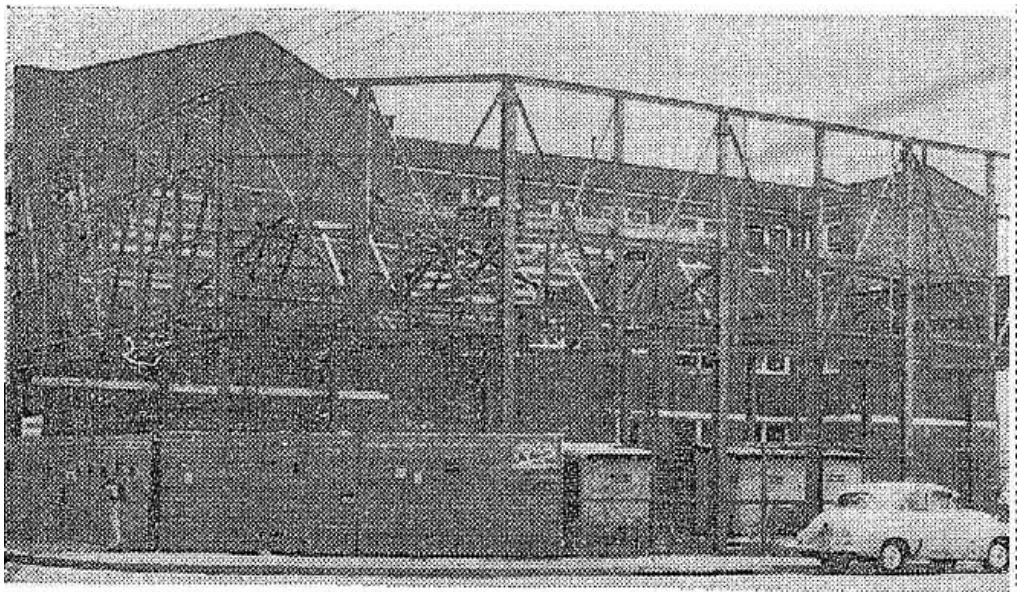


Figure 31 — New building at the corner of Macquarie Street and Horwood Place comprising an extension to the Coles store on Church Street. (Source: Cumberland Argus, 8 February 1961, p3)



Figure 32 — View north along Church Street at Macquarie Street, 1980s. (Source: Parramatta Heritage Centre Collections, p0549731)

3.0 PHYSICAL EVIDENCE

3.1 Streetscape Context of Subject Site

The subject site is an L-shaped block with frontages to Church and Macquarie Streets. These are two principal streets in Parramatta located in close proximity to the civic precinct, including town hall, square and church. The subject site is within a city block bounded by Macquarie Street to the south, Church Street to the west, George Street to the north and Smith Street to the east. Two lanes form the boundaries of the subject site – United Lane to the west and Houison Place to the north. The subject site comprises the following addresses:

- No 220 Church Street – Choice Menswear;
- Nos 222-230 Church Street – “Greenway Arcade”;
- No 48 Macquarie Street – former United Insurance Building

A number of heritage items are located in close proximity to the subject site. Generally, buildings within the streetscape are consistent in height - two- and three-storeys. The buildings vary chronologically, from late nineteenth century to late twentieth century, and stylistically. The following photographs and captions describe the subject site and its streetscape context.



Figure 33 — View to the eastern-side of Church Street, at the corner of Macquarie Street. Buildings along both streets are predominantly three-storey in height (Source: NBRS+PARTNERS, April 2015)



Figure 34 — View to the western-side of Church Street, at the corner of Macquarie Street showing the two-storey Murray Bros Building. Mid-twentieth century buildings are located to the west of the Murray Building and are seven storeys and above (Source: NBRSPARTNERS, April 2015)



Figure 35 — View to the eastern-side of Church Street, at the corner of Macquarie Street. Buildings are consistent in height, including two-storey Victorian buildings with parapets and three-storey twentieth century retail / commercial buildings (Source: NBRSPARTNERS, April 2015)



Figure 36 — Shopfront of No 220 Church Street which forms part of the subject site (Source: NBRS+PARTNERS, April 2015)



Figure 37 — View southeast along Church Street showing commercial frontages along the eastern-side of the street. The Greenway building frontage, minimalist, brutalist and unadorned adjoins decorative Victorian facades (Source: NBRS+PARTNERS, April 2015)



Figure 38 — the former post office, located at 213 Church Street, on the western side of the street and opposite the subject site, is a free-standing sandstone building dating to the Victorian period. Mid-twentieth century buildings adjoin the building to the south and west (Source: NBRS+PARTNERS, April 2015)



Figure 39 — the former Commonwealth Bank building, located at 215 Church Street, on the western side of the street and opposite the subject site, is located north of the former post office and to the north is adjoined by late-twentieth century buildings – two and four storeys in height (Source: NBRS+PARTNERS, April 2015)



Figure 40 — View to 223-235 Church Street (right), on the corner of Church and George Streets, a four-storey late-twentieth century commercial building located on the site of the former courthouse and archaeological site (Source: NBRSPARTNERS, April 2015)



Figure 41 — View to 45 George Street, a two-storey Victorian sandstone shop located north of the subject site – and listed as a heritage item and archaeological site (Source: NBRSPARTNERS, April 2015)



Figure 42 — The Roxy Cinema, located at 69 George Street, is located northeast of the subject site – and listed as a heritage item (Source: NBRSPARTNERS, April 2015)



Figure 43 — View south along Smith Street showing the extent of late-twentieth century and early twenty-first century high rise development within close proximity to the subject site (Source: NBRSPARTNERS, April 2015)



Figure 44 — View west along Macquarie Lane showing the six levels of Horwood Carpark located within the centre of the Parramatta city block (Source: NBRS+PARTNERS, April 2015)

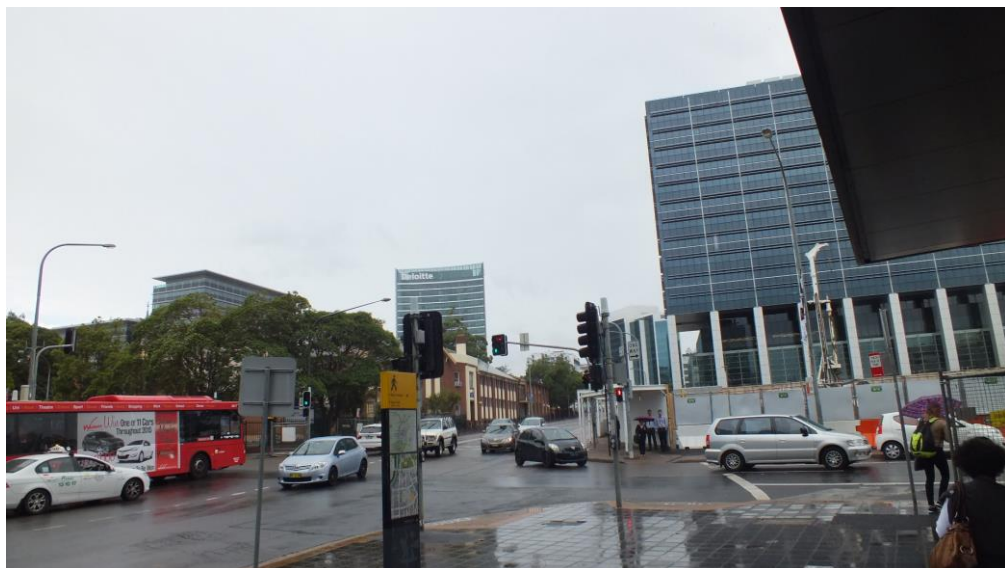


Figure 45 — Looking south along Phillip Street to Arthur Phillip High School (the former Lancer Barracks site) and recent tower development (Source: NBRS+PARTNERS, April 2015)



Figure 46 — Interpretation panel within Macquarie Lane indicates the location of an early convict drain in close proximity to the Horwood Carpark. This drain is located outside the boundaries of the subject site (Source: NBRSPARTNERS, April 2015)



Figure 47 — View looking west along Macquarie Street showing the prevalence of mid-twentieth century three-storey commercial development on the northern side of the street. (Source: NBRSPARTNERS, April 2015)



Figure 48 — View looking northwest along Macquarie Street showing the prevalence of mid-twentieth century three-storey commercial development and views along Batman Walk to the Horwood Carpark. (Source: NBRSPARTNERS, April 2015)



Figure 49 — Two-storey villa of Kia Ora, located at No 109 Macquarie Street, east of the subject site is a heritage item and potential archaeological site (Source: NBRSPARTNERS, April 2015)



Figure 50 — Leigh Memorial Uniting Church, located at 119 Macquarie Street, is a heritage item on the southern side of the street and southeast of the subject site (Source: NBRSPARTNERS, April 2015)



Figure 51 — View looking northeast along Macquarie Street to the intersection with Horwood Place and the subject site comprising the two-storey Greenway building (Source: NBRSPARTNERS, April 2015)



Figure 52 — View of the subject site looking north to the intersection of Macquarie Street and United Lane. The former United Insurance Building located at No 48 Macquarie Street (left) dates to the mid-1950s. The Greenway building, on the corner of Horwood Lane (right) dates to the 1960s (Source: NBRSPARTNERS, April 2015)



Figure 53 — Left: view from United Lane showing the north elevation of the building located on the subject site at No 48 Macquarie Street. Right: view south along United Lane to the intersection with Macquarie Street, with the subject site shown to the left. (Source: NBRSPARTNERS, April 2015)



Figure 54 — View west from United Lane to the rear of the subject site, associated with buildings No 220-230 Church Street (Source: NBRSPARTNERS, April 2015)

3.2 Heritage Items in Close Proximity

St John's Anglican Cathedral, 195 Church Street



Statement of Significance

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 5060990):

St John's Cathedral is of state significance as the oldest church site and continuous place of Christian worship in Australia, dating from 1803; as one of the two oldest parishes proclaimed in Australia in 1802; for potential archaeology of the 1803 parish church of St John's that was the first parish church built in Australia, and for the historical significance and rarity of the two towers built in 1817-19 by Governor Macquarie and his wife Elizabeth that are the only surviving fabric of the first church of St John's, the oldest remaining part of any Anglican church in Australia and a rare surviving legacy of Governor Lachlan and Elizabeth Macquarie to the built environment of NSW. Governor King's 1802 proclamation of the first two parishes of the colony of NSW -- St John's Parramatta and St Phillip's Sydney -- demonstrated the colony's early spiritual development and the formal recognition of the Church of England as the recognised denomination of the colony. The present St Johns' parish church (now Cathedral) is built on the site of the first (1803) parish church, whereas the present St Phillip's Church, York Street, Sydney has moved from the site of the first (1809) St Phillip's parish church that was built at nearby Lang Park.

Town Hall and Potential Archaeological Site, 182 Church Street



Figure 55: Parramatta Town Hall, Main Entry, located on Argyle Street (Source: NBRSPARTNERS, April 2015)



Figure 56: View to Parramatta Town Hall possibly in the 1930s showing Church Street as a vehicular access route and the garden planting to St John's Anglican Cathedral (Source: State Records NSW, Digital ID 12932-a012-a012X2443000145)



Figure 57: Town Hall, Parramatta. Photographer JH Harvey, undated (between 1875 and 1938) (Source: National Library of Australia, ID 49307300)

Statement of Significance

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240102):

Parramatta Town Hall is of significance for the local area for historical and aesthetic reasons, as a representative (locally unique) example of its type, and as a major local landmark. The building provides evidence of local Parramatta initiatives separate from Sydney and evidence of role of local government. Site possesses the potential to contribute to an understanding of early urban development in Parramatta.

Bicentennial Square and Adjoining Building, 184 Church Street



Physical Description

This Bicentennial Square is enclosed by a number of heritage items, Victorian Free Classical drinking fountain monument, amphitheatre, the circular garden around tree with four memorial plaques, the memorial gates to St Johns and the vista to St Johns from Church Street. Many of the components are also individually listed including St Johns Church, Parish Hall, Town Hall, Centennial Memorial, Murray Brothers Buildings, Victoria Facade with Horse Parapet. The commercial buildings are mainly two storeyed, with one of the Murray Buildings (alongside the Town Hall and farthest from St Johns) are three storeys. The National Bank, typical of 1960s buildings, is important for its scale, which fits in with the other buildings around the Square. A number of structures in the Mall (north of Macquarie St) and landscaping currently limit the appreciation of the vista to St Johns.

Statement of Significance

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240103):

Bicentennial Square is of significance for the local area for historical and aesthetic reasons, and as a locally unique set of examples of various types of buildings that collectively and individually form local landmarks. The Square provides evidence of local and regional amenities and services in Parramatta.

St John's Pro-Cathedral and Warden's Cottage, 195 Church Street



Statement of Significance

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240105):

St John's Cathedral is of state significance as the oldest church site and continuous place of Christian worship in Australia, dating from 1803; as one of the two oldest parishes proclaimed in Australia in 1802; for potential archaeology of the 1803 parish church of St John's that was the first parish church built in Australia, and for the historical significance and rarity of the two towers built in 1817-19 by Governor Macquarie and his wife Elizabeth that are the only surviving fabric of the first church of St John's, the oldest remaining part of any Anglican church in Australia and a rare surviving legacy of Governor Lachlan and Elizabeth Macquarie to the built environment of NSW. Governor King's 1802 proclamation of the first two parishes of the colony of NSW - St John's Parramatta and St Phillip's Sydney - demonstrated the colony's early spiritual development and the formal recognition of the Church of England as the recognised denomination of the colony. The present St John's parish church (now Cathedral) is built on the site of the first (1803) parish church, whereas the present St Phillip's Church, York Street, Sydney has moved from the site of the first (1809) St Phillip's parish church that was built at nearby Lang Park.

Centennial Memorial Clock, 196 Church Street



Statement of Significance

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240107):

Association with notable events or people - Monuments.

Shop and Potential Archaeological Site, 197 Church Street



Statement of Significance

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240108):

Building at 197 Church Street is of significance for Parramatta area for historical and aesthetic reasons and as a representative example of Inter-War period Stripped Classical architectural style building that demonstrates the commercial role of Parramatta in the twentieth century. The building is a related place to a number of buildings associated with the Murray Bros, being a former major department store of this group. Today, it is an important element of the streetscape in Church Street, contributing strongly to the townscape. The site has potential to contribute to an understanding of early urban development of the area.

Murrays' Building and potential archaeological site, 188 Church Street (South East corner) - Item No: 7



Statement of Significance

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240104):

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

Horse Parapet Facade & Potential Archaeological Site, 198-216 Church Street



Description

Victorian Italianate two-storey shops and offices were constructed in 1891, with parapet decorated with two prancing plaster horses. Rendered brick walls have a decorative stringline. Splayed corner is offset with pilasters. Pilaster decoration between each set of three windows in the Palladian style. Rendered brick with bracket decorations below sills. Victorian mould arches above each window with decorative stops. Awning is skillion metal shop awning with corrugated iron roof. Construction year "1881" is inscribed in the central niche. The ground floor has been altered.

Statement of Significance

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240109):

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

Parramatta Railway Station and Parramatta Railway Station Group



Figure 58 – Parramatta Railway Station, Main Entry, located on Argyle Street looking northeast showing Parramatta CBD multi-storey office buildings in the distance (Source: NBRSPARTNERS, July 2012)



Figure 59 – Parramatta Railway Station, looking southeast from railway platform showing the recent contemporary style awnings on the platform (left). Parramatta Railway Station and bus interchange looking southeast showing multi-storey office buildings in the distance (right) (Source: NBRSPARTNERS, July 2012)

The Parramatta Railway Station site (Lot 1, DP 733457) is in the ownership of the State Rail Authority. This Lot includes all of the area between the Church Street underbridge and the Parkes Street underbridge and the area between Darcy Street and Argyle Street. It includes Station Buildings and Platforms, permanent way, track and embankments, and other infrastructure such as overhead staunchions and cabling.

The Parramatta Railway Station Group comprises the following buildings:

1. Main Station Building - pillared masonry Federation Academic Classical entrance portico (the main entrance to the station, facing Argyle Street) with unusual stone and stucco decoration surmounted by a name or date plaque. Street elevation is of eight bays.
2. Parcels office, built of face brick c1920s.
3. Platforms and associated buildings, especially those on platform 4 which are believed to be the second oldest on the suburban system.
4. Signal box on platforms 2-3 built September 1886.

5. Subways.
6. Signalling equipment at northern and southern ends of the station.

Statement of Significance

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 5051413):

As an early surviving passenger railway station in New South Wales, Parramatta Railway Station's long-standing use as a railway station, together with its extant complex of railway buildings and infrastructure, evidence the development and history of the New South Wales railway network from 1859 to the present, making it an outstanding and Exceptional item of State heritage significance.

The site is associated with the traditional land of the Burramatta people. The site also has associations with Dr D'Arcy Wentworth, being part of his original estate in Parramatta, which was chosen as the new location for a station on the extension of the Western Line to Blacktown.

The design and planning of the site as a whole, reflects the curve of the line and the narrowness of the rail corridor. Individual elements, including island platform buildings, signal box, side platforms, the former goods shed, subway access and associated railway mechanisms, exemplify the technical and architectural achievements of the New South Wales railways, and demonstrate the evolution of the site in response to the growth of the Parramatta township. The site includes individually significant buildings, some of which are rare or unique examples of their type, that together form a group of Exceptional significance.

The siting of the station evidences the role of the railway paralleled with the development of the town of Parramatta and the shift in focus from the use of the river for transportation. Parramatta Railway Station in its setting, is an important civic precinct in the townscape of Parramatta, historically related to heritage items in its vicinity and through views from and to its setting, to the wider city.

As a major transport interchange and suburban railway station on the busy Western, and Cumberland Lines of the CityRail suburban railway network, the site and its setting are focal points of commuter activity, which is likely to be held with regard by train passengers and the local community, which it has continued to serve since its opening in 1860.

The site contains elements that relate to the many phases of its history and demonstrate the evolution of the station. Investigation and analysis of these elements may provide information about the evolution and occupation of the site that is not available from other sources.

The site, excluding the Eastern and Western Concourses, has potential to contain archaeological remains relating to the development of the Parramatta Railway Station and the New South Wales railways, including former structures, railway lines, sidings and other infrastructure associated with the former goods yard. The site also has potential to contain evidence associated with original drainage and water storage systems, and the former pedestrian subways. While evidence of the evolution of Parramatta Railway Station is likely to dominate the archaeological resource, the Parramatta Railway Station site also has potential to contain archaeological evidence associated with the development and occupation of the site prior to 1859, including remains of allotments and buildings along the former western extension of Argyle Street (c1840s-1859) and the former south-western extension of Lancer Barracks (c1804-1859).

Leigh Memorial Uniting Church, 119 Macquarie Street, Parramatta



Figure 60 – Leigh Memorial Uniting Church, showing the North Elevation facing onto Macquarie Street (left) and South Elevation backing onto Civic Place (right) (Source: NBRS+PARTNERS, January 2013)

Statement of Significance

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240359):

Leigh Memorial Uniting Church, at 119 Macquarie Street, is of significance for Parramatta area for historical and aesthetic reasons and as a representative example of a Victorian Free Gothic style church. Built c. 1834, it gives evidence of social and cultural life in 19th and 20th century and continues to contribute to the streetscape.

Description

Leigh Memorial Church, built almost on street frontage, has speckled tuck pointed facebrick walls on sandstone base, parapeted slate gable roof with large stone turrets on tower buttresses with attached octagonal belfry on square tower. Windows and door have gabled sandstone label mouldings. The front double door comprises diagonal timber tongue and groove panelling and decorative cast iron hinges. Original building had a very tall spire which was removed c1920s.

While the heritage item is in close proximity, the principal entry faces away from the proposed works.

Lancer Barracks, 2 Smith Street, Parramatta



Statement of Significance

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240492):

The Lancer Barracks are of significance for the local area for their historical and aesthetic values and as a representative and rare set of examples of Victorian, Federation and later military and associated buildings in the local area. The Barracks are associated with a number of persons and groups, primarily those with military relations. The site possesses potential to contribute to a further understanding of early development of Parramatta and NSW, as it illustrates a number of historic themes relating to military, people settlement and related activities. Key buildings have identifiable heritage values and may be significant in their own right.

3.3 World Heritage Listed Site

ICOMOS World Heritage Listing – Australian Convict Sites (No 1306)

Old Government House, in its setting of the former Governor's Domain, is significant as a cultural landscape of importance in Australia's history. It contains a number of historic elements that have a tangible link with the earliest days of the foundation of British colonial settlement of Australia, and that interlink with the landscape. These historical elements include the Crescent, the governor's dairy, the bathhouse, memorials, carriageways and gatehouses, and the remains of Governor Brisbane's observatory.

Old Government House and Domain forms part of the World Heritage Listed cultural property known as Australian Convict Sites. This property includes a selection of eleven penal sites, among the thousands established by the British Empire on Australian soil in the 18th and 19th centuries. The following describes Old Government House and Domain:

Old Government House and Domain, Parramatta, was a residence of the Governor of the colony of New South Wales from 1790 to 1856, inland from Sydney. It is located on the left bank of a meander in the Parramatta River.

The site is arranged around Government House and its gardens. It is a Georgian-style mansion with a central section and two asymmetrical wings erected some years later. The southern wing is extended by the house of the female convicts, who were used as the household servants. The main built ensemble was extended in 1822 with the L-shaped garrison building.

The park includes some houses and landscaped gardens in the late 18th century English style and the remains of an observatory. It also includes archaeological remains of the huts that housed the convicts who looked after the maintenance of the property.

The main built ensemble underwent significant restoration, particularly in 1906.

Today, this ensemble is used as a museum and a public park.

Environment Protection and Biodiversity Conservation Act 1999 – National Significance

All sites forming the Australian Convict Sites listing are inscribed on the National Heritage List and protected by the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The proposal should be referred for assessment under the EPBC Act as, under the Act, World Heritage sites are identified as matters of national environmental significance. Actions that have, or are likely to have, a significant impact on a matter of national environmental significance require approval from the Australian Government Minister for Sustainability, Environment, Water, Population and Communities. The minister decides whether assessment and approval is required under the EPBC Act.

In addition, Old Government House and Domain is listed as a place of cultural heritage and protected under the NSW Heritage Act 1977.

The following recommendations and decisions for The Australian Convict Site, of which form part, were formed at The Convention Concerning the Protection of the World Cultural and Natural Heritage, Brazil 25 July – 3 August, 2010 (World Heritage Committee Meeting Decision 34COM 8B.16):

3. *Recommends that the State Party give consideration to the following:*

h) Pay attention to managing the landscape values of the sites in or close to urban areas by studying the visual impact of their current environment and any projects liable to affect those values;

Old Government House and Domain, is in public ownership (New South Wales Government) and comprises an original site/land boundary from the convict era and surrounded by a buffer zone (see Figure 61) ICOMOS made the following comment on the potential for development from the growing urban environment:

“the legal protection of the buffer zones seems adequate and effective...More broadly, some of the sites within the property may be threatened by the development of the property’s peripheral; area and in its buffer zone, notably in terms of the landscape impact of growing urban environments...(including)...Parramatta city for Old Government House”.

Old Government House and Domain Parramatta Park Management Plan (2009) was prepared by managers of the site, Parramatta Park Trust and The National Trust of Australia (NSW). Old Government House and Domain, Parramatta Park Management Plan, Section 8.2 Management Plans and Policies identified the following guiding policy (taken from the *Parramatta Park Conservation Management Plan* 2008, 14.1):

9. The Park boundaries will be protected from encroachments and developments which compromise its significance

8.2.1 Fabric and setting "Retain vistas of the House from within the Park. Consider the reinstatement of one of the nineteenth-century configurations of the carriage loop and pathways...."

The following critical views will be actively maintained within the Park:

- *Mays Hill to Hunter Street;*
- *Old Government House and grounds to Parramatta Park – views to east (George Street, O'Connell Street and the river);*
- *Parramatta River from the west in Parramatta Park;*
- *Parramatta Park to Kings School and Lennox Bridge;*
- *The Ridge of the Crescent to Parramatta;*
- *The visual relationship between the monuments and their siting on the ridge line;*
- *From the ridge line to the Macquarie Street gates and the centre of Parramatta;*
- *From the Dairy to Westmead and Wisteria Gardens;*
- *Out of the Park from the Domain to Westmead, the west and north-west.*

Vegetation will be managed to ensure the retention of significant views through regular pruning and careful planting programs. The views from Old Government House to George Street will be opened up through vegetation management and tree removal.

New structures, either permanent or temporary, will not be constructed where they will have a detrimental effect on significant views.

Old Government House and Domain, Parramatta Park Management Plan, Appendices 10.1 Description of the buffer area for *Old Government House and Domain, Parramatta Management Plan* describes the important views associated with the property as follows:

Important views.

Important views from Old Government House over the broader Domain (now forming Parramatta Park) are contained within the buffer zone emphasising the command and control function of Old Government House and Domain and consistent with historical records such as maps and plans, illustrations and paintings. Longer and more extensive views extend from the Domain and beyond the Buffer Area eastwards along the Parramatta River to Lennox Bridge, westwards and southwards to Mays Hill, the highest point in Parramatta Park. There are reciprocal views back from these positions to the Domain and Government House within the buffer zone. There is also an occasional vista from the eastern edges of the property along several key streets of the Parramatta CBD, which are also contained within the buffer zone.



Figure 16: Old Government House and Domain World Heritage Property (unshaded) and its proposed Buffer Area (hatched area). (Source: Department of Planning, 2008).

Figure 61 – Old Government House and Domain World Heritage Property with Buffer Zone hatched. The location of the subject site is shown circled in red (Source: Old Government House and Domain Parramatta Park, Management Plan, 2009, p40)

Figure 62 shows the principal elements within Old Government House and Domain. These features are identified in the map as follows:

1. Main entry to Old Government House;
2. Bathhouse;
3. Remains of Governor Brisbane's observatory
4. Memorials;
5. Gatehouses;
6. Carriageways;
7. The Crescent; and
8. Government Farm.

These features are shown below in Figure 63 to Figure 66.

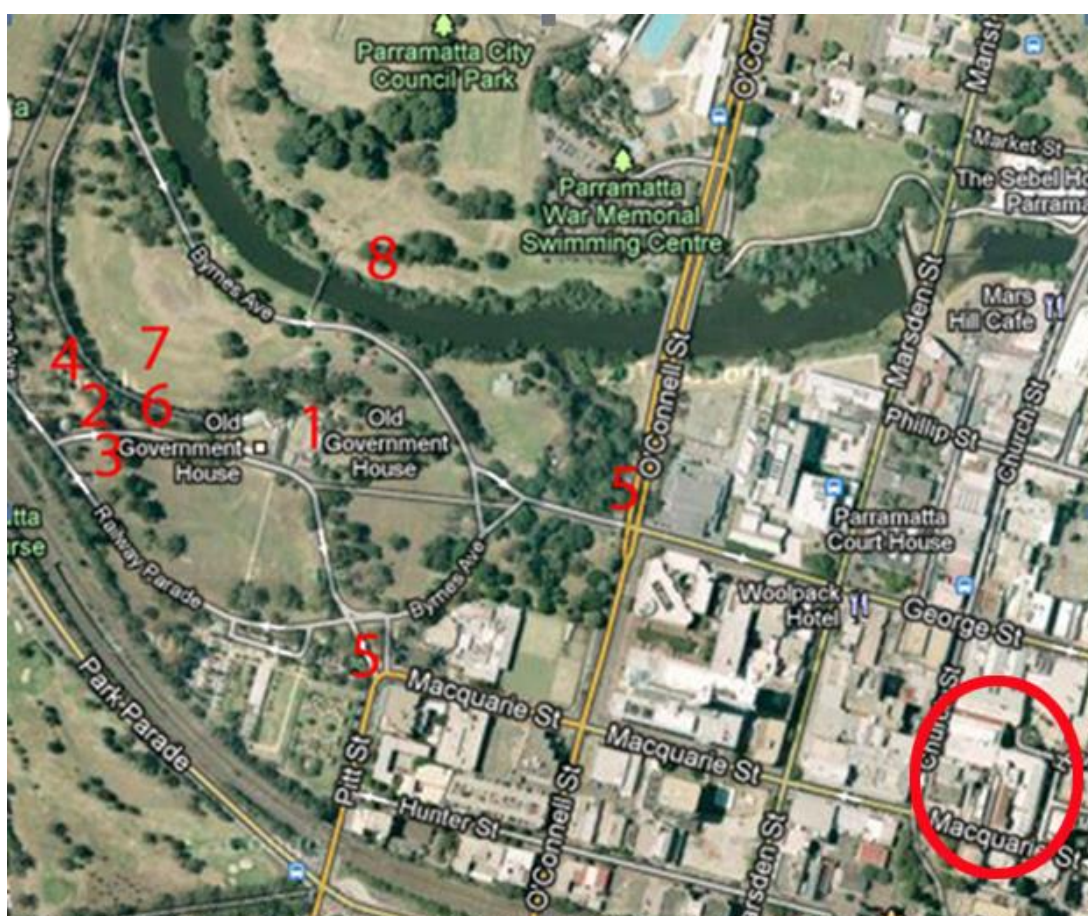


Figure 62 – Map showing the principal elements within Old Government House and Domain. The location of the proposed tower is shown circled in red (Source: NBRSPARTNERS, April 2015)



*Figure 63 – Old Government House, East Elevation, showing the Main Entry portico
(Source: NBRSPARTNERS, Sept 2012)*



*Figure 64 – Bathhouse (left) and Remains of Governor Brisbane's Observatory (right)
(Source: NBRSPARTNERS, Sept 2012)*



*Figure 65 – Boer War Memorial (left) and Macquarie Street Gatehouse (right)
(Source: NBRSPARTNERS, Sept 2012)*



Figure 66 – George Street Gatehouse (Source: NBRS+PARTNERS, Sept 2012)

To determine the impact of the proposed development on the world heritage listed Old Government House and Domain, a view from Old Government House to the proposed tower development is shown in the following view analysis prepared by Crone Architects (see Figure 68).

3.4 Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values: Technical Report

In 2012, the Department of Sustainability, Environment, Water, Population and Communities, in collaboration with NSW Department of Planning and Infrastructure, and Parramatta City Council, commissioned a technical report to provide greater certainty for future development in Parramatta CBD.

The technical report, *'Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values: Technical Report'*⁶, helps to inform planning and decision makers, and provide guidance for developers about where new building activity is likely to impact heritage values and how this may be appropriately managed.

The Report identifies documents and describes views and settings that are important with regard to the World and National Heritage listed values of Old Government House and Domain. In particular, it maps areas of sensitivity including a 'highly sensitive area' where development risks having a significant impact under the *Environment Protection and Biodiversity Conservation Act 1999*. The Report also suggests 'Future Development Guidelines' to assist in mitigating development impacts.

This Technical Report identifies areas of sensitivity determined through a review of the World and National Heritage values, the analysis and mapping of important views and settings, the proximity to Old Government House and

⁶ Report available at <http://www.environment.gov.au/heritage/publications/parramatta-heritage-report/>.

Domain and consideration of the underlying topography. Figure 67 is taken from the technical report on Old Government House Views and Settings and identifies “The Area of Sensitivity” showing the subject site to be within a “sensitive” area. The technical report provides future development guidelines to assist in mitigating development impacts in each of the precincts.

Based on the proximity of the proposed subject development within Parramatta, this recognises that development within this area may have some impact. However, it would not be considered a significant impact on the World and National Heritage Values of Old Government House and Domain. The proposal would not require a referral under the EPBC Act.

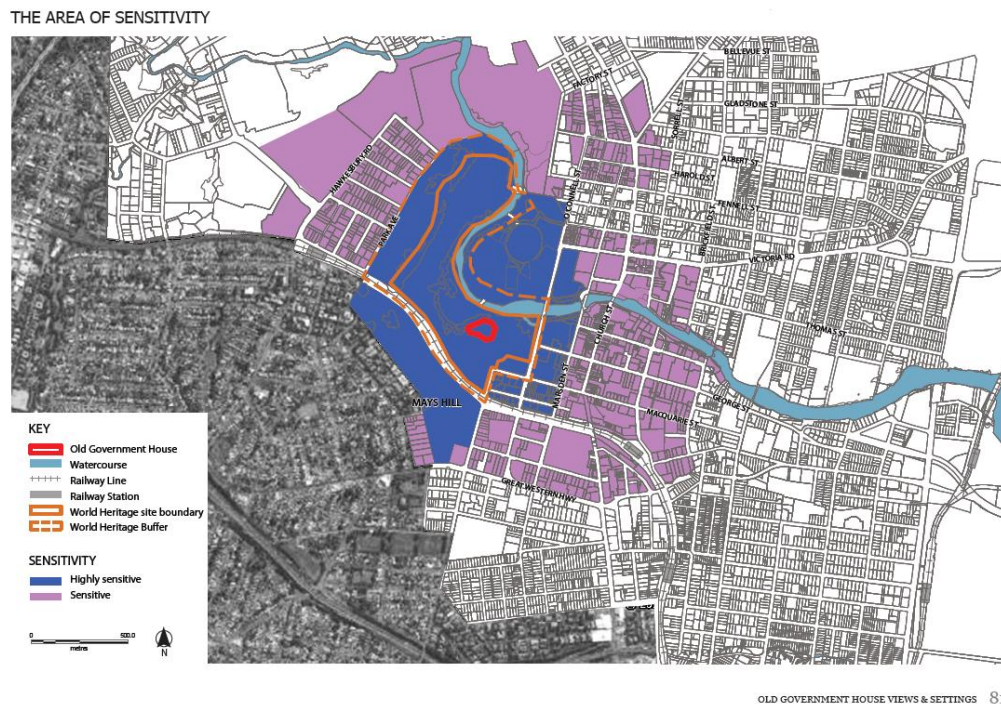


Figure 67 –The Area of Sensitivity shows the subject site is located within a “Sensitive” area (shaded violet) (Source: Development in Parramatta City, Technical Report)

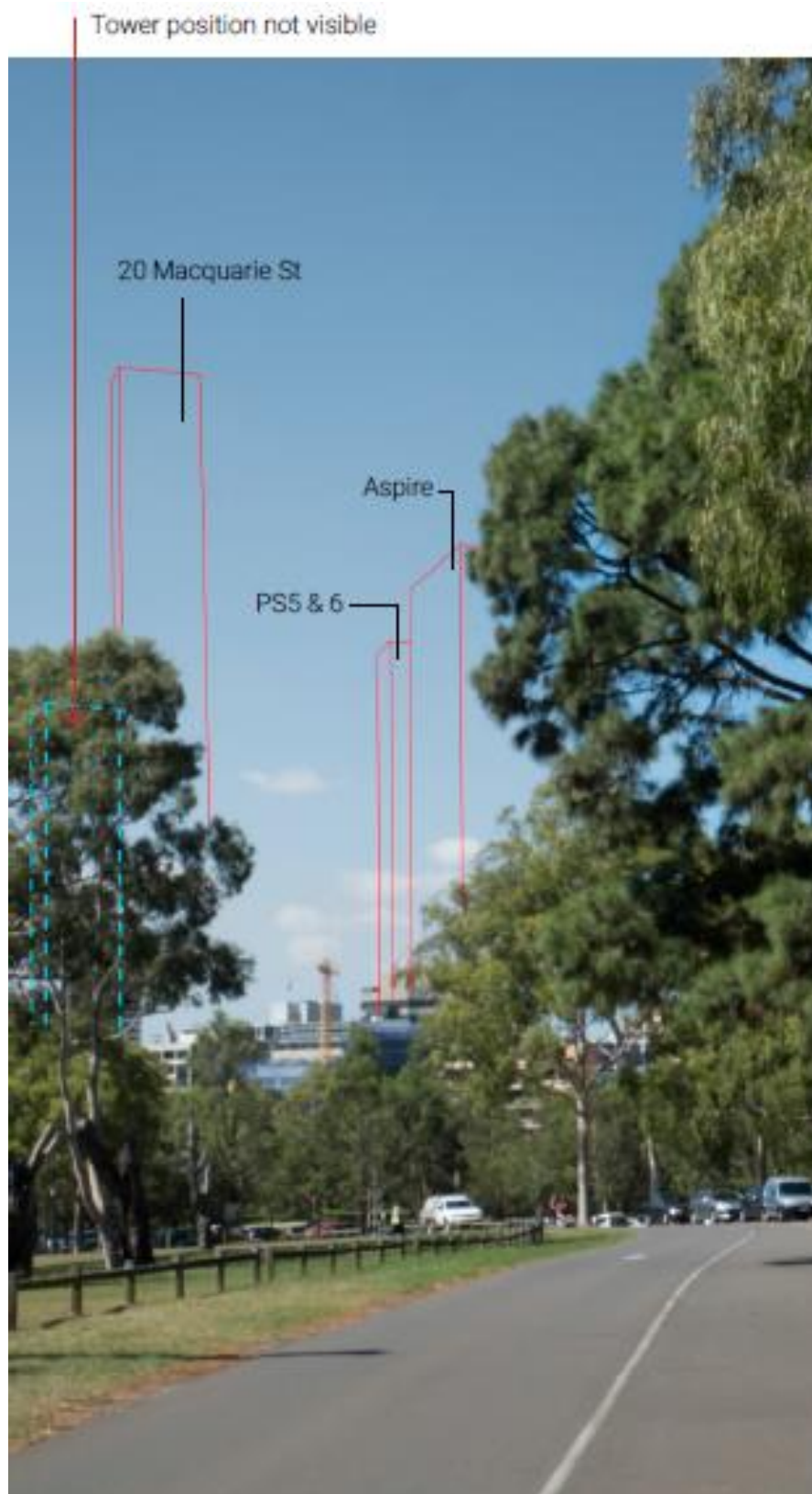
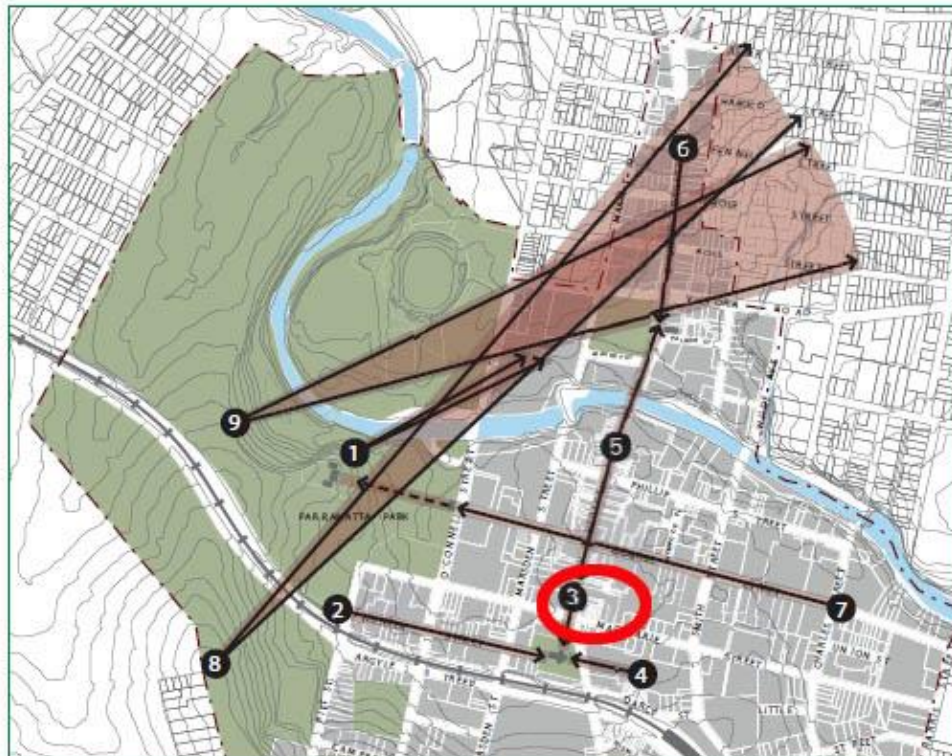


Figure 68 – View looking south-east from Old Government House showing the location of the proposed tower development (in blue) and other potential future tower developments (in red) located within the view corridor. The subject proposed tower at 48 Macquarie & 220-230 Church Street is identified as hidden behind the foliage of mature trees and lower in height than other potential future tower developments (Source: “48 Macquarie & 220 Macquarie Street - Urban Design Analysis”, p38, prepared by Crone Partners, 17/04/2015)



Figure 69 – Diagram showing significant views associated with Parramatta Park
(Source: Parramatta Park Management Plan)

APPENDIX 2 – HISTORIC VIEWS



Identified View	Significance
1. Old Government House view northeast to the river, Old King's School building and site of former Government farm	Key historic view demonstrating the relationship between the Governor, early Government farm and major school institution. Setting of both heritage items.
2. Views east to St John's along Hunter Street, available back to Parramatta Regional Park.	Hunter Street framed view to St John's church.
3. Views to St John's church and square from north	Historic main street approach to city centre and St John's historic church and other heritage items in view.
4. Views west, from eastern side of square, mall, Civic Place and Town Hall.	Backdrop/setting of church. Views to church and spires.
5. Views north and south along Church Street, including view of ANZ Dome and heritage buildings, St John's Church spires to the south and St Peter's church.	Historic main street and approach to city. A number of heritage buildings.
6. Approach to Parramatta south along Church Street from Fennell Street, sequential views.	Historic main street and approach. Relatively consistent scale and setback of streetscape.
7. Views along George Street to Parramatta Park gatehouse and trees.	Key historic street approach to the park. City edge of park, framing views to gatehouse, trees and Old Government House (not now visible), views of streetscape, heritage items.
8. View from Marys Hill across Parramatta's City Centre to distant hills.	Key historic viewing point from the highest part of the Parramatta Park with best views of the city in the river valley, glimpses to hills behind the city between buildings.
9. View from The Crescent to the distant hills	Key historic viewing point from the ridge of The Crescent to glimpses of distant hills between buildings.

PARRAMATTA CITY CENTRE DCP

Figure 70 – Historic Views in Parramatta with the location of the subject site shown circled in red (Source: Parramatta City Centre DCP 2007, Appendix 2, p75)

The Parramatta City Centre DCP 2007 identifies nine (9) historic views (see Figure 70). The historic views map indicates the proposed tower will be located on the periphery of the following view corridor. "View 3 – view to St John's Church and square from north" is shown in Figure 71 a photomontage prepared by Crone Partners showing the proposed tower envelope located on the periphery of this historic view.

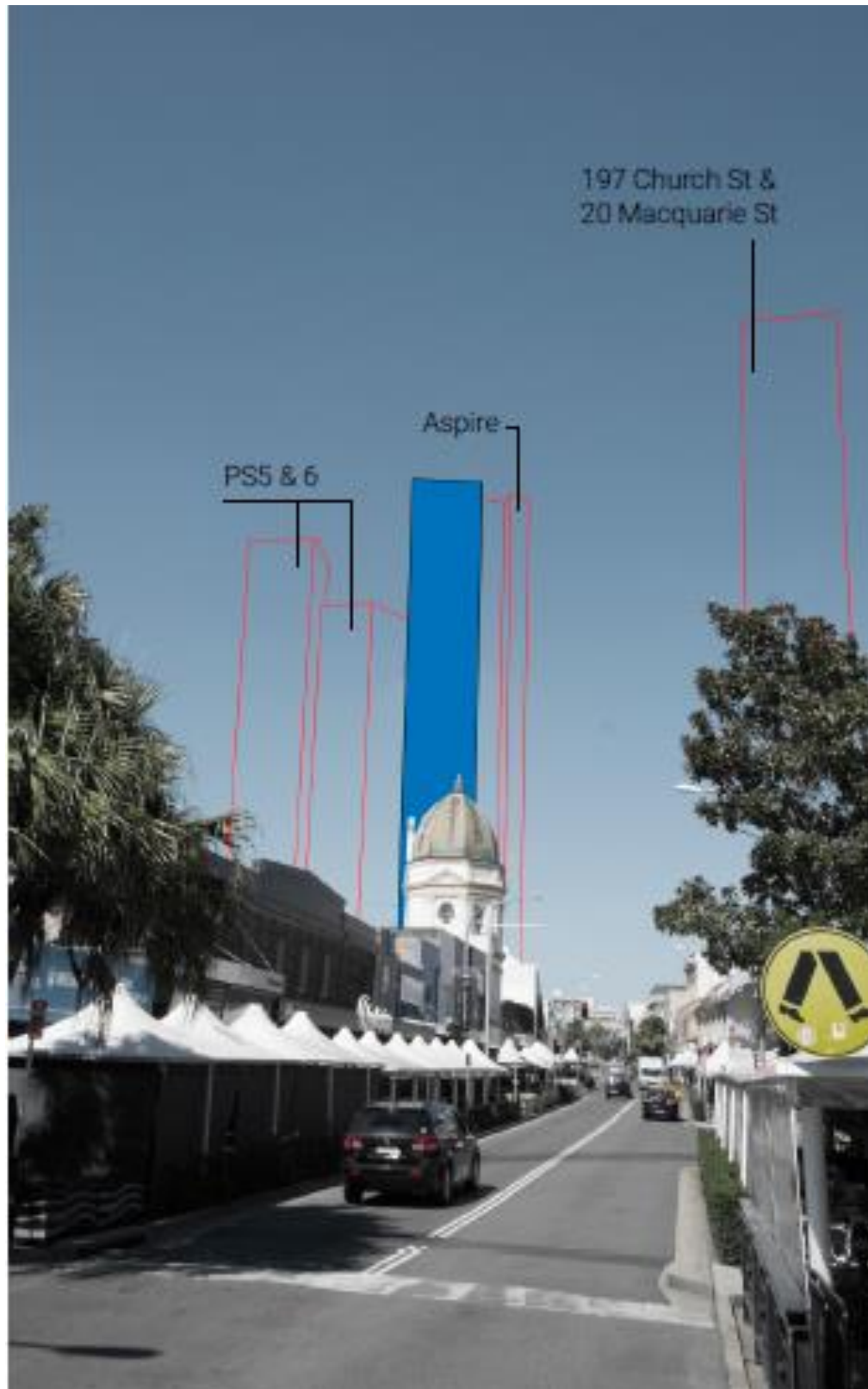


Figure 71 – Historic View in Parramatta - “View 3 - view to St John’s Church and square from north” showing the envelope of the proposed subject tower shown in blue. Other potential future development towers are shown in red (Source: “48 Macquarie & 220 Macquarie Street - Urban Design Analysis”, p37, prepared by Crone Partners, 17/04/2015)



Figure 72 – View from Bicentennial Square showing an artist's impression of the proposed subject tower and a number of heritage items in close proximity (Source: "48 Macquarie & 220 Macquarie Street - Urban Design Analysis", p61, prepared by Crone Partners, 17/04/2015)

4.0 THE PROPOSAL

This Statement of Heritage Impact has been prepared based on the review of the following drawings and documentation prepared by Crone Partners, architects, for the owners and managers of the property, Coombes Property Group and Drivas Property Group. This documentation forms part of the planning proposal for the demolition of existing buildings and construction of a mixed-use podium with ground floor retail, residential tower and basement and above ground carparking:

- “48 Macquarie & 220 Church Street, Parramatta – Urban Design Analysis” (17/04/2015).

4.1 Description of Proposal

The proposed works for the L-shaped site at 48 Macquarie & 220-230 Church Street, Parramatta are as follows:

- Demolish the existing buildings on the site;
- Construct a 12m high, mixed-use lower podium with ground floor retail (aligning with all street boundaries);
- Construct a 14m high, upper podium (stepping back 18m from Church Street and 6m from Macquarie Street);
- Construct a 184m high residential tower with plant (approx dimensions 25m x 42m and 210m above street level) and skewed at the L-shaped junction; and
- Construct basement and above ground carparking with basement service loading.

4.2 Architectural Design Principles

The following architectural design principles were prepared by Crone Partners, architects, and describes the proposed development:

Podium

The podium is anchored by five frontages, two major and three minor, each requiring individual treatment driven by varying conditions.

Church Street forms one of the major podium frontages and is a pedestrian focused artery to Parramatta Square. Surrounded by a rich tapestry of diverse forms and scale, it requires a level openness to encourage high social interactivity.

Macquarie Street forms the other major frontage and is one of the main east west axial links through the city centre. It has been earmarked for future light rail development, and is more attune to a street retail composition.

The minor frontages will form secondary entrances and exits to the podium connected to the greater context and that is the fine grain network of laneways, through site links and service laneways. These minor frontages have the potential to house smaller pockets of retail such as hole in the wall cafes and vendors.

Tower

The height and placement of the tower is justified within the context of Parramatta's new vision for the city. All future developments have the opportunity to contribute to the renewed city centre and its edges.

Efficiency and flexibility will need to be communicated through the slender articulated form of the tower, while maintaining permeability within the city skyline – the breathing space between the towers.

Improved internal amenity will bring natural light into the building, open and expose the residents to expansive views to Sydney CBD and the Blue Mountains, provide natural cross ventilation and create communal and outdoor spaces that compliment inner city living . The planning is free, open and flexible to foster social wellbeing and balance.

Residents will enjoy all the conveniences of inner city living – proximity to the work place , access to the vibrant city centre scattered with retail, cafes and restaurants, and modern comforts that come with living in a tower associated with prestige of design excellence.

5.0 HERITAGE IMPACT ASSESSMENT

5.1 Heritage Impacts on the Site

Other than the potential archaeological impacts that follow from the archaeological significance of the site, development of the site as proposed in the Urban Design Analysis would not cause any adverse heritage impacts on the site itself.

The subject site is listed on the State Heritage Register as being an AMU with *exceptional archaeological research potential* of state significance. This is a significant site constraint particularly as the scheme provides four basement levels. An archaeological assessment of the site should be undertaken by an historical archaeologist with experience in the Parramatta area. It is likely test trench and reassessment will form part of that assessment and will need to be undertaken prior to any development on the site. The works may include an open area excavation. Depending on the assessment, in situ conservation, in accordance with the NSW Heritage Act (Section 140), would be required. The retention and interpretation of archaeological resources on site would enhance the public's understanding of the historical development and significance of the site. This could be seen as a beneficial heritage impact.

Given development is proposed within the land entered on the State Heritage Register, the approval of the Heritage Council would be necessary with respect to excavation of the archaeological resource. This should be managed in accordance with archaeological advice).

While the planning proposal facilitates the increase in height and density on the site, the existing LEP controls permit a CBD type development that would permit basement car parking. As such, the development facilitated under the Planning Proposal does not create a significant additional impact compared with the existing planning controls.

5.2 World and Commonwealth Listings

The Commonwealth *Environment and Biodiversity Conservation Act 1999* [EPBC Act] provides for the conservation and heritage management of Commonwealth, National and World Heritage:

- Lancer Barracks is listed on the Commonwealth Heritage List.
- 'Old Government House and Government Domain' (OGHGD) within Parramatta Park, a distance west of the subject site, are together

included on the National Heritage List. A large part of the National Heritage listed property is also inscribed on UNESCO's World Heritage List as part of the Australian Convict Sites serial listing. ['Parramatta Park & Old Government House' are also listed on the State Heritage Register under the provisions of the Heritage Act 1977. This listing covers the whole of Parramatta Park including the Parramatta Golf Club on the southern side of the railway.]

Although Old Government House and the Government Domain lie some distance from the subject site, their outstanding universal heritage values demand impacts of development throughout central Parramatta be examined. A tower of the height provided for in the Planning Proposal would be visible from areas within this heritage place, until sites are developed in the centre of the CBD. Visual and shadowing impacts of these sites must be considered. Initial assessments identified in the Urban Design Analysis indicate development of the subject site would not interfere with identified significant views and view corridors. In response to concerns over proposed tall development in Parramatta and its impacts on OGHGD, a 'technical report' on visual impacts has been prepared. That report confirms that although there may be impacts on OGHGD, there would be no significant impact.

5.3 Potential Impacts on Historic Views

Parramatta Development Control Plan 2011 [PDCP2011] defines nine 'historic views'. None of these would be impacted upon by development on the subject site. "View 3 – view to St John's Church and square from north" is shown in Figure 71, a photomontage prepared by Crone Partners, showing the proposed tower envelope is located on the periphery of this historic view. The proposed work do not impact directly on the views along Church Street to St John's Church.

5.4 Heritage Impacts in the Vicinity of the Site - SHR

The *Heritage Act 1977* provides for the management of places on the 'State Heritage Register' [SHR] and for excavation of relics and other archaeological remains and deposits generally. Places nearby that are entered on the SHR include:

- Bicentennial Square and adjoining buildings;
- 188 Church Street (South East corner), Murrays' Building and potential archaeological site;
- 195 Church Street, St John's Pro-Cathedral – Item No: 8;
- 195 Church Street (rear of 47 Hunter Street), Warden's cottage (verger's cottage);
- Bicentennial Square, Centennial memorial clock;
- 197 Church Street, Shop and potential archaeological site;
- 198-216 Church Street and 38–46 Macquarie Street, Horse parapet facade and potential archaeological site;
- 213 Church Street (93–93a Marsden Street), Telstra House (former post office) and potential archaeological site;

- 215 Church Street, HMV (former Commonwealth Bank) and potential archaeological site;
- 223 and 235 Church Street, Former court house wall and sandstone cellblock and potential archaeological site;
- 45 George Street, Shops and potential archaeological site;
- 69 George Street, Roxy Cinema; and
- 119 Macquarie Street, Leigh Memorial Uniting Church.

Places on the SHR further afield include Parramatta Railway Station to the southeast and Lancer Barracks to the southeast.

The Urban Design Analysis recommends a substantial increase in the permissible height on the site. Consequentially, visual and shadowing impacts of these sites must be considered. There will be some overshadowing of a number of heritage items to the southwest, south and southeast throughout the day between equinox and midwinter.

The Urban Design Analysis proposes a three-storey podium along the Church Street and Macquarie Street frontages. In addition, an upper podium is proposed, set back from the street boundaries. Once the archaeological potential has been further investigated, potentially adverse heritage impacts that might arise from the scale shift of the proposed development and the nearby heritage items may be mitigated in the finer-grain design of the proposed built form. This could be done in the selection of materials and articulation of building massing, form and facades. Controls for building exteriors are set out in the PDCP2011 and these include requirements for mitigating impacts on heritage items.

6.0 CONCLUSION

The Planning Proposal, as described above, does not adversely and unacceptably impact upon the identified heritage significance of the nearby State Heritage Register listed items, Commonwealth heritage listed places, National and World Heritage listed properties or heritage items. There is the potential for the Planning Proposal to be realised in a way which accords with the management recommendations and conservation policies provided for nearby heritage places.

The height, density and general form indicated in the Urban Design Analysis, planning proposal, together with site specific development control plan that follows those characteristics, are likely to have some minor and acceptable impact subject to the following:

- An historic archaeological assessments of the subject site should be undertaken to ensure archaeological impacts are managed in accordance with their State heritage significance;
- Assessment of streetscape impacts and the interface with heritage items in close proximity should be undertaken once a building form for the site is proposed;
- Implementation of appropriate on-site 'heritage interpretation' as part of future development. This would require the preparation of a 'Heritage Interpretation Strategy and Plan'.

When a specific development arising from the provisions of the Planning Proposal is proposed, the following sets of questions from the NSW Heritage Office (now Heritage Division of the Office of Environment and Heritage) publication, 'Statements of Heritage Impact' (2002), should be addressed:

- Demolition of a building or structure;
- Major additions;
- New development adjacent to a heritage item (including additional buildings and dual occupancies); and
- New landscape works and features (including carparks and fences).



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