

Heritage Statement

66-68 Phillip Street Parramatta

for

Hallmark Construction



Phillip St Photomontage
(Jones Sontor Architects)

Prepared by:

Archnex Designs

Wentech Pty Ltd (ABN 310 735 41803) trading as Archnex Designs

November 2014

66-68 Phillip Street Parramatta
(Planning Proposal)

Heritage Statement
Table of Contents

Statement:

A.	Purpose of Statement	Page 1.
B.	Grounds of Statement	Page 1.
C.	Limits of Statement	Page 1.
D.	Location	Page 1.
E.	Context	Page 2.
F.	Proposed Development	Page 4.
G.	Conclusion	Page 5.

Appendix:

Documents

- (i) Inventory Sheet: Barnaby's Restaurant

Archnex Designs

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Architects, Heritage Building Consultants, Interior Designers

PLANNING PROPOSAL HERITAGE STATEMENT

Date: 4 November 2014

Premises: 66-68 Phillip Street Parramatta

Property Description: Lots 1 & 2, 128452; Lot 3 in DP 591970

Prepared By: Greg Patch
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14 Winchcombe Ave,
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For: Hallmark Construction

A. PURPOSE OF STATEMENT

This statement has been prepared to outline the heritage matters associated with the subject property and heritage items in the vicinity.

B. GROUNDS OF STATEMENT

66-68 Phillip Street Parramatta is listed as a heritage item. It is claimed to be of "State" significance but is not listed on the State Heritage Register. The adjoining premises to the east are also listed. This has been established through a search of Schedule 5 of Parramatta City Centre Local Environmental Plan 2007.

C. LIMITS OF STATEMENT

This statement is based on SHI data sheets 2240442 & 2240443, the material contained in Part E1 of this statement and an inspection of the site in August 2014.

D. LOCATION



1. Location of 66-68 Phillip St Parramatta (Source: SIX Maps © NSW Lands 2014).

E. CONTEXT

E1. DOCUMENTARY

The property has been the subject of a “baseline” archaeological report by Archaeological and Heritage Management Solutions Pty Ltd (AHMS) in November 2011, an Aboriginal Archaeological Assessment by Dominic Steele Consulting Archaeology, dated 23 September 2012, a Statement of Heritage Impact dated 23 October 2011, and a Design Competition Heritage Brief dated 22 November 2010- the latter two documents prepared by this office.

The AHMS report concludes that much of the Inventory material is incorrect and refers to a place at the north-western corner of Smith and Phillip Streets which was the site of The Coach and Horses Hotel:

Research has identified that the Coach and Horses Hotel was not located at the subject site but in an allotment on the north western corner of Phillip and Smith Street. The hotel was adjacent to St George's Terrace and was recorded as the 'Oriental Hotel' from c.1890-1904. There is no record for the building in the 1910 Sands Directory of Parramatta and it was most likely demolished sometime between 1904 and 1910. The hotel may have been demolished for the widening of Smith Street for the river crossing.

By way of clarification, the AHMS report explains:

Records indicate that by 1876 the allotment was subdivided and the subject site was owned by Mrs. Bridget Gilbert. In the period between 1844 and 1876, the masonry/brick structure shown in the 1844 map was demolished and a structure, likely to be a conjoined pair of single storey Georgian style cottages fronting Phillip Street, was constructed. The conjoined pair of cottages are visible in the 1892 plan of Parramatta (Figure 10). These cottages appear to have been used for residential purposes for until the early 1930s.

The archaeological potential of the site is shown at Figure 17 of the AHMS report:

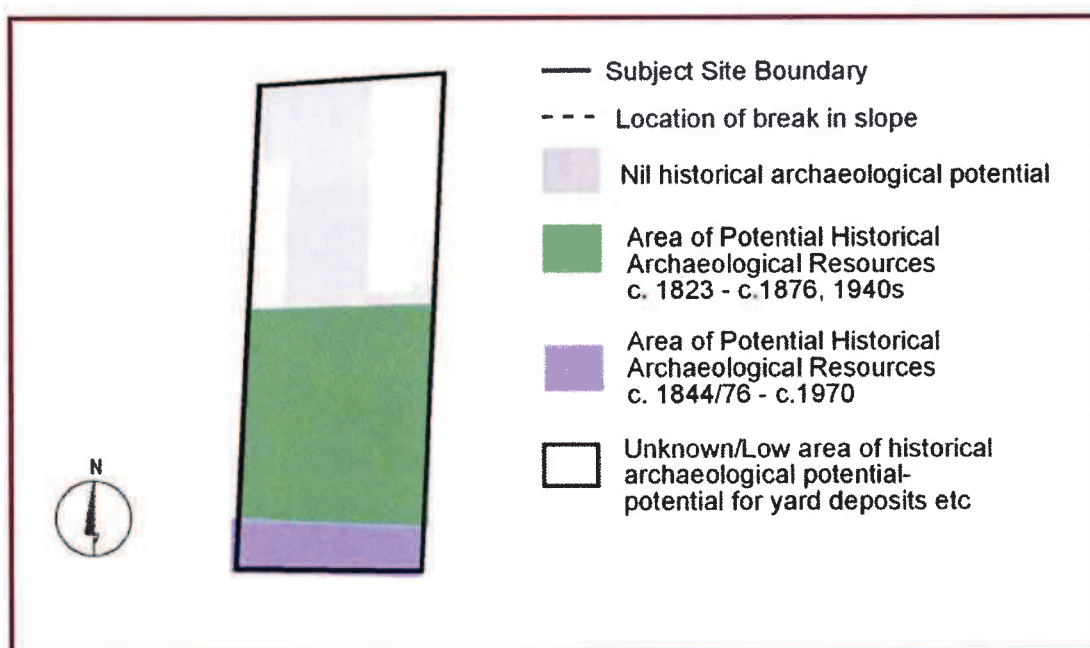
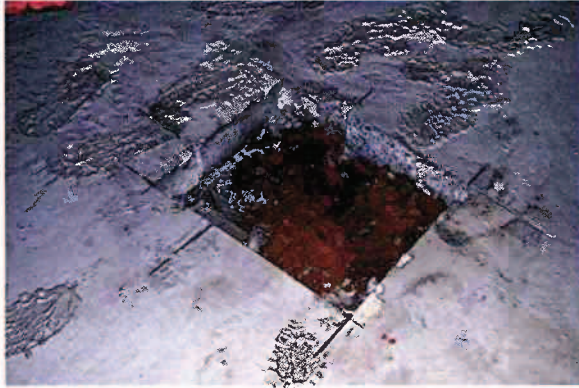


Figure 17 Areas of potential historical resources at the subject site. Potential archaeological deposits or objects could survive in localised areas where impacts from the 1970s development (such as footings and services) are negligible or absent.

A physical inspection of the remnant portion of the building reveals that the works undertaken, presumably in association with the Barnaby's Restaurant fitout during the 1970s, has resulted in the replacement of much of the fabric, including all windows (including shutters) and doors, the roof cladding, the floor, ceiling linings, joinery trim and wall finishes and removal of the chimney breasts and fireplaces (the extant chimneys are supported within the roof void), and the creation of new openings to the east and erstwhile rear wall.

E2. PHYSICAL



2. Concrete slab on fill- replacement floor.



3. Removed section of concrete slab and Fortecon.



4. East chimney suspended on steel angle.



5. West chimney- tusk tenons, evidence of lathe & plaster.



6. Rafter/ ridge board junction- drawn wire nails.



7. Eaves/ hip board framing.



8. The subject building from the south-east.



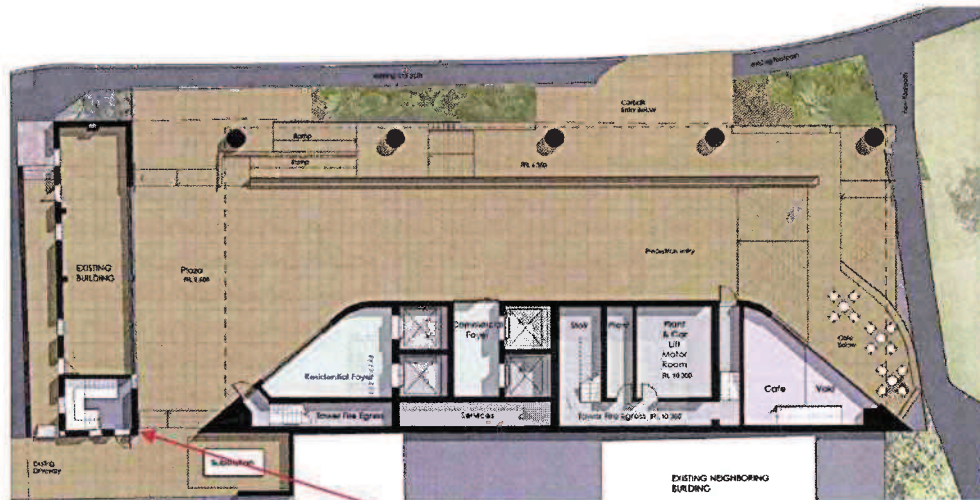
9. Introduced windows to east wall.

Most of the replica replacement elements appear to be based on what are assumed to be pre-existing like elements as found, with six-pane sashes to the spiral balance windows and four-panel doors. It appears that the building was lime-washed originally as there are remnants of the material that have survived the sand-blasting of the walls.

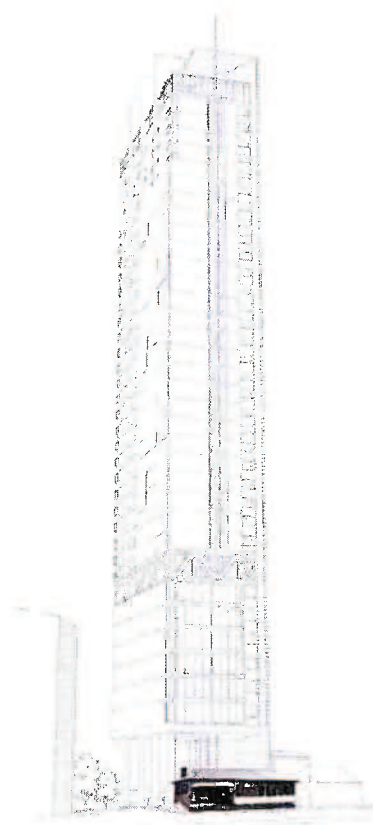
There is no physical or documentary evidence of the building having a front verandah originally, and the current bullnose awning is seemingly a fanciful addition.

F. PROPOSED DEVELOPMENT

I have reviewed a Planning Proposal support document prepared by Jones Sontar Architects, dated October 2014. The Document proposes a development consisting of an apartment building of 120 metres in height and the retention of the remnants of the heritage listed conjoined houses (although its proposed use is not nominated).



10. Proposed Ground Floor/ Plaza level. Conjoined cottages. (p18 Jones Sontar Architects Jury Submission [NTS])



11. Relationship perspective.



12. Photomontage.



13. Section.

The above "clips" have been extracted from: p11 (Relationship perspective); p26 (Section); and p33 (Photomontage) of the Jones Sonter Architects document dated October 2014.

The proposed development is similar in essence to one that was given consent by Parramatta City Council under DA/587/2012, but that scheme was 13 levels in height. The proposed scheme is, however, of a considered lesser impact to that which was approved, given that the interrelationship of the proposed tower building and the heritage item which is a matter of the figure/ground effects at the lowest levels- those immediately behind the item. The current scheme proposes a pilotis-like element that will give rise to less visual "noise" to the background of the heritage item.

The relevant provisions of the Planning & Environment s117 directive in relation to the item are:

2.3 Heritage Conservation

(4) A planning proposal must contain provisions that facilitate the conservation of:

(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,

(b) Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974, and

(c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.

DA/587/2012 contained conditions in relation to the conservation of the place:

59. The development shall be undertaken in strict accordance with the findings and recommendations contained in the Heritage Impact Assessment Report dated September 2012 prepared by Archnex Designs unless expressly identified in any other condition of consent.

60. A Conservation Management Plan, is required to be submitted to Council to the satisfaction of Council's Heritage Officer prior to the release of the Construction Certificate.

Reason: To ensure to protection of the heritage items on the site.

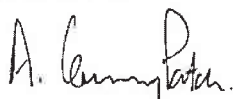
Similar conditions should also apply to the planning proposal.

G. CONCLUSION

The research conducted in relation to the preparation of the Archaeological Baseline Study by AHMS and the Statements of Heritage Impact reveals that the heritage item is the remnants of two conjoined single storey terrace-like buildings that have been attributed a time period of 1844-1876. The physical survey reveals that the building most probably dates from later in this period, given the presence of what appear to be drawn wire nails and reciprocating steam saw marks to the roof framing.

In my opinion, the proposed increase in height of the apartment building from the approved 13 levels to 120 metres will have minimal impact on the significance and setting of the proposal beyond that which was taken into account in the assessment of the 13 level scheme under Development Consent DA/587/2012

Prepared by



Greg Patch
Architect/Heritage Consultant

Appendix: Documents

Barnaby's Restaurant and Potential Archaeological Site

Item details

Name of item: Barnaby's Restaurant and Potential Archaeological Site

Type of item: Complex / Group

Group/Collection: Commercial

Category: Restaurant (food outlet)

Primary address: 64 and 66 Phillip Street, Parramatta, NSW 2150

Local govt. area: Parramatta

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	1		DP	128452
LOT	2		DP	128452

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
64 and 66 Phillip Street	Parramatta	Parramatta			Primary Address

Statement of significance:

The houses at 64 and 66 Phillip Street are of significance for the local area for its historical and aesthetic values and as a representative and rare example of Colonial Georgian style houses in the local area. Site possesses potential to contribute to an understanding of early urban development in Parramatta, as it illustrates some of the early small scale Parramatta buildings sited close to the footpath.

Date significance updated: 03 Jul 14

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

Description

Construction years: 1840-

Physical description: Conjoined pair of single storey Old Colonial Georgian cottages of brick with hipped iron roof, built close to fence line. Most of the interior and exterior detail has been removed. Hipped corrugated iron roof on colonial speckled brick walls in garden bond. Two brick chimneys placed either end of building. Windows and doors have soldier brick arches above, and windows have stone sills. Front doors are Victorian four panel door with simple moulds to each cottage.

Physical condition and/or National Trust (Parramatta Branch): Good.

Archaeological potential:

Modifications and dates: National Trust (Parramatta Branch) supplied Year Started.

Further information: CPS, NTL; Higg AZP

History

Historical notes: Built early 1840s for Mrs Harwin. Archaeological Site Data Appn 34955. Appn 23426. DP 18038.

1823 Return: Joseph Jervis, 1823 Lease: Joseph Jervis (LTO Book 25. NO.115). Grant : John Gilbert, Sec 26 Allt 36.

Sites of Buildings: 1823 map: 2 buildings. 1844 map: building same of wood, another of masonry.

Extant Buildings: 3 single storey brick buildings forming 4 cottages National Trust (Parramatta Branch): SD 1932: N0.60 Elijah J. Murray, N0. 62 Mrs Elsie Hogan, N0. 64

George Hall | SD 1930: N0.60 Edmund Kinsela , Elijah J. Murray, N0. 62 Mrs Elsie Hogan, N0. 64 George Hall | SD 1929: N0.60 Edmund Kinsela , Elijah J. Murray, N0. 62 Mrs Elsie Hogan, N0. 64 no N0. 64 | SD 1924: N0.60 Elijah J. Murray, N0. 62 Mrs May Young, N0. 64 no N0. 64 | SD 1923: N0.60 Elijah J. Murray, N0. 62 Mrs May Young | SD 1920: N0.60 Elijah J. Murray, N0. 62 Robert Hume | SD 1917: N0.60 Elijah J. Murray, N0. 62 Robert Hume | PCC RB 1915: N0. 29, Anderson ward, Unimprov. Cap. Val. 200 pounds. I. R. Cannon | PCC RB 1914: N0. 129, Sec. 26, lot pt. 39 & 16. Isaac Cannon, innkeeper Parra. (Elijah John Murray brick layer, by will) Isaac Cannon died Nov. 1892 aged 89 years, his wife had died in 1861, both buried in St. Johns cemetery Sec. 2/Q/5. | SD 1914: Elijah J. Murray, Isaac Cannon | SD 1909: Isaac Cannon, Elijah J. Murray, bricklayer | SD 1900: Isaac Cannon, jnr E.J. Murray, bricklayer | SD 1903: Isaac Cannon, jnr E.J. Murray, bricklayer | SD 1895: Isaac Cannon, jnr E.J. Murray, bricklayer | SD 1889: Isaac Cannon , James Yates, gardener

Assessment of significance

- SHR Criteria a)** This item historically significant.
[Historical significance]
- SHR Criteria b)** This item has a significant level of association
[Associative significance]
- SHR Criteria c)** This item is aesthetically significant
[Aesthetic significance]
- SHR Criteria f)** This item is rare
[Rarity]
- SHR Criteria g)** This item is representative.
[Representativeness]

Assessment criteria:

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

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Regional Environmental Plan	REP No 28	442	20 Aug 99	95	6161
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
City of Parramatta Heritage Study	1993	442	Meredith Walker		Yes
Parramatta Heritage Review	2004		National Trust (Parramatta Branch)		No

References, internet links & images

None

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



(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 2240442



Barnaby's Restaurant and potential archaeological site
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