


Heritage Impact Statement

Planning Proposal for a Mixed Use Development

295 Church Street, Parramatta

Submitted to Mecone
On Behalf of Iris Capital

Report Revision History

Revision	Date Issued	Prepared by	Reviewed by	Verified by
01	2/09/14	Kerime Danis <i>Director - Heritage</i>	Kerime Danis <i>Director - Heritage</i>	Kerime Danis <i>Director - Heritage</i> 

CERTIFICATION

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

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1. Introduction

1.1 Background

City Plan Heritage has been engaged by Iris Capital to prepare the following Heritage Impact Statement to accompany a Planning Proposal to Parramatta City council for the proposed development at 295 Church Street, Parramatta.

The proposal has been designed by Grimshaw Architects and involves the development of a mixed use development incorporating a range of commercial uses including a retail strip on the lower levels, and publicly accessible areas upper levels as appropriate with restaurant/bar or other function relating to district on top of podium, and a slim square approximately 35 levels residential tower set back from the Church Street boundary of the site. The redevelopment will also involve major landscaping works to activate the laneways and pedestrian access ways to create permeability through the block and will also create opportunities for new public spaces.

The site is not listed on any statutory register and is not within a Heritage Conservation Area (HCA). However, it is located within the vicinity of a number of heritage listed items. These include:

- Warden's cottage (verger's cottage) at 195 Church Street, listed on Schedule 5 of the Parramatta City Centre LEP 2007 (Item 9) and the SHR (00709).
- Former St Andrew's Uniting Church, hall and potential archaeological site at 2 Phillip Street (corner of Marsden Street), listed on Schedule 5 of the Parramatta City Centre LEP 2007 (Item 55)
- A group of shops at 281, 287, 289, 291 293 Church Street, listed on Schedule 5 of the Parramatta City Centre LEP (Items 74, 75, 76, 77 and 78)
- The shop at 302 Church Street, listed on Schedule 5 of the Parramatta City Centre LEP (Item 79)
- Shops at 311-315, 317, 321, 325-327 and 333 Church Street Parramatta, listed on Schedule 5 of the Parramatta City Centre LEP 2007 (Items 80, 81, 82, 84 and 89 respectively)
- Archaeological items at 323, 329, 331 and 331A Church Street Parramatta, listed on Schedule 5 of the Parramatta City Centre LEP 2007 (Items 83, 85, 87 and 89 respectively)

The effect of the proposed development on the subject heritage items will need to be assessed in relation to the relevant controls of the Parramatta City Centre LEP 2007 and the Parramatta Development Control Plan (DCP) 2011. The site also falls within the visual curtilage of the Old Government House listed under the National and World Heritage (UNESCO) listings. Therefore the assessment has also need to undertake into account the technical report prepared by Planisphere in 2012 Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values.

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

1.2 Author Identification

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

1.3 Methodology

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impacts' and 'Assessing Heritage Significance' guidelines. The philosophy and process adopted is that guided by the Australia ICOMOS *Burra Charter* 2013. As the application for Planning Proposal and the design will be further detailed at a later stage, the subject proposal has been assessed in relation to the relevant controls and provisions contained within the Planisphere report as well as in general terms for individual heritage items in the vicinity including the visual impact on the Old Government House rather than Parramatta City Centre Local Environmental Plan 2007 and the Parramatta Development Control Plan 2011. Assessment against these planning controls will be undertaken at the Development Application stage. Therefore the assessment in this report largely has also taken in consideration the technical report prepared by Planisphere in 2012 Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values.

1.4 Site Location

295 Church Street, Parramatta is located on the western side of Church Street, south of the Parramatta River. The site also has a frontage to a rear lane that starts at Phillip Street, and runs north parallel to Church Street, terminating at a car park. This road does not appear to be a formal roadway but rather provides access to the car park.

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

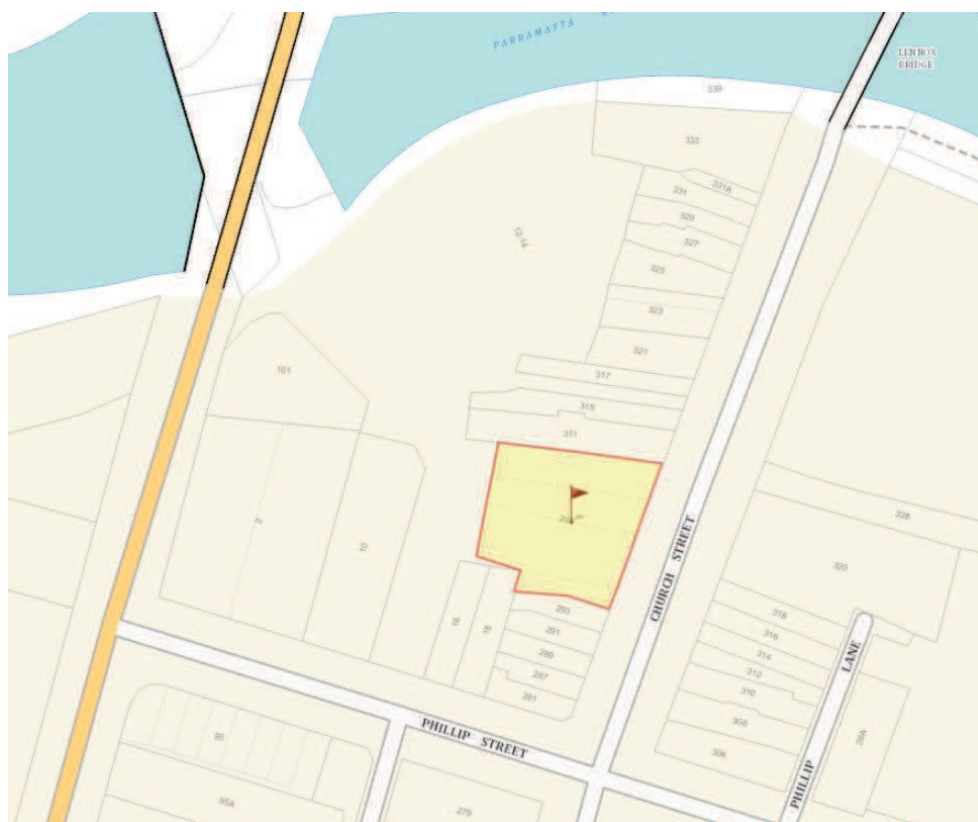


Figure 1: The location of the subject site. (Source: SIX Maps). Note that no rear lane appears on the cadastral information at the rear of the site.



Figure 2: The location of the subject site. Note the access road (driveway) that appears behind the subject site. (Source: SIX Maps)

1.5 Heritage Status

The subject site is not listed as a heritage item on any heritage register; however, it is in close proximity of a number of heritage items of different level of significance. Items in proximity of the subject site are summarised in the following paragraphs.

1.5.1 World Heritage (UNESCO) List

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

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

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

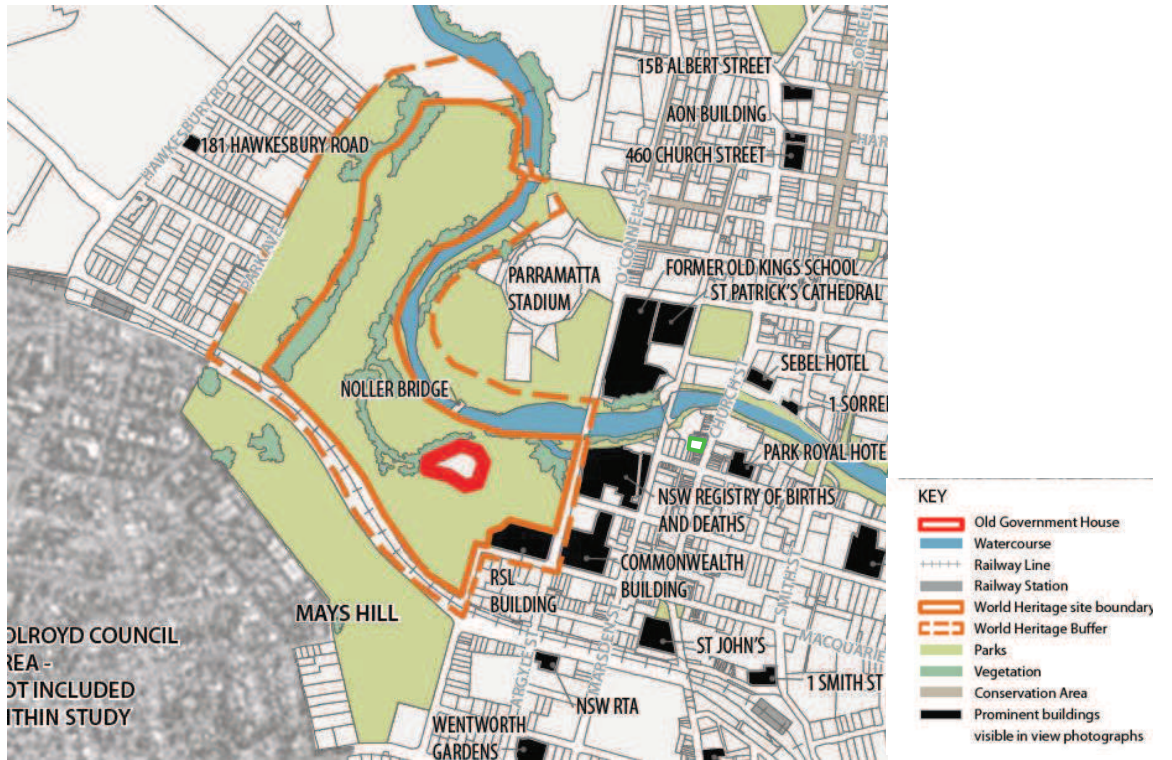


Figure 3: Old Government House & Domain context with the World Heritage listing and buffer zone boundaries indicated. Subject site outlined in green (Source: Planisphere, 2012, p.33)

1.5.2 National Heritage List

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

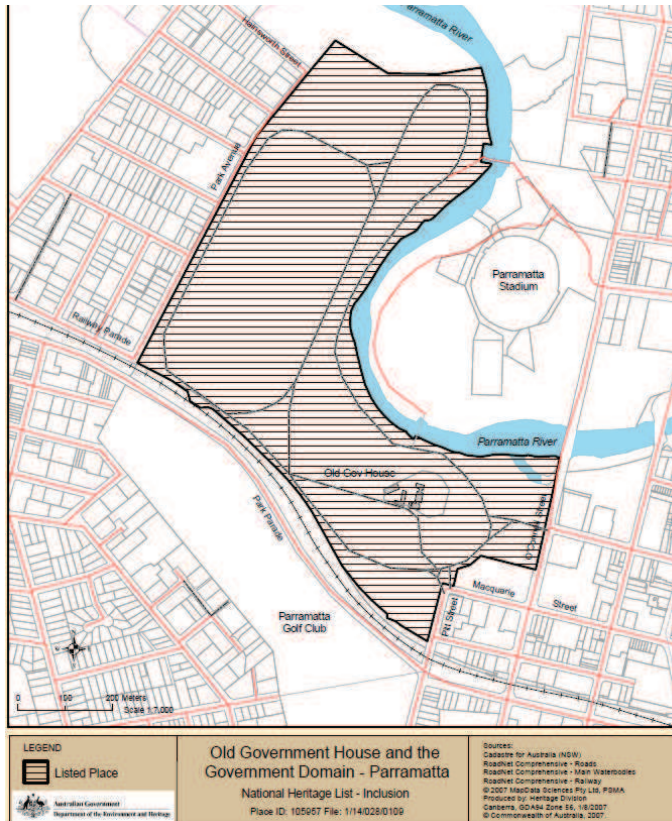


Figure 4: Location /Boundary Plan from the National Heritage List. The subject site is just outside of the map noted in red.

1.5.3 State Heritage Register

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



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

1.5.4 Local Government Level

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



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

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

Item No.	LEP Listing	Level of Significance
31	Parramatta hospital archaeological site 22A O'Connell Street	State
32	Brislington property, Moreton Bay fig tree and potential archaeological site 10 George Street (corner of Marsden Street)	State
33	Court house tower 12 George Street	State
34	Former Rural Bank 16 George Street	State
49	Parramatta Dam archaeological site weir Marsden Street	State
52	Marsden Rehabilitation Centre and potential archaeological site 24 O'Connell Street	State
55	Former St Andrew's Uniting Church, hall and potential archaeological site 2 Phillip Street (corner of Marsden Street)	Local
73	Shop, office and potential archaeological site 279 Church Street	Local
72	Shop, office and potential archaeological site 275 and 277 Church Street	Local
71	Shop, office and potential archaeological site 273 Church Street	Local
70	Shop, office and potential archaeological site 269 Church Street	Local
74	Shop 281 Church Street	Local
75	Shop 287 Church Street	Local
76	Shop 289 Church Street	Local
77	Shop 291 Church Street	Local
78	Shop 293 Church Street	Local
80	Shop 311-315 Church Street	Local
81	Shop 317 Church Street	Local
82	Shop	Local

Item No.	LEP Listing	Level of Significance
	321 Church Street	
83	Archaeological/ terrestrial 323 Church Street	Local
84	Shop 325 and 327 Church Street	Local
85	Archaeological/ terrestrial 329 Church Street	Local
87	Archaeological/ terrestrial 331 Church Street	Local
88	Archaeological/ terrestrial 331A Church Street	Local
89	Shop 333 Church Street	Local
86	Former David Jones department store 330 George Street	Local
20	Lennox Bridge 349 (adjacent to) and 351 Church Street	State
19	Former ANZ bank and potential archaeological site 306 Church Street (corner of Phillip Street)	State
79	Shop and potential archaeological site 302 Church Street	Local
18	Sandstone and brick wall 286 (rear), 288 and 290 Church Street	State

2. Site Description and Context

The subject site itself is a two storey c1980s commercial building. It is currently occupied by a range of restaurant and nightclub venues, with the restaurant City Extra dominating the Church Street presentation. The site forms part of the Church Street entertaining precinct, often referred to as 'Eat Street' which is marketed at Parramatta's entertainment centre.

Church Street is a mix of alfresco street side dining, commercial, and retail operations. The street is a mix of Federation shopfronts, interjected with unsympathetic 1970s-1990s commercial shopfronts such as the subject site.

The subject site is located in very close proximity to the recently approved high rise development at 330 Church Street. This development by Meriton is known as Altitude Apartments. These new apartments will rise over 170m and will characterise a new skyline at Church Street.

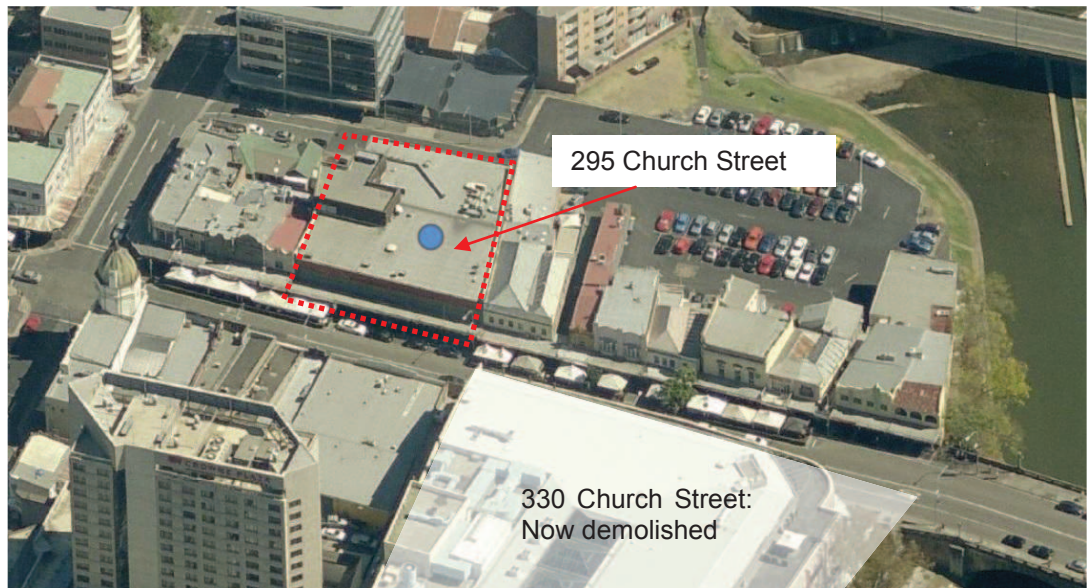


Figure 7: Oblique view of the subject site (looking east) (Source: Bing Maps).



Figure 8: 295 Church Street Parramatta (Source: Google Maps)



Figure 9: Church Street, Parramatta



Figure 10 : Rear of site facing unnamed roadway.



Figure 11: Development approved at 330 Church Street which is currently under construction (Source: Meriton)

3. Historical Summary

Aboriginal History

An analysis of Aboriginal History for the subject site is beyond the scope of this report. However, it is acknowledged that Parramatta has a rich aboriginal history. The following is extracted from the Parramatta Heritage website and is provided for background:

The meeting of salt and fresh water brought the Indigenous clans of the Darug together; the area's first inhabitants and traditional custodians for over 40,000 years. The head of the Parramatta River was home to the Burrumatta clan, whose name means 'the place where eels lie down', from which the name of the city was derived.²

Development of Parramatta in the late 18th and early 19th Centuries³

Within a few months of the first fleet arrival in Sydney Cove, a party consisting of 10 convicts and a garrison of soldiers were established in Parramatta.⁴ This party grew to 100 convicts in 1789, and the following year Governor Phillip laid down the lines for a regular township adjacent to the river, which he initially called Rose Hill, later becoming Parramatta.⁵

Clearing and development of land for agriculture then followed and New South Wales' second town had begun. Between 1791 and 1800 about 20 significant land grants were issued to settlers in and around the town of Parramatta, and a system of leasing lands was established for home building purposes.⁶ 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 subject site was set aside for the market and town hall (see Figure 8). 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 developed as a secondary seat of government, a centre of agriculture and grazing, and was directly connected to Sydney by road and river. The town developed rapidly during this period. A plan of Parramatta in 1822 (see Figure 9) shows the land relating to this study on the eastern side of Church Street adjoining the Parramatta River as having several detached buildings. During the 1820s the Government released land to the north beyond the town south of the rivers. Settlers took up land in North Parramatta, spreading along Church Street and Windsor Road, the route to the farming districts of the Hawkesbury.

In 1833, David Lennox, NSW Superintendent of Bridges for the Colony of NSW, designed a new bridge to replace an old stone and timber bridge to span the Parramatta River at Church Street. It was built between 1836 and 1839 by convict labour. It was named 'Lennox Bridge' in 1867 by Parramatta Municipal Council.⁷

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

The railway from Sydney to Parramatta Junction (about a mile from the site in present day Granville) was opened on 26 September 1855. It was later extended into the population centre at Argyle Street in April 1860. The increased accessibility brought about by the railway contributed to the increase in population and development of the area between 1870 and 1880.

² http://www.discoverparramatta.com/about/history_of_parramatta

³ This brief history has been summarised from MIXED USED DEVELOPMENT 330 CHURCH STREET PARRAMATTA NSW 2150 (MAY 2011) by NBRSPartners,

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

⁵ Kass, T., Liston, C. & McClymont, J., Parramatta: A Past Revealed, Parramatta City Council, 1996. pp. 10-15,22

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

⁷ <http://www.rta.nsw.gov.au/cgi-bin/index.cgi?action=heritage.show&id=4300301>

The present character of Church Street between Phillip Street and the Lennox Bridge was established by commercial buildings generally of two storeys in styles of the late nineteenth century, Federation and Inter-War periods. Subsequent development since the 1950s has been of poor quality and generally reduced the architectural appearance of Church Street.

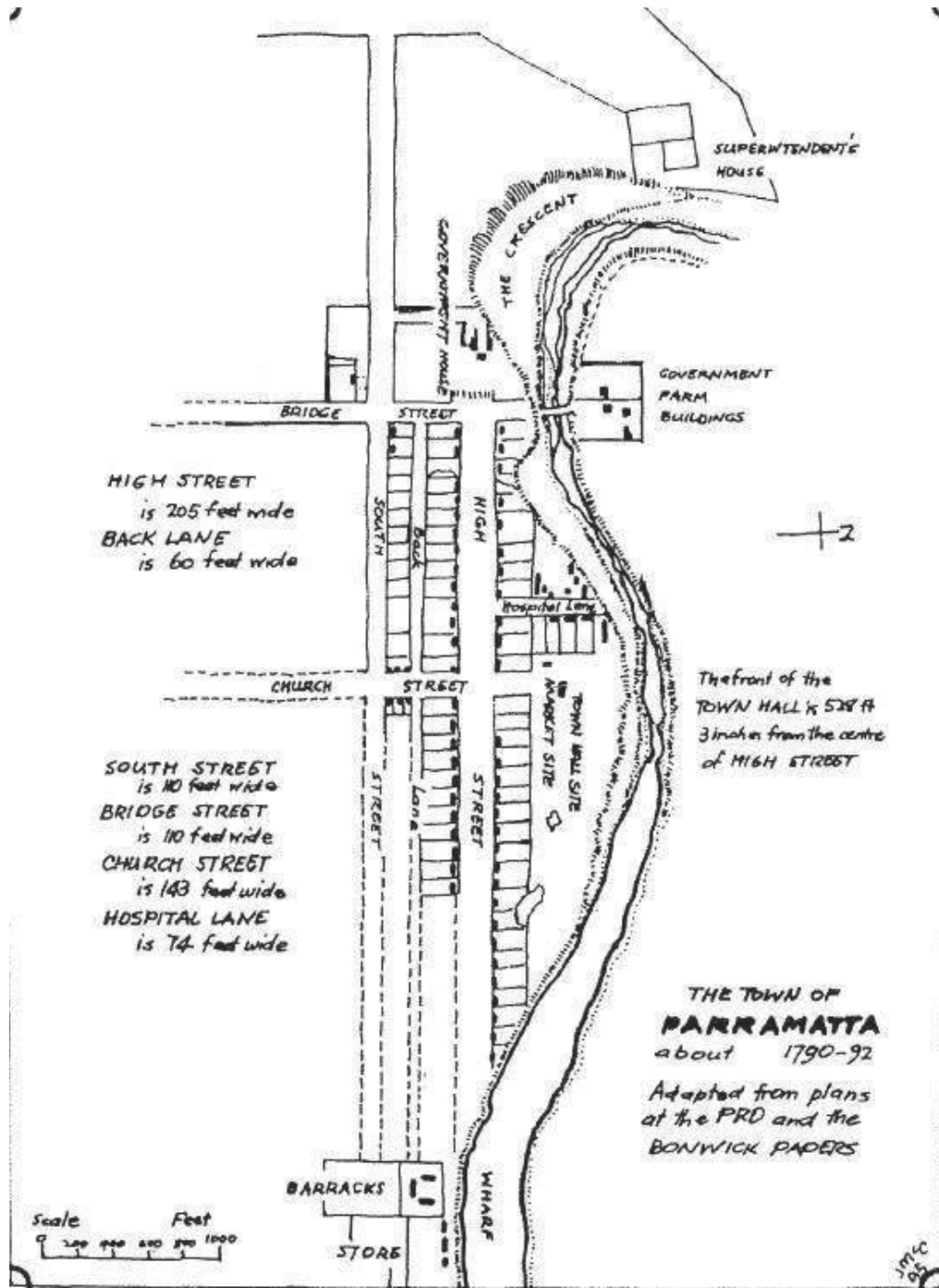


Figure 12: Plan of the Town of Parramatta about 1790-92.

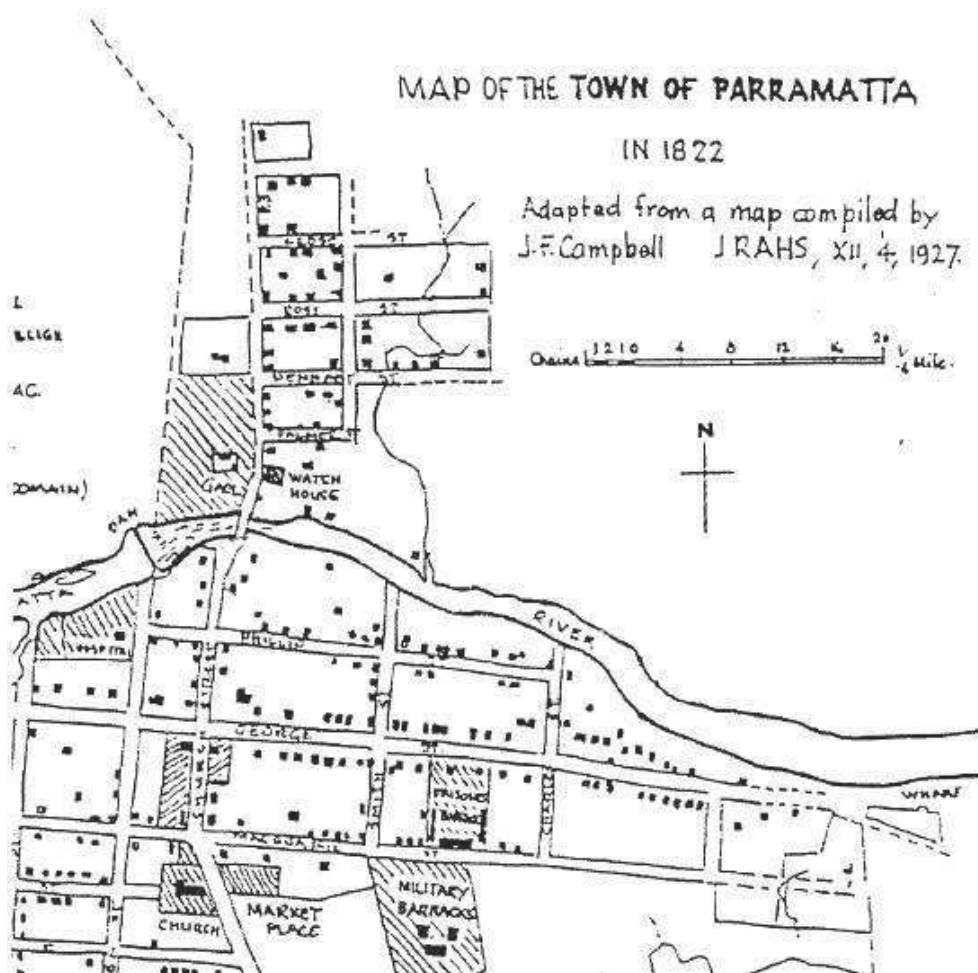


Figure 13: 1822 Map



Figure 14: Church Street (near the Lennox Bridge) circa 1880s (Source: Parramatta Heritage Centre, LSOP 372)



Figure 15: Southern end of Church Street (looking towards St Johns Anglican Cathedral) showing typical development in the precinct in the 1980s. (Source: Parramatta Heritage Centre)



Figure 16: Church Street, Parramatta, view looking north through St. (Saint) John's Gardens to Church Street, ca. 1980s (Source: Parramatta Heritage Centre)

4. Heritage items within the vicinity

As the proposed height is concerned predominately with views, impact on archaeological potential has not been considered. The archaeological impact of any proposed development will need to be considered at the Development Application stage.

As outlined previously, the subject site is in close proximity to many heritage items, and the impact of increasing the allowed development height on these items will need to be considered.

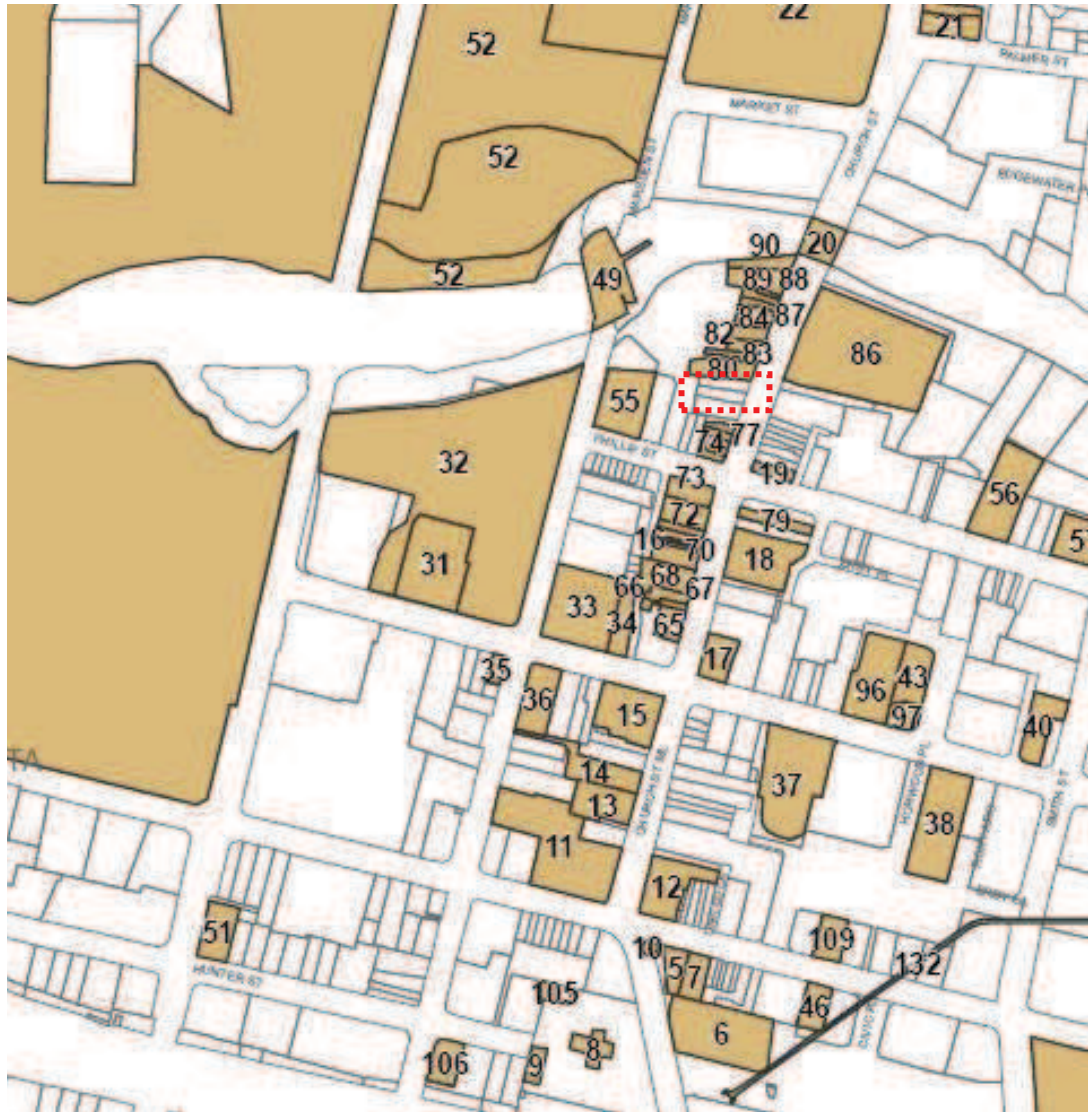


Figure 17: Heritage Items within the vicinity of the subject site, shown in red (Parramatta LEP 2007)

Some of these heritage items are shown overleaf in the following images.



Figure 18: 195 Church Street, listed on Schedule 5 of the Parramatta City Centre LEP 2007 (Item 9) and the SHR (00709).



Figure 19: 2 Phillip Street (corner of Marsden Street), listed on Schedule 5 of the Parramatta City Centre LEP 2007 (Item 55) (Source: State Heritage Inventory)



Figure 20: The group of shops at 281, 287, 289, 291 293 Church Street, listed on Schedule 5 of the Parramatta City Centre LEP (Items 74, 75, 76, 77 and 78)



Figure 21: 302 Church Street, listed on Schedule 5 of the Parramatta City Centre LEP (Item 79)

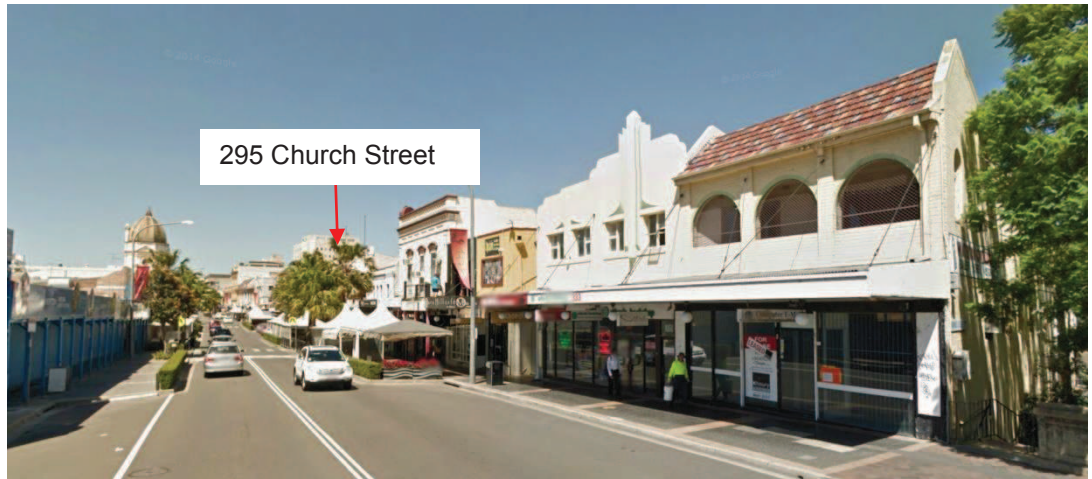


Figure 22: Shops at 311-315, 317, 321, 325-327 and 333 Church Street Parramatta, listed on Schedule 5 of the Parramatta City Centre LEP 2007 (Items 80, 81, 82, 84 and 89 respectively). This image is from 333 Church Street, looking down Church Street, including heritage items at 311 Church Street onwards. The approximate location of the subject site is shown in red.

5. Significance

The subject site contains a 1980s commercial building with simple and unremarkable detailing as such it has no historical, aesthetic or technical heritage values.

6. The Proposal

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

The Planning Proposal is to increase the height limit at 295 Church Street, Parramatta ("the site") from 12m to 165m. The subject Planning Proposal ultimately seeks to facilitate the construction of a multi storey mixed use development incorporating spaces for retail, restaurants and bars on the lower floors and residential units upper floors.

7. Discussion of Heritage Items and Impacts of the Works

The following heritage items within and around the subject site may be affected by the proposed development. The heritage map showing the locations of the heritage items and their relationship with 295 Church Street, Parramatta is shown in Figure 13. The tables in this section address each heritage item incorporating the statement of significance and any recommended management for the item obtained from heritage inventory forms as applicable. Likely impacts of the proposed works on the heritage items have also been included in the tables along with mitigation measures where applicable.

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

7.1 Heritage Items in the Vicinity

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

Item No.	LEP Listing	Level of Significance	Potential Impact
			from the heritage item both by the River and the high-rise development adjacent to the north of the site as well as the proposed Riverside development at 12-14 Phillip Street to the north of the site the visual impact to the City Centre views from the heritage item will be relatively less as the proposed tower will be behind the Riverside development's tower.
55	Former St Andrew's Uniting Church, hall and potential archaeological site 2 Phillip Street (corner of Marsden Street)	Local	The subject site is located to the east of the heritage item adjoining Phillip Lane at the rear. The site of the St Andrews Uniting Church and the Hall together with "Karima" building are subject to a Planning Proposal that has recently been submitted to the Council for consideration. The project teams for both the 2-10 Phillip Street and 295 Church Street are working in consultation to reduce any impact to each other and create a common public domain along the overall precinct up to the River edge. The impact on the subject heritage item will be minimal as the views from the proposed tower to the heritage item will be blocked by the proposed tower at 2-10 Phillip Street.
73	Shop, office and potential archaeological site 279 Church Street	Local	No impact on the archaeological resource of this item will occur due to the reasons explained above. The item is well separated from the subject site by Philip Street but the proposed tower will have visual connection. Visual impact is inevitable as the height of the proposed tower together with the previously approved and pending towers will change the skyline of the City Centre as such they will be visible in most views within and around the City Centre.
72	Shop, office and potential archaeological site 275 and 277 Church Street	Local	As above.
71	Shop, office and potential archaeological site 273 Church Street	Local	As above.
70	Shop, office and potential	Local	As above.

Item No.	LEP Listing	Level of Significance	Potential Impact
	archaeological site 269 Church Street		
74	Shop 281 Church Street	Local	As above.
75	Shop 287 Church Street	Local	As above.
76	Shop 289 Church Street	Local	As above.
77	Shop 291 Church Street	Local	This shop is adjacent to the subject site and careful consideration during the excavation will need to be undertaken to ensure structural stability of the item is not impacted. Visual impact is also inevitable but the podium level of the proposed development will relate to the adjoining shops and heritage items' dominant setbacks, height and horizontal elements. As such retail strip edge will be maintained. The tower will be setback approximately 5 metre from the building edge, less than to nominated setbacks in the Parramatta City controls, however, the distance of the setback will not make a big difference to the item's setting as it will never less will be over its skyline when viewed along Church Street approaches in each direction, the primary views to the heritage item and other shops along this block of the retail strip.
78	Shop 293 Church Street	Local	As above.
80	Shop 311-315 Church Street	Local	As above. This item will have direct visual connection from the rear where there is no identifiable significant fabric exist that would be affected by the changes to the public domain along Phillip Lane. Changes to the laneway are already proposed for access to the Riverside development at 12-14 Street. that is currently under consideration by the Council. The redevelopment of the subject site will not create any adverse impact to this heritage item.
81	Shop 317 Church Street	Local	As above. The rear of the shop exhibit an ad-hoc changes similar to those other heritage items towards the river edge and will be directly

Item No.	LEP Listing	Level of Significance	Potential Impact
			facing the public domain of the Riverside development.
82	Shop 321 Church Street	Local	As above.
83	Archaeological/ terrestrial 323 Church Street	Local	As above. No impact on archaeology as there is no physical relationship.
84	Shop 325 and 327 Church Street	Local	As above.
85	Archaeological/ terrestrial 329 Church Street	Local	As above.
87	Archaeological/ terrestrial 331 Church Street	Local	As above.
88	Archaeological/ terrestrial 331A Church Street	Local	As above.
89	Shop 333 Church Street	Local	As above. The Riverside development will partially block any views that is currently exist to the subject site from the rear of this heritage item.
86	Former David Jones department store 330 Church Street	Local	The heritage item has been demolished or partially demolished as part of the Meriton development known as Altitude that is currently under construction.
20	Lennox Bridge 349 (adjacent to) and 351 Church Street	State	Lennox Bridge is well separated from the subject site both physically and visually as such there will be no impact on its established heritage values. Developments that are noted earlier and have already been approved or pending approval have a closer and direct visual and physical relationship with the item.
19	Former ANZ bank and potential archaeological site 306 Church Street (corner of Phillip Street)	State	As noted above no physical impact. Visual impact will occur as the site is diagonally opposite the subject development site and will have impact on the approaches from the southern side of Church Street and the eastern approaches of Phillip Street above the skyline of the former bank building. Such impact will not be different than the visual impact that already occurred for all heritage items within the Sydney CBD and as envisaged for the Parramatta City Centre in the Council's Strategic Urban Design

Item No.	LEP Listing	Level of Significance	Potential Impact
			initiative for the precinct as well as the targets set by the Metropolitan Plan, Draft Metropolitan Strategy and draft sub regional strategies established by the State Government.
79	Shop and potential archaeological site 302 Church Street	Local	Same impact as heritage item number 73 assessed above.
18	Sandstone and brick wall 286 (rear), 288 and 290 Church Street	State	The proposed development will have no physical or visual impact on this heritage item.

7.2 Old Government House, Parramatta Park and Domain

Item	
Image	
Heritage Listing	<ul style="list-style-type: none"> ▪ UNESCO World Heritage Listing (one of 11 historic places that together form the Australia Convict Sites World Heritage property) ▪ National Heritage List (under the Environment Protection and Biodiversity Conservation Act 1999) ▪ State Heritage Register (under the Heritage Act 1977) ▪ Parramatta Town Centre LEP 2007 (under the Environmental Planning & Assessment Act 1979) ▪ National Trust of Australia (NSW)
Significance	World, National, State & Local
Statutory Requirements	<ul style="list-style-type: none"> ▪ Under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) a referral must be made to the Department of Sustainability, Environment, Water, Population and Communities (DSEWPC) for actions that are likely to have a significant impact on World Heritage properties. ▪ As the subject development site is not within the curtilage of the OGH an application to the Heritage Council of NSW under the Heritage Act 1977 is not required. However, due to the visual impact on the OGH city skyline

	<p>consultation with the Heritage Division is strongly recommended.</p> <ul style="list-style-type: none"> ▪ The Planning Proposal will be submitted to Parramatta City Council to obtain their approval for the proposed development under the provisions of the Parramatta City Centre LEP 2007.
Proposed works	<p>The proposed mixed-use development incorporates construction of a commercial and residential tower that will interfere with the views towards Parramatta City Centre from the Old Government House & Domain site as detailed in the following sections.</p>
Heritage Impact	<p>The rear boundary of the subject development site, fronting Phillip Lane, is outside of the World Heritage listing buffer, in the northeast, at approximately 280m distance from the buffer zone boundary on O'Connell Street and approximately 575m from the OGH. As noted earlier, the principal consideration is the impact of the proposed development on the visual curtilage in relation to the identified significant views from the OGH to the Parramatta City Centre. The subject site falls within a number of important views that are identified in the Old Government House Views & Setting study by Planisphere. These views and the impact of the proposed development has been analysed and discussed separately in the following section.</p> <p>It is evident that the urban form and scale of Parramatta City is dramatically changing and the City Centre's skyline will be significantly different than the current silhouette in the soon future. A number of developments have already been approved or are pending approval for construction of various forms and heights skyscrapers in line with the identification of Parramatta as a 'Premier Regional City' and more importantly Greater Sydney's second CBD within the Draft Metropolitan Strategy for Sydney 2031 (DMS). Most of these tower developments will be intruding the important visual curtilage of OGH as illustrated in the diagram provided by Parramatta City Council that shows the potential building details in the CBD (Figure 23).</p> <p>The proposed tower is considered in the context of the rapidly evolving nature of the urban scale and mass of the Parramatta City Centre and the Riverside Precinct. In this context impact on the important views of the OGH is inevitable and expected. The proposed built form of the subject tower development relates to the other major sites at the secondary Parramatta City precincts to the south and north. It will largely remain behind the proposed tower at 2-10 Phillip Street as such its visual impact will only be the top section where it will extend beyond the 2-10 Phillip Street tower. However, it will be lower than the approved and under construction Meriton tower and will be at the front plane of it, which will make its visual impact lesser than the other towers around it, including the Riverside tower.</p> <p>As the development within the distant skyline views from the OGH is already occurring and will continue to occur, then the matter is here to manage the impact and minimise it by given consideration to the guidelines provided in the OGH Views & Setting study and by careful design to create an architecturally pleasing tower that will not be an eyesore when viewed from the OGH identified High and Moderate views and panoramas. It is also important to keep the towers in a close distance rather than spread all over the development blocks. The subject tower at 295 Church Street is design in a slim square form and will fit inside the tower cluster of the city block bounded Phillip, Church and Marsden Streets, and the River with the Meriton tower on the eastern side behind.</p> <p>As the design is at the preliminary stage it will be further refined and detailed to further mitigate the inevitable visual impact on the OGH as much as possible. The design of the subject development strives to relate well to the form, proportion, composition, scale and character of the surrounding buildings, urban grain and public realm.</p>



Subject site is behind the 12-14 Phillip Street tower

Figure 23: Potential building & approved building details in the CBD (Source: Parramatta Council)

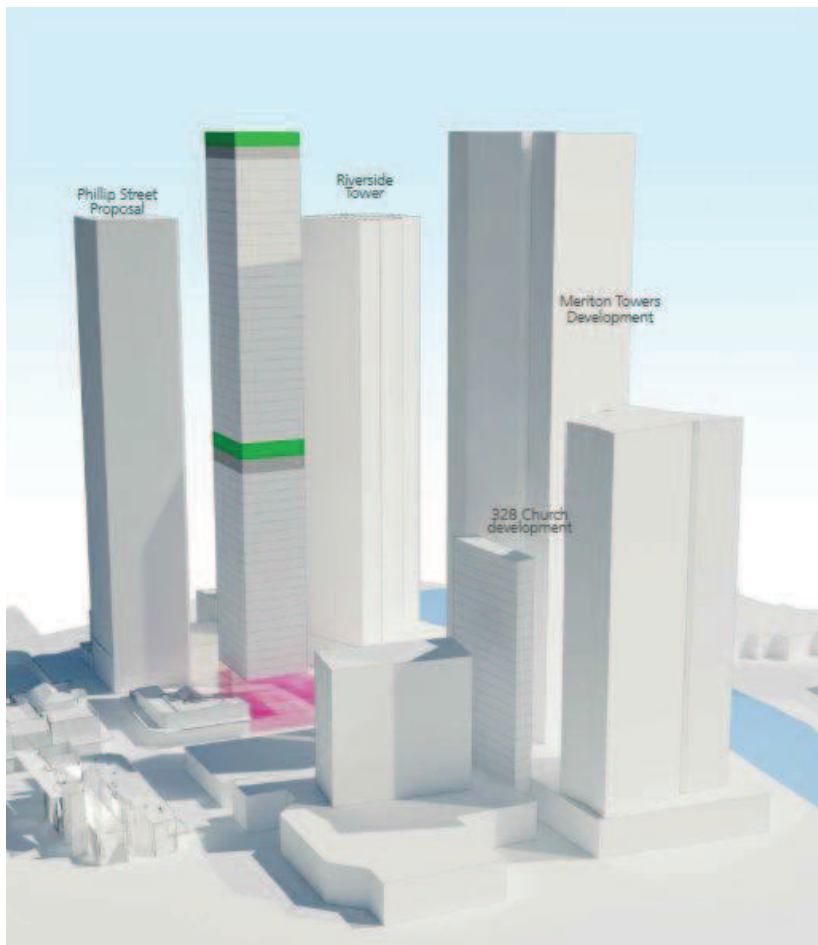


Figure 24: Architectural design response with massing of the Meriton. 2-10 Phillip Street and Riverside towers included (Source: Grimshaw, 2014)

7.2.1 Old Government House & Domain Views

The guiding document for the management of the heritage significant views of the OGHD World Heritage site is the Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values: Technical Report, prepared by Planisphere in 2012 ("the Planisphere Report"). This section considers relevant views that the subject development site at 295 Church Street have potential to impact upon.

Development Guidelines

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

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

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

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

Comments: Since the urban context and form of the developments along the River and to the west of Church Street have been rapidly changing in nature, in particular with inclusion of towers, application of the above development guidelines could only be partially incorporated into the design of such high-rise development. The subject site is not directly along the River but adjoins heritage items along the retail strip of Church Street, and makes reference to their character, form and scale at the lower publicly accessible floor levels maintaining the dominant low-rise street edge along Church Street.

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

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

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

B10.3 is designed to the highest contemporary architectural standards.⁸

Comments: The design includes considerable attention to the public domain with input from the project landscape consultants to ensure landscape and public art adequately incorporated into the ground floor piazza and laneway network. The project architects have been liaising with the architects of the proposed adjoining new developments to create a unified architectural approach and landscape language within the block bounded by Philip, Marsden and Church Streets and the River. As such, the proposed development addresses the street frontage along Church Street and Phillip Lane with the publicly accessible areas on the ground and lower upper floors, offering a public space for meeting and gathering, a new destination for the local community. Public art and street furniture will enhance this public space and make it attractive to the pedestrians. Combined effort of the architects will increase the public domain attractiveness through river foreshore upgrades and embellishment of Phillip Lane with connection to Church Street.

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

⁸ Planisphere, p 94-95

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

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

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

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

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

This may be achieved by:

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

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

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

Comments: As noted earlier, due to the location of the subject development and height of the tower, one of the main considerations of the proposed development was minimising the impact on the views of the OGH. This has been achieved by placing the tower setback from the Church Street as well as the Phillip Lane edge of the site, and keeping its bulk behind the 2-10 Phillip Street tower and at the front of the already approved Meriton development. The overall mass of the new tower is contained within the approved and pending approval tower complex and will not increase its bulk to a broader area. These towers altogether will visually dominate the skyline of the City Centre as anticipated. The design of the proposed tower for 295 Church Street site is consistent with the design recommendations B6.1 - B6.3. In that it is a well-proportioned and visually pleasing tower that will enhance the skyline and with its slim square form it allows for view sharing and reduces overshadowing on public domain below. The design of the building responds to its dramatically changing urban context and it is considered to be in line with the highest contemporary architectural standards.

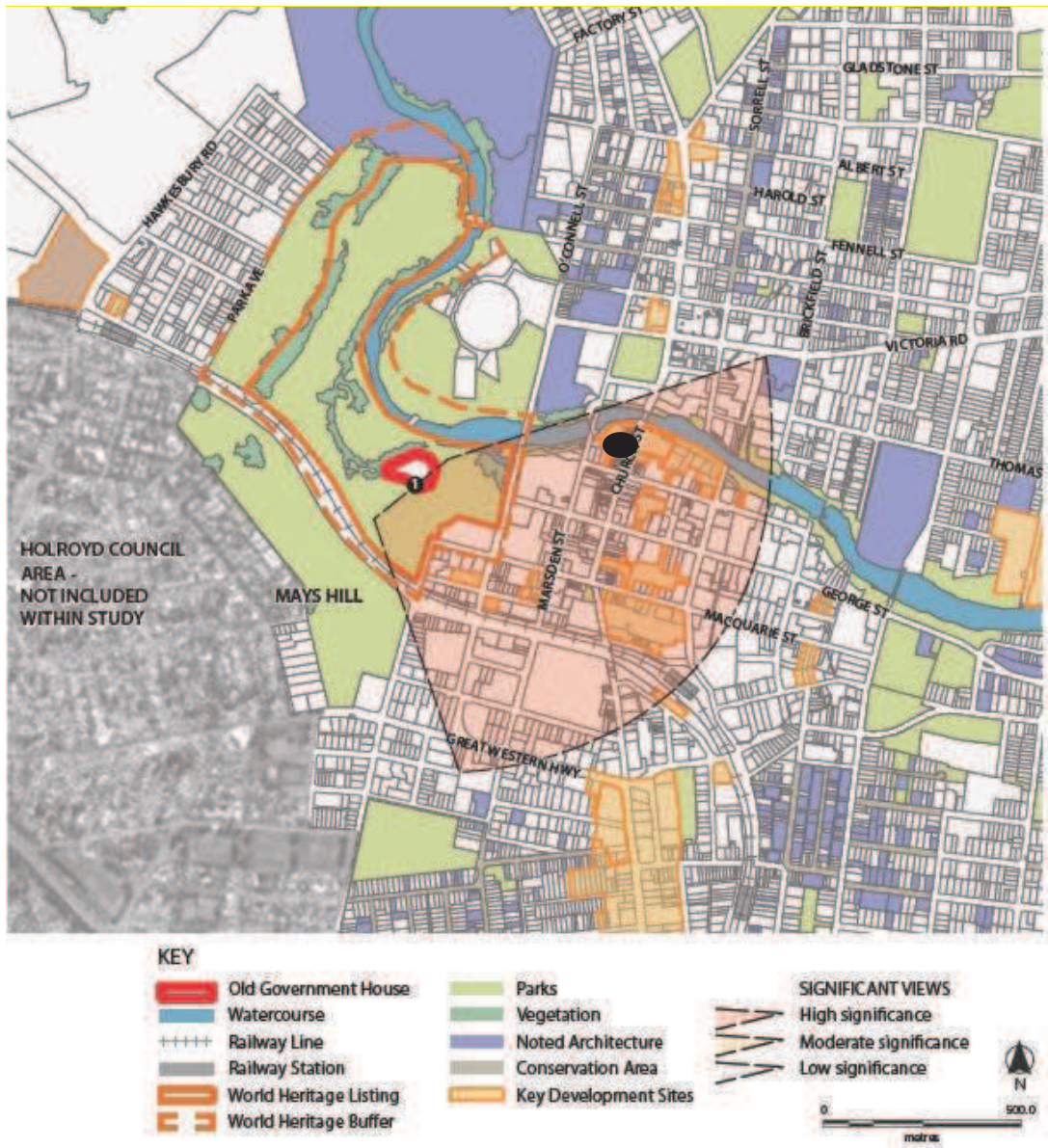
Views

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

- View 1: OGH Towards to City
- View 1B: OGH Courtyard towards the City
- View 5: Bath House Area to City
- View 6: From Crescent to City
- View 8: Parramatta River Views

- View 9: Northern Crescent to City
- View 16: Mays Hill

View 1: OGH towards the City	
Viewing Location	Lawns to the east and south of OGH
Direction / type of view	East and south east / Area to area view
Description of view	Immediate foreground: lawns and pathway. Foreground: expansive lawns sloping down to belt of mixed trees. Middle ground: City buildings which are largely screened by trees, except for Commonwealth building, and to lesser extent RSL building. To the south east a number of buildings are visible over the trees, including Wentworth Gardens
Physical Components	Land slopes gently down towards city. Belt of mixed trees. Mown lawn and pathways. City buildings partly screened by trees, park furniture (railings, bollards etc.) Gatehouse just visible through trees. Not enclosed.
Experiential/sensory components	Tree line partially obscured built form, Commonwealth building is prominent.
Aesthetic considerations	Composition: area to area view taking in a broad panorama of the city from the lawns within the Domain. Visual quality: moderate visual quality of the city of Parramatta against a parkland setting. Rarity: rare within the regional context, similar views are available from other locations.
Values significance	HIGH Multi- layered elements visible including the layout of pathways. Relationship with the alignment of George Street, Macquarie Street and Hunter Street. Sense of landscape setting in the foreground of views and through the juxtaposition of city and parkland
Urban Design / Park Management notes	Lack of connection between the city and the domain, George Street loses any sense of formal connection with existing planting and pathway arrangements within the park.



LOCATION OF VIEW

Figure 25: View 1 - the subject site is indicated by large black circle at the northern edge of the View 1 span.



Figure 26: View 1 - approximate location of the subject development site is indicated.

View 1B: OGH Courtyard towards the City

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

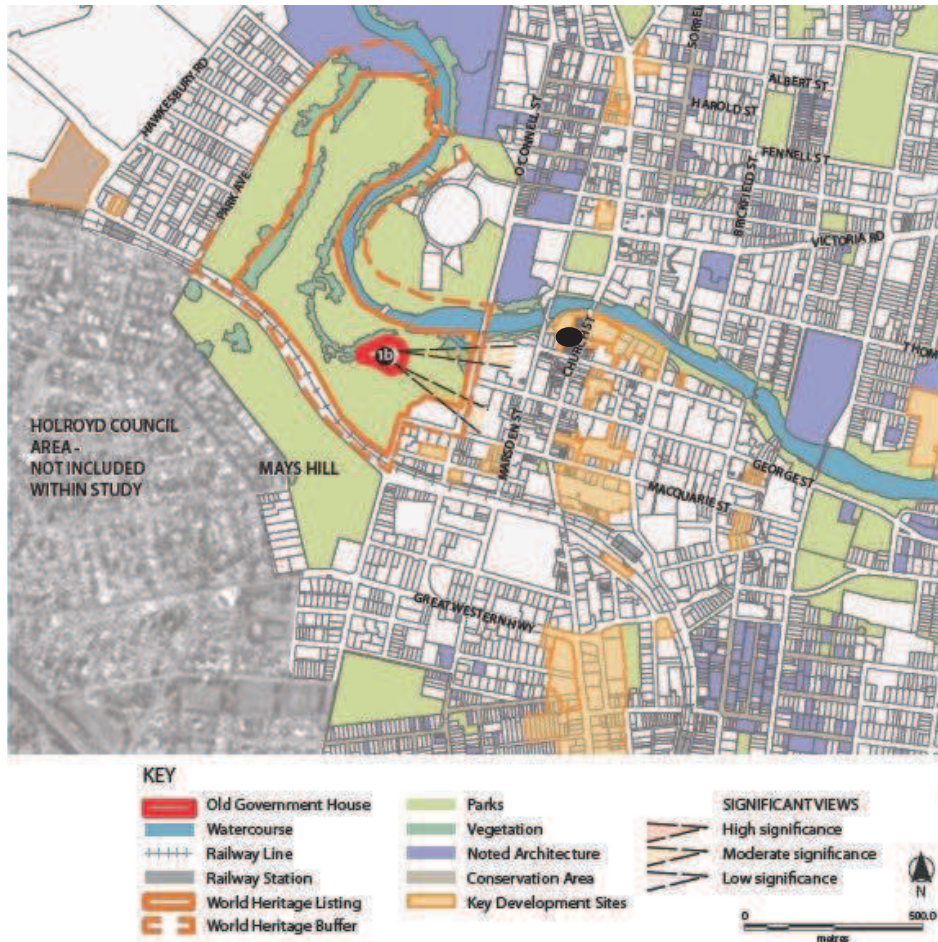
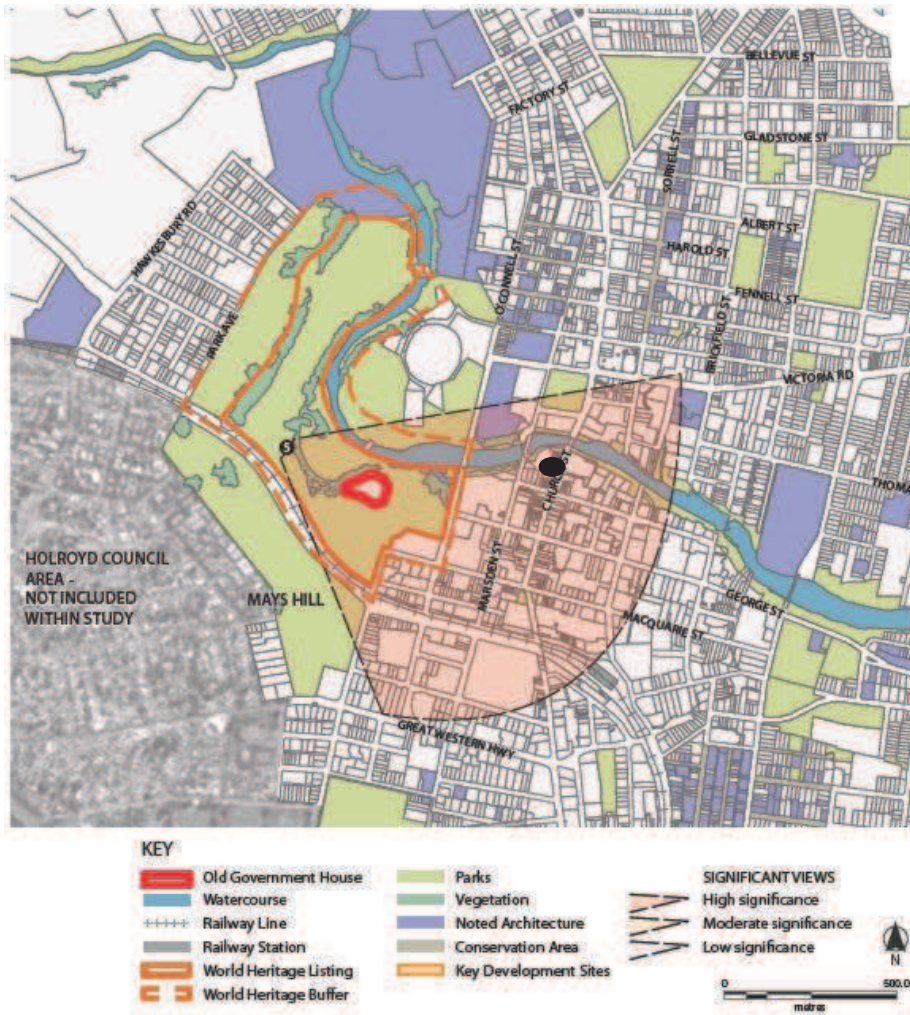


Figure 27: View 1B - the subject site is indicated by large black circle



Figure 28: View 1B - approximate location of the subject development site is indicated

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



LOCATION OF VIEW

Figure 29: View 5 - subject site is indicated by black circle towards the river

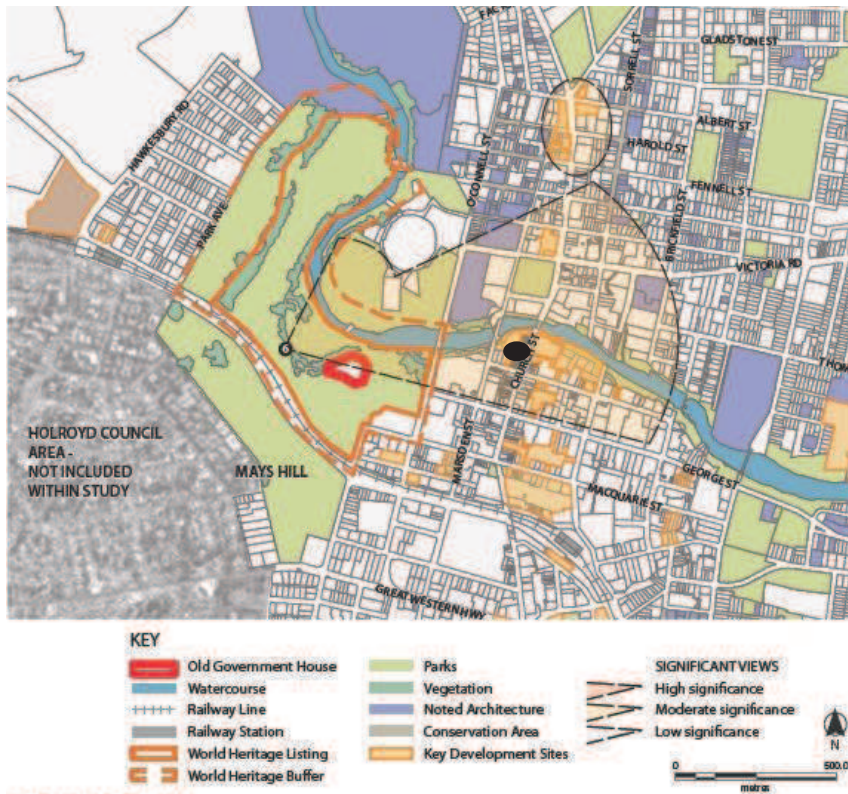


Figure 30: View 5 - approximate location of the subject site indicated

■ View 6: From Crescent to City

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

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



LOCATION OF VIEW

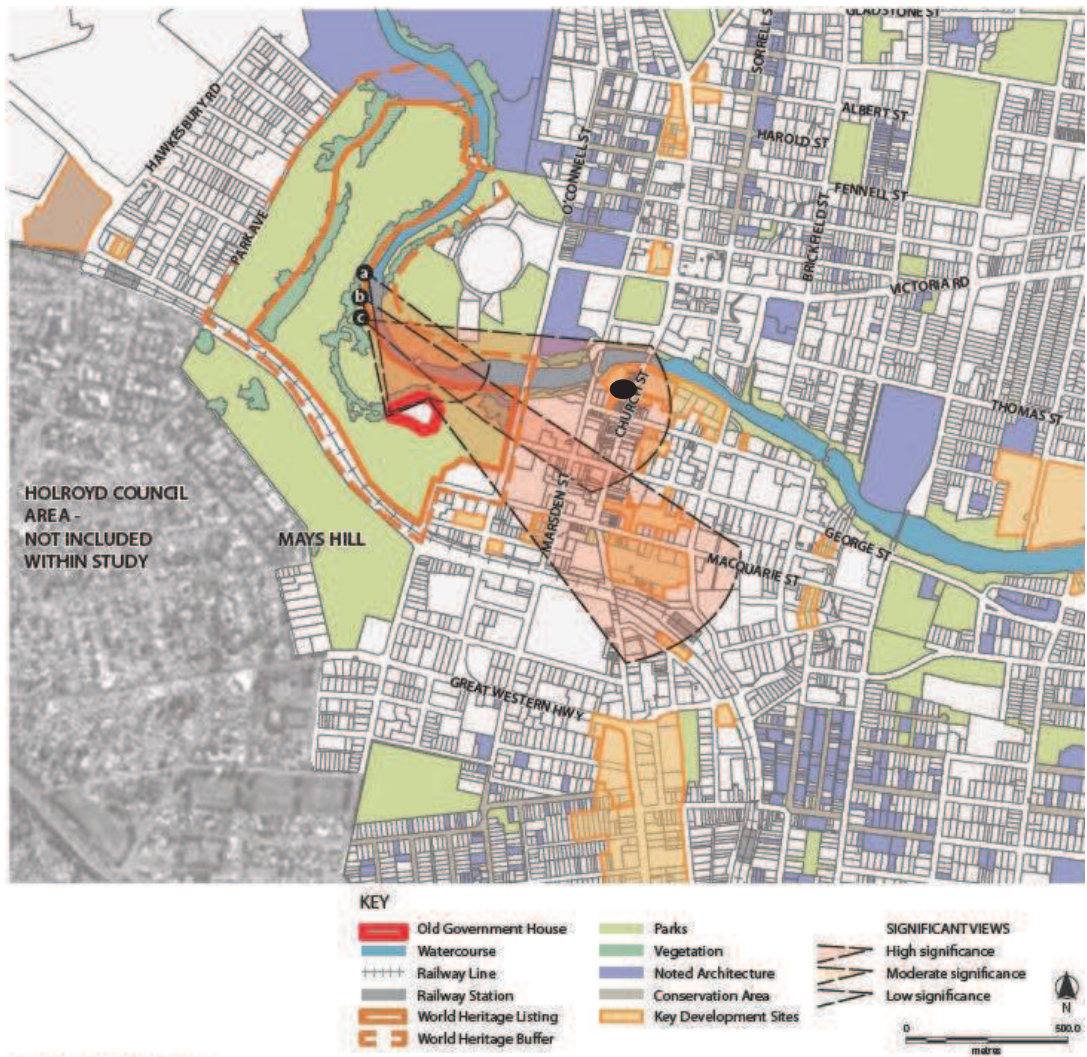
Figure 31: View 6 with the subject site indicated in black circle



Figure 32: View 6 - subject site at the southern edge of the view

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

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



LOCATION OF VIEWS

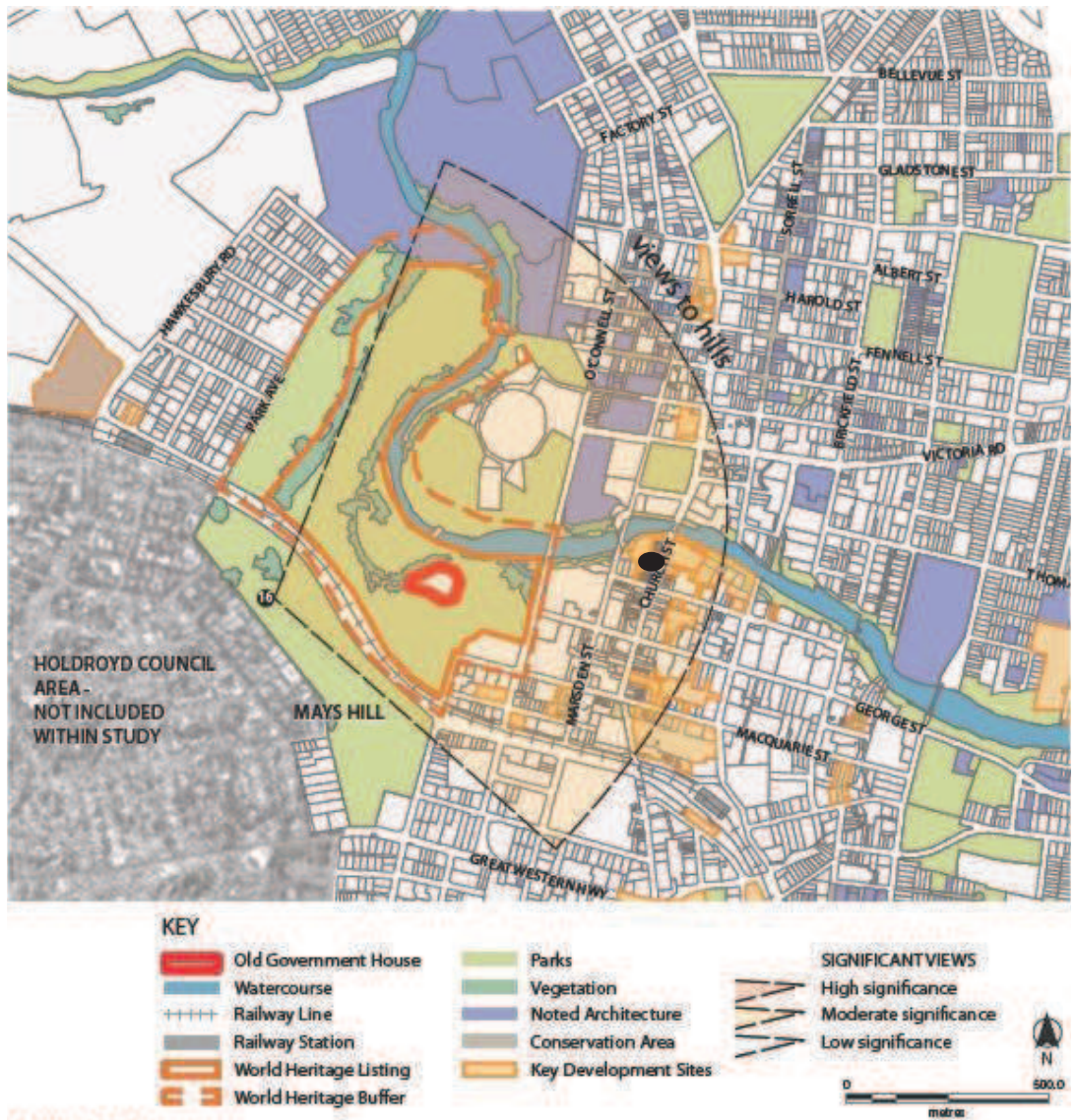
Figure 33: View 8 - subject site within the view corridor of 8C as indicated



Figure 34: View 8 - approximate location of the site is indicated

■ View 16: Mays Hill

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



LOCATION OF VIEW

Figure 35: View 16 - subject development site is indicated



Figure 36: View 16 - approximate location of the subject site indicated

Comments: It is apparent from the above diagrams and photographs of the important views from the OGH to the City the proposed tower will be intruding to the skyline of these views although some in lesser degree. Of the above detailed six views three are High significance (views 1, 5 & 8) and the other three are Moderate significance (1B, 6 & 16) as defined in the Planisphere report. The proposed tower at 295 Church Street largely will be contained behind the tower of 2-10 Phillip Street and the front of the Meriton tower in the centre of views 1 and 5, and in the side edges of or obscured by the trees in the remainder views. The towers will no doubt have visual impact on the skyline of these existing largely tree lined views.

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

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

8. Conclusion and Recommendations

In conclusion, it is considered by City Plan Heritage that the proposed development, within the changing nature of the urban context, is an acceptable response to the site's constraints. The site adjoins heritage items and the impact on these items have been considered by keeping the dominant street edge and height of the main podium level in line with the retail strip and referencing the horizontal elements of the items. As the subject application is for Planning Proposal the design will be further detailed and refined to fit within the lower streetscape of Church Street.

As noted in the introduction, the main consideration of the proposal and this report has been the impacts on the visual curtilage of OGH D World Heritage Site. It acknowledges the impact on a number of views from the OGH D to Parramatta City and aims to achieve the best possible outcome in relation to heritage values associated with the site and its precinct, in the context of the dramatically changing urban environment and skyline of Parramatta City Centre. City Plan Heritage has provided advice to the architects in minimising the inevitable visual impacts and on potential mitigation measures. The proposed tower as noted earlier will be an architecturally appealing and a landmark in Parramatta City's rapidly and dramatically changing urban form. The slim square design of the proposed tower aims to enhance the skyline of Parramatta.

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

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

CITY PLAN HERITAGE

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