

# Heritage Impact Statement



No. 2-6 Hassall Street, Parramatta

March 2018 | J2893

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## **1.0 INTRODUCTION**

### **1.1 Preamble**

This Heritage Impact Statement has been prepared in conjunction with a Planning Proposal for the proposed redevelopment of the site at No. 2-6 Hassall Street, Parramatta, New South Wales. The proposal is to change the Floor Space Ratio (FSR) controls to facilitate the construction of a 15 storey commercial building comprising a 4 storey podium with a 11 storey tower above.

The site is located within the City of Parramatta Council. The principal planning control for the site is *Parramatta Local Environmental Plan 2011 (LEP 2011)*. The site is not listed as a heritage item but is located within the vicinity of a number of heritage items as defined by Schedule 5 Part 1 of the *Parramatta LEP 2011*. Under Part 5.10 of the *LEP 2011*:

#### **(4) Effect of proposed development on heritage significance**

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

#### **(5) Heritage assessment**

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
  - (b) on land that is within a heritage conservation area, or
  - (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The appropriate heritage management document in this instance is a Heritage Planning Report (HIS).

This report has been prepared at the request of Charter Hall and accompanies plans prepared by Architectus.

### **1.2 Authorship**

This statement has been prepared by Anna McLaurin, B.Envs (Arch), M.Herit.Cons., and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Heritage.

### **1.3 Limitations**

A detailed history of the site and a full assessment of significance to NSW Heritage Division standards were not provided for. The history contained in this statement was compiled from readily available sources listed under Section 1.5 below.

An Aboriginal history and assessment was not provided for. No historical archaeology was carried out on the site.

### **1.4 Methodology**

This HIS has been prepared with reference to the NSW Heritage Division publications *Statements of Heritage Impact* (2002 update) and *Planning and Heritage* (1996) and also

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with reference to the Council planning documents listed under Section 1.5 below. A site inspection was undertaken in December 2017.

## **1.5 Documentary Evidence**

### **1.5.1 General References**

- Apperly, Richard et al, A Pictorial Guide to Identifying Australian Architecture, Sydney, Angus and Robertson, 1989.
- Attenbrow, Val, Sydney Aboriginal Past: investigating the archaeological and historical records, NSW, University of New South Wales Press Ltd, 2002.
- Jervis, J., Parramatta Pageant, Sydney, Parramatta Council, 195-.
- John Sands Ltd, John Sands' Sydney and Suburban Directory, NSW, John Sands Ltd, various dates.
- Kass, T., 'Parramatta', Dictionary of Sydney, 2008, <http://dictionaryofsydney.org/entry/parramatta>, accessed 17 January 2017.
- Kass, T., Liston, C., McClymont, J., Parramatta: A past Revealed, NSW, Parramatta City Council, 1996.
- Kelson, M. (complier), Parramatta: The Early Years, Sydney, View Productions Pty. Ltd., 1984.

### **1.5.2 Maps, Plans and Photographs**

- Brownrigg, W. Meadows, Plan of the town of Parramatta and the adjacent properties. Facsimile of an 1844 plan published by the State Library of NSW, 1971. State Library of NSW. Macquarie, Lachlan, Plan of the Township of Parramatta in NSW, 1814. State Library of NSW.
- Macquarie, Lachlan, Bligh, William, & Bathurst, Henry (Earl), Plan of the Township of Parramatta in New South Wales 1814. State Library of NSW.
- NSW Lands Department, Parramatta Sheet No. 22, 1895. State Library of NSW.

### **1.5.3 Heritage Inventory Listing Sheets**

- *1st/15th Royal NSW Lancers Memorial Museum Collection*, Linden House 2 Smith Street, Parramatta. Marked I01824(State) & I751(Local). State Heritage Inventory Database No. 5061065
- *Arthur Phillip High School (and potential archaeological site)*. 175 Macquarie Street, Parramatta. Marked I720. State Heritage Inventory Database No: 2240360
- *Commercial Hotel*, No. 2a Hassall Street, Parramatta. Marked I707 in Figure 2. State Heritage Inventory Database No. 2240277
- *Parramatta Railway Station*, 3 and 21 Darcy Street, Parramatta. Marked I00696. State Heritage Inventory Database No: 5051413

### **1.5.4 Planning Documents**

- Parramatta Development Control Plan 2011.
- Parramatta Local Environmental Plan 2011.

## **1.6 Site Location**

No. 2-6 Hassall Street, Parramatta is located on the northern side of Hassall Street, between Station Street East to the west to Charles Street to the east (Figure 1). The site is identified as:

- 2 Hassall Street: Lot 22 of D.P. 608861
- 4 Hassall Street: Lot 62 of D.P. 1006215
- 6 Hassall Street: Lot 7 of D.P. 128820





**Figure 1: The location of the subject site.** SIX Maps 2017

## **2.0 Heritage Management Framework**

### **2.1.1 The Site**

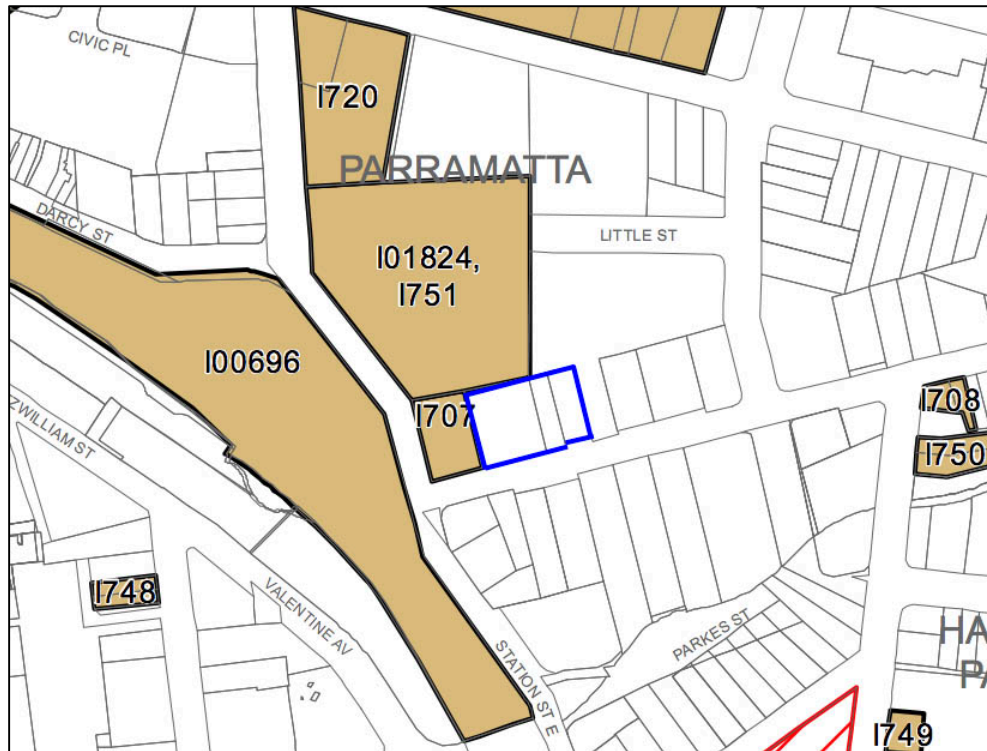
The site is not subject to any statutory heritage listings

The site is not located in a heritage conservation area as defined by Schedule 5 Part 2 of the *Parramatta LEP 2011*.

### **2.1.2 The Surrounding Area**

The site is located within the vicinity of a number of heritage items listed on both the NSW State Heritage Register under the auspices of the *NSW Heritage Act 1977* and by Schedule 5 Part 1 of the *Parramatta LEP 2011*.

Figure 2 provides a detail from the Parramatta Heritage Plan (*LEP 2011*), which identifies heritage items, listed by Schedule 5 Part 1 of the *LEP 2011*, in the vicinity of the site. Heritage items are coloured brown and numbered. The site is outlined in blue.



**Figure 2: Heritage Map 0010, Parramatta LEP 2011. The blue outline identifies the site.**

The heritage items in the vicinity of the site are identified as follows:

- *Commercial Hotel*, No. 2a Hassall Street, Parramatta. Marked I707 in Figure 2. State Heritage Inventory Database No. 2240277
- *1st/15th Royal NSW Lancers Memorial Museum Collection*, Linden House 2 Smith Street, Parramatta. Marked I01824(State) & I751(Local). State Heritage Inventory Database No. 5061065
- *Parramatta Railway Station*, 3 and 21 Darcy Street, Parramatta. Marked I00696. State Heritage Inventory Database No: 5051413
- *Arthur Phillip High School (and potential archaeological site)*. 175 Macquarie Street, Parramatta. Marked I720. State Heritage Inventory Database No: 2240360

There are no Conservation Areas, listed by Schedule 5 Part 2 of the *Parramatta LEP 2011*, within the vicinity of the site.

## 2.2 Relevant Heritage Legislation

In NSW, heritage listings give rise to statutory requirements to consider the heritage impact of any proposed works on a heritage item. The following requirements are relevant to any works being proposed to the subject site.

### 2.2.1 NSW Heritage Act 1977

The *NSW Heritage Act 1977* provides statutory obligations for the conservation of items of heritage significance in NSW. Places, buildings, works, relics, movable objects or precincts considered to be of significance for the whole of NSW are listed on the State Heritage Register (SHR). The SHR is administered by the Heritage Division of the Office of Environment and Heritage (OEH) and includes a diverse range of over 1500 items. Any alterations to these assets is governed by heritage guidelines and works cannot be carried out without prior approval from the Heritage Council of NSW.

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### 2.2.2 Local Environmental Plans

In NSW, the *Environmental Planning and Assessment Act, 1979 (EP&A Act)* sets out statutory obligations for local governments to take into consideration the impacts to the environment and the community of any proposed development or land-use change. Under the *EP&A Act*, local government must prepare and implement a Local Environmental Plan (LEP) to regulate development within their respective Local Government Area (LGA).

### 2.2.3 Development Control Plan

Development Control Plans (DCP) provides detailed planning and design guidelines to support the planning controls in the Local Environmental Plan (LEP). The *Parramatta Development Control Plan* was prepared and adopted in 2011 by City of Parramatta Council (*Parramatta DCP 2011*). It identifies Councils requirements for new works on land to which the *Parramatta LEP 2011* applies. Due to the dual listing of the Lancer Barracks adjoining the site to the north site on both the State and local heritage registers, any development application or planning proposal prepared for the subject site will need to be assessed to determine the potential impacts on both levels of heritage significance. As part of the assessment process it is understood that Parramatta Council's Heritage Advisor will consider the proposed development in the context of the provisions of the DCP. Particular reference is made to the controls and guidelines for new development within the vicinity of a heritage listed item.

The *Parramatta DCP 2011* identifies the following objectives for the preservation of the heritage values of Parramatta:

*0.1 Appropriate management of heritage in the Parramatta LGA.*

*0.2 Retention and reinforcement of the attributes that contribute to the heritage significance of items, areas and their settings.*

*0.3 Maintenance and improvement to residential amenity and open space areas.*

*0.4 Development that is compatible with the significance and character of the area.*

## 3.0 HISTORICAL DEVELOPMENT

### 3.1 Original Occupation

While an Aboriginal history has not been provided for, it is acknowledged that the original occupants of the Parramatta area were the Burramatta people, of the Darug language group.<sup>1</sup>

### 3.2 Early European Settlement

The Colony of New South Wales was formally established at Sydney Cove on 26 January, 1788. The first settlement was established on the western side of the Tank Stream near Sydney Cove. While a magnificent site for a maritime city, the first settlement at Sydney Cove did not possess the rich soils for the crop-raising required to ensure the immediate survival of the Colony. Governor Phillip and a small party of explorers discovered the site known today as Parramatta in April 1788. In November 1788 Governor Phillip established a settlement of soldiers and convicts on the south bank of the Parramatta River, where the land appeared to be more suited to agriculture. The settlement was originally known as Rose Hill in honour of George Rose, Secretary to the British Treasury.

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<sup>1</sup> Terry Kass, 'Parramatta,' *Dictionary of Sydney*, 2008, Dictionary of Sydney website, accessed January 2017.

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In 1790, following the arrival of the Second Fleet, Rose Hill was officially founded by Governor Phillip as the second township in the Colony. Farming at Rose Hill had been so successful that the decision was made to expand the settlement. A town was laid out by Governor Phillip in 1790, with High Street (now George Street) running from the planned site of Government House to the wharf at the eastern end of Parramatta (near Harris Street). Initially, wide streets and large land allotments were planned. The first permanent structures and dwellings were commonly focused along the main streets of George, Church and Macquarie Streets. In 1790, Governor Phillip constructed the first Government House, on the top of Rose Hill. In June 1791, Phillip changed the name of the settlement from Rose Hill to Parramatta, after the Aboriginal name for the area, *Burramatta*.

All communication to, and from, Parramatta was originally by river. By 1791 Sydney and Parramatta were linked by a rough bush track, known simply as 'The Path', which wound its way through timbered country and more or less followed the line of present-day Parramatta Road. Although cleared to a width of five a half metres within three years, the surface of Parramatta Road remained unformed until rough stone paving was completed in 1820. The road was notoriously dusty and dry in summer and a quagmire of mud after rain.

Parramatta continued to expand. A gaol was opened in 1797 in what is now Prince Alfred Park. By 1789, a hospital was in service and by 1792 a new brick hospital was built on a site near the river.

In 1811, the newly arrived Governor Macquarie laid out the town of Parramatta in a grid pattern. Part of Macquarie's plan was to relocate convicts from their original huts and large land allotments to the newly completed barracks, so as to attract free settlers into the area and increase settlement of the town. By 1823, Parramatta was mapped, with the aim of identifying all holders of town lands, who were then able to obtain leases for a period of twenty-one years. The land proclamation provided residents with secure tenure of their land, encouraging them to develop property for either commercial or residential purposes. In the 1840s, when the Parramatta leases expired, there was a lengthy period of tidying up property ownership. The process of finalising grants continued into the 1850s. The fledgling Parramatta attracted the Colony's artists. Figure 3 reproduces a view by Joseph Lycett dated 1824.



**Figure 3 : Joseph Lycett, *Parramatta, New South Wales*, published 1824.**

National Library of Australia.

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Parramatta developed as the major regional centre for western Cumberland. It housed major government buildings, such as (old) Government House and a courthouse, and important services, such as churches, markets and stores. Professional services in law and medicine were established in the area and notable hotels such as the Woolpack and the Red Cow added to the area's appeal. The establishment of the King's School secured Parramatta's role as a major educational centre.

The economy of Parramatta suffered when the convict system came to an end in the 1840s. Fortunately, Parramatta retained a legacy of major convict era buildings that were later converted into public institutions such as the Benevolent Asylum (George Street convict barracks), the Lunatic Asylum (former Female Factory), Lancer Barracks (former military barracks), and Parramatta Gaol.

### 3.3 Parramatta Grows

In 1860, with the arrival of the railway, the focus of Parramatta shifted away from George Street toward Church Street and the railway station. Major businesses and stores began to re-align themselves accordingly. In November 1861, a local government authority was proclaimed for Parramatta. The first meeting of Council occurred in January 1862 and by 1883 the Parramatta Town Hall had been constructed, opposite the subject site. Refer to Figure 4.



**Figure 4: John Henry Harvey, Parramatta Town Hall, c.1880s.**

Note the Cathedral spires in the distance.  
State Library of Victoria.

### 3.4 Lancer Barracks

The following brief history of the Lancer Barrack has been sourced from Parramatta: A Past Revealed (1996) by Terry Kass, Carol Liston and John McClymont.<sup>2</sup>

*By 1814 the army barracks near the Landing Place required replacing. With Surveyor*

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<sup>2</sup> Kass, Terry, Liston, Carol, McClymont, John and Parramatta (N.S.W.). Council Parramatta : a past revealed. Parramatta City Council, Parramatta, 1996. P. 84



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*Meehan and John Watts, Macquarie marked out a site close to the centre of the town on the rising ground for the south of Macquarie Street. It was not until late 1817, however, that the Governor advised Bathurst of his intention to raise the new barracks as soon as the hospital had been completed.*

*Watts designed a group of three main building around a carriage loop facing a parade ground, with a gate and guardhouse at the Macquarie Street, entrance. The north-facing two storey central block designed to hold 100 soldiers was brick with a shingle-clad hipped roof. Windows consisted of 15 small panes and there was a fanlight above the front door. Flanking the central block were the single-storey officer's quarters with stone-flagged multi-columned verandas around three sides incorporated under the same roof. Small windows, kept low in the suggest their function was the exclusion of heat rather than the entry of light. A stone wall boarded the site to the north, a timber stockade enclosed to the rest. Today's familiar veranda on the northern side of the main block was added between 1833-1844. Cast iron filigree lace replaced the original timber railings when the barrack was refurbished between 1895 and 1902. During the latter period, the single storey east wing was demolished and, if it was torn down by design this may have been to allow training space on horseback for the Parramatta Half Squadron of Lancers on the site in 1897.*

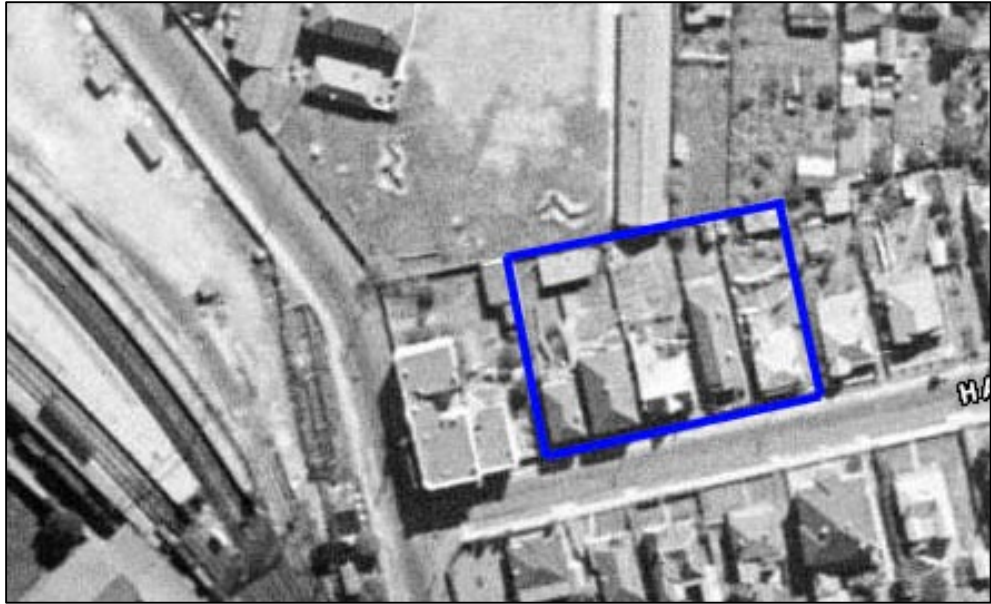


**Figure 5: An undated photograph of the Lancer Barrack Building. Probably around 1890. The subject site appears to have been used as horse paddock.**

Local Studies Photograph Collection/Local Studies Library LSP01017

### **3.5 No. 2 -6 Hassall Street, Parramatta**

An aerial photograph of the site taken in 1943 shows the site being occupied by several residential properties (Figure 6). What is now No. 2 Hassall Street contained three dwellings, while No. 4 and No. 6 contained one dwelling each. Of the dwelling shown in the 1943 aerial, the only extant feature is two Canary Island Date Palm trees on the southern boundary of No. 4 Hassall Street.



**Figure 6: 1943 Aerial photograph of the subject site showing the former dwellings that occupied the site.**

SIX Maps 2017

#### **4.0 SITE ASSESSMENT**

##### **4.1 The Site**

For the following, refer to Figure 7 an aerial photograph over the site, and to the survey that accompanies this application.



**Figure 7: An aerial photograph showing the subject site.**

SIX Maps 2016

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#### No. 2 Hassall Street, Parramatta

The site is occupied by a two storey contemporary commercial building (c.1990s). The building is primarily constructed from steel, concrete and brick. The building has a simple sheet metal clad parapet, which conceals a flat roof. The primary entrance, which is an aluminium framed double glass door is located at the centre of the building. There is an accessibility ramp to the west of main building. There is a driveway on the western boundary which adjoins the Commercial Hotel, this leads to a rear car parking area. (Figures 8-10)

#### No. 4 Hassall Street, Parramatta

This site has is a vacant lot There are two established Canary Island Palms the southern boundary of the site. It is noted that these trees are not visible in the 1943 aerial photographs of the site. Furthermore, their planting configuration indicative of a formal historic landscape plan. (Figure 11)

#### No. 6 Hassall Street, Parramatta

On the site is a three storey c.1960s apartment building with eight apartments. The apartment building is constructed from red face brick with a terracotta tiled hipped roof. The building is set back from Hassall Street allowing for a small grassed front yard. To the east is a driveway leading to car parking at the rear. (Figure 12-13)



**Figure 8: The primary Hassall Street elevation of No. 2 Hassall Street.**



**Figure 9: The primary Hassall Street elevation of No. 2 Hassall Street.**





**Figure 10: The rear elevation of No. 2 Hassall Street.**



**Figure 11: The Canary Island Date Palms outside the vacant lot at No. 4 Hassall Street.**



**Figure 12: The c.1960s apartment building at 6 Hassall Street.**



**Figure 13: The c.1960s apartment building at 6 Hassall Street.**

## 4.2 The General Area

For the following, refer to Figure 14, an aerial photograph over the site and the surrounding area.



**Figure 14: The subject site and the surrounds. The subject site is outlined in blue.**

SIX Maps 2017

Hassall Street is quiet two-way street travelling in an east/west direction. There are small numbers of street trees lining the street. Towards Parramatta Station, there is a higher concentration of commercial buildings, while to the east there a more high rise apartment complexes. See Figures 15 and 16.





**Figure 15:**  
Looking east  
down Hassall  
Street



**Figure 16:**  
Looking north  
along Hassall  
Street

Immediately opposite the site is large steel and glass, curved Deloitte tower. Adjoining the tower to the east is a smaller apartment complex, of a similar style and era to the building at No. 4 Hassall Street Parramatta. To the north east of the site is the NSW Police Headquarters, which is a concrete and glass tower. The NSW Police Headquarters has a drive way, which adjoins No. 6 Hassall Street to the east, which provides access to its underground car park.

See Figure 17 and 18.



**Figure 17: The Deloitte Tower opposite the site.**



**Figure 18: The NSW Police Headquarters and car park entry off Hassall Street.**

Adjoining the site to the west is the Commercial Hotel, which is a two storey Victorian Filigree corner hotel building of rendered brick with single storey wings, with corrugated iron roof.



**Figure 19: The corner of the Commercial Hotel at the intersection of Hassall Street and Station Street East.**



**Figure 20: The Station Street East elevation of the Commercial Hotel.**

Adjoining the site to the north is the Lancer Barracks Group which is a group of military buildings and former Officer's quarters set in a grassed setting dating from the early Colonial times. The site contains:

- Linden House – which is Two-storey Old Colonial Georgian building with walls of coursed rubble to the sides and dressed stone at the front.
- Officer's Quarters - Single-storey Old Colonial Georgian building of brick with synthetic shingle roof continuous over verandah on three sides
- Mens Quarters - Two storey Old Colonial Georgian building of sandstone with late Victorian alterations and additions. The five bay front has 15 pane windows and central front door with keystone and fanlight. Upper level verandah with cast iron balustrading added c1897.
- Officer's Mess - Single-storey painted brick Victorian cottage with gabled Marseilles tiled roof
- Regimental Headquarters - Two storey Federation building of dark brick with gambrel slate roof and wide brick chimneys
- Other outbuildings – contemporary buildings constructed with modern materials.





**Figure 21:**  
Looking towards  
Linden House  
along the entry  
driveway.



**Figure 22:** The  
officers Quarters.



**Figure 23:** Linden  
House



**Figure 24:**The Means Quarters with the Deloitte Building the background.



**Figure 25:** Car park and tank compound.



**Figure 26:** Looking north in the car park and tank compound towards Linden House.

Further to west of the site is the Parramatta Railway Station. The Main Station Building is a pillared masonry Federation Academic Classical entrance portico (the main entrance to the station, facing Argyle Street) with stone and stucco decoration surmounted by a name or date plaque.





**Figure 27: The contemporary entrance to Parramatta Railway Station.**



**Figure 28: The contemporary entrance to Parramatta Railway Station**



**Figure 29: Other high rise development in the vicinity of the site.**



## 5.0 ASSESSMENT OF SIGNIFICANCE

### 5.1 Summary of Existing Citations and Listings for the Site

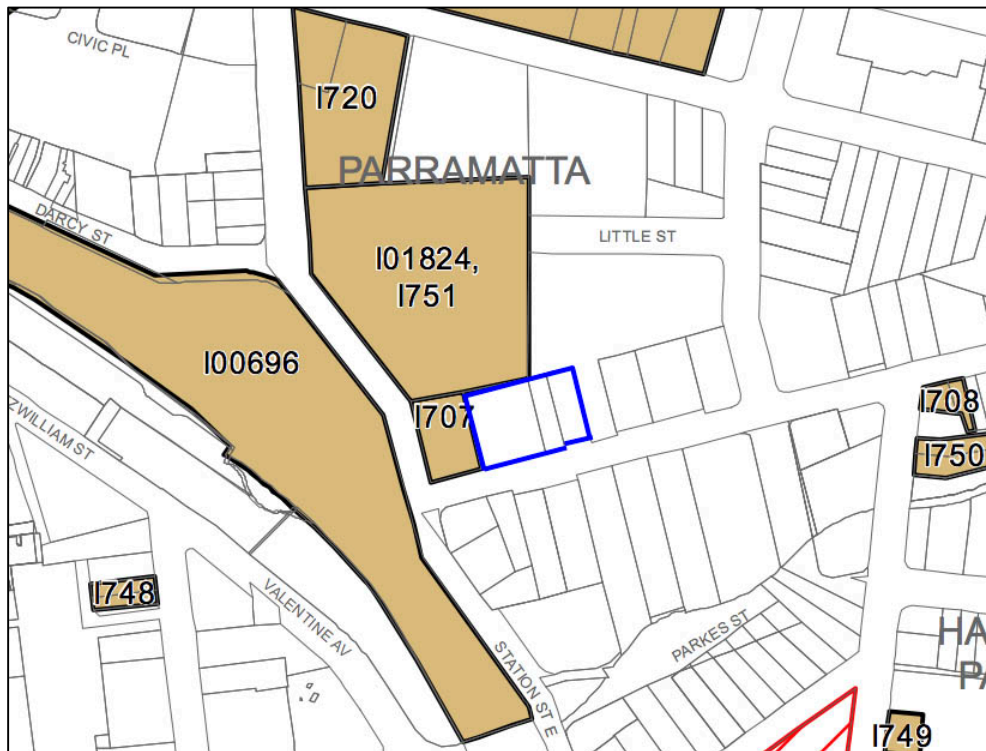
No. 2-6 Hassall Street, Parramatta

- Is not listed as an item of local heritage significance by Schedule 5 Part 1 of *Parramatta LEP 2011*
- Is not listed as a heritage item on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Is located within the vicinity of local heritage items by Schedule 5 Part 1 of *Parramatta LEP 2011*
- Is located within the vicinity of local heritage items by Schedule 5 Part 1 of *NSW Heritage Act 1977*.
- 

### 5.2 Heritage Items in the Vicinity of the Site

For the following, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

There are no heritage items listed on the State Heritage Register, under the auspices of the *NSW Heritage Act 1977*, in the vicinity of the site.



**Figure 30: Heritage Map 0010, Parramatta LEP 2011. The blue outline identifies the site.**

The heritage items in the vicinity of the site are identified as follows:

- *Commercial Hotel*, No. 2a Hassall Street, Parramatta. Marked I707 in Figure 7. State Heritage Inventory Database No. 2240277

The State Heritage Inventory provide the following statement of significance for the site:

*The Commercial Hotel at 2a Hassall Street is of significance for Parramatta area for historical and aesthetic reasons, and as a representative example of Victorian hotels in the area. Albeit featuring elements of various periods, the building is readily identifiable as part of historic building stock of the area, it presents as having a high degree of intactness in the exterior, its prominence in the streetscape is enhanced by its street corner location, resulting in the hotel strongly contributing to the townscape character. The hotel demonstrates the commercial role of Parramatta in the nineteenth century and presents a rare example in the Sydney metropolitan area of a hotel retaining its post-supported verandah.*



**Figure 31: The Commercial Hotel**

- *1st/15th Royal NSW Lancers Memorial Museum Collection*, Linden House 2 Smith Street, Parramatta. Marked I01824(State) & I751(Local). State Heritage Inventory Database No. 5061065

The State Heritage Inventory provide the following statement of significance for the site:<sup>3</sup>

*The 1st/15th Royal NSW Lancers Memorial Museum Collection is of State heritage significance because it documents the complete and continuous history of Australia's oldest and most highly decorated regiment from its inception through to the present day. The collection interprets major themes in Australia's history, including the role played by Australian troops in the Boer War and the First and Second World Wars.*

*The collection is also significant because of its relationship to the historic Parramatta Barracks. The Barracks are the oldest surviving mainland military barracks in Australia. The collection is important in the interpretation of the Barracks and it enhances the significance of the place.*

*The Royal NSW Lancers Memorial Museum Collection has over 50 items identified as being of National significance and some of International significance. It includes*

<sup>3</sup> <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5061065>

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*significant items relating to:*

*The formation and development of a colonial military unit;  
The role played by the Regiment in Sydney society;  
The evolution of the Regiment and its weaponry, equipment and uniforms from horse mounted lancers to modern, heavy-armoured vehicles;  
The participation of the Regiment in important state, national and international occasions and major conflicts, such as WW1 and WW2; and  
The relationship between prominent and influential members of NSW society and the development of the Regiment.*

*The collection also contains the first versions of five poems written by Banjo Paterson during the period he was a war correspondent in South Africa. The poems all show differences, some very extensive, from later published versions. The poems are important for their ability to demonstrate the creative writing process of this renowned Australian Poet.*

*The collection is significant because it has the potential to provide information, not available from other sources on a range of topics including: the role played by Australian forces in major military conflicts; the evolution of the Australian cavalry; important state, national and international events; the lives and military careers of influential prominent figures in NSW society and the literary work of renowned Australian poet Banjo Paterson.*

*The collection contains relics, artefacts and documents that bear testimony to the contribution of individual members of the Regiment to major Australian conflicts. The significance of the collection to past and present members of the Regiment is evidenced by the involvement of serving and retired members of the Regiment in the management and running of the Museum: the board of management for the Museum comprises both serving and retired members; and the Museum is staffed by retired Lancers.*

*The Royal NSW Lancers Memorial Museum Collection is unique as there is no other collection covering the entire 125 year history of Australia's oldest surviving regiment. There are also no other Light Horse or cavalry museums in Australia with as comprehensive collection as the Royal NSW Lancers either in terms of the size and extent of the collection or the periods covered.*



**Figure 32: Lancer Barracks**

- Parramatta Railway Station, 3 and 21 Darcy Street, Parramatta. Marked I00696.

The State Heritage Inventory provide the following statement of significance for the site:<sup>4</sup>

*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 southwestern extension of Lancer Barracks (c1804-1859).*

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<sup>4</sup> <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051413>





**Figure 33: Parramatta Railway Station.**

- *Arthur Phillip High School (and potential archaeological site).* 175 Macquarie Street, Parramatta. Marked 1720. State Heritage Inventory Database No: 2240360

The State Heritage Inventory provide the following statement of significance for the site:<sup>5</sup>

*Arthur Phillip High School is of significance for the local area for historical and aesthetic reasons and as a representative example of a late-19th Century school building, of rare quality in the local area, and as a major work of renown architect G. Mansfield. The site and buildings are associated with provision of education since 1876 and have a wide appreciation in, and associations with, the local community. The original school building makes a major contribution to the Parramatta townscape in unison with the associated buildings. The site possesses potential to further contribute to an understanding of early urban development in Parramatta.*

<sup>5</sup> <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240360>



**Figure 34: Arthur Phillip High School**

### **5.3 View Corridors**

The subject site is most visible from directly outside the site and travelling in an east/west direction on Hassall Street. For the purposes of this assessment it is also important to recognise significant view corridors from heritage items towards the subject site, the Lancer Barracks and Commercial Hotel, which are immediately adjacent to the site.

#### Lancer Barracks

The principal view corridors within Lancer Barracks are contained to the parade ground at the between the three historic buildings, Linden House, Men's Quarters and Officer's Quarters. Views beyond the internal parade ground are not considered significant. Furthermore, views beyond the significant buildings on site have already been interrupted by large scale contemporary buildings.

See Figures 35-38.



**Figure 35:**  
Looking from the  
upper level of  
No. 2 Hassall  
Street towards  
the subject site



**Figure 36:**  
Looking from the  
parade ground  
towards the  
Men's Quarters  
and the subject  
site beyond. Note  
the Deloitte  
Building is  
already  
prominent in the  
background.



**Figure 37:**  
Looking from the  
car park and  
tank compound  
towards the  
proposed  
development  
site.





**Figure 38:**  
Looking from the  
car park and  
tank compound  
towards the  
proposed  
development  
site.

### Commercial Hotel

The principal view corridor towards the Commercial Hotel is gained from the intersection of Hassall Street and Station Street East. The site is less visible when travelling west along Hassall Street. Other significant view are gained when travelling in a north south direction along Station Street East.

See Figures 39 – 40.



**Figure 39:**  
Viewing the  
Commercial  
Hotel from the  
south.





**Figure 40:**  
Viewing the  
Commercial  
Hotel from the  
north. Note the  
prominent  
profile of the  
hotel has been  
lost due to the  
construction of  
the Deloitte  
Building.

## **6.0 PLANNING PROPOSAL**

The following should be read in conjunction with the proposal prepared by Architectus that accompanies this application.

The Planning Proposal has been prepared to amend the Parramatta Local Environmental Plan 2011 (LEP) related to 2-6 Hassall Street, Parramatta (the site). It is proposed to redevelop the site with a commercial scheme incorporating a 2 storey podium and a 11 storey commercial tower above. The proposal incorporates a 3m setback from the northern boundary (the boundary adjoining the Lancer Barracks) and a 2m setback from the southern boundary along Hassall Street.

In order to facilitate the development concept, the Planning Proposal seeks to amend the Floor Space Ratio development standards of the LEP to impose a base FSR control of 10:1 across the site with 11.5:1 then achievable with the 15% design excellence bonus.

## **7.0 EFFECT OF WORKS**

### **7.1 Method of Assessment**

The proposed works are assessed with an understanding of the objectives and controls for new works within the vicinity of heritage items set out in Parramatta DCP 2011.

### **7.2 Effect of Work on the Site**

There are two mature Canary Island Date Palms, *phoenix canariensis*, facing Hassall Street. The proposal will directly impact these trees. Canary Island Date Palms are typical 19<sup>th</sup> century plantings although it is unclear when these trees were planted as there is no direct evidence in the 1943 aerial of their existence at that time.

Canary Island Date Palms are not visible in the 1943 aerial photographs of the site nor is their planting configuration indicative of a formal historic landscape plan. The palms are readily relocatable. It is recommended that the trees are offered to be relocated to another site, preferably within the Lancer Barracks, or elsewhere if possible.

### **7.3 Effect of Work on Heritage Items in the Vicinity of the Site**

Prior to assessing the impact of the proposed development on nearby items it is first important to establish why a development of considerably greater massing and scale

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than the nearby heritage items are being proposed on this site. This answers one of the key questions posed by the NSW Heritage Branch (now Division) publication *Statements of Heritage Impact* when development is proposed within the vicinity of a heritage item. The proposed development is permitted under the zoning of the site and responds to Council's desired future character for the area as it is expressed in the *Parramatta LEP 2011*, *Parramatta DCP 2011* and other Statutory /Strategic Planning Documents. The development proposed on the subject site will assist in achieving the objectives for land under this zoning.

The impact is acceptable for the following reasons:

- While the detailing of the design has not been finalised, it has been recommended that for future design competitions at ground level, the proposal uses heavier massing materials, while in the upper levels steel and glass is utilised. While not using materials that reflect the nearby heritage items, finer grain details at eye level help to ease the visual impact of the surrounding development.
- The proposal incorporates setbacks from the northern and southern boundaries to reduce the overall massing of the tower and increase the streetscape presentation of the site.
- The site is identified as having no archaeological potential by the Parramatta Archaeological Zoning Plan by The Department of Planning N.S.W (1989).
- No significant view corridors to/from the items will be blocked. The views from Hassall Street are not considered as significant to the items as the views travelling in a north/south direction along Station Street East.
- The architectural, historic and/or social significance of the items will not be impacted upon.
- The proposed works are consistent with the plans of future development in the area. Council has accepted that the wider setting of these heritage items will change over time.

In providing controls that encourage high density development, it is implied that Council have accepted that there will be a level of impact on heritage items in the area. This is evident with the recent development at No. 60 Station Street East, Parramatta and The NSW Police Headquarters at No. 1 Charles Street, Parramatta.

It is now quite common for heritage buildings to be set in amongst tall commercial or residential buildings. Where a proposed tall building is directly adjacent to a heritage item, it is desirable to create a transition between the two buildings. This is normally achieved by the creation of a podium to the taller building the height of which reflects the height of bulk and proportions of the adjacent item. Although there are no set rules to podium height it generally lies in the 3-4 storey height range as this allows for a transition by creating a lower street front that provides a scale at street level that is compatible with the adjacent heritage item.

In this particular case the nearest heritage items adjoin the site to the north and west. The impact of the proposed development is assessment on these items is assessed individually below.

#### *Lancer Barracks*

The proposed tower is located to the south of the Lancer Barracks. The principal significant buildings, centred around the parade ground within the Lancer Barracks site are located to the north west of the site. The buildings within Lancer Barracks located closest to the property boundary of 2-6 Hassall Street are a long garage building dating from around World War II (evident in the 1943 aerial) and a smaller building of indeterminate age (not evident in the 1943 aerial), now used as the Band Room on the boundary of the subject site. Both buildings are in a separate fenced yard that is used as a vehicle service and parking area. There is considerable visual separation from the

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parade ground and significant buildings to the northwest. Furthermore, the site incorporates a 3m setback from the northern boundary to further increase the visual separation.

The proposed ground floor layout anticipates a through site link to the Lancer Barracks from Hassall Street. Council's master planning of the surrounding area has identified the Lancer Barracks as a site which may become open to the public in the future. Depending on nature of the connection, additional shuttle lifts could be incorporated to allow access of a shared basement on weekends for special events at the Lancer Barracks. This is a good heritage outcome as the proposal anticipates the activation of a heritage item which will allow it to be used and appreciated into the future.

As the proposed development site is located to the south the Lancer Barracks, there will be no overshadowing of the site from the proposed development.

The simple glazed façade of the 1 Charles Street provides an acceptable back drop to the Lancer Barracks. The visual impact is also mitigated by planting along the boundary to the site. It is proposed to maintain a simple glazed façade to the proposal and to also plant along the boundary to enhance the setting of the barracks. The detailing of the potential through site link has yet to be finalised, however it is anticipated the entry will be designed to minimise the visual impact on the Lancer Barracks.

The principal view corridors towards Lancer Barracks are gained from Smith Street/Station Street East and the Darcy Street intersection. Views from the south have already been interrupted by other more recent development. Within Lancer Barracks the most significant view corridors relate to the central parade ground and the relationship between the buildings surrounding it. Outward views are not considered significant to the site. As demonstrated by Section 5.3, views to the south, behind the Men's quarters are already obstructed by contemporary towers, the proposed development will therefore have no additional impact.

#### *Commercial Hotel*

The Commercial Hotel adjoins the site to the west. The proposed development will be of significantly greater massing and scale in comparison to the two storey Victorian Era Hotel. As outlined in the statement of significance the hotel it presents as having a high degree of intactness in the exterior, its prominence in the streetscape is enhanced by its street corner location, resulting in the hotel strongly contributing to the townscape character. The proposed development site is separated from the significant two storey corner site by a later single storey addition in the style of the original part of the hotel. This setback means the corner prominence of the site is retained, particularly when traveling in a north/south direction along Station Street East.

The two storey podium with the setback above expressed in the proposal forms a clear base to the tower, its solidity reflects that of the adjacent hotel. The height of the podium forms a clear relationship with the parapet of the hotel allowing the lower scale streetscape rhythm to be retained.

Special care should be taken to ensure that the street wall height between these building is maintained at the typical height of their parapets and that the rhythm of narrow fronted individual buildings is maintained in new development. The proposed 2m setback also ensures the hotel retains its prominence when travelling east/west along Hassall Street.

The proposal will result in overshadowing of the hotel during the morning hours. Presently, the site is already overshadowed by the NSW Police Headquarters, located further to the north east of the site. Therefore, there will be no additional overshadowing of the site.

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### *Other Heritage Items in the vicinity*

There will be no additional impact on the Parramatta Railway Station which is located to the north west of the site. According to the shadow studies produced by Architectus there will be some overshadowing of the southern section of the railway station. Although part of the site curtilage, the southern section of the station does not contain elements that contribute to the State significance of the site.

Arthur Phillip High School will not be effected by the proposal. As the school is located to the north of the site, there is no possibility of additional overshadowing or significant visual impact.

The proposed development will have no impact on other heritage items in the vicinity for the following reasons:

- The listed items in the vicinity of the proposed development site are located some distance from the site. Thus, the distance between the proposed works and the listed items is sufficient for the additions to be located outside of the immediate setting of the items.
- The proposed works will have no impact on the ability to understand historic significance the items.
- The proposed works will not block significant views to or from the items.
- The proposed development is consistent with the development in the surrounding area, as such it will not constitute a new major detracting element in the vicinity of the site.

## **8.0 CONCLUSIONS**

The proposed redevelopment of the No. 4-6 Hassall Street Parramatta will have an acceptable impact on heritage items in the vicinity of the site for the following reasons:

- No view corridors to the heritage items will be impeded or blocked by the proposal.
- The impact of the transition to a tower form will be mitigated by the use of a podium level of appropriate height will mitigate the impact on the adjacent hotel.
- The separation between the highly significant portion of the Lancer Barracks and the proposal is sufficient for the impact to be acceptable, particularly in light of the acceptability of No. 1 Charles Street and its proximity to the Barracks.
- The proposed incorporation of a through-site link for the potential future public activation of Lancer Barracks.
- The buildings proposed to be removed from the site are not considered to be of heritage significance, either through the assessment of Parramatta Council or by the author.
- It would be preferable to retain the Canary Island Date Palms on the site. They can be transplanted to another location on the site or elsewhere.
- For future design competitions it is recommended at ground level, the proposal uses heavier massing materials, while in the upper levels steel and glass is utilised. While not using materials that reflect the nearby heritage items, finer grain details at eye level help to ease the visual impact of the surrounding development.