

Parramatta Town Hall

182 Church Street, Parramatta

Statement of Heritage Impact

Development Application 01
Adaptive Re-Use



Prepared for
City of Parramatta Council

August 2021 • Issue A
Project number 210024

TABLE OF CONTENTS

1	Introduction	1
1.1	Background and purpose of the report	1
1.2	Methodology and terminology	1
1.3	Author identification	1
1.4	Site location and description	1
1.5	Documentation	3
1.6	Heritage management context	3
1.7	Conservation Management Plan	3
2	Historical Background	4
3	Heritage Significance	5
3.1	Summary statement of significance	5
3.2	Significance of spaces at Parramatta Town Hall	5
3.3	Significance of heritage items near Parramatta Town Hall	6
4	Description of the Proposal	11
4.1	Background	11
4.2	Previously approved works	11
4.3	Scope of works for this Development Application – DA01 Adaptive Re-use	12
5	Assessment of Heritage Impact	14
5.1	Parramatta Town Hall Conservation Management Plan	14
5.2	Parramatta Local Environmental Plan 2011	17
5.3	Parramatta Development Control Plan 2011	20
5.4	Impacts on heritage items in the vicinity of Parramatta Town Hall	21
6	Conclusion	23

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210812 Parramatta Town Hall DA01 SOHI Issue A.docx

1 INTRODUCTION

1.1 Background and purpose of the report

This Heritage Impact Statement has been prepared to accompany a Development Application for the internal upgrading and refurbishment to Parramatta Town Hall at Parramatta Square, Parramatta.

This Statement has been prepared on behalf of the City of Parramatta Council and assesses the impact of the proposal on the cultural significance of the building.

1.2 Methodology and terminology

This report follows the general guidelines for Statements of Heritage Impact, set out in the NSW Heritage Manual, Heritage Office and Department of Urban Affairs and Planning (1996).

The report adopts the terminology defined in the *Australia ICOMOS Burra Charter*, 2013 for the conservation and management of places of cultural significance in Australia.

1.3 Author identification

This document was prepared by Dr Roy Lumby, Senior Heritage Specialist, and Megan Jones, Practice Director, of Tanner Kibble Denton Architects.

1.4 Site location and description

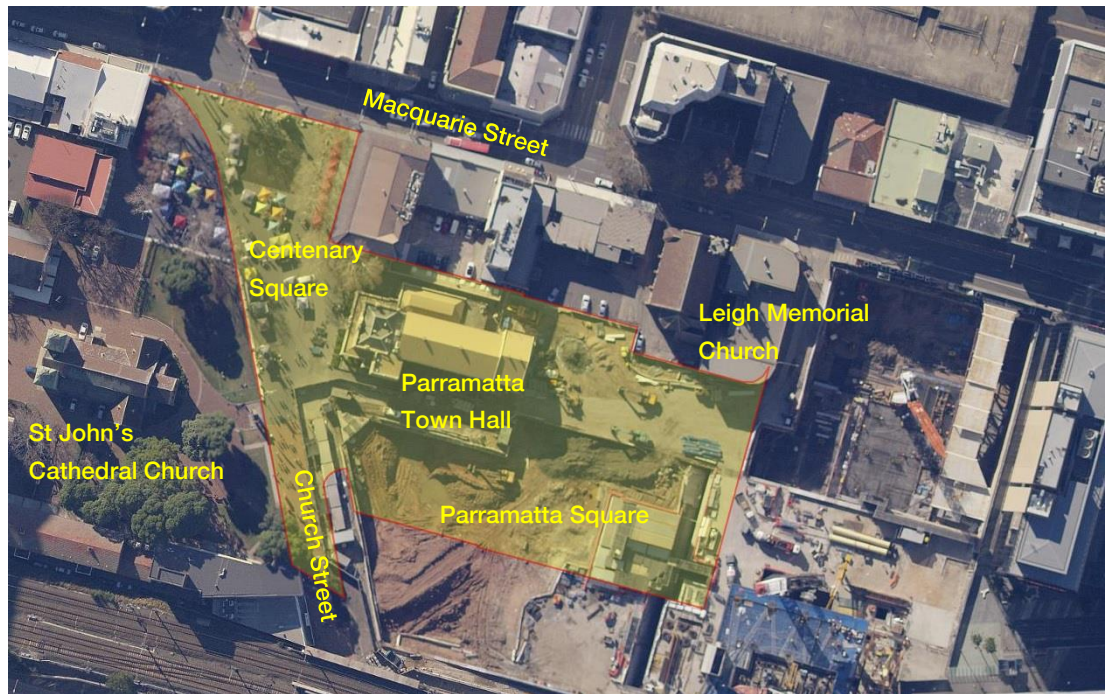
Parramatta Town Hall is a Victorian free Classical style building completed in 1883 that contained council chambers, council offices and the town hall. A secondary hall on the northern side of the building, known as the Jubilee Hall, was completed in 1915. The building is situated on the eastern side of Church Street to the south of Macquarie Street. It is a component of the major development known as Parramatta Square, currently in course of construction. Centenary Square is to the immediate west of the site while the historically significant St John's Anglican Cathedral Church is opposite the Town Hall, on the western side of Centenary Square.

To the north-west of the Town Hall is the three storey building erected for Murray's Ltd in the 1920s at 186-188 Macquarie Street. To its north-east is the Leigh Memorial Church (119 Macquarie Street). The site to the east of Murrays and directly to the north of the Town Hall at 85-97 Macquarie Street is presently being developed.

The site is identified as Lot 14 in Deposited Plan 1255419.

A key component of the Parramatta Square precinct development is the delivery of a new Public Domain including new civic facilities for the Council and the community. The new building, known as 5 Parramatta Square (5PS) and Public Domain must go beyond being a traditional Council facility and embrace opportunities to integrate public and civic activities in a manner that engages with the community and allows Council to deliver services in an efficient and vibrant manner.

5 PS It is located immediately to the east of the existing heritage listed Parramatta Town Hall. Key functions of the new 5PS building will be to host Council's customer service activities, central library branch, Council's chambers, cultural facility, a new Smart City Command Centre.



- 1 Site plan, not to scale.
Source: SIX Maps with TKD Architects overlay.



- 2 Parramatta Town Hall.
Source: TKD Architects

1.5 Documentation

Documents referred to in this report include drawings by Designinc, Lacoste + Stevenson and Manuelle Gautrand Architecture, architects in association.

• P19-035 AR-DA-0001 Revision A	Adaptive reuse – Cover Sheet
• P19-035 AR-DA-0010 Revision A	Adaptive reuse - Site Plan
• P19-035 AR-DA-1000 Revision A	Adaptive reuse - Existing/Demolition Plan Ground Floor.
• P19-035 AR-DA-1001 Revision A	Adaptive reuse - Existing/Demolition Plan Level 01.
• P19-035 AR-DA-1005 Revision A	Adaptive reuse - Demolition-Excavation Zones.
• P19-035 AR-DA-1100 Revision A	Adaptive reuse - Proposed GA Plan Ground Floor.
• P19-035 AR-DA-1101 Revision A	Adaptive reuse - Proposed GA Plan Level 01.
• P19-035 AR-DA-1102 Revision A	Adaptive reuse - Proposed GA Plan Roof.
• P19-035 AR-DA-1200 Revision A	Adaptive reuse – Area Plans
• P19-035 AR-DA-2000 Revision A	Adaptive reuse - Existing Exterior Elevations.
• P19-035 AR-DA-2001 Revision A	Adaptive reuse - Proposed Exterior Elevations.
• P19-035 AR-DA-2200 Revision A	Adaptive reuse - Internal Elevations - Jubilee Hall.
• P19-035 AR-DA-3000 Revision A	Adaptive reuse - Proposed Sections Sheet 1.
• P19-035 AR-DA-3001 Revision A	Adaptive reuse - Proposed Sections Sheet 2.

1.6 Heritage management context

NSW State Heritage Register

Parramatta Town Hall is not included in the NSW State Heritage Register.

Parramatta Local Environmental Plan 2011

Parramatta Town Hall is included in Schedule 5 in the Parramatta LEP 2011 (local item I650).

National Trust of Australia (NSW)

The Parramatta Town Hall Group is classified by the National Trust of Australia (NSW).

1.7 Conservation Management Plan

The City of Parramatta Council commissioned an update of the 1996 Conservation Management Plan to thoroughly consider the Parramatta Town Hall, its significant fabric, potential uses, legislative context and broader setting in the context of 5PS, the Development Consents and Parramatta Square more broadly. Given the approved architectural scheme for 5PS has allowed for the retention and alterations to Parramatta Town Hall and seeks to incorporate the building as part of future use, the fabric, spaces, and character of the Town Hall should be considered accordingly.

The final draft Conservation Management Plan was submitted to the City of Parramatta in early July 2021.

2 HISTORICAL BACKGROUND

The following chronology outlines the historical development of the site.

1792	Early maps show area possibly used for cultivation.
1812	Parramatta market declared on this site. Also used for public pound.
1814	First annual meeting of Aboriginal people and Feast. The last Feast took place at the Market Place in 1832.
1851	House and shop built on site for market lessee.
1854	Grant of land to market commissioners.
1865	Control of markets transferred to Parramatta Council.
1879	Legislation to change use of land from markets to Town Hall.
1879	Old buildings removed from site.
1879	Mansfield Brothers successful tenderers as architects for new Council Chambers.
1879	Foundation stone of Council Chambers laid 19 November.
1881	Council Chambers opened.
1882	Foundation stone of Town Hall laid 13 September.
1883	Town Hall opened 29 August.
1911	Foundation stone for Jubilee Hall and Museum laid in late November.
1932	Major modifications, including extension of length of Town Hall.
1958	Council staff move from old Council Chambers to new civic centre.
1958	Jubilee Hall becomes library.
1964	Library moves to new premises in Civic Place.
1985	Centenary Square, formed by the closure of Church Street in front of the Town Hall.
1995	Parramatta Council's administrative functions brought under one roof in a refurbished office tower in Darcy Street. The Council Chamber remained in the 1958 building.
2003	Civic Place Masterplan adopted by Parramatta Council and the NSW Government.
2016	Demolition of 1958 administration building.
2019	Development consent given for works associated with 5 -7 Parramatta Square.
2020	Demolition of the 1932 stage extension, kitchen attached to Jubilee Hall and the amenities block along the northern site boundary.

Refer to the Conservation Management Plan for the Parramatta Town Hall prepared by Tanner Kibble Denton Architects, July 2021 for further detail on the historical development of the Town Hall.

3 HERITAGE SIGNIFICANCE

3.1 Summary statement of significance

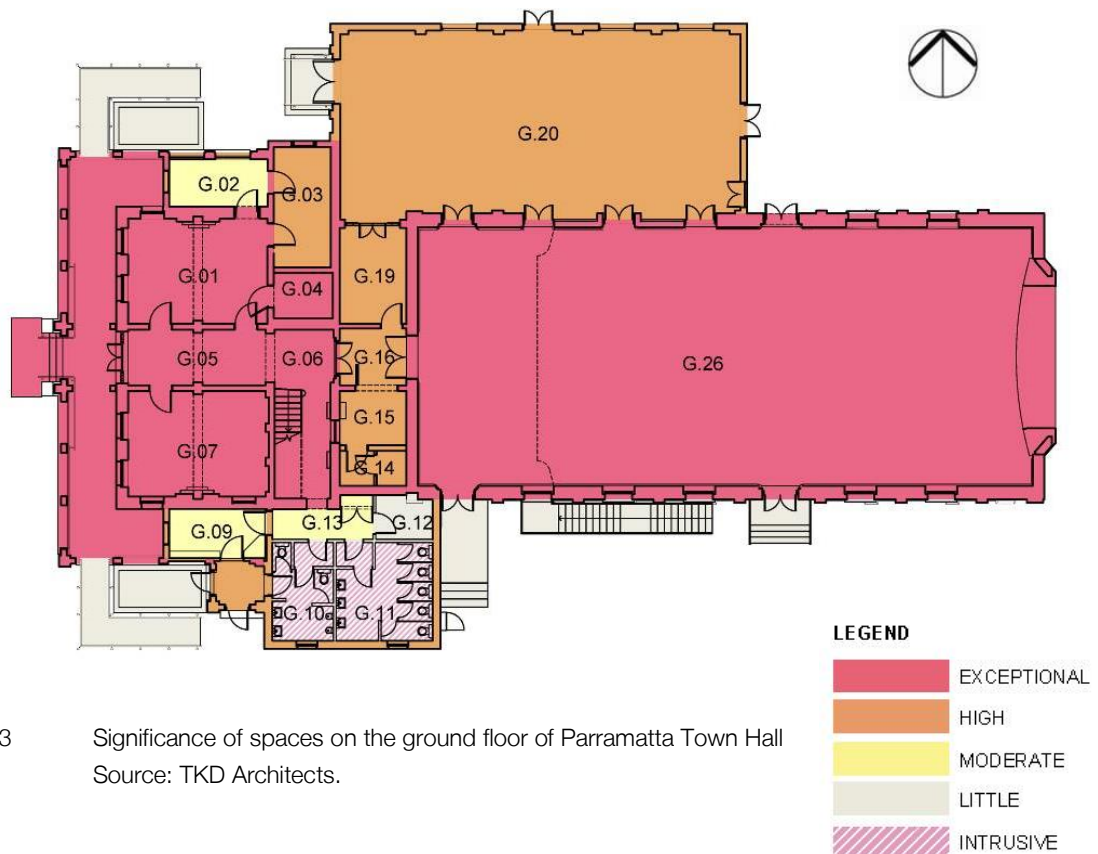
The following statement of heritage significance has been extracted from the State Heritage Inventory database entry for “Parramatta Town Hall (and potential archaeological site)” (SHI database number 2240102):

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.

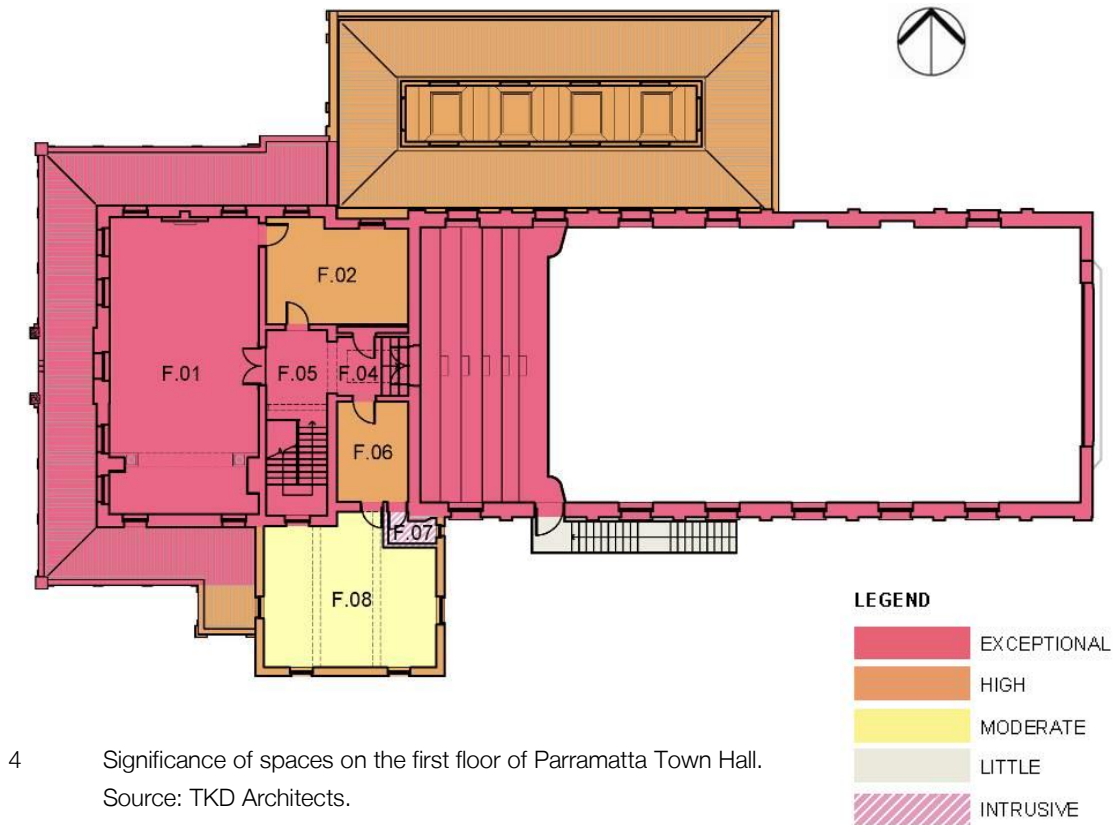
Refer to the Conservation Management Plan for the Parramatta Town Hall prepared by Tanner Kibble Denton Architects, July 2021 for further detail on the cultural significance of the Town Hall and its components.

3.2 Significance of spaces at Parramatta Town Hall

The following diagrams indicate the relative heritage significance of spaces within Parramatta Town Hall.



3 Significance of spaces on the ground floor of Parramatta Town Hall
Source: TKD Architects.



3.3 Significance of heritage items near Parramatta Town Hall

The proposed development is located in the vicinity of a number of listed heritage items. The Statements of Significance in the following sections have been extracted from the State Heritage Inventory Database entries as applicable to each item in the vicinity of the development site.

Heritage items in the immediate vicinity of Parramatta Town Hall include the following:

Item I647: 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

Statement of significance

The brick barrel drain in Parramatta is of significance for the local area for its historical and aesthetic values, for its rarity and scientific potential. The drain, believed to be built in the 1820s, has historical significance as the oldest known example of its type in NSW. The item has aesthetic/technological significance for its ability to convey information on the design and construction technology of this type of item. It is a rare surviving example of early colonial period engineering and town planning practices in Parramatta. The grounds surrounding the item may provide potentially important further information to future researchers.



Casey & Lowe: 7 Parramatta Square
Historical Archaeological Impact
Statement, Research design & S140
Application, November 2019

Item I651: Bicentennial Square and adjoining buildings

188, 188R (part of Church Street road reserve) and 195A Church Street, 38 Hunter Street and 83 Macquarie Street

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.



Landzine.com – Brett Boardman

Item I652: Murrays' Building (and potential archaeological site)

188 Church Street (south east corner)

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.



Parramatta Heritage Centre

Item I653: Warden's cottage (verger's cottage)

195 Church Street (adjacent to 45 Hunter Street)

Statement of significance

Professional, trade and manufacturing practice - example of an intact house National Trust (Parramatta Branch): Professional, trade and manufacturing practice - example of an intact house.



Parramatta Heritage centre

Item I654: Centennial Memorial Clock

Bicentennial Square (opposite 196 Church Street)

Statement of significance

Association with notable events or people - Monuments. National Trust (Parramatta Branch); Association with notable people or events- monuments



Parramatta Heritage Centre

Item I655: Shop (and potential archaeological site)

197 Church Street

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.



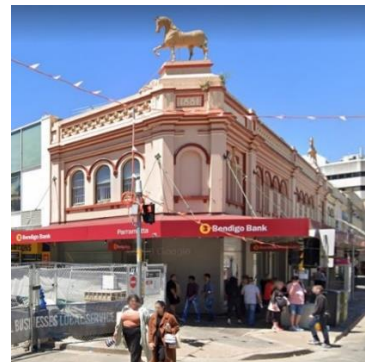
<https://www.commercialrealestate.com.au/property>

Item I656: Horse parapet facade (and potential archaeological site)

198–216 Church Street and 38–46 Macquarie Street

Statement of significance

The group collectively known as "Horse parapeted shops" is of significance for the Parramatta area for historical and aesthetic reasons and as representative example of Victorian Italianate shops in the area. Built c. 1881, it makes a major contribution to the streetscape and presents a landmark in the centre of Parramatta. This group of commercial buildings makes a major presence at a major intersection and demonstrates the commercial role of Parramatta in the nineteenth century. The site possesses potential to contribute to an understanding of early urban development in Parramatta.



Google Maps

Item I713: St John's Parish Hall
195 Church Street

Statement of significance

St John's Church Hall is of significance for the local area for historical and aesthetic reasons and as a representative example of a 20th Century church hall in the area, also as a rare example of this age and architectural quality in the local area. The hall makes a major contribution to the Parramatta townscape in unison with the associated church building. The site possesses potential to further contribute to an understanding of early urban development in Parramatta. The item is a related place to the adjoining St John's Church which is separately listed in the LEP.



Parramatta Heritage Centre

Item I716: Kia Ora (and potential archaeological site)
62–64 Macquarie Street

Statement of significance

House at 64 Macquarie Street, built c. 1841, is of significance for the local area for historical and aesthetic reasons and as a representative example of a Colonial Georgian townhouse. It is a rare example of this age and quality in the local area. The house is associated with John Batman, one of founders of Melbourne, who was born here. The house makes a major contribution to the Parramatta townscape. The site possesses potential to further contribute to an understanding of early urban development in Parramatta.



<https://www.realcommercial.com.au/>

Item I719: Leigh Memorial Uniting Church
119 Macquarie Street

Statement of significance

Leigh Memorial Uniting Church, at 119 Macquarie Street, is of significance for Parramatta area for historical and aesthetic reasons and as a representative example of a Victorian Free Gothic style church. Built c. 1834, it gives evidence of social and cultural life in 19th and 20th century and continues to contribute to the streetscape.



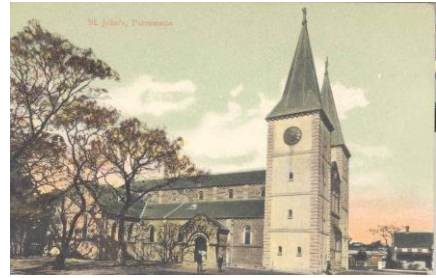
Parramatta Heritage Centre

Item I01805: St John's Anglican Cathedral

195 Church Street

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.



<https://stjohnscathedral.org.au/about/history/>

4 DESCRIPTION OF THE PROPOSAL

4.1 Background

The new 5PS civic building will be owned and operated by the City of Parramatta Council and is to be largely within the 5PS site, however also partly on the Parramatta Town Hall site (7PS). The 5PS development can be considered broadly in three parts:

1. The new civic building abutting the east wall of the Parramatta Town Hall and rising five (5) stories above the ground place and cantilevering over the Town Hall
2. Two basement levels of the new civic building, housing both community uses and plan/loading areas (with vehicular access from the new mega-carpark under Parramatta Square.
3. Adaptation of the Parramatta Town Hall to incorporate it functionally and symbolically into the new civic building and relate it to the new public open space program resulting from the creation of Parramatta Square and other urban design and transport initiatives.

4.2 Previously approved works

The Development Consent for 5 and 7 PS includes the following works to the Parramatta Town Hall:

- Demolish 1932 additions including backstage, stage, sub-stage area and stair access from stage to ground floor.
- Make good floor and proscenium arch to 1932 Stage area east of Auditorium.
- Demolish later addition Kitchen and access stair to the north and construct new Town Hall Kitchen and Substation.
- Install sprinkler system throughout Parramatta Town Hall.
- Removal of later addition paint from the original face brick walls of Parramatta Town Hall.
- New External Colour Schedule for the rendered western wing of the Parramatta Town Hall.
- Demolish existing external substation and amenities block) to create a new northern through laneway.
- Remove kitchen to the north of the auditorium and associated steps
- Remove modern concrete steps from the northern laneway leading to the Jubilee Room. Construct new steps to suit new levels
- Remove the external steel fire egress stair from the Auditorium gallery, located on the south elevation.
- Demolition of the existing stage area (c1932) at the eastern end to facilitate connection with the proposed new PS5 civic building. This includes demolition of the backstage additions, sub-stage area and stair access (c1932) from stage to ground floor.
- Retain the Proscenium Arch (c1932) and associated wall and extend to Auditorium level to match detailing of existing.

4.3 Scope of works for this Development Application – DA01 Adaptive Re-use

Parramatta Town Hall is to be adapted to accommodate community and conference facilities with food and beverage offerings, so that it can become an integral part of the broader Parramatta Square. The proposed works consist of the upgrading and refurbishment of Parramatta Town Hall as part of the adaptation of the building. The works to be undertaken include the following:

Structural

- Underpinning to remedy structural damage to walls of the 1932 addition at the south-western corner of the building
- Upgrade of roof structure over Main Hall to support new lighting and AV rigging bars and acoustic insulation

Demolition

- Removal of brickwork below windows in the Jubilee Hall and Town Hall to create new doorways.
- Demolition of the landing to the western entrance to the Jubilee Hall.
- Limited demolition in internal walls on the ground floor of the building to form new doorways.
- Formation of a new door opening in the eastern wall of the Jubilee Hall.
- Removal of male and female lavatory fitout on the ground floor, including masonry walls.
- Removal of external stair on the southern side of the Town Hall.
- Removal of kitchen fitout on the first floor and formation of an opening in the floor to form part of a lift shaft.
- Removal of lavatory, reconfiguration of openings and demolition to form new riser in the 1930s room and anteroom on the southern side of the first floor (Room 3 and associated corridor).
- Removal of the wall separating the Switchroom and office on the ground floor (Rooms G14 and G15), and removal of the adjacent fire hose reel.

Additions

- New kitchen space at the eastern end of the Jubilee Hall, preparatory to the use of the space as a cafe.
- Walkway at the north western corner of the building to provide access to the Jubilee Hall.

Alterations

- Installation of an accessible toilet and another toilet in the store and adjacent kitchenette (Rooms G02 and G03) in the 1880s section of the building. The toilets will share a common airlock.
- Introduction of new lavatories to replace the existing lavatories in the ground floor of the 1932 addition.
- Installation of new doors in enlarged openings on the southern side of the Town Hall.
- Removal of windows in the north wall of the Jubilee Hall. The openings are to be enlarged vertically to floor level and operable window sashes installed.
- Installation of secondary glazed doors to the main entry of the Jubilee Hall.
- Installation of fire separation in openings between the Town Hall and Jubilee Hall. Retractable fabric cassette awnings are to be installed above the openings.
- The window at the north-eastern end of the Town Hall to be closed off for fire separation.
- New window installed in the southern elevation of the Town Hall replacing doors to the demolished external stair.
- Construction of an accessible toilet and reconfiguration of kitchen space on the first floor of the building including modification to floor structure.
- Glazed smoke barrier to the stair at first floor level.

Building services

- New ductwork below the floor of the Town Hall, with grilles in the floor of the Hall.
- Introduction of new HVAC, electrical and communications services

The interior of the building is to be repainted to the direction of a heritage architect. The sheet roofing above the Town Hall is to be repaired or replaced.

5 ASSESSMENT OF HERITAGE IMPACT

This section of the report identifies and assesses the potential heritage impacts associated with the proposed works to Parramatta Town Hall.

Tanner Kibble Denton Architects has been engaged to guide the design to avoid, minimise or mitigate potential adverse impacts on its heritage significance as much as possible.

The proposal is assessed in the following sections against the relevant policies contained the Parramatta Town Hall Conservation Management Plan and the provisions of the Parramatta Local and Environment Plan 2011 and Development Control Plan 2011.

5.1 Parramatta Town Hall Conservation Management Plan

The proposed works are assessed against the following relevant conservation policies contained in the Parramatta Town Hall Conservation Management Plan (CMP) by Tanner Kibble Denton Architects, 2021.

Policy 5 Proposed works should be assessed for their potential to impact (both positively and adversely) on the heritage significance of the site and the heritage significance of other heritage items and /or heritage conservation areas in the vicinity.

Generally, the proposed works will not impact on the overall heritage significance of Parramatta Town Hall, which retain most of the spaces and fabric identified as having Exceptional and High heritage significance in the CMP.

In principle, the following works will not impact on culturally significant spaces and fabric provided they are carefully designed and detailed:

- the proposed works to locate food and beverage facilities in the Jubilee Hall, which is identified as having High heritage significance
- the proposed routes for new services which have not been resolved
- the proposed works to introduce additional door openings in the South facade of the Main Hall and the North façade of the Jubilee Hall.
- the works to introduce lavatories into the original 19th century spaces
- the works to the common wall between the Jubilee Hall and the Main Hall

There will be no impact on the heritage significance of the site because of the relatively minor scope of the works affecting the exterior of the building.

There will be no impact on heritage items in the vicinity of the Town Hall site. This is because the majority of the works are internal. External works are limited in scope and largely confined to the eastern part of the building and so will not impact on the visual curtilage of these heritage items.

Policy 7 The site will be managed in ways that are consistent with applicable heritage legislative requirements. Works required to comply with building code and other legislative requirements are to avoid or minimise impacts on the site's heritage significance.

Generally, the proposed works will not impact on the overall heritage significance of Parramatta Town Hall, The installation of a lift is required to provide equitable access to all parts of the Town Hall. The new lift, which will form part of a separate application, is to be located outside of the envelope of the existing building.

Policy 9 The conservation and adaptive reuse of Parramatta Town Hall is to be undertaken in a manner that is consistent with assessed levels of heritage significance and in accordance with the guidelines included in this CMP.

Significant building fabric and a number of significant spaces are affected by the proposed works.

- Underpinning to remedy structural damage to walls of the 1932 addition at the south-western corner of the building is a positive conservation action to prevent further deterioration of building fabric.
- Removal of brickwork below windows in the Town Hall and windows and brickwork in the north wall of Jubilee Hall will impact on walls identified as having Exceptional and High significance respectively. However, the demolition will allow the installation of new doors that will facilitate successful adaptive reuse of the building and is considered acceptable. Demolition and the installation of new doors will not impact on the overall significance of the place. Similarly, the formation of a new door opening in the eastern wall of the Jubilee Hall will not impact on the overall significance of the place. Impacts will be mitigated by the careful design of new doors that are compatible with the age and architectural character of the building.
- Demolition of the landing to the western entrance to the Jubilee Hall will have no heritage impact as the landing has been identified as having Little heritage significance. Its removal will allow for the provision of equitable access to the Jubilee Hall.
- Demolition in internal walls on the ground floor of the building to form new doorways, although located in parts of the building identified as having Exceptional heritage significance, is limited in scope and will not impact on the original layout and spaces of the building. New doors and associated joinery are to be detailed in an appropriate manner. Detailed design of these new doorways will be required.
- Removal of the existing male and female lavatory fitout on the ground floor, including masonry walls, and the installation of new male and female lavatories, will have little heritage impact. The existing lavatory fitout is identified as Intrusive. The new lavatory fitout will not change the use of this section of the building.
- Removal of the Intrusive external stair on the southern side of the Town Hall is a positive heritage action.
- Removal of the first floor kitchen fitout, which is relatively recent, will have no heritage impact. The space is identified as having High heritage significance. Careful and sensitive design of the accessible lavatory and new kitchen fitout, including selection of materials and finishes will assist in mitigating impacts on the space. The amenity provided by these works will contribute to the successful ongoing use of the building.
- Installation of a female toilet in a ground floor store and an airlock and male toilet in the adjacent kitchenette in the western section of the building will have some impact. The space to be occupied by the female toilet is identified as having Moderate heritage significance, while the space to be occupied by the male toilet and airlock has High heritage significance. However, the amenity provided by these works will contribute to the successful ongoing use of the building.
- Works to the wall between the Town Hall and Jubilee Hall will have no impact of the significance of the place. These spaces were only connected by one doorway from 1932. The treatment of the finishes on both sides of this wall needs further design development. Fire separation in the window at the north-eastern end of the Town Hall should not impact on the heritage significance of the place.
- New ductwork below the floor of the Town Hall, with grilles in the floor of the Hall will not impact on the overall significance of the space, which has Exceptional significance.
- Impacts accruing from repainting of the exterior and interior of the building will depend upon the selection of colours, which should be based on those that would have been used during the 1880s. All stencilling on internal walls and ceilings should be retained and conserved.

Policy 11 Aboriginal sites or objects and European relics uncovered will be managed in accordance with the requirements of the National Parks & Wildlife Act 1974 and in a manner that is consistent with relevant guidelines issued by the NSW Office of Environment and Heritage.

It is the intention of the City of Parramatta to manage the archaeological aspects of the site in accordance with the requirements of the requirements of the National Parks & Wildlife Act 1974 and in conformity with the guidelines issued by the NSW Office of Environment and Heritage.

Policy 18 The adaptive reuse of the site is encouraged. New uses should be selected on the basis that they will enhance the appreciation of the history and heritage significance of the place and ensure conservation of significant buildings and landscape components.

The proposed works are intended to facilitate new uses for the building to accommodate community and conference facilities. These uses are considered to be appropriate because they will ensure that the Town Hall is publicly accessible and will continue to serve as a community facility.

Policy 19 Alterations and additions should be designed to minimise adverse impacts and on the heritage significance of the site as a whole.

Generally the proposed works will have little impact on the heritage significance of Parramatta Town Hall and the site as a whole.

Policy 20 Equitable access is to be provided to all publicly accessible places on the site where practicable.

Equitable access to the building will be enhanced by the new walkway to the Jubilee Hall. The provision of accessible lavatories will enhance the equitable uses of the building.

Policy 21 Demolition on the site is subject to the heritage significance of the component of the site that is proposed for demolition.

Refer to previous comments in this section of the report.

Heritage provision	Comment
	<p>(c) The site of Parramatta Town Hall has archaeological potential. In the event that archaeological remains are uncovered in the course of the works, the guidelines issued by the NSW Office of Environment and Heritage will be followed.</p> <p>(d) The site of Parramatta Town Hall has been identified as a place that has high heritage significance for Aboriginal people. Excavation associated with the proposed works has the potential to disturb Aboriginal archaeological remains. Should this occur, appropriate protocols defined in the National Parks and Wildlife Act will be followed.</p>
<p>Clause 5.10(2) Requirement for consent Development consent is required for any of the following—</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance) — (i) a heritage item.</p> <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</p> <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p>	<p>This statement of heritage impact has been prepared to accompany an application for alterations to Parramatta Town Hall, which is listed as a heritage item in Schedule 5 of Parramatta LEP 2011.</p> <p>The proposed works include alterations to the exterior of the building and modifications to its interior.</p> <p>The building is located on a site with Aboriginal and historical archaeological potential.</p>
<p>Clause 5.10 (4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>This statement of heritage impact has been prepared to assess the impacts of the proposed works on Parramatta Town Hall. The assessment includes reference to policies contained in the Parramatta Town Hall Conservation Management Plan, which is an important heritage management document for the place. Refer to Section 5.1 above.</p>

Heritage provision	Comment
<p>Clause 5.10(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development—</p> <p>(a) on land on which a heritage item is located, require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>A heritage conservation management plan has been prepared for the site. The impacts of the proposed works against the relevant policies of the conservation management plan are assessed in Section 5.1 of this report.</p>
<p>Clause 5.10(7) Archaeological sites</p> <p>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—</p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	<p>It is understood that the City of Parramatta will comply with this provision.</p>
<p>(8) Aboriginal places of heritage significance</p> <p>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p>	<p>An Aboriginal Cultural Heritage report for the entire Parramatta Square site has been undertaken by Niche Environment and Heritage. It considers the effects that the development will have on the heritage significance of the place and on Aboriginal objects located on the site.</p> <p>The report recommends, amongst other things, that ongoing consultation with the Registered Aboriginal parties should take place throughout the project and that protocols should be developed.</p>

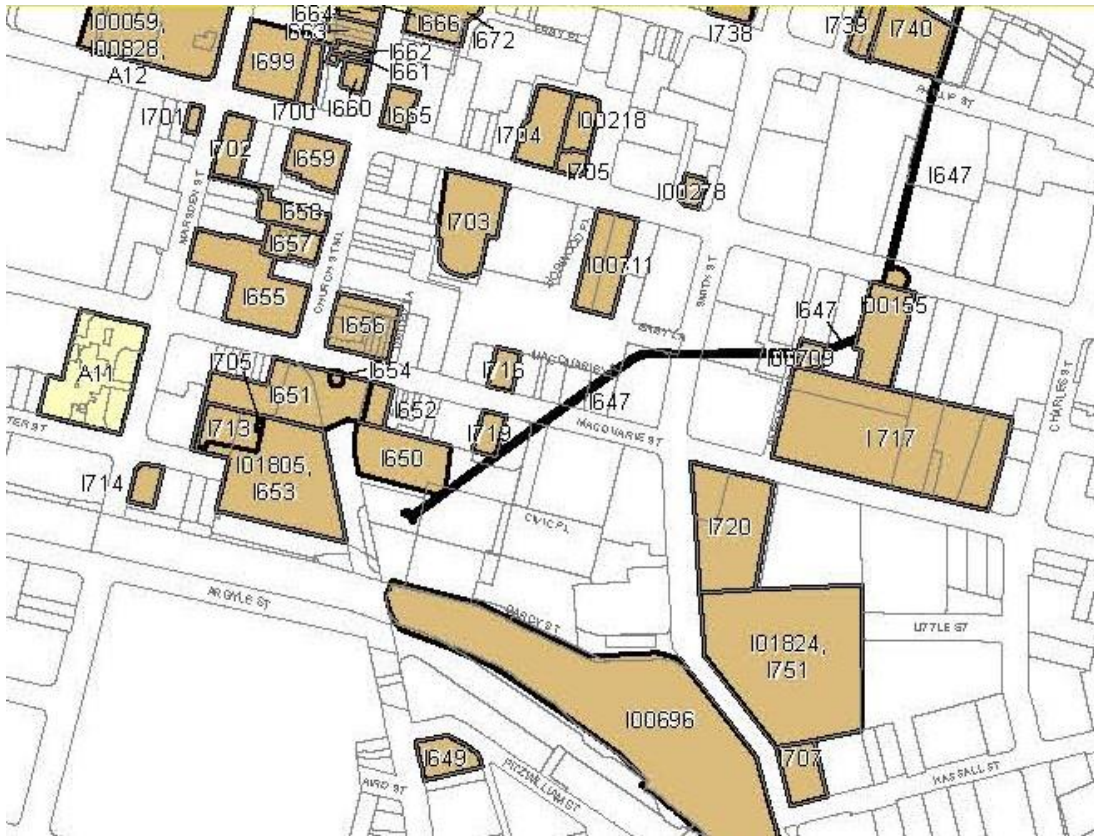
5.3 Parramatta Development Control Plan 2011

The proposed works are assessed against the following relevant provisions of Parramatta Development Control Plan 2011 in this section of the report.

Development control	Comment
Section 3.5: Heritage	
Design controls for existing buildings: C.4 Retain all buildings and structures that explain the history of the area and contribute to its significance.	Parramatta Town Hall is retained. The proposed works are relatively minor in scope and will not impact on its overall heritage significance or the significance of the site.
Design controls: alterations and additions C.7 Any alterations and additions must be consistent with the scale, shape and materials of the existing building so as not to detract from the visual importance of existing historic buildings in the area or the area's visual consistency and amenity.	The proposed works will be consistent with the materials and scale of the existing building. External works are minor in scope and will not detract from its visual importance or the visual consistency of the locality. The impact of the works should be further minimised by sensitive and well-considered detail design resolution.
Section 4.3.3: Parramatta City Centre	
4.3.3.4.1 Views	
Views north and south along Church Street, including view of ANZ Dome and heritage buildings, St John's Church spires to the south and St Peter's church.	The proposed works will have no impact on the identified views to the north and south along Church Street. There are no modifications to the building's western façade.
4.3.3.7.2 Parramatta Square	
Building form control C.8: All development is to implement heritage conservation principles.	The proposed works are associated with the conservation and adaptive reuse of Parramatta Town Hall, generally reflecting the requirements of the Parramatta Town Hall Conservation Management Plan and the heritage clauses in Parramatta LEP 2011.
Public Space Principles: Retain Church Street Mall and Centenary Square as Parramatta's most enduring public space, including landscaping and heritage	The proposed works will not impact on Parramatta Town Hall's important contribution to Church Street Mall and Centenary Square, or impact on the heritage significance of this precinct.

5.4 Impacts on heritage items in the vicinity of Parramatta Town Hall

The proposed alterations to Parramatta Town Hall will have no impact on listed heritage items in its vicinity. Assessment on individual items is summarised below.



- Item I647: Convict drain

The proposed works in the vicinity of the convict drain consist of the removal of paint from the external southern wall surface of the Town Hall, reconstruction of a window and insertion of doors below existing windows. These works will not impact on the heritage significance of the drain because of their scope and location relative to the drain, which does not impinge on the item's curtilage. The works will not impact on the interpretation of the drain and an understanding of its heritage significance.

- **Item I651: Bicentennial Square and adjoining buildings**

The proposed works will not impact on the heritage significance of Bicentennial Square and adjoining buildings. The majority of the works are internal and will not be seen from the Square. External works on the western and northern side of the Town Hall, which are adjacent to the Square and adjoining buildings, are minor in scope and will not impact on the visual and physical relationships between the various items.

- **Item I652: Murrays' Building (and potential archaeological site)**

Proposed works on the northern and western side of the Town Hall include the provision of a pedestrian walkway to the Jubilee Hall and insertion of doors along with northern side of the Hall. These works will not impact on the heritage significance of Murray's Building or on views to the item.

- **Item I653: Warden's cottage (verger's cottage)**

There will be no impact on the warden's cottage because of its location relative to the Town Hall. The cottage is also screened from the Town Hall by St John's cathedral and by mature trees to its south and west.

- **Item I654: Centennial Memorial Clock**

There will be no impact on the Centennial Memorial Clock because of the location of the proposed works to the Town Hall and by the location of the Clock relative to it. The Clock is screened from the Town Hall by Murray's Building and by mature trees in Bicentennial Square.

- **Item I655: Shop (and potential archaeological site)**

There will be no impact on this item because of the location of the works at Parramatta Town Hall, its distance from Parramatta Town Hall and intervening trees.

- **Item I656: Horse parapet facade (and potential archaeological site)**

There will be no impact on this item because of the location of the works at Parramatta Town Hall, its distance from Parramatta Town Hall and intervening buildings and trees.

- **Item I713: St John's Parish Hall**

There will be no impact on this item because of the location of the works at Parramatta Town Hall, its distance from Parramatta Town Hall and intervening buildings and trees.

- **Item I716: Kia Ora (and potential archaeological site)**

There will be no impact on this item because of the location of the works at Parramatta Town Hall, its distance from Parramatta Town Hall and intervening buildings.

- **Item I719: Leigh Memorial Uniting Church**

There will be no impact on this item because of the location of the works at Parramatta Town Hall and its distance from Parramatta Town Hall.

- **Item I01805: St John's Anglican Cathedral**

There will be no impact on this item because of the location of the works at Parramatta Town Hall and its distance from Parramatta Town Hall.

6 CONCLUSION

The proposed works at Parramatta Town Hall can be supported on heritage grounds for the following reasons:

- Generally, the works will not impact on the majority of spaces within the building identified as having Exceptional and High heritage significance;
- The proposed works will not impact on the heritage significance of listed heritage items in the vicinity of the Town Hall or on views to and from these items;
- The works generally comply with policies in the Parramatta Town Hall CMP and with the relevant provisions of Parramatta LEP 2011 and Parramatta DCP 2011;
- The proposed works will enable viable ongoing adaptive reuse of the building, which is appropriate to its heritage significance and will ensure that the building remains accessible to, and usable by, the general public.

Also, the following works have the potential to negatively impact on culturally significant spaces and fabric unless they are carefully designed:

- the proposed works to locate food and beverage facilities in the Jubilee Hall, which is identified as having High heritage significance
- the proposed routes for new services which have not been resolved
- the proposed works to introduce additional door openings in the South facade of the Main Hall and the North facade of the Jubilee Hall.
- the works to introduce lavatories into the original 19th century spaces
- the works to the common wall between the Jubilee Hall and the Main Hall