

19 July 2024

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23-27 HAROLD STREET, NORTH PARRAMATTA

HERITAGE ADDENDUM LETTER ASSESSING THE IMPACT OF THE REVISED DESIGN

1. Preamble & Background

This letter has been prepared on behalf of Trifalga Property Group, the applicants for the Planning Proposal (PP-2022-3132) at 23-27 Harold Street, North Parramatta ('the site').

Trifalga Property Group submitted a Planning Proposal (RZ/27/2015) in 2015 to amend the existing planning controls at 23-27 Harold Street to facilitate future development at the site as follows:

- 1) Increase the maximum floor space ratio control from 0.8:1 to 6:1; and
- 2) Increase the maximum building height control from 11m to 70m.

The Planning Proposal was subsequently rejected based on the site's removal from the Parramatta CBD Planning Proposal boundary and inclusion in the North East-Planning Investigation Area.

In 2022, Trifalga Property Group submitted an updated Planning Proposal (RZ/5/2022) to amend the above controls at the site as follows:

- 1) Increase the maximum floor space ratio control from 0.8:1 to 5:1; and
- 2) Increase the maximum building height control from 11m to 60m.

City of Parramatta Council and the Department of Planning, Housing and Infrastructure have returned to the client with acceptable controls for the site, which have been listed in Section 2 below.

In January 2018, Heritage 21 issued a Statement of Heritage Impact ('SOHI') for the site to support the Planning Proposal on heritage grounds. This Heritage Addendum Letter has been prepared to assess the impact of the revised design on the nearby heritage items.

2. Amendments to the Design Proposal

The agreed planning controls for the Planning Proposal include:

- A floor space ratio ('FSR') of 3.6:1, as opposed to the previously proposed 5:1.
- A maximum height limit of 40m, as opposed to the previously proposed 60m.

3. Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the heritage items in the vicinity. The impact assessment is based on the objectives and controls of the Parramatta LEP 2011, Parramatta DCP 2011, Parramatta CBD Heritage Study, Parramatta 2038 Community Strategic Plan, and the best practice heritage management.

3.1 Impact on Heritage Items in the Vicinity

The reduced FSR and height of the proposed development as part of the Planning Proposal does not greatly alter the conclusions of the Heritage 21 SOHI released in January 2018. The reduction in FSR and height of the building would lessen the potential impact on the heritage items in the vicinity due to a reduction in scale and bulk. The building would continue to be set back from the heritage item, providing a clear demarcation between the item and the development. The agreed FSR and height of the building would continue to retain the setting of the heritage item and would further mitigate the potentially negative visual impact of the proposed development at the site. Overall, the design changes continue to be supported by Heritage 21 and would not alter the conclusions of the SOHI written for the Planning Proposal.

3.2 Impact Summary

The NSW Office of Environment & Heritage's guidelines require the following aspects of the proposal to be summarised.¹

3.2.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the heritage items in the vicinity:

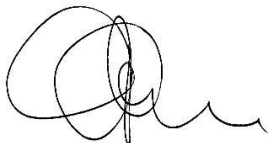
- The setting of the heritage item would be retained.
- The reduced height and FSR would improve the presentation of the development in relation to the heritage item, as well as reduce the bulk of the development, mitigating the potential negative impact on the heritage items in the vicinity.

¹ NSW Office of Environment and Heritage, 'Statements of Heritage Impact' (Heritage Office and Department of Urban Affairs & Planning, 1996),
<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

4. General Conclusion

Heritage 21 is therefore confident that the proposed Planning Proposal changes comply with pertinent heritage controls and would not adversely affect the heritage significance of the heritage items in the vicinity. We therefore recommend that the subject Planning Proposal be viewed favourably on heritage grounds.

Yours sincerely,



Paul Rappoport
Director of Heritage 21

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