

6-8 Parramatta Square  
Development Application



Independent Heritage Report Following Revised Submissions

Prepared for  
City of Parramatta Council

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**Tropman & Tropman Architects**

Architecture Conservation Landscape Interiors Urban Design Interpretation  
55 Lower Fort Street Sydney NSW 2000 Phone: (02) 9251 3250 Fax: (02) 9251 6109  
www.tropmanarchitects.com.au Email: [tropman@tropmanarchitects.com.au](mailto:tropman@tropmanarchitects.com.au)  
TROPMAN AUSTRALIA PTY LTD ABN 71 088 542 885 INCORPORATED IN NEW SOUTH WALES  
Lester Tropman Architects Registration: 3786 John Tropman Architects Registration: 5152



## Report Register

The following table is a report register tracking the issues of the 6-8 Parramatta Square for an Independent Heritage Report prepared by Tropman & Tropman Architects. Tropman & Tropman Architects operate under a quality management system, and this register is in compliance with this system.

A draft report was prepared in May 2018 and issued for review in June 2018. The Final Independent Heritage review was issued on the 10<sup>th</sup> August 2018

This is a response report to the changes made as a result of a number of design reviews.

The revised report issue No 3 was issued on the 16<sup>th</sup> November 2018

Author :Tasman Storey FRAIA Architect ARBNSW 3144

Project Ref No.	Issue No.	Description	Prepared by	Approved by	Issued to	Issue Date
1815	1	Independent Heritage Report Draft	Tasman Storey	Tasman Storey	Client	15.6.18
1815	2	Independent Heritage Report Final	Tasman Storey	Tasman Storey	Parramatta Council	10.8.18
1815	3	Revised Independent Heritage Report	Tasman Storey	Tasman Storey	Parramatta Council	16.11.18

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## 1.0 Introduction

Tropman and Tropman Heritage Architects were requested by Parramatta City Council to provide an independent heritage opinion on the proposed development at 6-8 Parramatta Square, Parramatta and provide an assessment of key Issues, and make recommendations to improve the scheme to mitigate heritage impacts. The Statement of Heritage Impact was prepared by NBRSArchitecture for a design by the highly renowned architects JWP and has been reviewed in relation to the heritage outcomes described in the assessment of impact.

As a result of a number of discussions the scheme has had some modifications and a letter has been provided as an addendum to the original SHI by NBRSArchitects addressing the matters raised in the Tropman and Tropman Architects report of August 2018.

## 2.0 Summary

The architects for the project Johnson Pilton Walker Johnson Pilton Walker and the developer Walkers have responded to the independent heritage advisors critique of the Statement of Heritage Impact by NBRSArchitecture Heritage consultants and the architectural design statement and drawings.

Mr Stephen Davis of Urbis provided a peer review of the submitted heritage documents and the design submission.

The development has been the result of an international competition and has been judge to have achieved design excellence.

The issues of concern related to scale of the ground floor, acknowledgment of the heritage precinct and buildings which surround the new building and the method of assessment in the heritage documents.

The SHI by NBRSArchitecture has been amended as required and identifies the issues which were of concern in a tabulated form.

The requisite detailed assessment has been carried out and we are satisfied with the response with some minor amendments suggested.

The architects Johnson Pilton Walker have issued revised documents which were a result of two discussions and have addressed the matters of concern regarding the relationship between the new and old buildings.

In the case of the issues of scale of adjoining buildings in particular the Parramatta Town Hall the JPW design has now been modified to reflect the scale of the older building by emphasising the screen within the podium glazed elements.

The Johnson Pilton Walker also articulated their design intent in regards to the height of the podium more clearly at a design review meeting.

### **3.0 Project Description**

The proposed application is the result of a winning international design excellence competition.

It consists of a set of buildings which are well proportioned and have a skilled reduction in scale from generally homogeneous upper office towers, which respond to the economic efficiencies and needs of commercial floor space, to a high podium at ground level.

The lower podium level is characterised by strong elements including a *random* arrangement of the elliptical sandstone columns.

A competition was also held for new additions to the Parramatta Town Hall which is opposite the 6-8 Parramatta Square site. The winning design has a sweeping glazed structure abutting the east elevation and on the north encases part of the older building.

The podium height of 6-8 Parramatta Square is in scale with the proposed Town Hall additions and the solid columns being a foil to the fine and delicate glazed walls of the new extensions opposite.

The Parramatta Square precinct is now under various stages of construction which will result in very tall buildings on the southern alignment, the orientation of which will allow a sunny public space during the lunch hour.

The 6-8 Parramatta Square building is narrow east to west and forms a wall to the southern boundary.

The new building group demonstrates a well proportioned and considered transition with the very large building façade reducing to a bold and triumphant colonnade of heroic proportions.

The ground floor provides sheltered access to the station precinct and various retail amenities and the lobby access to the towers.

The Architects' design statement identifies compliance with planning controls as well as describing in some detail the design approach illustrating the journey from concept through to the design development presented in the Development Application.

The façades and curtain walls are not consciously apparent from eye level in the short view with the glazed colonnade dominant. The large north and south facades are seen at a distance and will be observed on the perimeter of the city centre where they create a wall to the railway corridor.

The Architects have represented their main theme among others with the drawing below entitled "Respectful"

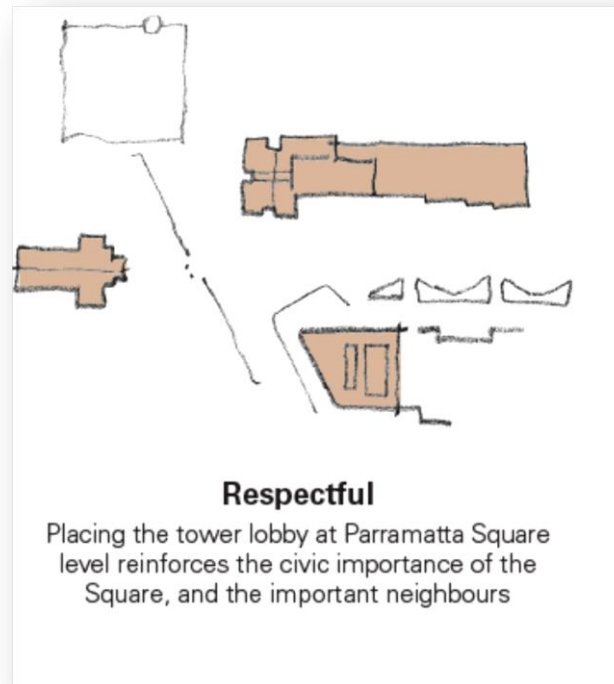


Figure 1 The architects design Statement linking the key heritage buildings

#### 4.0 Architects Design Statement

The Architects have provided the following design statement:

*“ 6/8 Parramatta Square is a 56 storey commercial building designed to be an iconic address that will enhance the identity of the Parramatta City Centre as the pre-eminent centre in the greater Metropolitan Region.*

*This is achieved through a combination of a tower built form and provision of a quality public realm.*

*The massing of the tower comprises an elongated rectangle on an east west axis that can be read in the round, providing three prominent elevations (south, west and north), and a subordinate east elevation. Each of these elevations are informed by, and aligned with the street grid and public realm.*

*The tower rises from a strong ground base with extensive active frontages. Reinforcement of the public realm is achieved with aesthetically pleasing elements such as a colonnade along the edge of Parramatta Square and Church Street Mall. This is enhanced on the approach fronting the western side (Church Street Mall) with a generous public staircase that is seamlessly integrated with the public domain, slowing the entry into the building, and inviting one to take in the civic grandness of the development. The base includes the lobbies which are at different levels because, of the change in topography around the site. The campus, located above the podium levels, is a highly flexible style floor plate, (3,000m<sup>2</sup> on average), with excellent internal amenity that is unique in the Parramatta CBD. The tower situated above the campus, continues to rise, with a floor plate averaging 2,300m<sup>2</sup> to a height of RL 240 AHD.*

*The building is articulated in plan and elevation with terraces, building setbacks, indentations, and the combination of straight and curved elements, to create a dynamic and elegant composition. The materials and detailing are consistent with a building of this scale and importance. The civic scale and rhythm of the masonry colonnade is a counterpoint to the articulated glass curtain walls which are distinguished by metal mullions and fins to create a well resolved and positive image for this important site.*

*The massing, scale and architecture of the building reflects the state government's aspirations for Parramatta as the commercial and civic centre of Western Sydney"*

## **5.0 Adjacent Heritage Items**

The SHI lists a number of important heritage items and places in the immediate vicinity and assesses the impact; however the two key items considered in this review are the Parramatta Town Hall and the St John's Anglican Cathedral, as both are an integral part of the new precinct.

The Bicentennial Square links the new precinct and is incorporated into Parramatta Square.

The most historically important building in direct line of sight is St John's Anglican Cathedral, for while it is set apart across the Bicentennial Square, it is considered to be part of the urban composition of the new Parramatta Square. The nave of the church is aligned with the long axis of the new square. (See the diagram above).

The Town Hall is a local heritage item and the building most affected by the new development.

*The Town Hall however is also affected by a new contemporary addition which is the result of an international design completion. The new additions to the Town Hall building will soften the impact of the Walker proposal on the existing building.*

## **6.0 The Appropriateness of Scale**

The question arises immediately as to the appropriateness of a large building of such bulk in an historic precinct.

The City of Parramatta has set its sights on becoming a global city. Large scale high quality buildings and precincts of excellent design are now accepted as a path towards that outcome.

The buildings in this study are only one part of that plan. There will be, in the near future, an undoubted a cumulative effect on the immediate heritage relics and precincts which are of small scale, somewhat modest and unique in character

*This is discussed at considerable length in the revised SHI which includes a detailed analysis of the impacts, previously omitted in the first submission.*

*NBRSArchitects revised response acknowledges the difficulty in assessing the building within the confines of the Burra Charter.*

The answer may require a recalibration of the tools of heritage assessment particularly the Burra Charter. **NBRSArchitecture have prepared a comparative analysis in regards to the Burra Charter in their addendum.**

**The difficulty in addressing the Burra Charter is recognised and explained in the SHI as follows;**

“In general, the broader urban setting of Parramatta has been altered considerably since the construction of the identified heritage items and their original setting outside of their boundary and neighbouring properties can no longer be considered intact.” SHI NBRSArchitecture.”

## **7.0 JPW Architects Resolution in Regards to Scale**

**Following joint discussions Johnson Pilton Walker, in the resolution of scale and building relationships in the precinct, have applied a device within the lower part of the colonnade glazing, to ameliorate the scale at least in the shorter view looking east.**

**This has been achieved by reducing the sheer frameless glass wall *effect* with a substantial steel or timber trellis screen at mid level following the alignment of the Town Hall parapets.**

**The two elevations, east and west, are the most difficult to address in regards to scale. And while the new treatments look to soften the multi storey glazing, the view looking west remains monumental.**

**In this regard the Johnson Pilton Walker have provided a measured response, as well as addressing urban design issues along the north side of the building facing the new Square.**

## **8.0 Street Views**

The SHI has generally correctly established the matter of view corridors. At street level, looking back to the north along Church Street under the band of the iron rail bridge, there will be little notable change as there is a substantial setback and the view to the Town Hall has been maintained.

Looking south along Church Street from Macquarie Street the size of the buildings will be obvious but once again the setback allows a clear view of the rail bridge with the Town Hall seen as a centre piece in the square.

The back drop will be the colonnade and podium with the upper 50 plus storeys above.

The views from the railway platform of Parramatta Station towards the Town Hall will be completely obscured by the new building. Glimpses of the public square will be between the large blocks.

The scale of the Podium is accentuated by the steps up from Church Street in response to a flood plain and this emphasises the monumental scale.

Views to the building form the west emphasis the street wall.

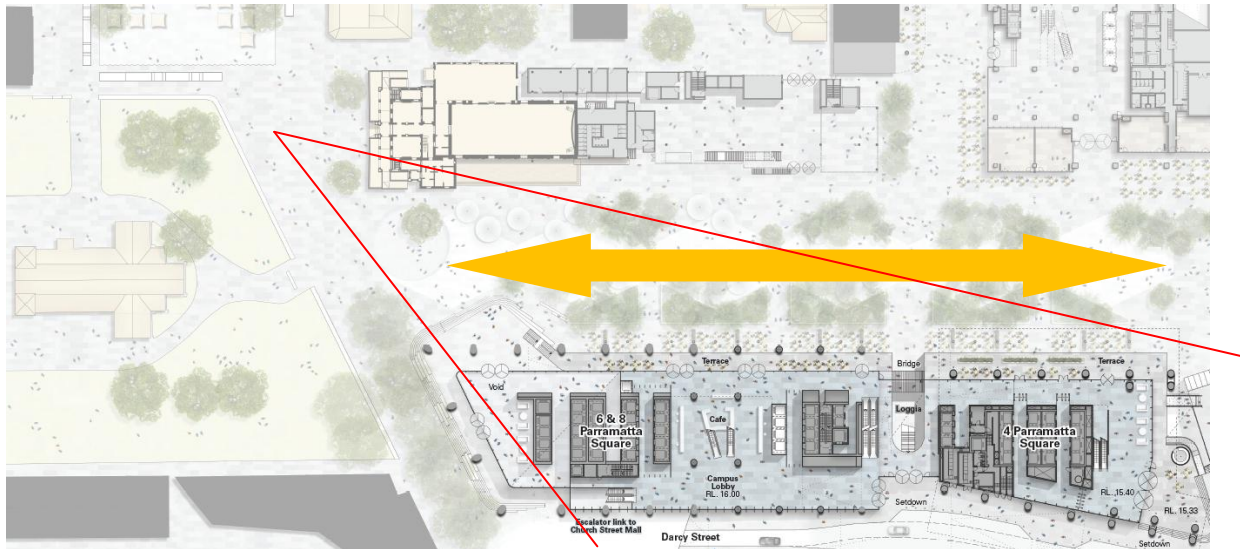


Figure 2 The views are predominantly of the broadest elevation and the slender view is a minor component  
Source JWP Architects Design Statement.

The Johnson Pilton Walker have advised that they have respected the St John's Cathedral by stepping back and opening the vista framing the colonial church within the composition; an improvement on previous designs of the past prepared by other architectural firms, where a bulkier podiums designs blocked the view and disrupted the composition of the spires and sandstone facade.

The new library extensions dominate the view from the square to the west and Town Hall and reduce the importance of that building in the long view to the cathedral.

The edge of the Square is in the revised submission has been modified to be more in scaled with the functionality of the colonnade.

## 9.0 Materials and Built Form

The Architects JWP have responded to the Town Hall and St John's Church with a materials palette of sandstone columns granite and glass, materials while of exceptional quality reflect the contemporary style in their configuration and it is hard to see a relationship established between new and old.

The Town Hall however is of painted brick and render and its colour scheme has varied over the years and originally may have been face brick.

There is no connection between this development and the heritage relics, views or vistas. The development follows a different agenda which is well explained in the Architects' Design Statements.

The new development has been consciously designed to stand alone. It derives its presence from the adjoining highrise building now under construction and the theme of the global city, the aim of the completion.



Figure 3 The colonnade is well beyond the 3 storeys quoted in the SHI and is raised further at Church Street. Note the elevated eye line in this image foreshortens the perspective effect of the colonnade height Source JWP Architects Design Statement

## 10.0 Human Scale

Bicentennial Square, Macquarie Street and the environs are and will remain at a human scale as they will not be altered or developed.

The 6-8 Parramatta Square development seems to forego the human scale in favour of the monumental at the west corner. The need for an obvious connection to be established between the podium levels and tower and St John's Cathedral or the Town Hall, has been questioned in the Urbis Peer Review report and the difficulties in addressing the Burra Charter have been identified in both the revised NBRSArchitecture letter and the Urbis Peer Review by Stephen Davies.

Revised glazed wall treatments have now addressed the human scale of the Town Hall, St John's Cathedral (in reality a small parish church) and Bicentennial Square.



Figure 4 Heritage Church in Manhattan an example of the large and small scale note the church here is monumental in scale

The revised SHI addendum has drawn on other examples by way of comparison to show the suitability and possibilities where new commercial buildings abut heritage buildings.

Governor Phillip Tower is included in the revised SHI as an exemplar.

## 11.0 Statements of Significance of the Two Key Heritage Items

### 11.1 St John's Cathedral

ST JOHN'S ANGLICAN CATHEDRAL, 195 CHURCH STREET (ITEM I01805, I653) \*

St John's Cathedral is of state significance as the oldest church site and continuous place of Christian worship in Australia,

Dating from 1803; as one of the two oldest parishes proclaimed in Australia in 1802;

for potential archaeology of the 1803 parish church of St John's that was the first parish church built in Australia,  
and for the historical significance and rarity of the two towers built in 1817-19 by Governor Macquarie and his wife Elizabeth that are the only surviving fabric of the first church of St John's,

The oldest remaining part of any Anglican church in Australia and a rare surviving legacy of Governor Lachlan and Elizabeth Macquarie to the built environment of NSW. Governor King's 1802 proclamation of the first two parishes of the colony of NSW –

St John's Parramatta and St Phillip's Sydney -- demonstrated the colony's early spiritual development and the formal recognition of the Church of England as the recognised denomination of the colony.

The present St Johns' parish church (now Cathedral) is built on the site of the first (1803) parish church, whereas the present St Phillip's Church, York Street, Sydney has moved from the site of the first (1809) St Phillip's parish church that was built at nearby Lang Park. (Database No: 5060990, 2240105

\*Reference SHI NBRS Extracted and modified format



*Figure 5 St Mary's Church in Reculver in Kent  
Parramatta*



*Figure 6 St John's Anglican Cathedral*

Note :The rebuilt nave is a more accurate version of the St Mary's Church in Reculver in Kent



Figure 7 Water colour of the earlier church Source NBR Architecture SHI

The St John's Cathedral is a modest sandstone building with white stucco bell towers, with the exception of the twin bell towers, which are an unusual and iconic feature based on St Marys Church in Reculver in Kent UK, the original building was demolished and rebuilt in 1852.

The sandstone nave was built in Romanesque Revival style to the design of architect-builder, James Houison. In 1883, the transepts were added by E. T. Blacket and Son.

It is more the size of a parish church and the cathedral status is deceiving as it does not match the scale of the grander St Andrews Anglican Cathedral in George Street Sydney or the landmark, St Mary's Cathedral in College Street Sydney.

From the illustrations above and from the photographic record it is a smaller model by about a third than its inspiration St Mary's Church in Reculver in Kent UK

### 11.2 Parramatta Town Hall

TOWN HALL AND POTENTIAL ARCHAEOLOGICAL SITE, 182 CHURCH STREET (ITEM I650)

Statement of Significance Parramatta Town Hall is of significance for the local area for historical and aesthetic reasons, as a representative (locally unique) example of its type, and as a major local landmark.

The building provides evidence of local Parramatta initiatives separate from Sydney and evidence of role of local government.

Site possesses the potential to contribute to an understanding of early urban development in Parramatta.

\*Reference SHI NBRIS Extracted and modified format



*Figure 8 Current Parramatta Town Hall Painted brick and render Source NBRIS architecture SHI*

The Parramatta Town Hall by way of comparison is an Italianate city hall building in a classical revival style. It has a large auditorium entry foyer and reception rooms. A side hall is to the north. The building will be incorporated into a new council facility also the subject of an international design excellence competition.

It is a medium sized two storey Victorian civic building with a prominent facade and a strong but subservient side elevation to Parramatta Square. The new structure connects and overlays the old building on the northern side.

## 12.0 Considerations

The proposed development is a response to a competition with a number of parameters which were judged by experts to have been achieved in a winning design by JWP Architects.

The overlay of regulations and approvals process may reveal that there are some deficiencies in the resulting built form but this is not assessed here.

Tangible and quantifiable evaluation and measurement such as FSR, height controls, energy consumption, shadows effect, compliance with access codes, traffic and the like have benchmarks and standards by which to assess the project.

Variations from the standards and regulations require an assessment based on the project merits.

Other matters including the heritage impact while also by and large based compliance within the first instance a discreet CMP, the LEP and DCP, are often, as is the case here, based significantly on merit.

The Conservation Area with its local and State Heritage items also has a set of policies and regulations which direct development.

In this proposal, because of the scale and bulk of the suite of new construction proposed and endorsed by Council along Parramatta Square, strict adherence to the heritage requirements is not possible.

There has to be a general level of acceptance that where, for example, the Burra Charter looks to modest and similarly scaled new insertions, in this case, with City Council endorsement, very large buildings are destined to exist beside smaller heritage buildings.

Council has conducted, in conjunction with other parties, extensive local and international design competitions for this precinct and the winners have had their efforts scrutinized and assessed as being at a high level of design expertise.

The result has been the realignment of urban values and a general acceptance that despite the obvious impact, the outcomes, in the broader context, are acceptable.

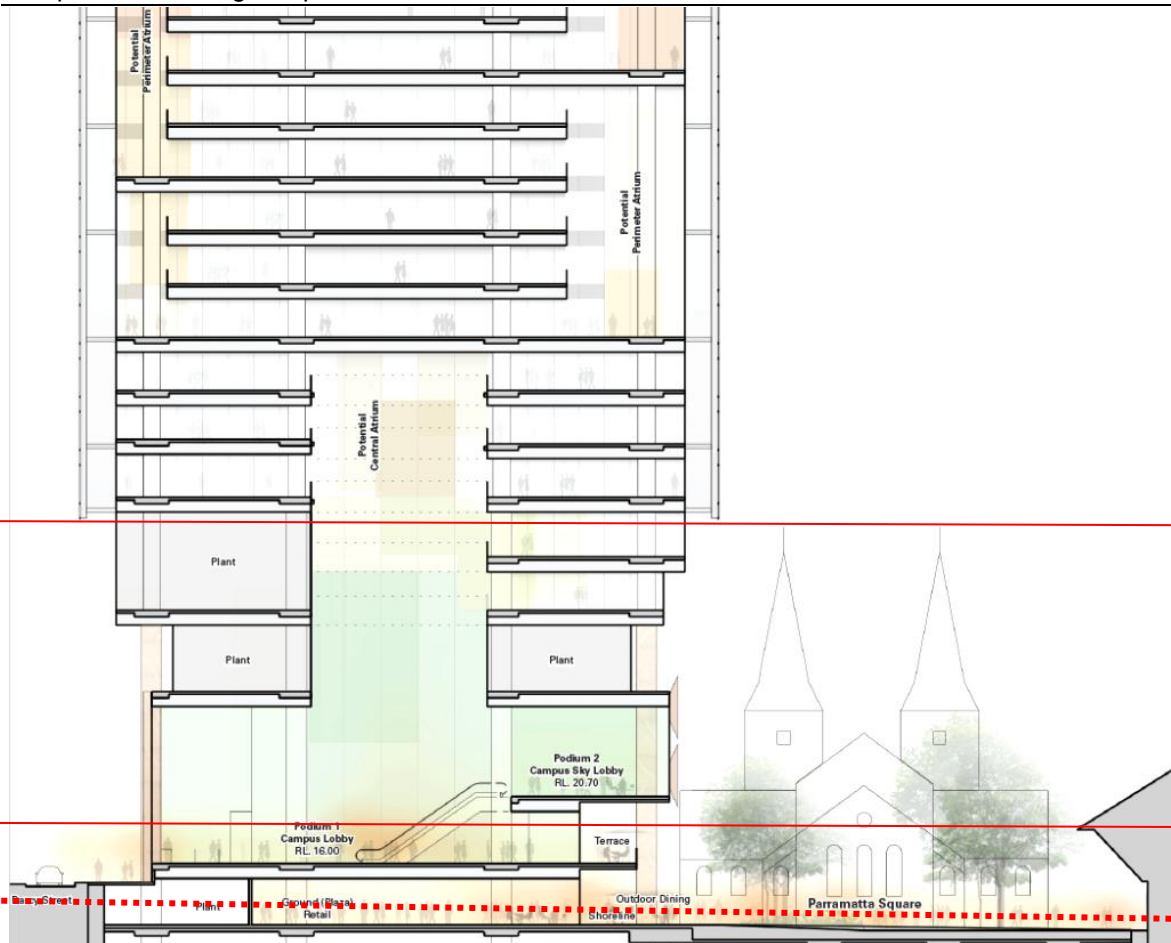


Figure 9 This extract show the podium level matches the top of the church spires human scale is the dotted line, framing the view Source JWP Architects Design Statement

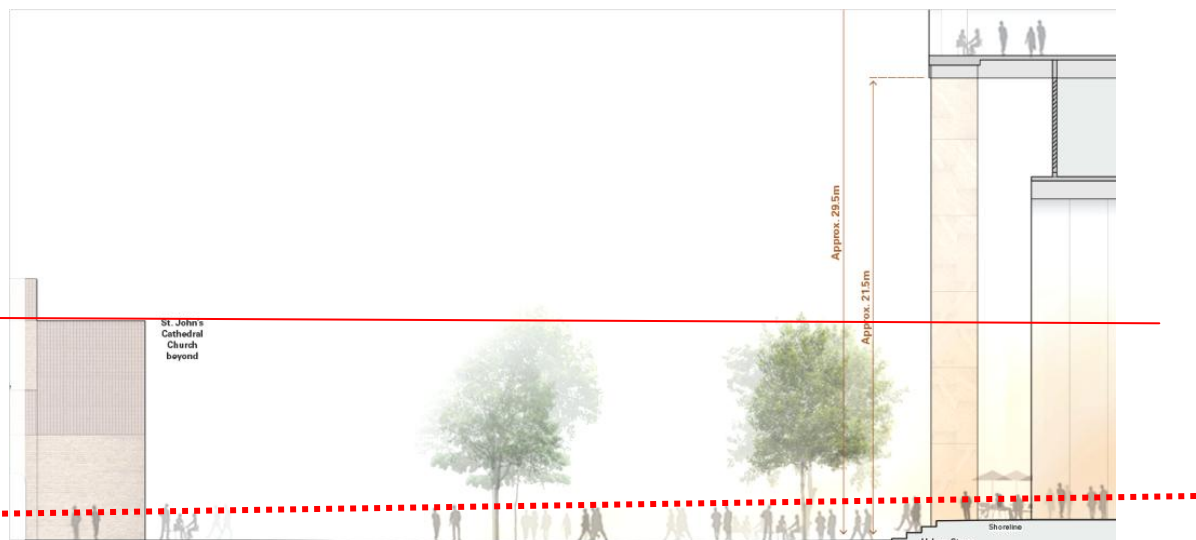
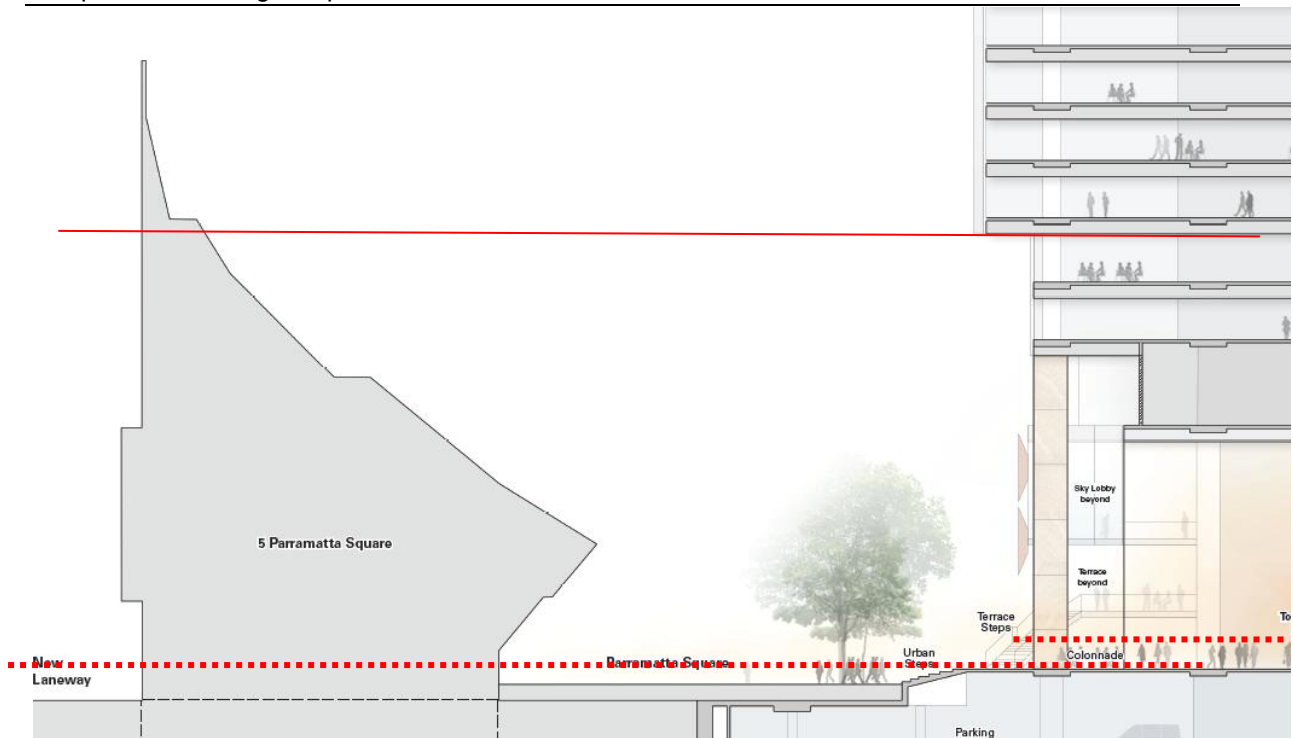
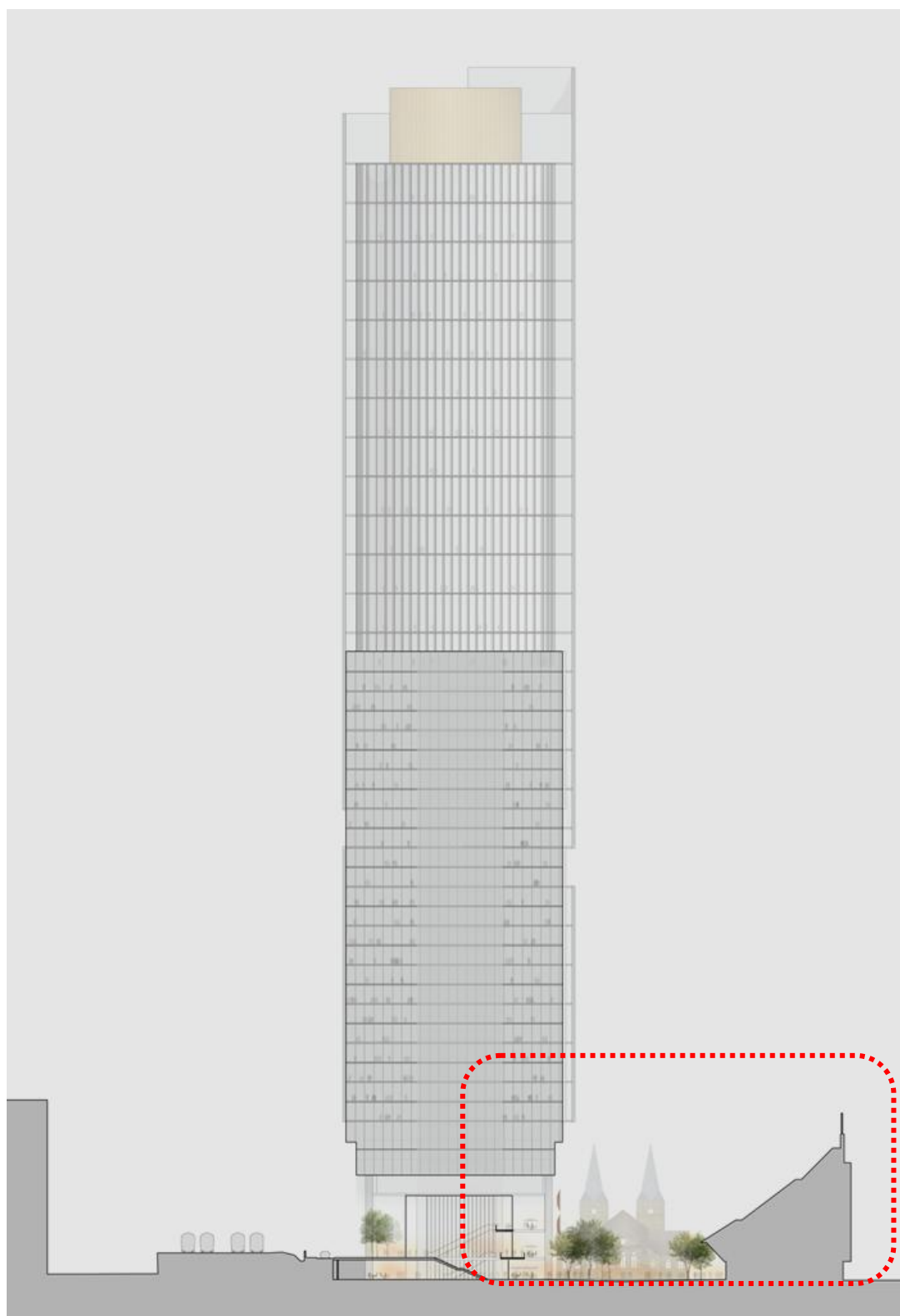


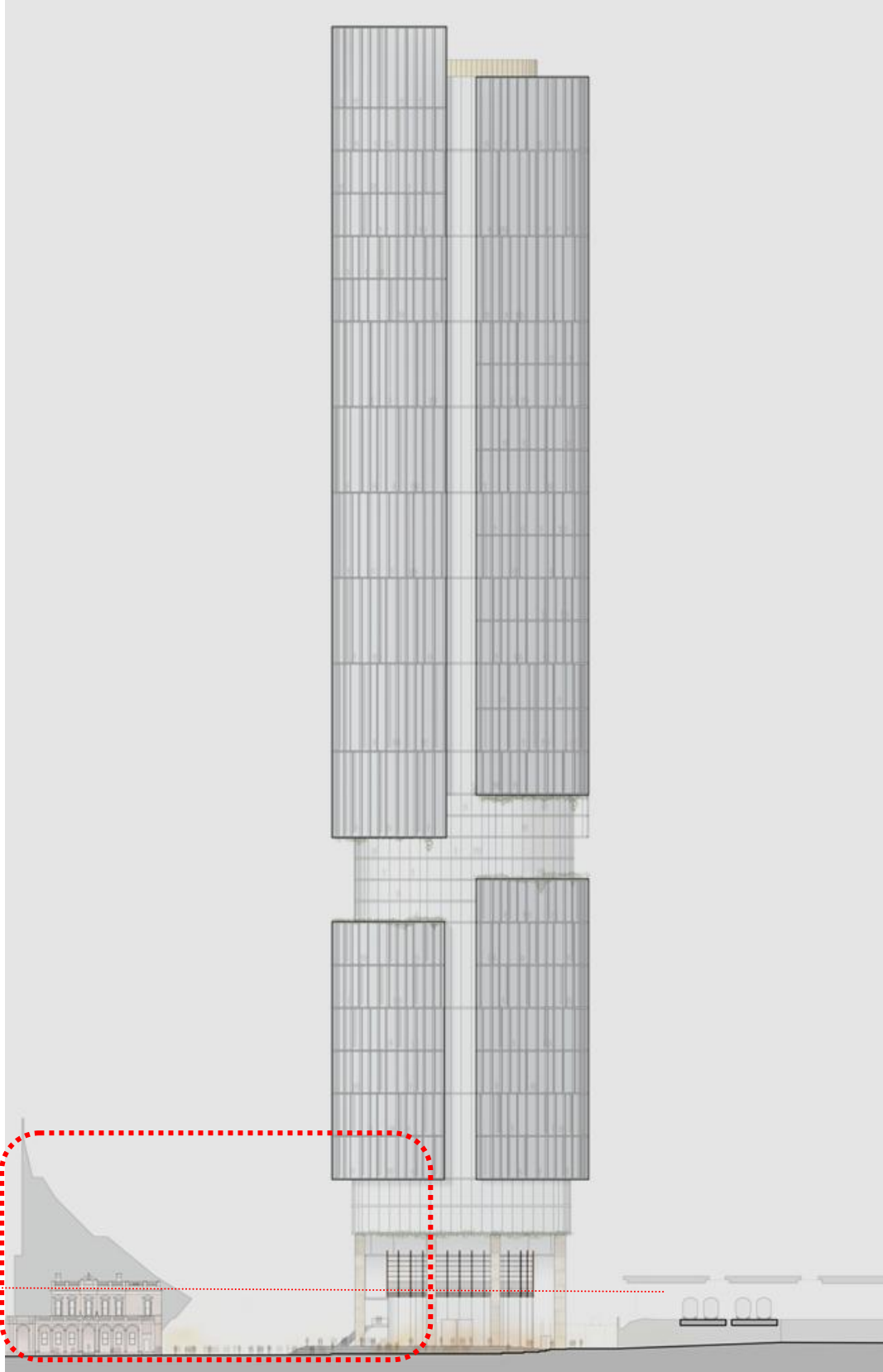
Figure 10 This extract show the podium level in relation to the roof of the transept of the church human scale is the dotted line Source JWP Architects Design Statement



*Figure 11* This extract show the podium level in relation to the new Town Hall extensions human scale is the dotted line and the apparent scale of the podium expressed by the building setback Source JWP Architects Design Statement



*Figure 12* This extract demonstrates the disproportionate scale of the development. The cutaway of the podium allows the vista to the St John's Cathedral. Source JWP Architects Design Statement



*Figure 13* This extract demonstrates the scale of the development with the lower glazing aligning with the Town Hall Parapets. The design of the screen will be developed to better match the surrounding built lines. Source JWP Architects Design Statement

### 13.0 Reviewing the SHI

As previously stated the SHI was prepared in accordance with Heritage Branch Guidelines and has responded generally at a high level of proficiency.

The revised SHI has addressed the obvious problem of scale and appropriateness of large scale buildings and the altered historic context generated by the development process now being carried out in Parramatta.

This site affects a number of relics but especially two significant heritage buildings and the Bicentennial Square precinct.

It is an acknowledged requirement of an SHI to identify impacts which are both positive and negative.

The impacts have been identified in the revised SHI by NBRSArchitecture.

### 14.0 Assessment of the SHI

In the following section the NBRSA extracts have been reviewed and TTA observations and opinion provided

#### 11.1 Heritage Listings

*The subject site at 6-8 Parramatta Square, Parramatta, is not listed as a heritage item, nor is it located within a heritage conservation area. However, the subject site is located in close proximity to a number of cultural heritage items, including built, European archaeology and Aboriginal archaeology of local and state significance.*

*Item I647 on Schedule 5 of the Parramatta LEP 2011, the convict drain, is indicated on the LEP Heritage map as located partially within the subject site. It is, however, considered to be in the vicinity of the site rather than within it, given that approved works to remove the drain have been completed (approved Development Application 414/2015), and any potential archaeological remains, including the remainder of the drain elsewhere, are located underground at a distance from the proposed works which do not include excavation*

#### TTA Commentary

Matters raised by the Heritage Branch are accurately addressed in the SHI, the heritage Branch in a letter to Council has alluded to the fact that part of the site has heritage listing however the facts as presented in the SHI are correct in our opinion. There is some minor overlap with the rail corridor. A Section 60 application may well be required by the OEH.

### 15.0 NBRSA Scale and Appropriateness

*"The proposed tower is 56 storeys in height on a 3 storey podium and is located on the south western perimeter of Parramatta Square. The heritage items on Church and Macquarie Streets are generally 2-3 storeys in height and are of significance due to their architectural character, of which scale is a key component"*

*“The change in the scale of buildings along the southern perimeter of Parramatta Square, compared to that of the heritage listed buildings on the northern and western perimeter of Parramatta Square may detrimentally impact on the heritage significance of the heritage items”*

#### **TTA Commentary**

While access to the Town Hall allows a narrower side elevation to be revealed, the building will be seen “in the round” the views of the heritage items against the 56 storey buildings demonstrate the disparate proportions and have a detrimental effect which is acknowledged in this SHI.

The revised SHI has explored the scale issues and identified the negative impacts in an assessment with the Burra Charter.

#### **16.0 NBRs Urban Character**

*Parramatta Square will be a public gathering place. The public open space at the centre of Parramatta Square will form the pre-eminent ceremonial centre of Parramatta, the site for both significant formal civic events and recurrent cultural and community celebrations and festivals. Local residents will grow accustomed to attending a variety of gatherings in Parramatta Square.*

#### **TTA Commentary**

We agree with this proposition

#### **17.0 NBRs Architecture: The Podium**

*“A key component of this is the design of the building’s podium, which has been carefully developed in order to create an active civic place as a setting for these heritage items. It comprises a colonnade of three storeys in height extending along Parramatta Square, which creates an appropriate transition between the interior of the proposed building and the open public space of the square.*

*The depth and height provided by the columns enables the building to be read as recessed from the square, and further distanced from the heritage items. The proportions of this colonnade, which reaches a height similar to that of the nearest heritage items, are considered to be sensitive to the proportions of the Town Hall and St John’s Cathedral, both of which are of considerable significance for their architectural distinction.*

*In particular, the stepped profile along the base of the towers reinforces the distinction of tower and podium elements along the southern side of Parramatta Square, and reinforces the spires of St. John’s Cathedral Church at the western end of Parramatta Square. Furthermore, the proposed materiality of the columns, which will be curved sandstone and granite cladding, will provide an appropriate material palette for this civic space which is sensitive to the materiality of the Cathedral. Overall, the design of the proposed building provides a well-considered contemporary complement to these buildings.” HERITAGE IMPACT STATEMENT – 6-8 Parramatta Square, Parramatta Automatic PAGE 65 OF 71*

## TTA Commentary

We have assessed the design in somewhat different terms than the SHI in that the podium is of grand proportions and while in scale with the tower, the Architects Design statement confirms the soffit of the Podium lines up with the top of the cathedral spires.

The material palette in the new building podium is softened by the sandstone columns but countering this is the monumental scale of the elliptical columns and other hard edged contemporary materials.

The monumental scale has been identified by the Heritage Branch as being an issue and has suggested that a solid podium be appropriate

The Heritage Branch of the OEH, in its letter of The 23rd August 2018 does not support a glazed podium and it is here that Stephen Davies of Urbis is at odds with that opinion.

The preference of the Heritage Branch has been for a solid podium presumably with a colonnade, more in line with European examples of civic squares.

For our part, it is a valid assessment and one which would have had merit if not for the history of the project and its status as a winning entry in the international competition.

The dichotomy of human scale and the height of the podium proposed is well understood by all parties and the experts and thus remain matters of contention.

## 18.0 NBR Architecture Scaling and building detail

*Potential over scaling of the proposed development in comparison to the size of nearby heritage items may result in those items which are closest to the subject site being visually dominated by the development. Heritage items most at risk of this adverse heritage impact include:*

- Leigh Memorial Church Item I719
- Parramatta Town Hall Item I650
- St John's Cathedral Item I01805, I653
- 184 Church Street Item I651
- 188 Church Street Item I652

*Other identified nearby heritage items do not directly neighbour the subject site and will therefore continue to be understood as separate buildings with their own distinct architectural form and purpose.*

*The proposed tower is 56 storeys in height on a **3 storey podium** and is located on the south western perimeter of Parramatta Square. The heritage items on Church and Macquarie Streets are generally 2-3 storeys in height and are of significance due to their architectural character, of which scale is a key component.*

*The podium relates visually to the scale of the adjacent heritage items and provides a transition to the maximum height of the tower.*

*The change in the scale of buildings along the southern perimeter of Parramatta Square, compared to that of the heritage listed buildings on the northern and western perimeter of Parramatta Square may detrimentally impact on the heritage significance of the heritage items.*

*The proposed tower is, however, separated from nearby heritage items on Church and Macquarie Streets by a plaza through Parramatta Square connecting Church Street to Smith Street.*

*The proposed tower building will form a backdrop to buildings along Macquarie Street. The design of the tower is considered to present an acceptable backdrop to these items, as it will be seen as a contrasting element in the skyline, which speaks of different eras of development in Parramatta.*

*Furthermore, the slenderness of the tower minimises its visual impact with respect to bulk and scale. This design has evolved from a design competition, and ensures that the proposed building fulfils stringent design criteria to achieve design excellence.*

*This design is in keeping with the intent of creating an iconic marker for the site, commensurate with its important civic location.*

*In general, the broader urban setting of Parramatta has been altered considerably since the construction of the identified heritage items and their original setting outside of their boundary and neighbouring properties, can no longer be considered intact. Consequently, the construction of a **56 storey tower** is consistent with established development trends in Parramatta.*

*The vision for Parramatta is for the city to retain its role as Sydney's second CBD. To achieve this, changes in urban patterns and density need to occur. The future character of the city of Parramatta requires increase in height and density of buildings. The tower will be consistent with the broader pattern of contemporary urban development, and heritage items will remain as legibly historic buildings in this changing urban setting.*

STATEMENT of HERITAGE IMPACT – 6-8 Parramatta Square, Parramatta Automatic PAGE 61 OF 71

### TTA Commentary

An error in the original SHI has been corrected in the revised SHI in regards to the height of the podium. The height has now been documented and exceeds the 3 storeys suggested.

The paragraphs underlined above are important because this is the key rationale of the proponents in the relationship of this new building to the heritage precincts adjoining the Parramatta Square.

The competition sought out design excellence and these arguments must be predicated on a highly meritorious solution to be acceptable reasons to move away from a more measured relationship with the smaller scaled historic precinct.

### 19.0 NBRS Architecture SHI Conclusion

*This Heritage Impact Statement has been prepared to accompany an application for a commercial development at 6-8 Parramatta Square, Parramatta.*

*The subject site is not listed as an item of local heritage significance, however it is located in the vicinity of a number of heritage listed items, as identified in Schedule 5 of the Parramatta Local Environmental Plan 2011. It is also in the vicinity of several items listed on the NSW State Heritage Register under the Heritage Act 1977.*

*The proposed development will have **a positive impact** on the heritage items fronting the southern portion of Church Street by improving their amenity and public setting. These include St John's Cathedral at 195 Church Street, the Parramatta Town Hall at 182 Church Street and Bicentennial Square.*

*The proposed development of 6-8 Parramatta Square **is acceptable from a heritage perspective** as the heritage significance of the identified heritage items in the vicinity of the site will be retained.*

*The proposal is consistent with the heritage objectives of the Parramatta Local Environmental Plan 2011 and the Parramatta Development Control Plan 2011.*

*In our view, the consent authority should have no hesitation in approving this application from a heritage perspective.*

## **TTA Commentary**

UNESCO World Heritage and the Getty Conservation foundation have both investigated and commented on the contemporary dilemma of rapid development of tall buildings often by greatly admired architects and the affects that these developments have on historic precincts.

Some reference to the Vienna Memorandum or the Getty publication would have been valuable contribution to the narrative in the difficult balance in responding to the issues within a historic precinct. (See "VIENNA MEMORANDUM World Heritage and Contemporary Architecture – Managing the Historic Urban Landscape")

NBRSArchitecture however has provided an assessment based on the Burra Charter and this is accepted.

That the "*The proposed development will have **a positive impact** on the heritage items fronting the southern portion of Church Street by improving their amenity and public setting*" remains a matter of opinion.

## **20.0 Conclusion**

The NBRSArchitecture Statement of Heritage Impact is professionally prepared and complies with the Heritage Branch template. **The SHI has been revised to address the matter of critical importance.**

**It has been revised to** tabulate any adverse impacts on the surrounding Heritage items or sites.

The basis for the positive acclamation is the opening up of the square and the revealing of the Town Hall making it included in the 'Grand Plan' for the new Parramatta as it seeks Global City Status with all that entails.

Neither the architects design statement, or the statement of heritage impact report offer substantive arguments which explain the diversion from Burra Charter Principles or a reasoned philosophical response to the new paradigm wherein the Conservation Zone is able to coexist with monumental contemporary structures.

While this may be disappointing it is agreed that such discourse may reasonably be considered outside the scope of the requirements for the application and this is the opinion expressed in the Peer Review by Stephen Davies.

Local comparative examples however now illustrated in the revised SHI particularly the Governor Phillip Tower give comfort in accepting this large scale office tower.

It is undoubtable the pressure of development has played a major role in the design outcome and the need for a signature building of excellence in the heart of Parramatta. Such a building must meet a high level benchmark as exemplars for future development.

The revised Architectural Design has demonstrated a critical response to the complex matters of relationships between the heritage buildings and Parramatta Square

Matters of concern in the Statement of Heritage Impact by NBRS Architecture and The Architects Design Statement by JWP Architects have been largely resolved through dialogue and written responses. Where differing opinion remains it is not so divergent as to require any major changes to the design except as noted below.

In these circumstances where the City Council has sought to direct large and dynamic changes and stimulation into the city centre by way of design excellence competitions it is a difficult task to provide a neutral assessment of the successful design and context.

The competition winning entry by JWP Architects of itself represents an excellent international standard architectural composition and the architects have responded to the challenges of scale by introducing elements at podium level to address the modest scale of the precinct.

The project is an example of architectural design excellence and a foundation building for the future global city of Parramatta, having outgrown the historic context and human scale.

While there may be a need for a re-examination of the core values and to establish a new basis for evaluation of development standards in such significant historic precincts in the future, in this instance the resulting design with subsequent amendments is of high merit and in our opinion should be approved subject to the conditions recommended below.

## **21.0 Recommendations**

Conditions for consent should ensure that:

- The changed elements shown in the revised architectural drawings be further developed prior to the issuance of the Construction Certificate to allow sufficient time to respond to the suitable scale and materials palette.
- The SHI should be amended to include the revisions in the letter of 15<sup>th</sup> 1October 2018
- The examples of new buildings in old settings proved a comparative analysis and there should be a conclusion which provides a link with the proposal and identify the pros and cons of the examples and the new development.

Tasman Storey

Tasman Storey FRAIA  
ARBNSW 3144  
Design Principal  
Tropman & Tropman Architects

## 22.0 Appendix

### SIGNIFICANCE OF ITEMS IN THE VICINITY *Source NBRS Architects SHI*

The subject site at 6-8 Parramatta Square, Parramatta, is not listed as a heritage item, nor is it located within a heritage conservation area. However, the subject site is located in close proximity to a number of cultural heritage items, including built, European archaeological and Aboriginal archaeology of local and state significance. The following places of local heritage significance are listed on the Parramatta Local Environmental Plan 2011 and located in close proximity to the subject site: • St John's Parish Hall, 195 Church Street (Item No: I713); • St John's Pro-Cathedral and Warden's Cottage, 195 Church Street (Item No: I653, Item No: I01805); • Town Hall and Potential Archaeological Site, 182 Church Street (Item No: I650); • Bicentennial Square and Adjoining Building, 184 Church Street (Item No: I651); • Murrays' Building (and potential archaeological site), 188 Church Street (Item No: I652); • Centennial Memorial Clock, 196 Church Street (Item No: I654); • Shop and Potential Archaeological Site, 197 Church Street (Item No: I655); • Horse Parapet Facade & Potential Archaeological Site, 198-216 Church Street (Item No: I656); • Kia Ora (and potential archaeological site), 62-64 Macquarie Street (Item No: I716); • Leigh Memorial Uniting Church, 119 Macquarie Street (Item No: I719); • Parramatta Railway Station, 3-21 Darcy Street (State significance) (Item No: I00696); • Arthur Phillip High School, 175 Macquarie Street (Item No: I720); • Lancer Barracks, 2 Smith Street, Parramatta (Item No: I751, Item No: I01824); and • Parramatta Park and old government house, O'Connell Street (State significance) (Item No: I00596). • Convict drain, 1, 1A and 3 Barrack Lane, 174 Church Street, 71, 83, 85 and 126-130 George Street, 72, 74, 119 and 119A Macquarie Street, 72B, 72C, 76 and 80A Phillip Street and 18 and 25 Smith Street, Parramatta (Item I647) The following places of State heritage significance, listed on the NSW State Heritage Register (SHR) under the Heritage Act 1977, are located in close proximity to the subject site: • St John's Anglican Cathedral, 195 Church Street (State significance) (Item No: I01805); • Parramatta Railway Station, 3-21 Darcy Street (State significance) (Item No: I00696); • 1 st/15th Royal NSW Lancers Memorial Museum Collection, Linden House 2, Smith Street, Parramatta (Item No: I01824) In addition, the proposed building is located within the visual catchment of a site listed for its World and National Heritage significance: • Parramatta Park and Old Government House, O'Connell Street (State significance) (Item No: I00596)

#### 5.1.1 ST JOHN'S ANGLICAN CATHEDRAL, 195 CHURCH STREET (ITEM I01805, I653)

Statement of Significance St John's Cathedral is of state significance as the oldest church site and continuous place of Christian worship in Australia, dating from 1803; as one of the two oldest parishes proclaimed in Australia in 1802; for potential archaeology of the 1803 parish church of St John's that was the first parish church built in Australia, and for the historical significance and rarity of the two towers built in 1817-19 by Governor Macquarie and his wife Elizabeth that are the only surviving fabric of the first church of St John's, the oldest remaining part of any Anglican church in Australia and a rare surviving legacy of Governor Lachlan and Elizabeth Macquarie to the built environment of NSW. Governor King's 1802 proclamation of the first two parishes of the colony of NSW -- St John's

Parramatta and St Phillip's Sydney -- demonstrated the colony's early spiritual development and the formal recognition of the Church of England as the recognised denomination of the colony. The present St Johns' parish church (now Cathedral) is built on the site of the first (1803) parish church, whereas the present St Phillip's Church, York Street, Sydney has moved from the site of the first (1809) St Phillip's parish church that was built at nearby Lang Park. (Database No: 5060990, 2240105)

**5.1.2 TOWN HALL AND POTENTIAL ARCHAEOLOGICAL SITE, 182 CHURCH STREET (ITEM I650)** Statement of Significance Parramatta Town Hall is of significance for the local area for historical and aesthetic reasons, as a representative (locally unique) example of its type, and as a major local landmark. The building provides evidence of local Parramatta initiatives separate from Sydney and evidence of role of local government. Site possesses the potential to contribute to an understanding of early urban development in Parramatta.

**5.1.3 BICENTENNIAL SQUARE AND ADJOINING BUILDING, 184 CHURCH STREET (ITEM I651)** Statement of Significance Bicentennial Square is of significance for the local area for historical and aesthetic reasons, and as a locally unique set of examples of various types of buildings that collectively and individually form local landmarks. The Square provides evidence of local and regional amenities and services in Parramatta. (Database no. 2240103) Figure 50: Undated photograph of Bicentennial Square, showing the Parramatta Town Hall (left) (Source: NBR Architecture 4-6 Parramatta Square HIS prepared by Lynette Gurr in June 2016) **5.1.4 MURRAY'S BUILDING (AND POTENTIAL ARCHAEOLOGICAL SITE), 188 CHURCH STREET, PARRAMATTA (ITEM I652)** Statement of Significance Association with notable events or people - Building or work associated with notable people. Namely the major department store of Murray Bros. Site possesses potential to contribute to an understanding early urban development in Parramatta. An important element of the buildings around Bicentennial Square, at the heart of Parramatta. National Trust (Parramatta Branch): Site has potential to contribute to an understanding of early urban development. - Association with notable people or events- Building or work associated with notable local people. Namely the major department store of Murray Bros. - An important element of the buildings around Bicentennial Square, at the heart of Parramatta. (Database No: 2240104) Figure 51: Murrays' Building at 188 Church Street (Source: NBR Architecture 4-6 Parramatta Square HIS prepared by Lynette Gurr in June 2016)

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**5.1.5 CENTENNIAL MEMORIAL CLOCK, 196 CHURCH STREET (ITEM I654)** Statement of Significance Association with notable events or people - Monuments. (Database No: 2240107) Figure 52: Centennial Memorial Clock (Source: NSW Heritage Database, database no. 2240107) **5.1.6 SHOP AND POTENTIAL ARCHAEOLOGICAL SITE, 197 CHURCH STREET (ITEM I655)** Statement of Significance Building at 197 Church Street is of significance for Parramatta area for historical and aesthetic reasons and as a representative example of Inter-War period Stripped Classical architectural style building that demonstrates the commercial role of Parramatta in the twentieth century. The building is a related place to a number of buildings associated with the Murray Bros, being a former major department store of this group. Today, it is an important element of the streetscape in Church Street, contributing strongly to the townscape. The site has potential to contribute to an understanding of early urban development of the area. (Database No: 2240108)