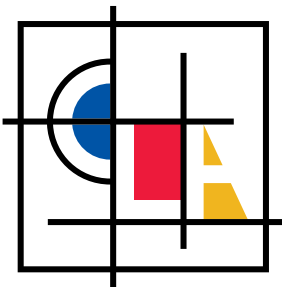


Statement of Heritage Impact

**Experiment Farm, 9 Ruse Street
Harris Park**

**Proposal: SEPP65
Residential Flat Buildings**



**CRACKNELL
&
LONERGAN**
ARCHITECTS PTY LTD

DA-A

Prepared on 17 December 2018
Prepared for Think Planners

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Prepared On:

26 October 2018 [DRAFT]

17 December 2018 [DA-A]

Project Address:

Experiment Farm, 9 Ruse Street
Harris Park

Prepared For:

Think Planners

Prepared By:

Cracknell & Lonergan
Architects Pty Ltd

Cracknell and Lonergan Architects Pty Ltd have been commissioned to assess the impact of the proposed works heritage interface precinct along Harris Street, and its potential impacts upon the Experiment Farm heritage item and surrounding public domain elements. The report has been authored by Peter Lonergan, Registered Architect and Director, Cracknell and Lonergan Architects Pty Ltd. He has been assisted by other staff at the office: Ms Julie Cracknell (Practice Director) and Hugo Chan (Architectural Graduate)

The Statement of Heritage Impact follows the guidelines contained in the NSW Government Office of Environment and Heritage (<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>) and it has aimed to ascertain 1) why the item is of heritage significance; 2) what impact the proposed works will have on that significance; 3) what measures are proposed to mitigate negative impacts; 4) why more sympathetic solutions are not viable.

The report is structured as follows. It considers the setting and context of the subject site (immediate and locality) and the proposed works in the context of the cultural significance of the subject site/item, as well as statutory controls and development constraints, to make recommendations on the suitability of the proposed works for subject site.

The heritage item in question is known as Experiment Farm, and is identified as an item of NSW State Significance, an Item of Heritage within the Parramatta Local Environmental Plan and situated within the Experiment Farm Heritage Conservation Area. Whilst the proposed development of residential flat buildings is located along Harris Street, over 200-300 metres away, the potential shadows impact and curtilage necessitates an assessment in accordance with recent heritage studies developed by Hector Abrahams Architects. The proposed development subject to this assessment include several mixed-use residential towers along Harris Street.

After assessing the significance of the site, impact on the significance of the site, as well statutory and development controls (LEP and DCP), the Statement of Heritage Impact concludes that the proposed works do not have an adverse impact on the significance of the heritage item, and development should not be restricted on the grounds of heritage.



Peter Lonergan

Director
Cracknell Lonergan Architects Pty Limited
NSW Architects Registration No. 5983

2.0 Setting and Context

2.1 Setting and Context

The heritage item known as Experiment Farm, located primarily at No. 9 Ruse Street, Harris Park and consisting of a series of lots (Identified in an Appendix to this report) is often recognised as one of the oldest post 1788 settlement buildings in Australia and in particular, forms part of the early subdivision and European settlement of the Parramatta region.

It is important to note that the heritage item covers not merely the built structures, but also significant lots to the North and South of the heritage item, forming a broad landscaped area and setting for the heritage buildings.

As part of the protection of this heritage item, shadows cast from the neighbouring Parramatta CBD are heavily restricted and controlled to ensure that the natural landscape and heritage significance of the item are successfully maintained and conserved.



Figure 2: Subject site, Six Maps

2.0 Setting and Context

Figure 3: Subject site, Six maps



Figure 4: Subject site, HER Map showing the location of the heritage item [Experiment Farm]

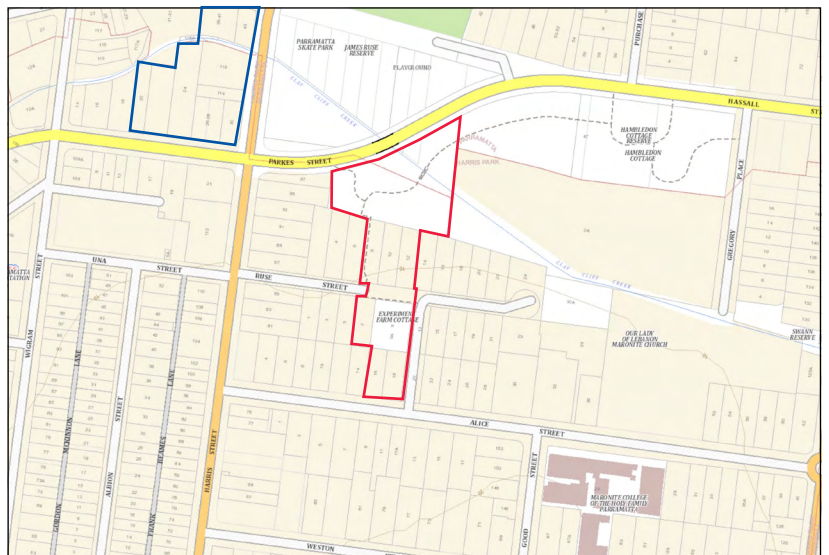
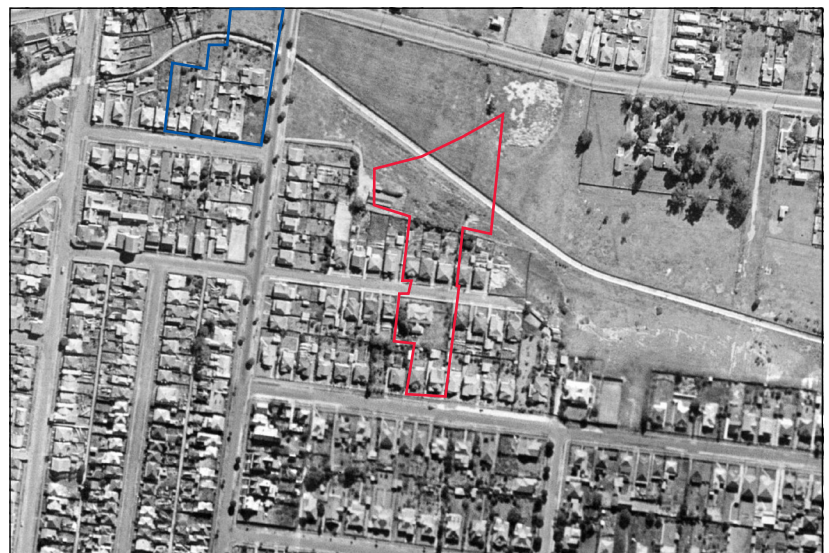


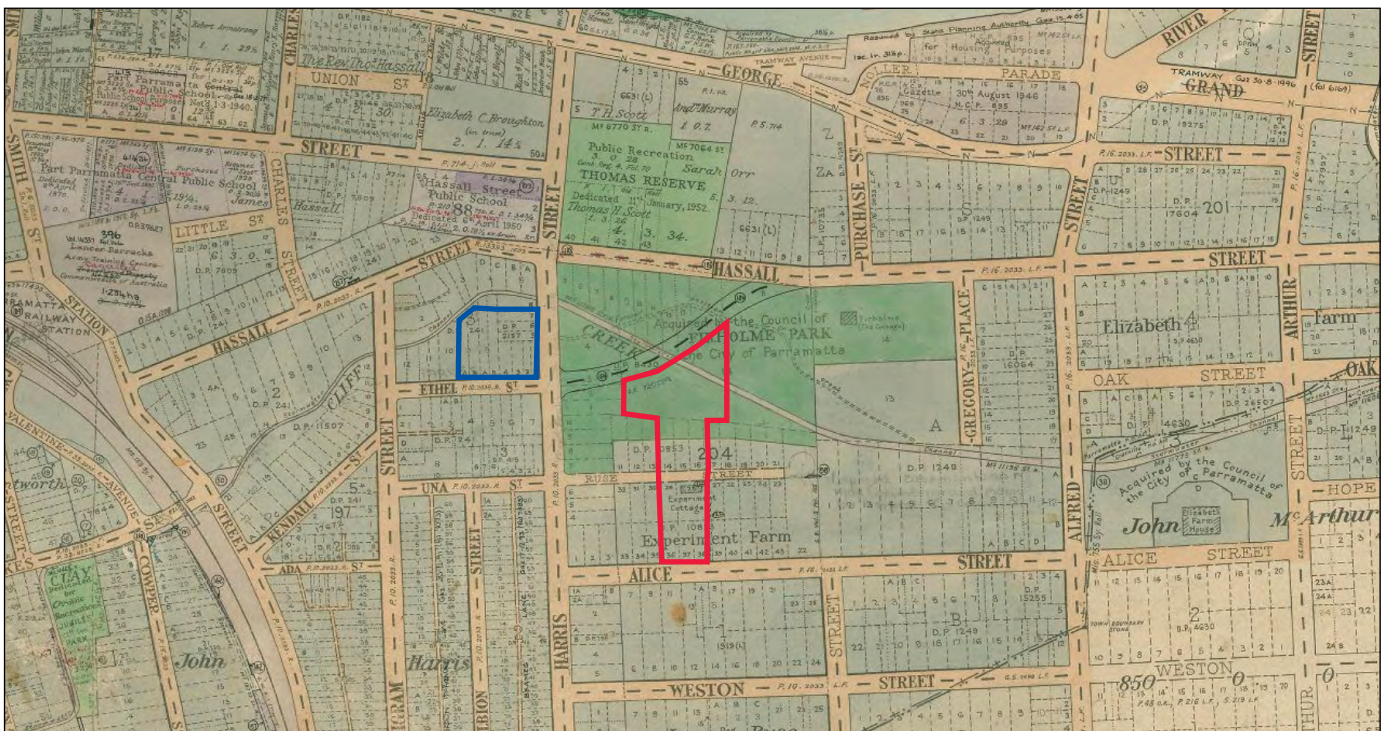
Figure 5: Subject site, Aerial Map 1942 Depicting location of heritage item (Red) and proposed apartments (blue)



2.0 Setting and Context



Approximate location of Experiment Farm (Red) and proposed developments subject to this report (blue). Map Courtesy of Lands Registry NSW, c. 1900s



Location of Experiment Farm (Red) and proposed developments subject to this report (Blue). Map courtesy of Lands Registry NSW, c. 1960s

2.0 Setting and Context



Location of Experiment Farm (Red) and proposed developments subject to this report (Blue). Map courtesy of Lands Registry NSW, c. 1960s

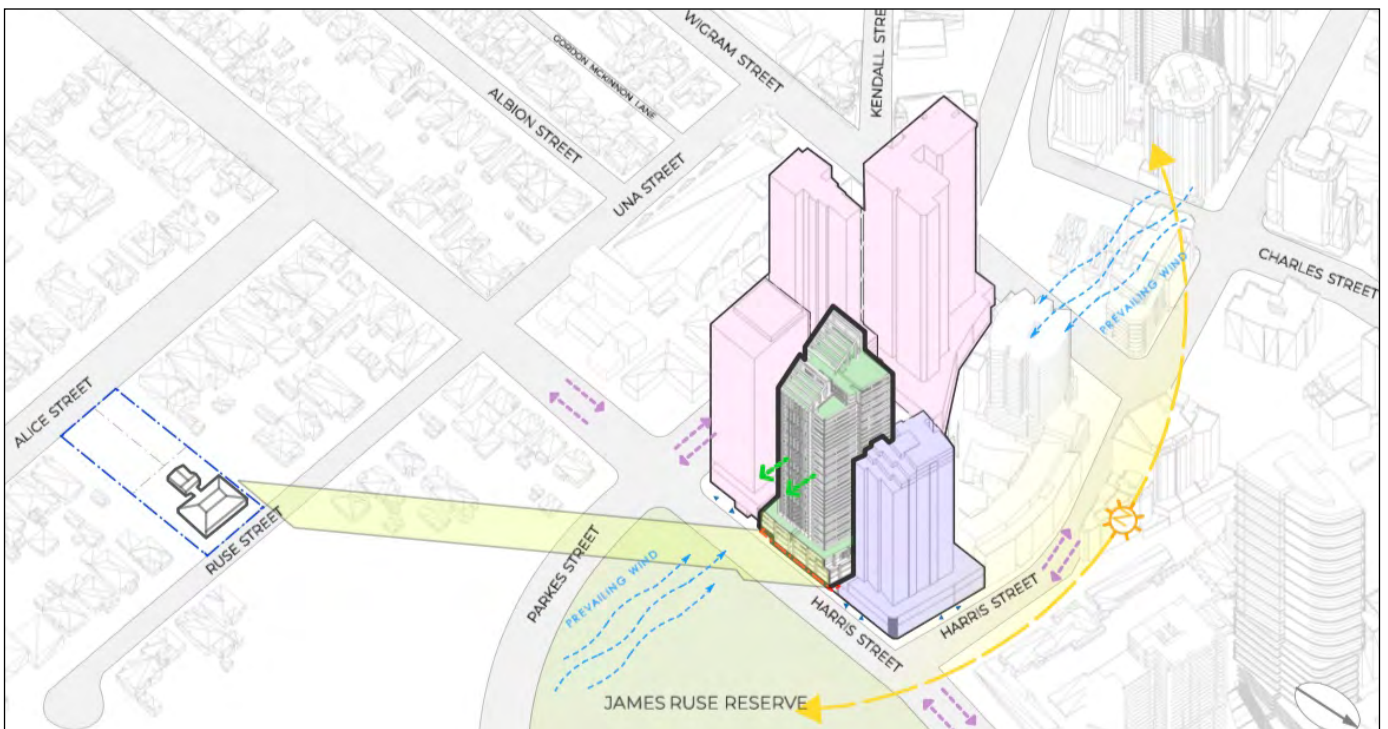
3.1 Proposal

The analysis of impact on Experiment Farm in this Statement of Heritage Impact addresses multiple developments located within the edge of the new Parramatta CBD. These developments form the bulk of new residential development at the corner of Parkes Street and Harris Street and are inclusive of four towers, each with varying heights and unit mixes.

A visual representation of the urban design massing for these proposals are shown on the page opposite. It is recognised that the proposed designs are developed as massing studies and do not necessarily represent the final resolved architectural expression. Their height, setback, bulk and scale however are representative of potential future development in the area and thus, potential future impacts (if any) upon Experiment Farm.



Massing study for proposed developments as supplied to CLA. Used for solar access analysis.



Massing study for proposed developments as supplied to CLA. Used for solar access analysis.

4.1 NSW OEH Heritage Inventory

The history of the area has been sourced entirely from the NSW OEH Heritage Inventory for the subject heritage item. The record provides a detailed assessment of the historical cultural and social significance of the area:

The site was the first (colonial, private) land grant made in Australia, given by Governor Phillip to James Ruse as a reward for proving an experiment that a settler could be self sufficient after one year. Ruse had established his farm there.

Ruse had grown up farming in Cornwall, was convicted of burglary in 1782 and transported on the First Fleet to Sydney. His farming experience made him the ideal candidate for Phillip's experiment, and his land grant of 30 acres was a just reward for his hard work.

Ruse sold the land to Surgeon John Harris in 1794. Harris already owned the adjacent property. At the time Harris had many varied roles in the colony, including Magistrate, Deputy Judge Advocate, Superintendent of Police and Naval Officer. He went on to become one of the wealthiest pastoralists in the colony, owning extensive properties in New South Wales (Hoffman, 2013, 10).

Harris, born in County Londonderry, Ireland, spent at least ten years in the Navy as a surgeon's mate, and sailed in New South Wales in his own 21 foot wherry. He was a soldier when serving as an officer in the New South Wales Corps. In the roles of judge advocate and magistrate he functioned as a lawyer. As a public servant in the early 1800s and again in the mid 1820s he was head policeman: as a naval port officer he was a tax man and a government spy. As a builder occasionally contracted by government he constructed the road to South Head in 1803 and public buildings including a toll house in Parramatta in 1829. Displaying the skills of an architect and design engineer he oversaw construction of the 59 ton government schooner, 'Integrity', the Sydney Court House and his own substantial dwellings at Parramatta, Ultimo and South Creek. He was a farmer and a grazier; an explorer who

participated in several expeditions including that of Colonel Paterson to the Hunter in 1803 and Surveyor John Oxley's 1818 expedition to the interior; a mercantile agent; and a banker, being one of the founding directors of the Bank of New South Wales the colony's first bank. A busy many, he played many of these roles while serving as a surgeon to the New South Wales Corps. While never a pauper, when he served as a surgeon's third mate in the Royal Navy in India during the 1770s and 1780s he was not affluent. Yet, by the early 1800s he was a rich man. In 1804 he constructed the first two storeyed verandahed house in the colony (Ultimo House) and had imported deer from India as hunt quarry. In 1814 he gave architect Francis Greenway his first private commission (Rosen, 2007, 13).

The cottage is in the form of the Indian Bungalow, a verandahed form Harris saw in Bengal, India from his arrival in 1782, that was used to house English officers on service there. The cottage's form originated in Bengal, which was the first region the British moved from coastal forts to occupy the interior. Such AngloIndian dwellings were primarily used as residence or a place for both living and working, with an office incorporated into the plan. Their builders used traditional Indian strategies to respond to climatic conditions, maximising ventilation and shade and protection from heavy rain while meeting European expectations of form and comfort. It emerged as a 'culturally distinctive house form', the typical 'upcountry' dwelling for British officials. This form had its attractions for Harris in New South Wales when he not only attended outpatients but occasionally accommodated the very ill at his home (ibid, 21).

The hot summers and cool winters of Sydney had more in common with Bengal than Money more. The tightly closed houses of Ireland, designated to minimise draughts, were not appropriate in India or New South Wales. The bungalow as adopted by the British was characterised by a pitched thatched roof, a verandah and a raised base platform. It was a freestanding single storey structure.

The verandah was sometimes adapted by the British to encircle the house with parts semienclosed for privacy and shade. With the possible exception of the thatching, these essential qualities are also characteristics of Experiment Farm Cottage, constructed in the mid 1790s at Parramatta by Harris (Rosen, 2007, 1819). Dr Wilson's bungalow house at Moidapur bears striking similarities with Harris' Experiment Farm Cottage. Both have a verandah integrated into the roof, both are built on a platform, both have shutters, and both have part of the verandah partially enclosed. Both men were in Bengal in the early 1780s (ibid, 21).

Harris lived there till his death in 1836. The property stayed in the Harris family until 1921, when the land was subdivided and the suburb of Harris Park was created (Hoffman, 2013, 10).

The site was acquired by the National Trust of Australia (NSW) in 1961, after the establishment of the Womens' Committee including women such as Dame Helen Blaxland and Rachel Roxburgh, which raised the necessary funds of 4,500 pounds. This committee was established to raise funds, source furnishings and promote Trust membership (Le Seuer, 2015, 6). Experiment Farm Cottage was the first property the National Trust (NSW) acquired and the Trust restored and furnished the cottage with colonial pieces and opened it to the public. Ms Roxburgh wrote the first guide books for the property for the Trust.

In 1960 Cherry Jackaman joined Dame Helen Blaxland on the Womens' Committee of the National Trust (NSW). Jackaman chaired this committee from 1964/67 and by 1968 had raised more than \$100,000, which was directed to repairs work at Experiment Farm Cottage, Lindesay and the St. Matthews Anglican Church at Windsor Appeal (McGuinness, 2324/9/11).

Caroline Simpson (2007) says: Dame Helen Blaxland founded the women's committee in 1961 to raise funds for the trust. Blaxland introduced the lucrative idea of

'house inspections' and initiated the exhibition *No Time to Spare!*, which was shown at the David Jones Art Gallery in 1962 and later throughout the State for the New South Wales division of the Arts Council of Australia. On display were photographs by Dupain of early public buildings and houses. She notes Blaxland was elected to the National Trust Council in 1962, vicepresident (1965/71), State representative (1969/71) on the Australian Council of National Trusts and honorary life member from 1967. At Experiment Farm Cottage Blaxland and K. Bernard Smith gathered in 1963 a collection of early Australian furniture for public viewing (Simpson, C., 2007).

In 1963 the cottage was opened by the National Trust (NSW) as Australia's first house museum with a focus on Australian colonial furniture (Hoffman, 2013, 10).

In 1967 control of Old Government House, Parramatta, was vested in the National Trust of Australia (NSW) by legislation; Mrs Blaxland was prominent on the Parramatta properties committee which presented to the public the home of the governors to 1855. She remained on the committee as honorary housekeeper a self-chosen title until her involvement with the trust ended when the Parramatta properties committee was abruptly disbanded in 1983 (Simpson, C., 2007).

In 1967 the National Trust reconstituted the Lindesay Garden Group as the National Trust Garden Committee, with Diana Pockley as chair. This Committee's work was broader, including work on replanting the grounds of Experiment Farm cottage, Parramatta, Old Government House, Parramatta and Riversdale, Goulburn.

In 1989 Dame Helen Blaxland died and the Dame Helen Blaxland Foundation was established in her memory, for the continued preservation of Experiment Farm Cottage, Old Government House and Lindesay (Simpson, 2007).

Since acquisition, Federal and State Government funds have been made available to also purchase adjoining

*blocks of land/ houses and demolish these, helping to create a more credible landscape setting for what was John Harris' simple farm cottage complex. Centenary of Federation funds from the Federal Government allowed implementation of a reinstated simple farm garden based on evidence of early mid 19th century garden plantings around the cottage, including appropriate farm fencing, reinstated plantings such as giant Danubian reed (*Arundo donax*) on the northeast corner of the cottage, and a bunya pine (*Araucaria bidwillii*) to its north.*

These same funds allowed the closure of Ruse Street to the west of the cottage, reinstatement of a narrowed carriage drive in front (north) of the cottage, and a new reduced width public road access east of the cottage connecting to Ruse Street (east), based on the location and form of a known earlier farm track. (Heritage Office, 2003).

In recent years there has been some debate as to whether the cottage was built c1794 during the early years of Dr. Harris' ownership, or some time between 1820 and 1835 during the later years of Harris' ownership.

In preparation for the 50th anniversary of the opening of the cottage as a house museum by the Trust, the cottage has undergone a muchneeded restoration program of works, funded by the Dame Helen Blaxland Foundation and NSW State Heritage Grants (Hoffman, 2013, 10). It was reopened to the public in July 2013, with a celebration of the 50th anniversary of its first public opening, with NSW Governor and National Trust Patron Marie Bashir reenacting the 1963 event. Visitation increased from 3581 in 2012/13 to 4557 in 2013/14. The caretaker's cottage was refurbished in 2014 making it suitable for rental accommodation, and work on the rear garden was carried out under the supervision of Colleen Morris, enhancing its appeal for events (Silink & Hayes, 2014).

4.3 DCP Heritage Conservation Area

The history of the area has been sourced entirely from the NSW OEH Heritage Inventory for the subject heritage item. The record provides a detailed assessment of the historical cultural and social significance of the area:

- A north facing hillside sloping from the top of the ridge in Crown Street down to Clay Cliff Creek (now channelled through parkland). The natural shape of the land remains visible as the houses have been built without cut and fill
- A sense of spaciousness provided by wide straight streets (some with views east to the city centre), generous lots, wide setbacks between houses and hipped roofs
- The pattern of suburban development - mostly single storey free standing dwellings separated from the street and neighbours by planted garden space
- Two subtly different residential precincts:
 - South of Alice Street with a predominance of substantial houses of 1910-1930
 - North of Alice Street, a 1920s subdivision containing modest houses built over a short
- Period of time and opening to views of parkland and the tree cover hills to the north
- The predominance of brick as a building material, with tiles and occasionally slate, as a roof cladding
- Each building stands parallel to the street
- Front gardens uncluttered by garages and visible from the street over fences. A considerable number of original brick fences remain
- The familiar suburban paling fence to side and back boundaries
- Some very obvious intrusive buildings which disrupt the visual harmony of the area
- The focus of the Conservation Area, Experiment Farm Cottage, on the rise above Clay Cliff Creek and surrounded by open space
- Unifying and enclosing effect of street trees which also helps screen intrusive buildings of more recent construction and cools pavements in summer

4.0 Assessment of Cultural Significance

4.2 Documentary - Maps

HERITAGE COUNCIL OF NEW SOUTH WALES
PLAN
 UNDER THE HERITAGE ACT, 1977

Description Experiment Farm, Parramatta

Mon./Shire/City Parramatta Locality Parramatta

Parish of St John County of Cumberland

Scale 1:2000 SUBJECT LAND SHOWN THUS:

THIS IS THE PLAN REFERRED TO IN INTERIM/PERMANENT CONSERVATION ORDER No. 768

N.S.W. GOVERNMENT GAZETTE No. <u>592/01326</u>	OF	PLAN APPROVED <i>R. E. B.</i>	PLAN NUMBER H.C. <u>1837</u>
FILE <u>592/01326</u>	DRAWN BY <u>R.E.B. 5-9-95</u>	for SECRETARY, HERITAGE COUNCIL	

The area subject to the conservation order for Experiment Farm

4.4 Detail and Fabric:

Old Colonial Georgian house with symmetrical front and low pitched hipped roof continuous over verandah of vertically seamed iron. Entrance consists of a 6 panelled door flanked by sidelights and with an elliptical fanlight above.

Cottage sits in small domestic garden with some mature trees, including jacaranda, (*Jacaranda mimosaeifolia*), lemon scented gum (*Corymbia citriodora*), fruit trees and cottage plants. Since 2001 a more appropriate 19th century pleasure garden to the north has been reconstructed, based on early photographs and records, and comprising 2 large oval beds with mixed tree and shrub planting, a series of "framing" trees including a hoop pine (*Araucaria cunninghamiana*) and others.

Ruse Street's eastern end is closed off from the west and now accessed by a new diversion local street, on the alignment of a known former farm track, immediately to the east of Experiment Farm Cottage. This road is finished as though it were a gravel farm track, and farmstyle post and rail fencing abuts it, and Alice Street to the south.

The remaining setting of Experiment Farm Cottage is of an early 1900s residential subdivision, of mostly singlestorey California bungalow cottages, with some later infill of blocks of flats, dating from the 1960s, and some 1980s & 1990s single houses, some two storey. This is the last subdivision of the Harris Farm estate, and its boundary represents (roughly) the 30 acres of land originally granted to James Ruse in 1788. It is listed as a conservation area on SREP 28 Parramatta.

4.0 Assessment of Cultural Significance

The subject heritage item situated within its park/farm setting.



The subject heritage item situated within its landscape setting.



Outlook toward the park which forms part of the heritage item's area.



5.1 NSW Office of Environment and Heritage, Statement of Significance

Experiment Farm Cottage and the site of Experiment Farm is of exceptional cultural significance to Australia, NSW and Parramatta because:

- it forms part of the first European land grant in Australia;
- it is associated with the early agricultural pursuits, including Governor Phillip's "experiment" to determine the period required in which a settler could become self supporting. The initial success of Experiment Farm encouraged Phillip to open the Parramatta area to free settlement;
- the location demonstrates the importance of the Parramatta area in the agricultural development and early survival of the European colony;

Following its purchase by Surgeon John Harris, it became part of "Harris' Farm", one of several large properties established by the "Parramatta Gentry" from the late 18th mid 19th century, including those owned by the Macarthurs, Marsdens, Kings, Wentworths and Blaxlands. The current Experiment Farm Cottage formed part of "Harris' Farm" contains evidence of the various phases of the site from the late 18th century to the present, including:

- the topographical features associated with Ruse's Experiment Farm;
- the establishment of Harris' Farm and the construction of Experiment Farm Cottage; patterns of subdivision and the emergence of the present suburban setting;

Experiment Farm Cottage is a finely detailed colonial bungalow dating to c.1834. Its sophisticated design is demonstrated through the architectural treatment of the front faade, including French doors, delicate columns and main entrance, and the internal treatment of room configuration and its methods of integrating the verandah into the main area of the house; of its visual prominence in the surrounding landscape.

The position of Experiment Farm Cottage demonstrates important relationships with the landscape. Situated on a once prominent rise, the current house addresses the north towards Parramatta River and Clay Cliff Creek; of its surviving fabric (both extant and archaeological), and the vast body of records documenting its historical development. In particular, resources from the 19th century provide information on the development and layout of Harris' Farm, including:

- Experiment Farm Cottage and associated farm features such as former fence lines, carriage drive, farm roads, plantings, stables, outbuildings and pattern of subdivision;
- Of its documented association with individuals who have helped shape its form and use, including Governor Phillip, James Ruse, Surgeon John Harris and his descendents, Pieter Laurentz Campbell and the Fraser family;
- It is a place highly valued by the community. Efforts by the community since the 1920s have assisted in its conservation, culminating in the acquisition of the property by the NSW National Trust in 1961. Local residents have expressed great interest in the ongoing conservation of the property and recognise its heritage significance as contributing towards the identity of Harris Park.

(Britton & Morris, 2001)

Experiment Farm cottage has a strong association with the earliest free settlement of land in Australia and with the first grant to a freed convict, James Ruse. It also has a strong association with John Harris. The house is a rare example of an early farmhouse in very intact condition. Site possesses archaeological potential to contribute to an understanding of early development in Parramatta.

5.2 Development Control Plan, Statement of Significance

Through its subdivision alignments this Conservation Area clearly shows the outline of the first grant proclaimed in Australia to James Ruse and the two periods of its subdivision from the Harris Estate. Many of the allotments retain the original house built after subdivision. Though the consistency of development with large lots, age, scale, shape, siting, setbacks and materials, the houses provide a visual coherence representative of Sydney's early 20th century middle class suburban development.

6.0 Impact on Significance

6.1 NSW Office of Environment and Heritage

Proposed Change to Heritage Item	[Y/N]	Response
New Development adjacent to a heritage item (including additional buildings and dual occupancies)		
How is the impact of the new development on the heritage significance of the item or area to be minimised?	-	<p>As demonstrated by the solar analysis provided in the subsequent section of this report, the developments along Harris Street have been appropriately scaled and angled so that solar access to the heritage item and its immediate curtilage is unaffected between 09:00 AM - 02:00 PM. This is in accordance with the recommendations of the heritage assessment by Hector Abrahams.</p> <p>It is recognised that between 01:00 Pm and 02:00 Pm, there is minor overshadowing of a car park area which is identified as being part of the Experiment Farm heritage item. However, in noting the curtilage of the site, and the relative insignificance of an outdoor paved car parking area, it is advised that the heritage impact of the proposal upon this small portion of the heritage item at large is considered to be negligible.</p> <p>Design mitigation measures such as stepping back the building form, angling the building scale and reducing the overall bulk and depth of the building footprint have already been successfully been adopted to minimise adverse shadow impacts.</p>
Why is the new development required to be adjacent to a heritage item?	-	<p>The new development forms part of the re-development of the Parramatta CBD area and is classified as being at an heritage interface, requiring a transition in visual bulk and scale from the taller commercial and residential towers into lower scaled buildings which form the surrounding heritage conservation areas. It is noted for example that some of the towers subject to the shadows analysis have been significantly set back from the street, and adopted architectural features such as angled roof articulation and skygardens to minimise potential adverse solar impacts upon the Experiment Farm area.</p>
How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	YES	As discussed above.

6.0 Impact on Significance

6.1 NSW Office of Environment and Heritage

Proposed Change to Heritage Item	[Y/N]	Response
How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?	YES	The public view corridors to and from Experiment Farm, including public domain views along the parkland and along Parkes Street and Ruse Street will not be impacted in any way by the proposed development.
Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?	NO	Whilst the subject heritage item is located within a site known to have potentially significant archaeological deposits, this heritage impact assessment is concerned solely with view, curtilage and shadow impacts. There is no proposed excavation within the vicinity of the heritage item by the development proposal in question and therefore, the development is not anticipated to have any potential impacts upon the archaeological potential of Experiment Farm.
Is the new development sympathetic to the heritage item? How has this been minimised?	YES	As previously discussed, design mitigation measures such as stepping back the building form, angling the building scale and reducing the overall bulk and depth of the building footprint have already been successfully been adopted to minimise adverse shadow impacts.
Will the public, and users of the item, still be able to view and appreciate its significance?	YES	The public will still be able to enjoy the heritage significance of Experiment Farm. The subject site will continue to enjoy uninterrupted solar access between 09:00 AM - 02:00 PM at mid-winter. The proposed developments are anticipated to have a negligible impact upon the heritage curtilage and view corridors of the subject heritage item.

6.2 Hector Abrahams Heritage Analysis - Recommendations

The following assessment encompasses the Parramatta City Council endorsed recommendations of a detailed heritage study by Hector Abrahams conducted in June 2017. Only extracts of relevant clauses are provided.

No.	HAA Study Recommendation	Council Commentary	Response
General Recommendations			
3	A Heritage Impact Statement should be prepared for any development potentially having any adverse impact upon an individually listed heritage item or conservation area. A key method for assessing the impact of a development upon a heritage item or conservation area is to consider the relationship between that new development and the item or area.	Supported. Clause 5.10 of the Parramatta LEP 2011 already requires this, and the PP to be updated to include additional heads of consideration as detailed above (refer to proposed heritage clause at Part 2)	This report satisfies the requirement for the provision of a heritage impact statement.
7	Heritage items should not be isolated as a result of a development.	Supported. PP to be updated to include additions heads of consideration as detailed above (Refer to proposed heritage clause at Part 2) with supporting provisions in the DCP.	The proposal will not result in the isolation of heritage items.
11	In all cases retain in area of deep soil landscape to the rear of a historic house large enough to plant an appropriate tree in order to retain the detached nature of the dwelling and the presence of a garden setting.	Supported. This would be better placed in the DCP.	The public domain areas of Experiment Farm are not impacted by the proposal and care has been taken to ensure minimal overshadowing of the public domain areas until late in the afternoon mid-winter sun. It is however acknowledged that there are existing other developments which overshadow public domain deep soil areas. The proposals have therefore sought to ensure that no additional overshadowing is introduced into these public domain areas.
12	Conserve historic setback patterns where they exist, and later restore them where they have been concealed by later development.	Supported. This would be better placed in the DCP.	Complies The interpretation of historic subdivision patterns within the heritage conservation area are maintained. The proposed development includes appropriate street activation measures and appropriately scaled building components to ensure that these setbacks can be read in the streetscape and will be successfully maintained.
13	Interpret the historic subdivision pattern of a street in new developments that involve amalgamation of lots of thorough careful architectural detailing.	Supported. This would be better placed in the DCP.	As above.
14	New developments are to retain the historic mode of address to the street in the vicinity of the development	Supported. This would be better placed in the DCP.	As above.

6.0 Impact on Significance

6.2 Hector Abrahams Heritage Analysis - Recommendations

The following assessment encompasses the Paramatta City Council endorsed recommendations of a detailed heritage study by Hector Abrahams conducted in June 2017. Only extracts of relevant clauses are provided.

No.	HAA Study Recommendation	Council Commentary	Response
17	The retention of an entire building in a way that isolates it completely from its context is not acceptable.	Supported. This would be better placed in the DCP.	The public domain setting of Experiment Farm is conserved and will not result in the site being isolated.
18	The existing balance of a street is to be preserved, particularly within and adjacent to conservation areas.	Supported. PP to be updated as per Height of Building (HOB) map amendments.	The proposed development, as previously identified, includes appropriate street address building elements such as colonnades and arcades, along with appropriately human scale openings and details to ensure that there is a sense of balance with the street. This is particularly pertinent to Harris Street and Parkes street as the developments address public domain parkland and a heritage conservation area.
19	Preserve street trees and building setbacks, and balance of building heights, which contribute to the balance of a street.	Supported. This would be better placed in the DCP.	No significant trees are proposed to be demolished by the proposal.
20	Specific heads of consideration for CBD development should be included in the standard heritage provisions to give guidance to what constitutes an appropriate transition to a heritage item or conservation area.	Supported. PP to be updated. Refer to proposed heritage clause at Part 2.	The proposed development, as previously identified, includes appropriate street address building elements such as colonnades and arcades, along with appropriately human scale openings and details to ensure that there is a sense of balance with the street. This is particularly pertinent to Harris Street and Parkes street as the developments address public domain parkland and a heritage conservation area.
21	Preserve the historic hierarchy of streets.	Supported. This would be better placed in the DCP.	The hierarchy of streetscapes and streets are not affected adversely by the development.
22	Amalgamation alone is not the only criteria as to whether a development may be suitably accommodated on a site.	Supported. This would be better placed in the DCP.	The proposed amalgamation of sites for different residential developments is considered appropriate and coherent and does not result in adverse site isolation.
23	Some sites may require further amalgamation before a development may become appropriate in heritage term	Supported. PP to be updated. Refer to proposed heritage clause at Part 2.	As above.
31	Generally preserve existing street setbacks in new developments to conserve street balance and character.	Supported. This would be better placed in the DCP.	Appropriate streetscape consideration including active street frontage design has been considered and implemented appropriately.

6.0 Impact on Significance

6.2 Hector Abrahams Heritage Analysis - Recommendations

The following assessment encompasses the Paramatta City Council endorsed recommendations of a detailed heritage study by Hector Abrahams conducted in June 2017. Only extracts of relevant clauses are provided.

No.	HAA Study Recommendation	Council Commentary	Response
32	Always retain a setback of deep soil zone to the rear of a heritage house sufficient for a tree to prevent its isolation as a result of any development.	Supported. This would be better placed in the DCP.	The deep soil zones of experiment farm, including public domain parkland, are conserved and will not be isolated by the proposal.
33	Recover historic street setbacks to regain streetscape qualities where these have been eroded.	Supported. This would be better placed in the DCP.	There are no historic streetscape curtilage matters which would be affected by the proposed development.
35	Give expression to historic subdivision patterns in all new development.	Supported. This would be better placed in the DCP.	The interpretation of historic subdivision patterns within the heritage conservation area are maintained. The proposed development includes appropriate street activation measures and appropriately scaled building components to ensure that these setbacks can be read in the streetscape and will be successfully maintained.
36	Recovery of historic subdivision and setback patterns in the fabric of new developments.	Supported. This would be better placed in the DCP.	As above.
37	Modulate building form to prevent creation of a "wall" effect.	Supported. This would be better placed in the DCP.	The proposed building forms have been successfully articulated and designed to ensure that the 'wall effect' does not occur. These design measures include articulation of facade elements, stepping of built forms and adequate separation between individual residential buildings to minimise any adverse impacts.
38	Setback higher levels of tall development adjacent to public space to reduce bulk.	Supported. This would be better placed in the DCP.	The proposal has stepped back as the building progresses higher in order to reduce the visual bulk when viewed at the street level and also to minimise adverse solar impacts upon adjoining public domain.

6.0 Impact on Significance

6.2 Hector Abrahams Heritage Analysis - Recommendations

The following assessment encompasses the Paramatta City Council endorsed recommendations of a detailed heritage study by Hector Abrahams conducted in June 2017. Only extracts of relevant clauses are provided.

No.	HAA Study Recommendation	Council Commentary	Response
39	Tall buildings not to front directly on to public reserves but to be separated by creation of an active street or path.	Supported. This would be better placed in the DCP.	The proposals include activation of street fronts through the provision of smaller frontage elements such as arcades and colonnades. This provides an appropriate articulation of the street level to ensure that the development is able to transition in scale between the street, the public domain and the CBD towers.
40	Creation of active frontages to developments on multiple sides where appropriate.	Supported. This would be better placed in the DCP.	Complies As above, new street-frontages are created to ensure that there is appropriate interpretation and transition from adjoining heritage areas and public domain areas to the primary residential component of the building.
41	Preserve sky visibility between and around tall developments.	Supported. This would be better placed in the DCP.	Complies The proposed buildings have been appropriately scaled and broken down in bulk to ensure that there are pockets of sky to be enjoyed. The public domain areas will not be affected by the proposed residential towers and will continue to enjoy a high degree of sky visibility.
42	Consideration of street width in any new development proposal to avoid creation of canyons	Supported. This would be better placed in the DCP.	Complies The proposals include activation of street fronts through the provision of smaller frontage elements such as arcades and colonnades. This provides an appropriate articulation of the street level to ensure that the development is able to transition in scale between the street, the public domain and the CBD towers.

6.0 Impact on Significance

6.2 Hector Abrahams Heritage Analysis - Recommendations

The following assessment encompasses the Paramatta City Council endorsed recommendations of a detailed heritage study by Hector Abrahams conducted in June 2017. Only extracts of relevant clauses are provided.

No.	HAA Study Recommendation	Council Commentary	Response
43	There must be no additional overshadowing of Experiment Farm as a result of CBD development at any time of the day	Supported in part. PP to be updated to protect solar access between 10am and 2pm mid-winter. Protecting solar access into late afternoon will have significant adverse impacts on development yield in the Parramatta CBD	<p>As demonstrated by the solar analysis provided in the subsequent section of this report, the developments along Harris Street have been appropriately scaled and angled so that solar access to the heritage item and its immediate curtilage is unaffected between 09:00 AM - 02:00 PM. This is in accordance with the recommendations of the heritage assessment by Hector Abrahams.</p> <p>It is recognised that between 01:00 Pm and 02:00 Pm, there is minor overshadowing of a car park area which is identified as being part of the Experiment Farm heritage item. However, in noting the curtilage of the site, and the relative insignificance of an outdoor paved car parking area, it is advised that the heritage impact of the proposal upon this small portion of the heritage item at large is considered to be negligible.</p> <p>Furthermore, it is identified that the car park of Experiment Farm, is likely to have a more significant adverse heritage impact upon the curtilage and interpretation of the farmland, than the minor overshadowing of this area. In this sense, it is believed that the overshadowing of the carpark between 01:00 PM and 02:00 PM is considered to be negligible in terms of impacts upon the heritage significance and setting of Experiment Farm.</p> <p>Design mitigation measures such as stepping back the building form, angling the building scale and reducing the overall bulk and depth of the building footprint have already been successfully adopted to minimise adverse shadow impacts.</p>

6.0 Impact on Significance

6.2 Hector Abrahams Heritage Analysis - Recommendations

The following assessment encompasses the Paramatta City Council endorsed recommendations of a detailed heritage study by Hector Abrahams conducted in June 2017. Only extracts of relevant clauses are provided.

No.	HAA Study Recommendation	Council Commentary	Response
47	The Parramatta CBD Planning Proposal Incentive FSR and Heights will be impacted by the above recommendations. Further testing is required by Council to ascertain the extent of solar access plane which would apply to the Parramatta CBD Planning Proposal to ensure protection of solar access to Elizabeth Farm, Experiment Farm and Hambledon Cottage.	Further testing prepared by Council to support recommended updates to the PP as detailed above (i.e. A new solar access plane). Refer to solar access map in Part 3.	

6.0 Impact on Significance

6.2 Hector Abrahams Heritage Analysis - Recommendations

The following assessment encompasses the Paramatta City Council endorsed recommendations of a detailed heritage study by Hector Abrahams conducted in June 2017. Only extracts of relevant clauses are provided.

No.	HAA Study Recommendation	Council Commentary	Response
South-East Parramatta Interface Area - Map Recommendations (shown on Maps 2, 3 and 4):			
97	Recommended FSR Map modifications.	Supported, with the exception of the recommendation to remove incentives from the north side of George Street. This recommendation is out of scope for this study (as it does not relate to transition to a HCA) and is inconsistent with significant analysis undertaken for site specific planning proposals in this area. Refer to maps in Part 3.	
98	Recommend Height Map modifications	Supported, with the exception of: the blocks bound by Parkes, Harris, Una and Wigram (northern section) and Parkes, Kendall, Wigram and Station Street East, where the current height of 28m has been used (instead of the 26m recommended by consultants). This is to ensure consistency with current base height controls. As detailed above, the recommendation to reduce heights on the northern side of George Street is outside the study area and does not relate to transition to a HCA. It is also inconsistent with significant separate work which has been undertaken for separate site-specific planning proposals in this area. Refer to maps in Part 3.	

6.0 Impact on Significance

6.2 Hector Abrahams Heritage Analysis - Recommendations


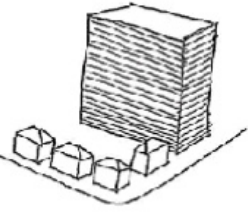
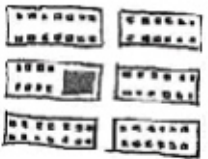
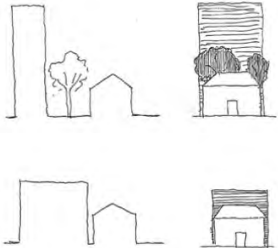
The following assessment encompasses the Paramatta City Council endorsed recommendations of a detailed heritage study by Hector Abrahams conducted in June 2017. Only extracts of relevant clauses are provided.

No.	HAA Study Recommendation	Council Commentary	Response
Special Interest Area 8 - The edge of the CBD			
102	New tall buildings must not create any additional over shadowing of the buildings and grounds of Experiment Farm, Elizabeth Farm or Hambledon Cottage. The Parramatta CBD Planning Proposal Incentive FSR and Heights will be impacted by the above recommendation. Further testing is required by Council to ascertain the extent of solar access plane which would apply to the Parramatta CBD Planning Proposal to ensure protection of solar access to these areas.	Supported with amendments as detailed above. PP to be updated. Refer to solar access map in Part 3.	
103	The Clay Cliff Creek should not be built over	Supported. This provision would be better placed in the DCP	
104	Extend the defined area of Active Street front to include the western side of Harris Street.	Supported in part. This is better placed in the DCP to achieve a built form that is engaging through the design. Refer to active street frontage map in Part 3.	The proposed development, as previously identified, includes appropriate street address building elements such as colonnades and arcades, along with appropriately human scale openings and details to ensure that there is a sense of balance with the street. This is particularly pertinent to Harris Street and Parkes street as the developments address public domain parkland and a heritage conservation area.
105	All new buildings to address the east	Supported. This provision would be better suited in the DCP	The proposed development includes appropriate eastern street addresses as previously identified.

6.0 Impact on Significance

6.3 Hector Abrahams Heritage Analysis - Diagrammatic Analysis

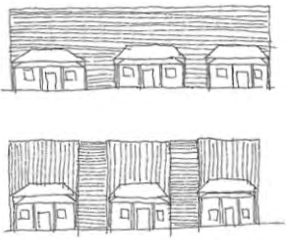
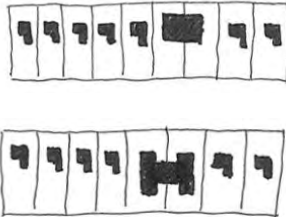
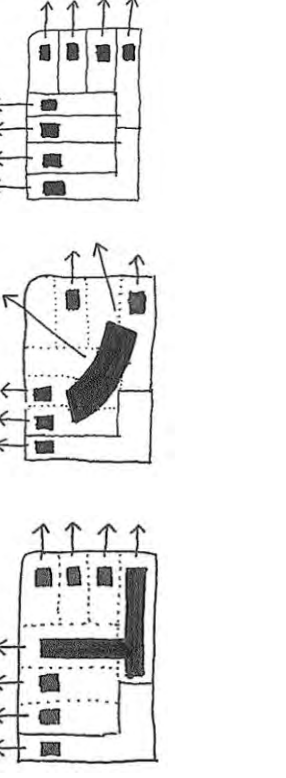
The following assessment encompasses the Paramatta City Council endorsed recommendations of a detailed heritage study by Hector Abrahams conducted in June 2017. Only extracts of relevant clauses are provided.

Diagram	Description	Comment: Re Proposed Development
	<p>Immediate Relationship This is impact upon the built fabric or within or adjacent to the lot of that heritage item, or impact upon a property located within a conservation area</p>	<p>Complies. As previously discussed, design mitigation measures such as stepping back the building form, angling the building scale and reducing the overall bulk and depth of the building footprint have already been successfully been adopted to minimise adverse shadow impacts.</p>
	<p>Street Relationship This includes development that is visible from the street elevation. If the site is a corner location (or adjacent to a corner) then the impact upon both streets must be considered.</p>	<p>Complies As evidenced by the design drawings set, the street relationship is appropriately finessed, by having a three storey, articulated frontage to the street, with significant lower residential elements set back and invisible when viewed along Harris Street. Whilst Experiment farm will in future have district and distant views of the taller Parramatta CBD buildings, the immediate curtilage and public domain is unaffected by the proposed developments.</p>
	<p>Area Relationship Where a development is of a certain height and is adjacent to a conservation area or cluster of individually listed heritage items, then the impact of that development upon the significance of the conservation area must be considered.</p>	<p>The proposed development, as previously identified, includes appropriate street address building elements such as colonnades and arcades, along with appropriately human scale openings and details to ensure that there is a sense of balance with the street. This is particularly pertinent to Harris Street and Parkes street as the developments address public domain parkland and a heritage conservation area.</p>
	<p>Figure 15: A building of a greater height but which preserves a more appropriate setting to a house (above) is preferable to a building of greater bulk that reduces the setting (below)</p>	<p>As above.</p>

6.0 Impact on Significance

6.3 Hector Abrahams Heritage Analysis - Diagrammatic Analysis

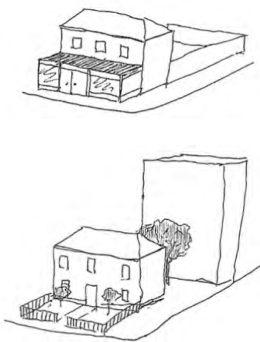
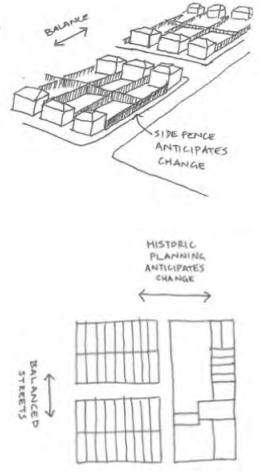
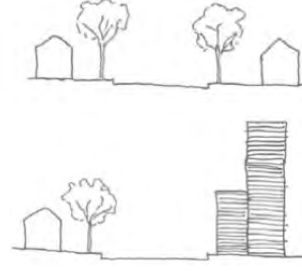
The following assessment encompasses the Paramatta City Council endorsed recommendations of a detailed heritage study by Hector Abrahams conducted in June 2017. Only extracts of relevant clauses are provided.

Diagram	Description	Comment: Re Proposed Development
	<p>Figure 16: New developments should avoid long linear podiums that conceal street rhythm (above) and instead should conserve the existing pattern and rhythm of a street (below).</p>	<p>The proposal, inclusive of three different development scales, appropriately responds to the scale and transition at the heritage interface area and will not adversely impact upon the heritage conservation area or immediate view corridors at the street level.</p>
	<p>Figure 17: Inappropriate setbacks may affect the character and rhythm of a street (above). New developments can return character and setting to a street and reconnect isolated heritage items with their context (below).</p>	<p>As previously discussed, appropriate consideration of set backs, including set back of intermediate levels have been taken into consideration. This ensures that the visual bulk of new development is contained to the centre of sites, and also mitigates significant adverse overshadowing of adjoining public domain areas.</p>
	<p>Figure 18: Existing historic direct mode of address to the street (above) can be lost through amalgamation and radical building siting (middle). New developments should maintain historic modes of street address (bottom).</p>	<p>The proposed development, as previously identified, includes appropriate street address building elements such as colonnades and arcades, along with appropriately human scale openings and details to ensure that there is a sense of balance with the street. This is particularly pertinent to Harris Street and Parkes street as the developments address public domain parkland and a heritage conservation area.</p>

6.0 Impact on Significance

6.3 Hector Abrahams Heritage Analysis - Diagrammatic Analysis

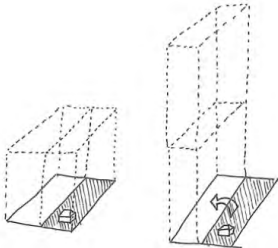
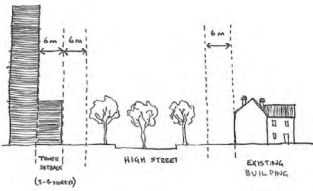

The following assessment encompasses the Paramatta City Council endorsed recommendations of a detailed heritage study by Hector Abrahams conducted in June 2017. Only extracts of relevant clauses are provided.

Diagram	Description	Comment: Re Proposed Development
	<p>Figure 19: New developments may be provided with incentives or conditions to remove intrusive elements and guide the restoration of a historic building as a condition of consent.</p>	<p>Not Applicable. The subject sites does not involve this kind of heritage development.</p>
	<p>Figure 21: Some historic building alignments and subdivision patterns anticipate change in balance</p>	<p>The interpretation of historic subdivision patterns within the heritage conservation area are maintained. The proposed development includes appropriate street activation measures and appropriately scaled building components to ensure that these setbacks can be read in the streetscape and will be successfully maintained.</p>
	<p>Figure 22: The existing balanced nature of a street (above) can be eroded as a result of mismatched development resulting in a poor relationship (below).</p>	<p>As previously discussed, design mitigation measures such as stepping back the building form, angling the building scale and reducing the overall bulk and depth of the building footprint have already been successfully set back so that solar access and a sense of the street scale is maintained.</p>

6.0 Impact on Significance

6.3 Hector Abrahams Heritage Analysis - Diagrammatic Analysis

The following assessment encompasses the Paramatta City Council endorsed recommendations of a detailed heritage study by Hector Abrahams conducted in June 2017. Only extracts of relevant clauses are provided.

Diagram	Description	Comment: Re Proposed Development
	<p>Figure 23: The effect of floor space transfer adjacent to a heritage item.</p>	<p>Not Applicable. The proposal does not involve shifting of heritage floor spaces to adjacent development.</p>
	<p>Figure 85: The unique character of High Street with its central avenue of trees must be retained by providing appropriate setbacks, podiums and planting.</p>	<p>As previously discussed, design mitigation measures such as stepping back the building form, angling the building scale and reducing the overall bulk and depth of the building footprint have already been successfully set back so that solar access and a sense of the street scale is maintained.</p>
	<p>Figure 86: A collection of individual heritage items is at risk of isolation in this precinct.</p>	<p>Noted. The area in question is part of the Experiment Farm Heritage Conservation Area and includes a mix of heritage items and public domain areas. Within the context of the shadow impacts to Experiment Farm item, it is noted that the change to solar access in mid-winter will be minimal between the hours of 09:00 AM and 02:00 PM. This will ensure that there is a good ability to continue to interpret the site, its curtilage and its wider public domain relationship.</p>

6.4 Solar Access Impact Assessment

In accordance with recommendations by Hector Abrahams Architects and partially adopted by Council, the following section addresses the potential heritage impacts upon the solar access amenity of Experiment Farm. Three forms of solar access analysis are provided:

1. Assessment in Plan View (Hourly)
2. Assessment in Axonometric View (Hourly)
3. Assessment in View from the Sun Angle (Half-Hourly)

The conclusion of this heritage assessment for shadows is that the farmhouse, and the wider public domain areas which front Experiment Farm, will not be adversely impacted by the proposed developments. The shadows do not affect the house or any of the public domain areas in a significant way until after 02:00 PM. This represents a broadly uninterrupted period of solar access for five hours in Mid-Winter, which is considered to be appropriate and will ensure the continued interpretation and public domain curtilage significance of the farm.

It is recognised however that between 01:00 PM and 02:00 PM, there is minor overshadowing of a car park area which is identified as being part of the Experiment Farm heritage item (green, below right). However, in noting the curtilage of the site, and the relative insignificance of an outdoor paved car parking area, it is advised that the heritage impact of the proposal upon this small portion of the heritage item at large is considered to be negligible. Furthermore, it is identified that the car park of Experiment Farm, is likely to have a more significant adverse heritage impact upon the curtilage and interpretation of the farmland, than the minor overshadowing of this area. In this sense, it is believed that the overshadowing of the carpark between 01:00 PM and 02:00 PM is considered to be negligible in terms of impacts upon the heritage significance and setting of Experiment Farm.



The State and Local Listing for Experiment Farm (Blue)



The HAA Recommendation for No Overshadowing for Experiment Farm

7.0 Statutory Controls and Development Controls

7.1 City of Sydney - Local Environmental Plan Clause 5.10 Heritage

The subject site is...



Figure 43: Heritage Map, Parramatta LEP, Subject site highlighted

Objectives / Provision	Compliance	Response
(1) Objectives		
(a) to conserve the environmental heritage of Parramatta,	COMPLIES	This report satisfies the requirement to assess potential future development against potential adverse impacts in terms of heritage. This report extensively reviews the potential view corridor as well as shadow impacts upon the Experiment Farm heritage item and concludes that the impacts of heritage interface developments along Harris Street will have a negligible impact upon the significance and heritage interpretation of Experiment Farm.
(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,	COMPLIES	Through carefully articulated building form and scale, the proposed residential buildings are able to minimise any potential overshadowing upon the Experiment Farm heritage item and thus, will help to conserve the significant setting of Experiment Farm. The public view corridors to and from Experiment Farm, including public domain views along the parkland and along Parkes Street and Ruse Street will not be impacted in any way by the proposed development.
(c) to conserve archaeological sites,	COMPLIES	Whilst Experiment Farm is classified as a site potentially containing archaeological materials, the proposed development is over 300m away and as such is not anticipated to have any potential excavation impacts upon Experiment Farm.
(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	N/A	

7.0 Statutory Controls and Development Controls

7.2 CITY OF PARRAMATTA - Development Control Plan (2011)

Extracts of Relevant Clauses

Objectives / Provision	Compliance	Response
3.8.2 Subdivision and lot consolidation affecting heritage items or in heritage conservation areas		
O.1 Protect all the attributes which contribute to the heritage value and character of the Experiment Farm Conservation Area, and to maintain and improve its residential amenity.	COMPLIES	<p>As demonstrated by the solar analysis provided in the subsequent section of this report, the developments along Harris Street have been appropriately scaled and angled so that solar access to the heritage item and its immediate curtilage is unaffected between 09:00 AM - 02:00 PM. This is in accordance with the recommendations of the heritage assessment by Hector Abrahams.</p> <p>It is recognised that between 01:00 Pm and 02:00 Pm, there is minor overshadowing of a car park area which is identified as being part of the Experiment Farm heritage item. However, in noting the curtilage of the site, and the relative insignificance of an outdoor paved car parking area, it is advised that the heritage impact of the proposal upon this small portion of the heritage item at large is considered to be negligible.</p> <p>Design mitigation measures such as stepping back the building form, angling the building scale and reducing the overall bulk and depth of the building footprint have already been successfully been adopted to minimise adverse shadow impacts.</p>
O.2 Ensure that Experiment Farm will always have an appropriate setting so that it can continue to tell the history of Colonial Australia to citizens and international visitors.	COMPLIES	The public view corridors to and from Experiment Farm, including public domain views along the parkland and along Parkes Street and Ruse Street will not be impacted in any way by the proposed development.
O.3 Protect the pattern of the Harris estate subdivision and its remaining original houses.	COMPLIES	The proposed development will have no impact upon the Harris estate and will not affect the subdivision pattern of the original houses in the area.
O.4 Maintain the low scale suburban character of the area	COMPLIES	By preserving the solar access of Experiment Farm as well as being a significant distance away within the heritage interface zone, the proposal will not have adverse impacts upon the sense of farmland and the low-scale suburban character of the heritage conservation area.

7.0 Statutory Controls and Development Controls

7.2 CITY OF PARRAMATTA - Development Control Plan (2011)

Extracts of Relevant Clauses

Objectives / Provision	Compliance	Response
SUBDIVISION		
C.1 Maintain the historic 1880s and 1920s subdivision patterns	COMPLIES	The proposal does not seek to alter the subdivision patterns of the HCA.
C.2 Avoid subdividing properties into narrower lots because it will change the pattern of subdivision.	COMPLIES	As above.
VIEWS		
C.3 Keep and enhance public views from streets and between houses to the city centre and north over the Parramatta River	COMPLIES	The public view corridors to and from Experiment Farm, including public domain views along the parkland and along Parkes Street and Ruse Street will not be impacted in any way by the proposed development.
C.4 Keep and where necessary, reinstate identified historic views including those identified in Appendix 2.	COMPLIES	As above.
C.5 Keep the sense of space and private views between buildings.	COMPLIES	As above.
NEW DEVELOPMENT		
C.10 Keep and repeat use of face or common bricks (no hearted, speckled, multi coloured or textured bricks in light colours should be used) or painted timber, or painted timber, with terracotta tile, slate or corrugated iron roofing.	COMPLIES	It is identified that the proposed developments do not sit within the Heritage Conservation Area, however due to the scale and scope of development within the heritage interface zone, consideration has been given to potential impacts of this new development upon the heritage conservation area. Design mitigation measures such as stepping back the building form, angling the building scale and reducing the overall bulk and depth of the building footprint have already been successfully been adopted to minimise adverse shadow impacts.
C.11 Avoid rendered and painted masonry external walls, imitation slate or obtrusively coloured roof covering.	COMPLIES	As above.
C.12 Maintain the established pattern of back garden placement of garages, sheds and other utility buildings with one opening per allotment for single car access.	COMPLIES	As above.

8.0 Recommendations

There are no further recommendations.

9.0 Statement of Heritage Impact

The report has evaluated the context and setting; the cultural significance of the heritage item and the heritage conservation area(s), and it has assessed the proposed development along Harris Street and Parkes Street against the statutory and development controls for the heritage item, Experiment Farm.

The proposed developments, located within a heritage interface zone, have been clearly articulated and stepped back to reduce potential adverse overshadowing impacts upon the farm house as well as its wider curtilage (Ruse Street) and public domain areas. As previously discussed, whilst it is recognised that between 01:00 PM and 02:00 PM, there is minor overshadowing of a car park area which is identified as being part of the Experiment Farm heritage item. However, in noting the curtilage of the site, and the relative insignificance of an outdoor paved car parking area, it is advised that the heritage impact of the proposal upon this small portion of the heritage item at large is considered to be negligible. Furthermore, it is identified that the car park of Experiment Farm, is likely to have a more significant adverse heritage impact upon the curtilage and interpretation of the farmland, than the minor overshadowing of this area. In this sense, it is believed that the overshadowing of the carpark between 01:00 PM and 02:00 PM is considered to be negligible in terms of impacts upon the heritage significance and setting of Experiment Farm.

In consideration of the fact that the potential development adequately addresses the solar amenity matters for Experiment Farm, the Statement of Heritage Impact recommends that the proposed works should not be restricted on the grounds of heritage.

10.0 Appendix A: Select Bibliography of Sources

The following list provides details to some of the resources used in the investigation into the Aboriginal and the history of the locality.

- Colonial history of Sydney, as well as specific details regarding the development of the area.
- Apperly, R, Irving, R, Reynolds, P. 1989, A Pictorial Guide to Identifying Australian Architecture – Styles and Terms from 1788 to the Present.
- Attenbrow, V. 2002, 'The People and their country: numbers, names and languages' in Sydney's
- Aboriginal Past: Investigating the archaeological and historical records
- Attenbrow, V. 2003, Sydney's Aboriginal Past, University of New South Wales Press, Kensington NSW.
- The Dictionary of Sydney
- The Australian Dictionary of Biography

11.1



Home > Topics > Heritage places and items > Search for heritage

Experiment Farm Cottage

Item details

Name of item: Experiment Farm Cottage

Type of item: Complex / Group

Group/Collection: Farming and Grazing

Category: Homestead Complex

Location: Lat: -33.8197280468 Long: 151.0126189980

Primary address: 9 Ruse Street, Harris Park, NSW 2150

Parish: St John

County: Cumberland

Local govt. area: Parramatta

Local Aboriginal Land Council: Deerubbin

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	14		DP	10853
LOT	15		DP	10853
LOT	16		DP	10853
LOT	27		DP	10853
LOT	28		DP	10853
LOT	29		DP	10853
LOT	37		DP	10853
LOT	38		DP	10853
LOT	39		DP	10853
LOT	1		DP	115243
LOT	1		DP	136100
LOT	A		DP	188738
LOT	1		DP	256428
VOL	7441		FOL	3
LOT	X		DP	401280
LOT	Y		DP	401280

All addresses

11.2

Street Address	Suburb/town	LGA	Parish	County	Type
9 Ruse Street	Harris Park	Parramatta	St John	Cumberland	Primary Address

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
National Trust of Australia (NSW)	Community Group	

Statement of significance:

Experiment Farm Cottage and the site of Experiment Farm is of exceptional cultural significance to Australia, NSW and Parramatta because:

- it forms part of the first European land grant in Australia;
- it is associated with the early agricultural pursuits, including Governor Phillip's "experiment" to determine the period required in which a settler could become self-supporting. The initial success of Experiment Farm encouraged Phillip to open the Parramatta area to free settlement;
- the location demonstrates the importance of the Parramatta area in the agricultural development and early survival of the European colony;
- Following its purchase by Surgeon John Harris, it became part of "Harris' Farm", one of several large properties established by the "Parramatta Gentry" from the late 18th- mid 19th century, including those owned by the Macarthurs, Marsdens, Kings, Wentworths and Blaxlands. The current Experiment Farm Cottage formed part of "Harris' Farm";
- It contains evidence of the various phases of the site from the late 18th century to the present, including:
 - the topographical features associated with Ruse's Experiment Farm;
 - the establishment of Harris' Farm and the construction of Experiment Farm Cottage;
 - patterns of subdivision and the emergence of the present suburban setting;
- Experiment Farm Cottage is a finely detailed colonial bungalow dating to c.1834. Its sophisticated design is demonstrated through the architectural treatment of the front faade, including French doors, delicate columns and main entrance, and the internal treatment of room configuration and its methods of integrating the verandah into the main area of the house;
- of its visual prominence in the surrounding landscape. The position of Experiment Farm Cottage demonstrates important relationships with the landscape. Situated on a once prominent rise, the current house addresses the north towards Parramatta River and Clay Cliff Creek;
- of its surviving fabric (both extant and archaeological), and the vast body of records documenting its historical development. In particular, resources from the 19th century provide information on the development and layout of Harris' Farm, including Experiment Farm Cottage and associated farm features such as former fence lines, carriage drive, farm roads, plantings, stables, outbuildings and pattern of subdivision;
- of its documented association with individuals who have helped shape its form and use, including Governor Phillip, James Ruse, Surgeon John Harris and his descendants, Pieter Laurentz Campbell and the Fraser family;
- it is a place highly valued by the community. Efforts by the community since the 1920s have assisted in its conservation, culminating in the acquisition of the property by the NSW National Trust in 1961. Local residents have expressed great interest in the ongoing conservation of the property and recognise its heritage significance as contributing towards the identity of Harris Park.

(Britton & Morris, 2001)

Experiment Farm cottage has a strong association with the earliest free settlement of land in Australia and with the first grant to a freed convict, James Ruse. It also has a strong association with John Harris. The house is a rare example of an early farmhouse in very intact condition. Site possesses archaeological potential to contribute to an understanding of early development in Parramatta.

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	<p>Date significance updated: 27 Apr 98</p> <p><i>Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the OEH copyright and disclaimer.</i></p>
Description	<p>Physical description: Old Colonial Georgian house with symmetrical front and low pitched hipped roof continuous over verandah of vertically seamed iron. Entrance consists of a 6 panelled door flanked by sidelights and with an elliptical fanlight above.</p> <p>Cottage sits in small domestic garden with some mature trees, including jacaranda, (Jacaranda mimosaeifolia), lemon scented gum (Corymbia citriodora), fruit trees and cottage plants. Since 2001 a more appropriate 19th century pleasure garden to the north has been reconstructed, based on early photographs and records, and comprising 2 large oval beds with mixed tree and shrub planting, a series of "framing" trees including a hoop pine (Araucaria cunninghamiana) and others.</p> <p>Ruse Street's eastern end is closed off from the west and now accessed by a new diversion local street, on the alignment of a known former farm track, immediately to the east of Experiment Farm Cottage. This road is finished as though it were a gravel farm track, and farm-style post and rail fencing abuts it, and Alice Street to the south.</p> <p>The remaining setting of Experiment Farm Cottage is of an early 1900s residential subdivision, of mostly single-storey California bungalow cottages, with some later infill of blocks of flats, dating from the 1960s, and some 1980s & 1990s single houses, some two storey. This is the last subdivision of the Harris Farm estate, and its boundary represents (roughly) the 30 acres of land originally granted to James Ruse in 1788. It is listed as a conservation area on SREP 28 - Parramatta.</p>
Modifications and dates:	<p>Date condition updated: 08 Sep 03</p> <p>1788-1793 James Ruse farms first land grant in Australia, experimental farm of 30 acres.</p> <p>1793 Surgeon John Harris buys, incorporates into "Harris Farm", cultivates, and clears land.</p> <p>mid-1790s - cottage built</p> <p>C.1834 Cottage constructed, in front of earlier cottage of 1809.</p> <p>1850s railway extended to Parramatta to west of estate, start of subdivisions.</p> <p>1920s subdivision of Harris estate in stages to form modern suburb of Harris Park, Ruse Street formed north of EFC, Alice Street to south. Cottage's address to north blocked by cottages on northern side of Ruse Street.</p> <p>1950s Parramatta City Council acquire Hambleton Cottage to east of reserve/site and convert to house museum (Parramatta & District Historical Society run it).</p> <p>1961 National Trust (NSW) acquire Cottage block for house museum after establishment of the Womens' Committee including women such as Dame Helen Blaxland and Rachel Roxburgh, which raised the necessary funds of 4,500 pounds. This was the first property the National Trust (NSW) acquired, and the Trust has since restored and furnished the cottage with colonial pieces and opened it to the public.</p> <p>1967 the National Trust reconstituted the Lindsay Garden Group as the National Trust Garden Committee, with Diana Pockley as chair. This Committee's work was broader, including work on replanting the grounds of Experiment Farm cottage, Parramatta, Old Government House, Parramatta and Riversdale, Goulburn. (Simpson, C., 2003)</p> <p>1970-80s Federal Government acquire a number of house lots adjoining EFC and</p>

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demolished to improve the setting of EFC, ownership of lots transferred to Parramatta City Council as James Ruse Reserve. Acquisition/conversion links Hambledon & EFC. Federal and State Government funds have been made available to also purchase adjoining blocks of land/ houses and demolish these, helping to create a more credible rural landscape setting for what was John Harris' simple farm cottage complex. A Parramatta Properties Committee was established to advise and guide works, dating (at least) from 1968, and chaired from 1971-2 by Dame Helen Blaxland. This committee was disbanded in 1984.

2001/2 Centenary of Federation funds from the Federal Government allowed implementation of a reinstated simple farm garden based on evidence of early - mid 19th century garden plantings around the cottage, including appropriate farm fencing, reinstated plantings such as giant Danubian reed (*Arundo donax*) on the north-east corner of the cottage, and a bunya pine (*Araucaria bidwillii*) to its north. During the 1970s & 1980s a number of residential allotments adjoining Experiment Farm Cottage were resumed by the Federal Government with the aim of improving the setting of the Cottage. The houses on these allotments were demolished and the ownership of the newly created open space area was transferred to Parramatta City Council, to become part of the James Ruse Reserve. The boundary of the reserve was extended up to Experiment Farm Cottage. Through the creation of the reserves around the cottage, continuous park area now extends from Hambledon Cottage and Hassall Street (in the north-east and north) south to Experiment Farm Cottage and Alice Street in the south.

2000-01 NSW National Trust undertook a landscape reconstruction of some of the immediate 19th century pleasure garden and carriage drive north of Experiment Farm Cottage. These works focussed on the lands around Ruse Street and south toward Alice Street. Ruse Street's eastern end was closed off and access redirected immediately to the east of Experiment Farm Cottage, along the alignment of a known former farm track. The new road was built to resemble a farm track, in finish, and fencing of a rural nature was installed on both sides of the new road. A carriage drive on the alignment of the original 19th century carriage drive replaced the former Ruse Street in front (north) of Experiment Farm Cottage. The remainder of the street surface and furniture (power poles, kerbs etc) were removed/undergrounded) and a pleasure garden based on early photographs and records was reconstructed. No. 14 Ruse Street was acquired by the Trust and demolished (1920s California bungalow), and its grounds incorporated into the reconstructed landscape of Experiment Farm Cottage, widening its views north and the public views south up the hill from Hassall Street/James Ruse Reserve.

2000-1 Parramatta City Council installed a new pedestrian footbridge over Clay Cliff Creek north of Experiment Farm Cottage to provide easy access as part of the Harris Park Heritage Walk, a series of works to install a pedestrian path, landscaping and interpretive signage along a series of heritage items including Hambledon Cottage and Experiment Farm Cottage. (Heritage Office, 2003).

The 2013 restorations helped stabilise emerging problems including underpinning the north-east corner, internal plastering and painting, new electrical circuitry and power upgrade and re-rendering the cellar. A new fire alarm system and upgraded security alarm system including video surveillance have been installed. The house's presentation front and back have been improved with front and back verandahs lifted, levelled and re-grouted, the exterior painted, the rear garden landscaped, several important collection items repaired and restored. The caretaker's cottage has also been fully refurbished and refitted for the first time since 1962, the volunteer office and kitchen given a new fitout (Hoffman, 2013).

Further information: CPS, NTL, RNE, PRS

Current use: House Museum

Former use: Residence and farm

History

Historical notes: The site was the first (colonial, private) land grant made in Australia, given by Governor Phillip to James Ruse as a reward for proving an experiment that a settler could be self-sufficient after one year. Ruse had established his farm there.

Ruse had grown up farming in Cornwall, was convicted of burglary in 1782 and transported on the First Fleet to Sydney. His farming experience made him the ideal candidate for Phillip's experiment, and his land grant of 30 acres was a just reward for his hard work.

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Ruse sold the land to Surgeon John Harris in 1794. Harris already owned the adjacent property. At the time Harris had many varied roles in the colony, including Magistrate, Deputy Judge Advocate, Superintendent of Police and Naval Officer. He went on to become one of the wealthiest pastoralists in the colony, owning extensive properties in New South Wales (Hoffman, 2013, 10).

Harris, born in County Londonderry, Ireland, spent at least ten years in the Navy as a surgeon's mate, and sailed in New South Wales in his own 21 foot wherry. He was a soldier when serving as an officer in the New South Wales Corps. In the roles of judge advocate and magistrate he functioned as a lawyer. As a public servant in the early 1800s and again in the mid-1820s he was head policeman: as a naval port officer he was a tax man and a government spy. As a builder occasionally contracted by government he constructed the road to South Head in 1803 and public buildings including a toll house in Parramatta in 1829. Displaying the skills of an architect and design engineer he oversaw construction of the 59 ton government schooner, 'Integrity', the Sydney Court House and his own substantial dwellings at Parramatta, Ultimo and South Creek. He was a farmer and a grazier; an explorer who participated in several expeditions including that of Colonel Paterson to the Hunter in 1803 and Surveyor John Oxley's 1818 expedition to the interior; a mercantile agent; and a banker, being one of the founding directors of the Bank of New South Wales - the colony's first bank. A busy man, he played many of these roles while serving as a surgeon to the New South Wales Corps. While never a pauper, when he served as a surgeon's third mate in the Royal Navy in India during the 1770s and 1780s he was not affluent. Yet, by the early 1800s he was a rich man. In 1804 he constructed the first two storeyed verandahed house in the colony (Ultimo House) and had imported deer from India as hunt quarry. In 1814 he gave architect Francis Greenway his first private commission (Rosen, 2007, 13).

The cottage is in the form of the Indian Bungalow, a verandahed form Harris saw in Bengal, India from his arrival in 1782, that was used to house English officers on service there. The cottage's form originated in Bengal, which was the first region the British moved from coastal forts to occupy the interior. Such Anglo-Indian dwellings were primarily used as residence or a place for both living and working, with an office incorporated into the plan. Their builders used traditional Indian strategies to respond to climatic conditions, maximising ventilation and shade and protection from heavy rain while meeting European expectations of form and comfort. It emerged as a 'culturally distinctive house form', the typical 'up-country' dwelling for British officials. This form had its attractions for Harris in New South Wales when he not only attended outpatients but occasionally accommodated the very ill at his home (ibid, 21).

The hot summers and cool winters of Sydney had more in common with Bengal than Moneymore. The tightly closed houses of Ireland, designed to minimise draughts, were not appropriate in India or New South Wales. The bungalow as adopted by the British was characterised by a pitched thatched roof, a verandah and a raised base platform. It was a free-standing single storey structure. The verandah was sometimes adapted by the British to encircle the house with parts semi-enclosed for privacy and shade. With the possible exception of the thatching, these essential qualities are also characteristics of Experiment Farm Cottage, constructed in the mid-1790s at Parramatta by Harris (Rosen, 2007, 18-19). Dr Wilson's bungalow house at Moidapur bears striking similarities with Harris' Experiment Farm Cottage. Both have a verandah integrated into the roof, both are built on a platform, both have shutters, and both have part of the verandah partially enclosed. Both men were in Bengal in the early 1780s (ibid, 21).

Harris lived there till his death in 1836. The property stayed in the Harris family until 1921, when the land was subdivided and the suburb of Harris Park was created (Hoffman, 2013, 10).

The site was acquired by the National Trust of Australia (NSW) in 1961, after the establishment of the Womens' Committee including women such as Dame Helen Blaxland and Rachel Roxburgh, which raised the necessary funds of 4,500 pounds. This committee was established to raise funds, source furnishings and promote Trust membership (Le Seuer, 2015, 6). Experiment Farm Cottage was the first property the National Trust (NSW) acquired and the Trust restored and furnished the cottage with colonial pieces and opened it to the public. Ms Roxburgh wrote the first guide books for the property for the Trust.

In 1960 Cherry Jackaman joined Dame Helen Blaxland on the Womens' Committee of the National Trust (NSW). Jackaman chaired this committee from 1964-67 and by 1968 had raised more than \$100,000, which was directed to repairs work at Experiment Farm Cottage, Lindsay and the St. Matthews Anglican Church at Windsor Appeal (McGuinness, 23-24/9/11).

Caroline Simpson (2007) says: Dame Helen Blaxland founded the women's committee in

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1961 to raise funds for the trust. Blaxland introduced the lucrative idea of 'house inspections' and initiated the exhibition 'No Time to Spare!', which was shown at the David Jones Art Gallery in 1962 and later throughout the State for the New South Wales division of the Arts Council of Australia. On display were photographs by Dupain of early public buildings and houses. She notes Blaxland was elected to the National Trust Council in 1962, vice-president (1965-71), State representative (1969-71) on the Australian Council of National Trusts and honorary life member from 1967. At Experiment Farm Cottage Blaxland and K. Bernard-Smith gathered in 1963 a collection of early Australian furniture for public viewing (Simpson, C., 2007).

In 1963 the cottage was opened by the National Trust (NSW) as Australia's first house museum with a focus on Australian colonial furniture (Hoffman, 2013, 10).

In 1967 control of Old Government House, Parramatta, was vested in the National Trust of Australia (NSW) by legislation; Mrs Blaxland was prominent on the Parramatta properties committee which presented to the public the home of the governors to 1855. She remained on the committee as honorary housekeeper - a self-chosen title - until her involvement with the trust ended when the Parramatta properties committee was abruptly disbanded in 1983 (Simpson, C., 2007).

In 1967 the National Trust reconstituted the Lindsay Garden Group as the National Trust Garden Committee, with Diana Pockley as chair. This Committee's work was broader, including work on replanting the grounds of Experiment Farm cottage, Parramatta, Old Government House, Parramatta and Riversdale, Goulburn.

In 1989 Dame Helen Blaxland died and the Dame Helen Blaxland Foundation was established in her memory, for the continued preservation of Experiment Farm Cottage, Old Government House and Lindsay (Simpson, 2007).

Since acquisition, Federal and State Government funds have been made available to also purchase adjoining blocks of land/ houses and demolish these, helping to create a more credible landscape setting for what was John Harris' simple farm cottage complex. Centenary of Federation funds from the Federal Government allowed implementation of a reinstated simple farm garden based on evidence of early - mid 19th century garden plantings around the cottage, including appropriate farm fencing, reinstated plantings such as giant Danubian reed (*Arundo donax*) on the north-east corner of the cottage, and a bunya pine (*Araucaria bidwillii*) to its north.

These same funds allowed the closure of Ruse Street to the west of the cottage, reinstatement of a narrowed carriage drive in front (north) of the cottage, and a new reduced width public road access east of the cottage connecting to Ruse Street (east), based on the location and form of a known earlier farm track. (Heritage Office, 2003).

In recent years there has been some debate as to whether the cottage was built c1794 during the early years of Dr. Harris' ownership, or some time between 1820 and 1835 during the later years of Harris' ownership.

In preparation for the 50th anniversary of the opening of the cottage as a house museum by the Trust, the cottage has undergone a much-needed restoration program of works, funded by the Dame Helen Blaxland Foundation and NSW State Heritage Grants (Hoffman, 2013, 10). It was reopened to the public in July 2013, with a celebration of the 50th anniversary of its first public opening, with NSW Governor and National Trust Patron Marie Bashir re-enacting the 1963 event. Visitation increased from 3581 in 2012/13 to 4557 in 2013/14. The caretaker's cottage was refurbished in 2014 making it suitable for rental accommodation, and work on the rear garden was carried out under the supervision of Colleen Morris, enhancing its appeal for events (Silink & Hayes, 2014).

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
2. Peopling- Peopling the	Convict-Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850) - does not include activities associated with the conviction of persons in NSW that are unrelated	Working on private assignment-


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continent	to the imperial 'convict system': use the theme of Law & Order for such activities	
2. Peopling- Peopling the continent	Convict-Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850) - does not include activities associated with the conviction of persons in NSW that are unrelated to the imperial 'convict system': use the theme of Law & Order for such activities	Farming by emancipated convicts on land grants-
3. Economy- Developing local, regional and national economies	Agriculture-Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Experimenting with new crops and methods-
3. Economy- Developing local, regional and national economies	Agriculture-Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Experimenting with new breeds of crop plant-
3. Economy- Developing local, regional and national economies	Agriculture-Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Farming by convict emancipists-
3. Economy- Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Places important in developing conservation processes-
4. Settlement- Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Changing land uses - from rural to suburban-
4. Settlement- Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Granting Crown lands for private farming-
4. Settlement- Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Naming places (toponymy)-
9. Phases of Life- Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Governor (later Adm.) Arthur Phillip, 1788-1792,-

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9. Phases of Life- Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with the National Trust of Australia (NSW)-
9. Phases of Life- Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with James Ruse, first emancipist farmer-
9. Phases of Life- Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Dr John Harris, surgeon-
9. Phases of Life- Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Dame Helen Blaxland, conservationist-

Assessment of significance

SHR Criteria a) [Historical significance]	<p>Experiment Farm cottage was built and occupied by John Harris (1754-1838), surgeon of the colony and pioneer farmer.</p> <p>It was the site of the first successful agriculture in Australia, commenced by the first owner of the property James Ruse (1760-1837) and continued and developed by Harris and, on the adjacent property, John and Elizabeth Macarthur.</p> <p>It demonstrates the lifestyle of the early propertied colonial gentry, those in positions of power and influence in post-1788 Australian society.</p>
SHR Criteria c) [Aesthetic significance]	<p>Experiment Farm cottage is an archetypal Australian colonial house and helped pioneer the use of the verandah which became a major identifying feature of Australian architecture.</p> <p>The cottage is an elegant example of colonial Georgian rural architecture and demonstrates with substantial intactness the layout and functions of such buildings.</p>
SHR Criteria d) [Social significance]	<p>Experiment Farm cottage is widely held in high regard (both locally and nationally) as a strong link with Australia's early colonial past, this regard being demonstrated also in past attempts to recover some of the original setting of the house.</p>
SHR Criteria e) [Research potential]	<p>The cottage and its site have the potential to yield worthwhile historical and archaeological information.</p>
SHR Criteria f) [Rarity]	<p>Experiment Farm cottage demonstrates with rare quality early colonial processes, customs and activities. The cottage is likely to be one of the oldest extant structures in Australia.</p>
SHR Criteria g) [Representativeness]	<p>Experiment Farm cottage is an outstanding characteristic example of an early colonial farmhouse built and occupied by the propertied gentry.</p>
Integrity/Intactness:	<p>Fully professionally conserved.</p>
Assessment criteria:	<p>Items are assessed against the  State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.</p>

Recommended management:

Recommendations

Management Category	Description	Date Updated
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Recommended Management	Review a Conservation Management Plan (CMP)	
Recommended Management	Prepare a maintenance schedule or guidelines	
Recommended Management	Carry out interpretation, promotion and/or education	

Procedures /Exemptions

Section of act	Description	Title	Comments	Action date
21(1)(b)	Conservation Plan submitted for endorsement	Experiment Farm Cottage, Conservation Management Plan (National Trust of Australia (NSW, June 2001)	CMP received by Heritage Council June 2001.	
57(2)	Exemption to allow work	Heritage Act	<p>Order Under Section 57(2) to exempt the following activities from Section 57(1):</p> <p>(i) The maintenance of any item (except Experiment Farm Cottage) where maintenance means the continuous protective care of existing material;</p> <p>(ii) The minor repair of any item (except Experiment Farm Cottage) where minor repair means the repair of materials by patching, piercing-in, splicing and consolidating existing materials and including minor replacement of minor components such as individual bricks, cut-stone, timber sections, tiles and slates where these have been damaged beyond reasonable repair or are missing. The replacement should be of the same material, colour, texture, form and design as the original it replaces and the number of components replaced should be substantially less than the existing;</p> <p>(iii) park and garden maintenance including cultivation, pruning, weed control and the repair and maintenance of existing fences, gates and garden walls, tree surgery, but not extensive lopping;</p> <p>(iv) any works to the Experiment Farm Cottage which are in accordance with the recommendations of a Conservation Plan approved by the Heritage Council of New South Wales;</p> <p>(v) road repair and maintenance works, subject to approval of an excavation permit by the Heritage Council of New South Wales, including repair and maintenance of roadways, footpaths, kerbing and guttering and associated drainage works and utility installations but not including new construction;</p> <p>(vi) the engaging in or carrying out of any of the activities referred to in subsection 57(1) of the Heritage Act, 1977, by any public authority in respect of the repair, maintenance and construction of service infrastructure, subject to the approval of an excavation permit by the Heritage Council of New South Wales where ground disturbance is involved.</p>	Dec 22 1995
57(2)	Exemption to allow work	Standard Exemptions	<p>SCHEDULE OF STANDARD EXEMPTIONS</p> <p>HERITAGE ACT 1977</p> <p>Notice of Order Under Section 57 (2) of the Heritage Act 1977</p> <p>I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order:</p>	Sep 5 2008

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		<p>1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57(2) and published in the Government Gazette on 22 February 2008; and</p> <p>2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached.</p> <p>FRANK SARTOR Minister for Planning Sydney, 11 July 2008</p> <p>To view the schedule click on the Standard Exemptions for Works Requiring Heritage Council Approval link below.</p>	
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 **Standard exemptions** for works requiring Heritage Council approval

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		00768	02 Apr 99	27	1546
Heritage Act - Permanent Conservation Order - former		00768	22 Dec 95	156	8762
Regional Environmental Plan			05 Jun 90		
Local Environmental Plan		1989	22 Mar 96	035	1243
Local Environmental Plan			21 Jul 89	084	4636
Local Environmental Plan			27 Feb 97	20	
Cumberland County Council list of Historic Buildings 1961-67					
National Trust of Australia register					
Register of the National Estate			21 Mar 78		

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
City of Parramatta Heritage Study	1993	482	Meredith Walker		Y e s
Colonial Landscapes of the Cumberland Plain and Camden, NSW	2000		Morris, C., & Britton, G./NSW National Trust (for the Heritage Council of NSW)		Y e s

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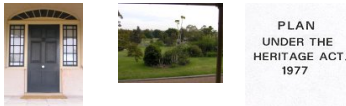
References, internet links & images

Type	Author	Year	Title	Internet Links
Written	A Prescott	1995	Branch Manager's report to the Heritage Council	
Written	Australian Council of National Trusts (ACNT)	1988	'Our Rural Beginnings', in The Historic Houses of Australia	
Written	Brian McDonald & Associates	2003	Heritage Report on Elizabeth Farm Curtilage: Harris Park Precinct, Parramatta	
Written	Britton, Geoffrey & Morris, Colleen	2001	Experiment Farm Cottage Conservation Management Plan (draft)	
Written	David Sheedy	1986	Conservation Plan	
Tourism	Heritage NSW	2013	Experiment Farm Cottage	
Written	Hoffman, David	2013	'A new lease of life for Experiment Farm Cottage'	
Written	Le Seuer, Angela	2015	'National Trust celebrates its 70th anniversary'	
Written	McGuinness, Mark	2011	Love & Duty shaped long life - Cherry Jackaman, 1910-2011 (obituary)	
Tourism	National Trust of Australia (NSW)	2007	Experiment Farm - National Trust Visitor Information	V i e w - d e t a i l s
Written	Rosen, Sue	2007	Australia's Oldest House - Surgeon John Harris & Experiment Farm Cottage	
Written	Silink, Richard & Hayes, Gerry	2014	'Experiment Farm Cottage, Harris Park'	
Written	Simpson, Caroline	2007	'Blaxland, Dame Helen Frances (1907-1989)'	V i e w - d e t a i l s
Written	Simpson, Caroline	2003	Some Women of the National Trust, in "National	

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en			Trust Reflections"	
Writ ten	Suters Architects Snell	1996	Harris park cultural landscape masterplan	
Touri sm	Tourism NSW	2007	Experiment Farm Cottage	V i e w - d e t a i l s

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



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Peter Lonergan

Director, Cracknell & Lonergan Architects Pty Ltd

Introduction

Peter J. Lonergan is the director of practice and nominated architect (NSW Registration No. 5983) of Cracknell & Lonergan Architects (CLA) Pty Ltd, a private practice established with Julie Cracknell in 1984. Together, Peter and Julie have accumulated over thirty years of experience in the fields of architecture, interior design, heritage conservation, exhibition design and expert consultancy in town planning. As director of practice, Peter has not only been involved in the design of multiple works, but also served as a heritage consultant and consultant in the fields of SEPP65, SEPPARH, Clause 4.6, and various other planning advisory bodies. Today, Peter continues to serve as director of architectural design at CLA, overseeing a diverse range of projects throughout the Sydney Metropolitan Area, with a combined contract value exceeding AUD\$50 Million.

Formal Qualifications

BArchitecture University of New South Wales (UNSW) BScArchitecture (Hons) UNSW

MBEnv (Building Conservation) UNSW

Certificate Sustainable Design University of Sydney (USYD)

Architecture – Key Examples

Miller Street, Cammeray, Residential Flat Building

Premier Street, Neutral bay, Residential Flat Building

Lavoni Street, Mosman, Residential Development

Restoration of Jarjum College, Redfern, Sydney, for the Jesuit Fathers, St. Aloysius College

The Pemulwuy Project. Redevelopment of “The Block”, Redfern, Sydney, for the Aboriginal Housing Corporation

Heritage Conservation – Key Examples

Heritage Consultant & Supervision, Mechanics School of Arts (The Arthouse Hotel), Pitt Street, Sydney

Heritage Consultant & Supervision, Masonic Temple, North Sydney

Heritage Supervision and Heritage Architect, St. Clements Church, Marrickville

Heritage Consultant & Conservation Management Plan, Redfern's Cottage, Minto

Heritage Consultant, Rosebank College, Five Dock

Public Art and Exhibition Design – Key Examples

Yininmadyemi - Thou didst let fall (by artist Tony Albert), Hyde Park, Sydney, Australia

Always was, Always will Be (by artist Reko Rennie), Oxford Street, Sydney, Australia

Murri Totem Poles (by artist Reko Rennie), La Trobe University, Melbourne, Australia

Papunya Tula, Central Termini, Rome, for the Art Gallery of NSW, Sydney, Australia

Gabriel Pizzi, Australian Embassy, Paris, France

Musee du quai Branly at the Australian Embassy in Paris, for the Australia Council for the Arts, Paris, France

Design and project management of Indigenous Art Commission at Musee du quai Branly (2500m² of permanent public art in the current Presidential Project (with Ateliers Jean Nouvel), Paris, France

