

HERITAGE IMPACT STATEMENT

Design Excellence Competition

Gran Central - 134-142 Parramatta Road, 26-38 Good Street and 59-61 Cowper Street, Granville



Competition Entrant: PBD Architects

7 OCTOBER 2018

NBRS&PARTNERS PTY LTD

Level 3, 4 Glen Street,
Milsons Point NSW 2061 Australia
nbrsarchitecture.com

ABN 16 002 247 565

Sydney: +61 2 9922 2344
Melbourne: +61 3 8676 0427
architects@nbrsarchitecture.com

DIRECTORS

Andrew Duffin NSW reg. 5602 (Nominated Architect), James Ward MDIA,
Garry Hoddinett NSW reg. 5286, Rodney Drayton NSW reg. 8632,
Andrew Leuchars LA reg. 035, Geoffrey Deane NSW reg. 3765

STUDIO PRINCIPALS

Anthea Doyle, Trevor Eveleigh, Sophie Orrock, Samantha Polkinghorne, Brett Sherson, Andrew Tripet, Jonathan West, **SENIOR ASSOCIATE** Barry Flack
ASSOCIATES Hung-Ying Foong Gill, David Heap, Derek Mah, Craig Stephen

NBRS & PARTNERS Pty Ltd
Level 3, 4 Glen Street
Milsons Point
NSW 2061 Australia

Telephone +61 2 9922 2344 - Facsimile +61 2 9922 1308

ABN: 16 002 247 565

Nominated

Architects

Geoffrey Deane: Reg No. 3766; Andrew Duffin: Reg No. 5602; Garry Hoddinett: Reg No 5286

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ISSUED	REVIEW	ISSUED BY
7 October 2018	Final	Alice Steedman

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HERITAGE IMPACT STATEMENT

DESIGN EXCELLENCE COMPETITION - GRAN CENTRAL

134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET, GRANVILLE

1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement has been prepared in accordance with the standard guidelines of the NSW Heritage Division to review a submission by PBD Architects for the Design Excellence Competition for the design of Gran Central, Parramatta Road, Good Street and Cowper Street, Granville

The proposal involves redevelopment of the site for predominantly residential purposes including a **four-storey podium with a residential tower over up to 26 levels.**

The subject site of Gran Central contains a property which is listed as an item of local heritage significance on Schedule 5 of the *Parramatta Local Environmental Plan (LEP) 2011* as 'The Barn', 138 Parramatta Road, Granville (Item No. 157). Due to the height of the proposed development it is also considered to be located in the vicinity of the Granville Conservation Area – Civic Precinct and a number of other listed items including:

- Shop, 47 Good Street (Item No. 116)
- Single Storey Residence, 55 Cowper Street (Item No. 101)
- Single Storey Residence, 57 Cowper Street (Item No. 102)
- Granville Hotel, 10 Good Street (Item No. 95)
- Former School of Arts, 12 Good Street (Item No. 115)
- Burnetts Loan Office, 1 Good Street (Item No. 99)

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the *Parramatta LEP 2011* and the requirements of the *Parramatta Development Control Plan (DCP) 2011*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, *NSW Heritage Manual*.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.3 SITE LOCATION

The site is located on the southwestern side of the intersection of Parramatta Road and Good Street. It continues through to Cowper Street at the rear.



Figure 1: Aerial map with the subject site circled red. (Source: NSW LPI, SIX Maps, maps.six.nsw.gov.au)

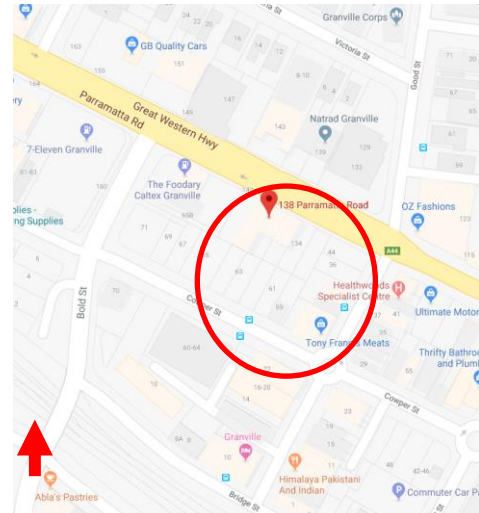


Figure 2: Street map with the subject site circled red. (Source: Google Maps)

1.4 HERITAGE MANAGEMENT FRAMEWORK

The subject site of Gran Central contains a property which is listed as an item of local heritage significance on Schedule 5 of the *Parramatta Local Environmental Plan (LEP) 2011* as 'The Barn', 138 Parramatta Road, Granville (Item No. 157).

Due to the scale and height of the proposed development it is also considered to be located in the vicinity of the Granville Conservation Area – Civic Precinct and a number of other listed items including:

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- Burnetts Loan Office, 1 Good Street (Item No. 99)

The Granville Conservation Area – Civic Precinct contains a number of locally listed places and a State registered place Granville Town Hall, 10 Carlton Street (Item No. 01679).

The entrants to the Design Excellence Competition were requested to consider the design of Gran Central in relation to the historic context of Granville and the impact of the proposed development on the heritage significance of 'The Barn' and on the heritage significance of heritage items and conservation areas in the vicinity of the proposed development.

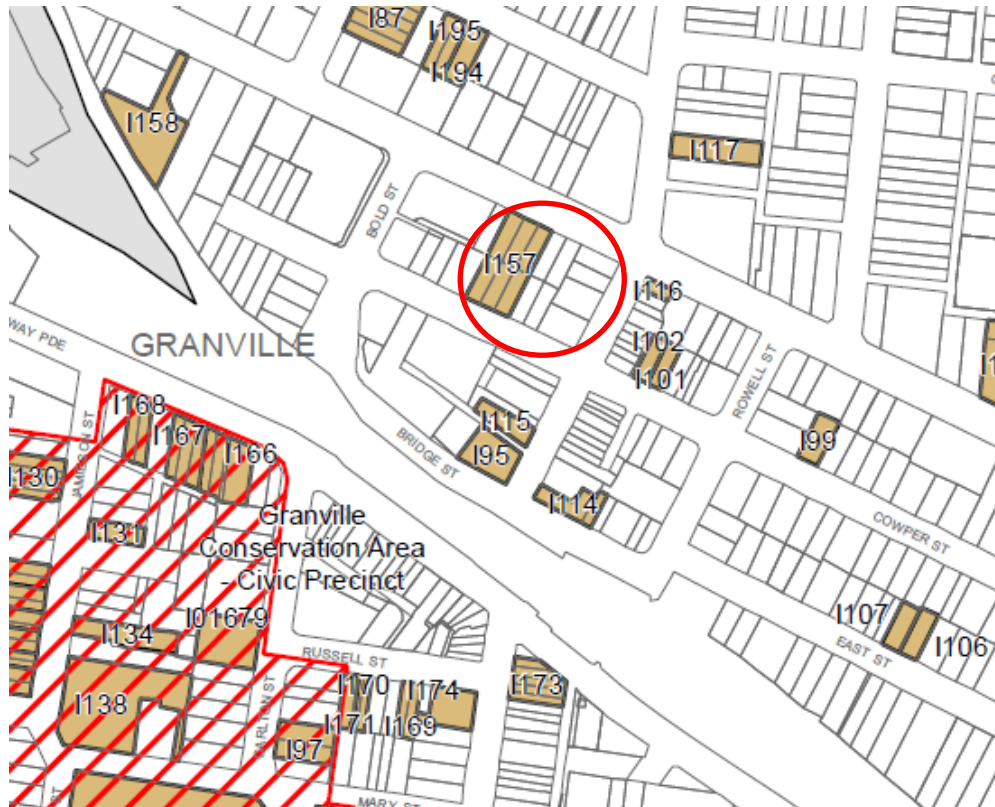


Figure 3 – Extract from Parramatta LEP map with subject site circled red. (Parramatta LEP Map HER_010)

1.5 AUTHORSHIP

This report was prepared by Alice Steedman, Senior Heritage Architect of **NBR**SARCHITECTURE, using research and a history presented in a previous Heritage Impact Statement prepared for the site by NBR+Partners March 2015.

1.6 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the planning provisions that are relevant to heritage.

1.7 COPYRIGHT

Copyright of this report remains with the author, **NBR**SARCHITECTURE. Unless otherwise noted, all images are by the author.

2.0 DOCUMENTARY EVIDENCE

The following information provides some context for the historical development of the site and locality. This information can be used to inform an approach to heritage conservation and development of the site.

2.1 EUROPEAN ERA HISTORY

The subject site is located on part of 1125 acres (455 hectares) granted to Garnham Blaxcell by Crown Grant on 1 January 1806. Blaxcell arrived in Sydney in October 1802 as acting purser on HMS Buffalo. He won favour with Governor Philip Gidley King, who appointed him to several official positions (deputy-commissary, 6 May 1803; acting provost-marshal, 20 December 1804; secretary 1804-06). His land grant on the Dog Trap Road (Woodville Road, Granville) was known as the 'Drainwell Estate'.

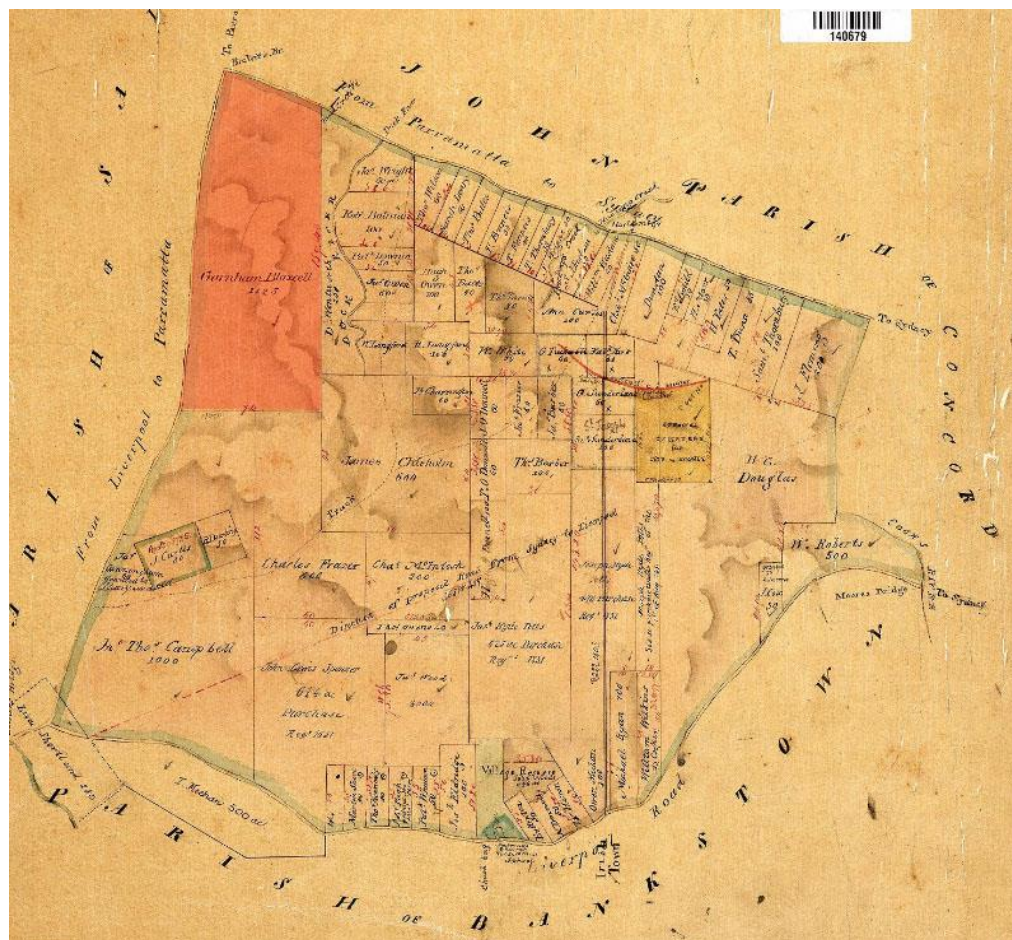


Figure 4 – Extract from Parish of Liberty Plains, undated, showing Garnham Blaxcell's land grant (shaded red). (Source: NSW Land & Property Information, Historical Records Land Viewer)

Blaxcell was a trader and merchant and became a close business associate of John Macarthur in a number of ventures. By the time of the Bligh Rebellion, he had accumulated extensive interests, including a farm at Petersham, a windmill at Pyrmont and warehouses and accommodation in Sydney, as well as owning several trading vessels. Unsuccessful investments and schemes forced him to relinquish the 'Drainwell Estate' in 1809 to Surgeon Thomas Jamison. By 1816, Blaxcell was heavily in debt. He sought to escape legal proceedings in the Colony by secretly leaving Sydney for England in April 1817 but died in

Batavia soon afterwards in October.¹ Thomas Jamison assigned the '*Drainwell Estate*' to his son (Sir) John Jamison. The latter's daughter inherited the estate, which in turn passed to her husband, Captain William Russell.

Anticipating the completion of the Sydney to Parramatta railway, the owners of the '*Drainwell Estate*' subdivided part of their holding and announced the auction of a large number of town, villa and suburban allotments in the Town of Parramatta South on 5 February 1855. The blocks had frontages to Parramatta and Dog Trap Roads, and Railway, Cowper, Creek, Station, Wallace, Russell, Queen, Raglan, William, John and Jamieson Streets. The sale advertisement said Parramatta South "*occupies a pretty, elevated position, and as it almost surrounds the railway terminus, the opening of the line will make it the principal business part of town*".

Another portion of the estate was put up for auction on 10 December 1855, 11 weeks after the railway's official opening. This comprised approximately 450 lots, with frontages to Sydney, Parramatta and Dog Trap Roads, and Mort, Cowper, Bold, Good, Kemp, East, Railway, High, John, Jane and William Streets. Prospective buyers were told the expansion of the railway already under way, and promised, could make Parramatta South a town of great importance, "*second perhaps to none in the colony*".² In December 1858, Thomas Sutcliffe Mort purchased Lots 11 – 38 in Section C in the Eastern Division of Parramatta South, being those allotments marked by a cross in the subdivision plan at Figure 5, for which he paid the sum of £346/10.³

Figure 7 shows the extent of the respective subdivisions of the '*Drainwell Estate*' in 1863, the original subdivision south of the railway line is divided into eight sections, A – H, and there are 34 allotments located between the railway line and Parramatta Road. The name Mort & Co is shown as the owner of a large block of land in an extract from the 1863 Plan of the '*Drainwell Estate*' (Figure 8).

Confusingly, there is another plan of subdivision of the Town of Parramatta South, ca1860s (Figure 6) which contains a different section and allotment numbering from that shown in the Wells plan (1855) and '*Drainwell Estate*' plan (1863).

¹ Alison Vincent, 'Blaxcell, Garnham', Dictionary of Sydney, 2008, http://www.dictionaryofsydney.org/entry/entry/blaxcell_garnham, accessed 05 November 2012. Dunlop, E. W., 'Blaxcell, Garnham (1778–1817)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/blaxcell-garnham-1794/text2029>, accessed 5 November 2012.

² T Fowle, "The History of Granville 1919", Granville Historical Society, 2001, pp. 17, 36; *Sydney Morning Herald*, 16 January 1855, p. 8, 24 November 1855, p. 7.

³ Old System Deed Bk 67 No 220, NSW Land & Property Information.

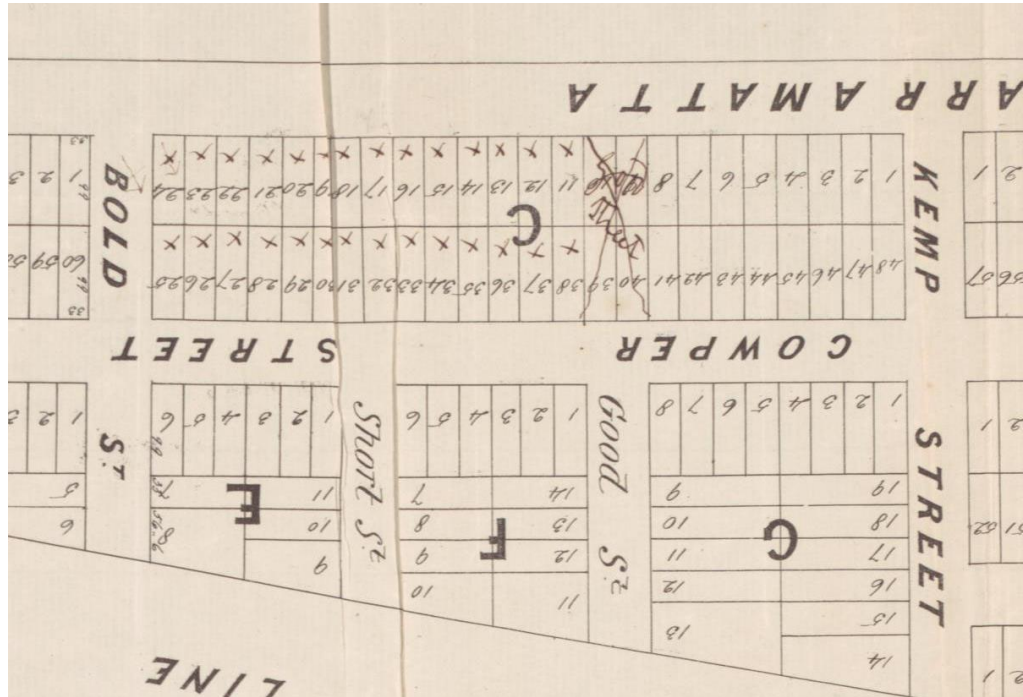
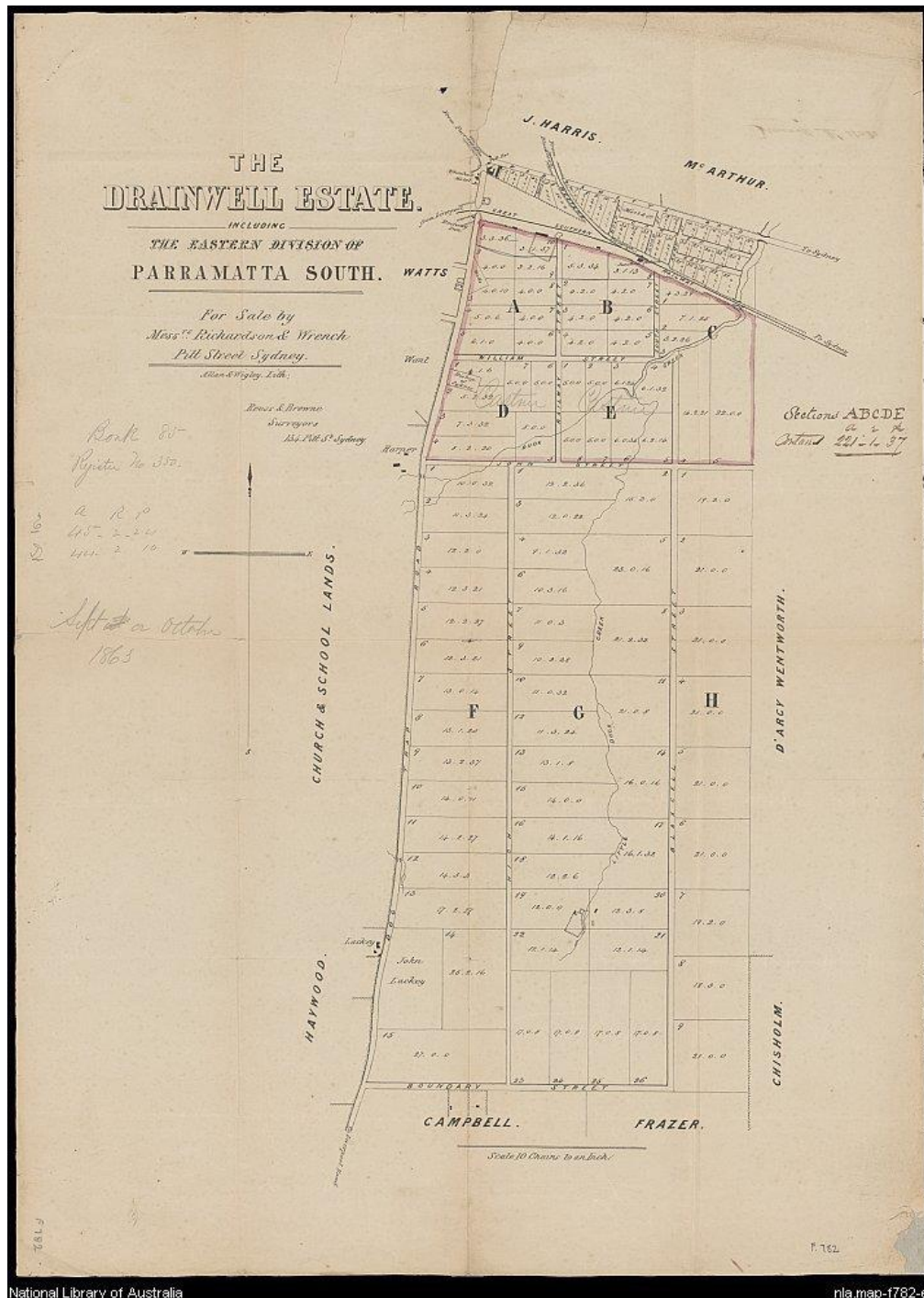


Figure 5 – Detail from Wells, William Henry, Plan of the allotments in the Eastern Division of Parramatta South: for sale by Mort & Co. Monday, 10th Dec. 1857. Overlaid with handwritten annotation marking extension of Good Street to Parramatta Road through Section C. (Source: National Library of Australia, MAP F 166)



Figure 6 – Detail from Plan of the Town of Parramatta South: with suburban & villa allotments adjoining the railway terminus, ca1860 – 1869. The subject site is comprised within Section 5 thereon (Source: National Library of Australia, Map F164)



National Library of Australia

nla.map-1782-e

Figure 7 – The Drainwell Estate including the eastern division of Parramatta South, 1863. Shows the subdivision of Blaxcell's land grant into eight sections, A – H south of the railway line. (Source: National Library of Australia, MAP F 872)

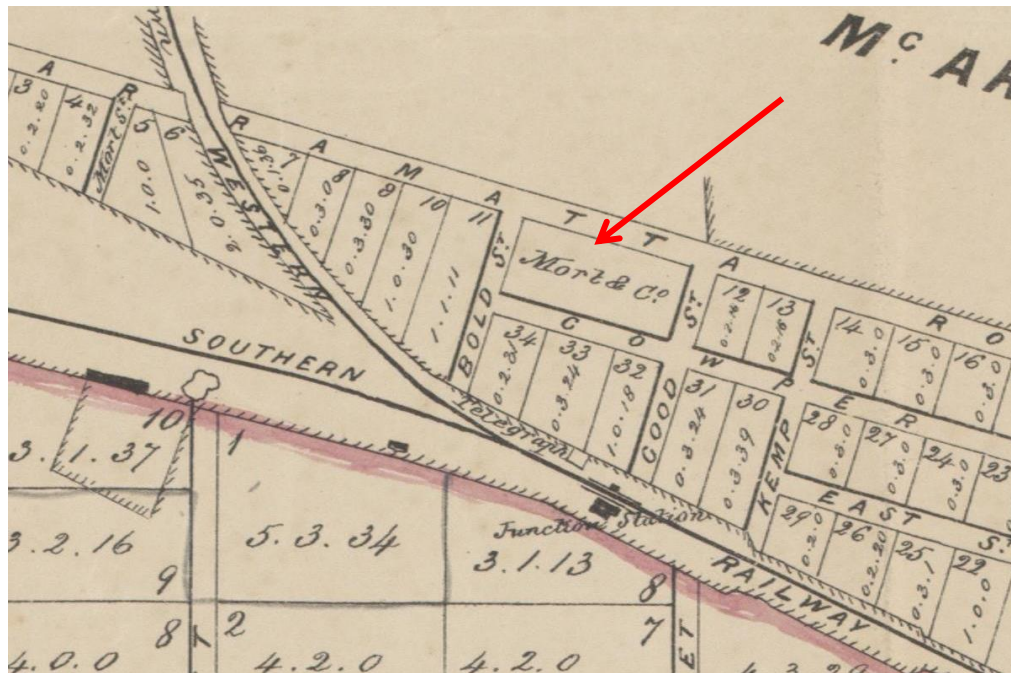


Figure 8 – Detail from *The Drainwell Estate* including the eastern division of Parramatta South, 1863. Study site comprised within that block indicated by arrow in the name of Mort & Co. (Source: National Library of Australia, MAP F 872)

Mort's allotments changed hands to James Niblett in 1879 then by mortgage to RR Terry in 1880, which mortgage was discharged the following year. Niblett conveyed the block of allotments to George Thomas Suttor of Chelsea Park, Baulkham Hills in October 1882 for the sum of £3350.⁴ He simultaneously mortgaged the property to Niblett.⁵ Suttor re-subdivided his land into "51 choice building sites" in the Granville Township which were advertised for auction sale on 6 September 1883. Some of the allotments were sold at this date however the residue of "31 elevated sites" were advertised again for auction in October 1885.⁶ Following Niblett's death, a further charge on Suttor's mortgage to the value of £4000 (including properties elsewhere in the Sydney region) was transferred to Thomas Henry Rawlings in 1889. Rawlings transferred Suttor's mortgage to Neal Collins of Sydney, solicitor. Suttor's estate was sequestrated in 1891 and presumably he defaulted on his mortgage whereupon, according to the contract of mortgage, Neale Collins became the owner of the property.

2.2 INDIVIDUAL LAND PARCELS

2.2.1 HISTORY OF THE BARN, 138 PARRAMATTA ROAD

"The Barn" is located on Lots 1-6 in DP107535, being formerly Lots 9, 10, 11, 24, 25 and 26 of Suttor's Subdivision of Section A of the Granville Township, originally part of the 1125 acres (Portion 1 of the Parish of Liberty Plains) granted to Garnham Blaxcell on 1 January 1806.

Neale Collins conveyed Lots 9-11 (fronting Parramatta Road) to Colquhoun in May 1913. Contractor H Bratby commenced work on a new building for Alderman John Colquhoun largely to be used as a store and for other purposes in connection with his business as a bag

⁴ Old System Deed Bk 259 No 62, NSW Land & Property Information.

⁵ Old System Deed Bk 259 No 63, NSW Land & Property Information.

⁶ *Sydney Morning Herald*, 6 September 1883, p11, and 31 October 1885, p21.

merchant. Work commenced on the foundations of the new building in 1913 as noted in the *Cumberland Argus and Fruitgrowers Advocate* on 31 May:

The new building will be two storeys high and have an extensive frontage to Sydney-Road.

In the last week of June 1913, Colquhoun laid the first brick of the new store.⁷ The *Cumberland Argus* noted in mid-October that the new building was nearly completed, and furnished a slightly longer description of the premises:

*The upper portion will, we understand accommodate the skilled needle-women and other workers employed by Mr Colquhoun. Below there are entrances for horses and vehicles, and lots of room for storage and other purposes.*⁸

On 13 December 1913 the *Cumberland Argus and Fruitgrowers Advocate* published a feature entitled "Flourishing Industry" which devoted a substantial length to John Colquhoun's new store and factory at Granville, complete with illustration as shown below in Figure 9.

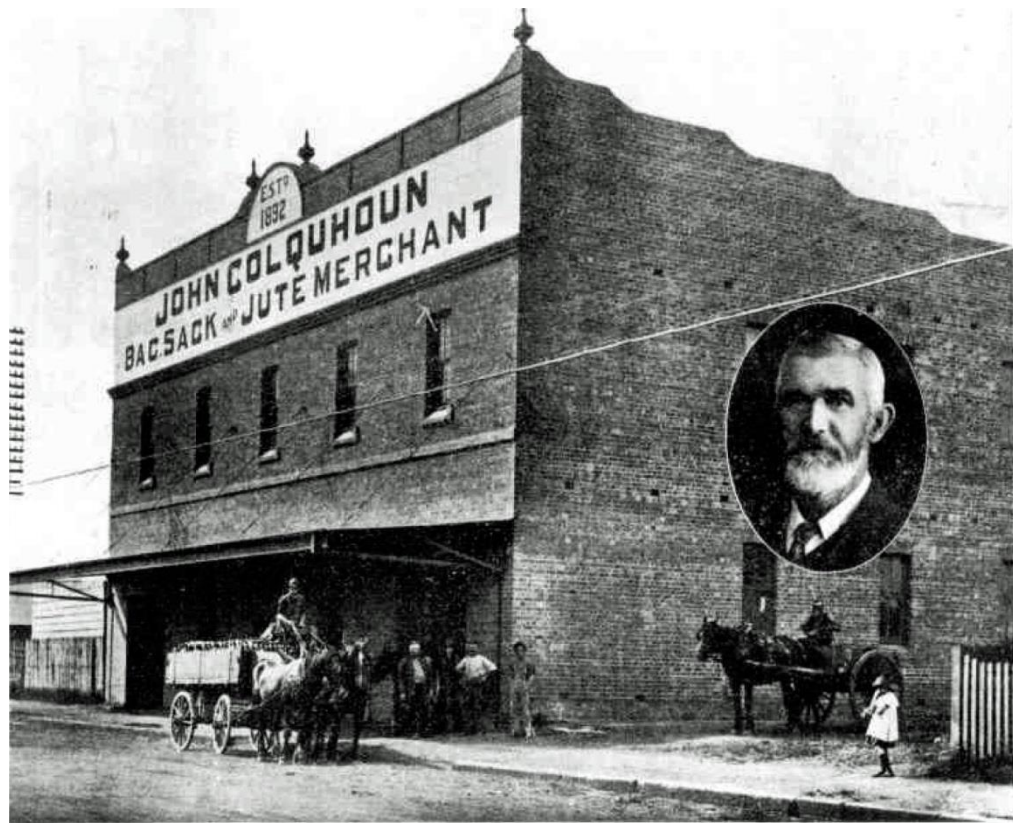


Figure 9 – John Colquhoun Bag, Sack and Jute Merchant, Sydney Road (Parramatta Road), Granville. (Source: A Flourishing Industry in *Cumberland Argus and Fruitgrowers Advocate*, 13 December 1913, p14)

Meanwhile, Lots 24-26 (fronting Cowper Street) were conveyed by Collins to Alfred Row in August 1918, thence to Charles Row by letters of administration in May 1921. In 1922 the property quickly changed hands to Eugene Lauret. By 1927 these three allotments were in the ownership of Alexander Colquhoun, who had taken over the day to day running of the

⁷ "Granville - Personal", *Cumberland Argus and Fruitgrowers Advocate*, 28 June 1913, p2.

⁸ "Granville – big enterprise", *Cumberland Argus and Fruitgrowers Advocate*, 1 October 1913, p2.

building in 1920 after John had entered into local politics. In the intervening period an extension of two storeys was erected to 138 Parramatta Road with tenders called for same in June 1922.

In 1939 the store was damaged when a fire broke out on the upper floor, and *"a large quantity of bags was damaged, and portion of the flooring was burnt through. Bags on the ground floor were also badly damaged by thousands of gallons of water played on the flames"*.⁹

Under Alexander's leadership the company expanded and flourished. In May 1949 Alexander Colquhoun conveyed the entire property to John Robert Colquhoun. Alexander was joined in the business by his son, also named John. Alexander Colquhoun & Son Pty Ltd was incorporated in 1952. Alexander retired from the business in 1960 and his role was taken by his son John.

Lots 9-11 and 24-26, an area of 2 roods 6 ½ perches of land, was converted to Torrens title by Primary Application 37855. According to that application lodged in November 1951 the land was in the occupation of Colquhoun Pty Limited and was valued (including all improvements) at £6523.

A lease was conveyed in May 1971 to Davey's Furniture Pty Limited, which lease was renewed in June 1976. It is not clear whether the lease comprised the entire property or part thereof. A portion of the roof space of the building was leased in November 1983 to Pacific Outdoor Advertising Pty Ltd for an advertising sign.

The property changed hands in April 1985 being registered in the names of Janet Taylor, John Colquhoun and Alexander Charles Colquhoun as tenants in common.

Preceding the lease of the property to Ebon Pty Limited in October 1989, the Colquhoun business activities relocated to new Sydney premises in Smithfield and in 1988 the company celebrated its centenary. John Colquhoun became the sole registered proprietor of the property in October 1989. He conveyed a lease of the property in January 1992.

Stephen Edward Manning and Simone Marcia Fechner became the registered proprietors of the property in September 2000. The property has most recently been in the occupation of The Barn, New & Used Office Furniture.

In 2005 John Colquhoun retired from the family firm and his place was taken by his son, Robert Colquhoun, the fifth and current generation of the family in the company.¹⁰

'The Barn' is identified in the *Parramatta Local Environment Plan 2012* as an item of Environmental Heritage. The current listing and statement of significance used by Council to determine its significance as a heritage item was based on information provided to the Council by the Parramatta Branch of the National Trust of Australia (NSW).

2.2.2 HISTORY OF 32-34 GOOD STREET

The former Granville Fire Station is located on Lot 1 DP 76041, being formerly Lots 3 and 4 of Section A of Suttors Subdivision of part of Blaxcell's land grant.

⁹ "Heavy Damage, Granville Blaza, Bag Store", *Cumberland Argus and Fruitgrowers Advocate*, 4 October 1939, p1.

¹⁰ Colquhoun's – a brief history, www.colquhouns.com.au, accessed 7 November 2014.

The Granville Volunteer Fire Brigade was formed in 1884 by Hudson's Engineering Works in a shed fronting Factory Street, Clyde to protect their own property. The brigade was reorganised under the Fire Brigade Act in 1891 and commenced operation from a shed in Good Street and then from 1897 in a temporary fire station on Sydney Road (Parramatta Road). In the intervening period the Granville Council at a meeting in October 1896 reported that the Fire Brigades' Board was awaiting the handover of the site set aside in Good Street for a new fire station (this site in Good Street forms part of the current study site).

Eventually in August 1899 the Fire Brigades Board approved the plans of the new fire station, and issued instructions to the architect "to call for tenders for the erection of the structure immediately...to be built in Good Street, about 250 yards from the railway station".¹¹ The building was completed by February the following year and was officially opened on the 17th the same month. A detailed description of the building and the official opening ceremony was furnished in the *Cumberland Argus and Fruitgrowers Advocate* on 24 February on page 2, including the following extract:

The building has been erected on a progressive scale, that is to say, while to all appearances complete, provision has been made for erecting a second story at some future time. The present structure is of brick and consists of an engine room 32 feet x 18 feet, at the rear of which are two horse stalls, only one of which is at present used. The members' room and night officers' room are of the same dimensions, viz., 14 feet x 12 feet. The members' rooms is also fitted with telephone and supplied with a fireplace for winter use, and plainly but comfortably furnished. At the rear of the building is a spacious bathroom and lavatory. A lookout tower gives a good view of the district.

By the mid 1920s the second storey had been built onto the original building altering its appearance and detailing to the current form.



¹¹ "Granville Fire Station", *Evening News*, 31 August 1899, p6.

Figure 10 – Granville Volunteer Fire Brigade, ca1900. The original single storey form and character of the building is visible in this photo. (Source: City of Parramatta Local Studies Collection, LSOP 198)

The Board of Fire Commissioners converted Lots 3 and 4 to Torrens title in mid-1926 by Primary Application 26041.

In 1929 the Granville Council, in reply to correspondence from the Granville Chamber of Commerce, reported that the removal of the fire station to another site was under consideration by the Board of Fire Commissioners and in that event, the Board would be prepared to sell it to a suitable purchaser. This situation was still under consideration in 1935, when the Council met with members of the Board to discuss the future of the brigade and station in the district and the possible sale of the site for redevelopment as shops.¹² Underpinning these discussions was the necessity of relocating the fire station to a more suitable position in the district.¹³ Eventually in early 1949 the Board of Fire Commissioners announced plans to build a new fire station in Parramatta Road, Granville.¹⁴ In the intervening period the Fire Station in Good Street was closed in 1945.

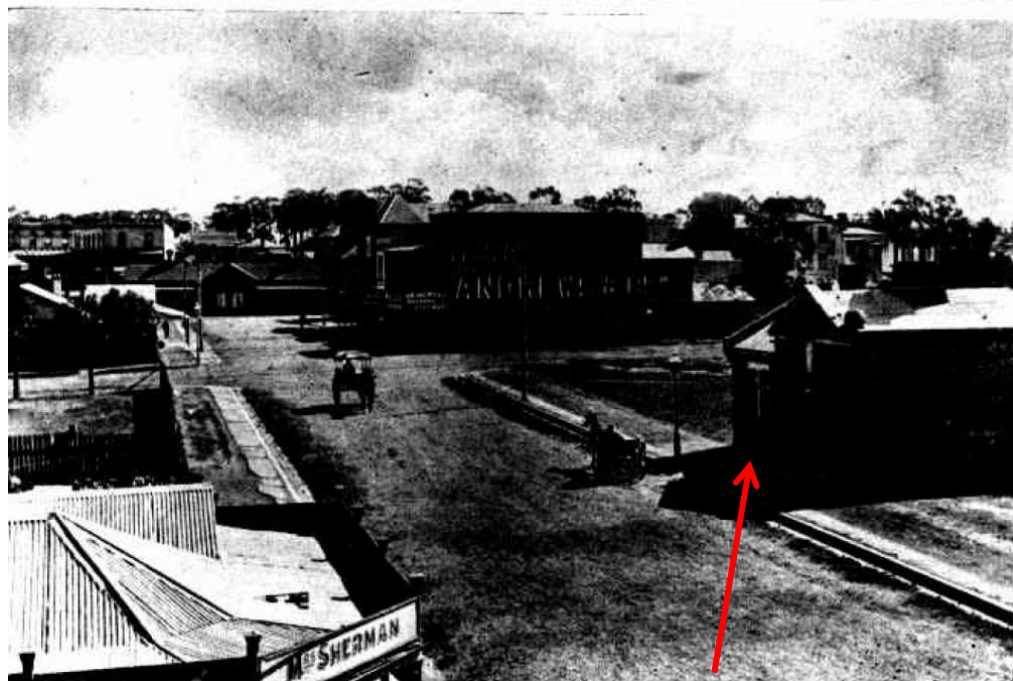


Figure 11 – Good Road, Granville looking south from Sydney (Parramatta) Road. The single storey Granville Fire Station indicated by arrow. (Source: Cumberland Argus and Fruitgrowers Advocate, 14 December 1901, p7)

The former fire station was decommissioned, and the building was subsequently let as office space. For instance, in July 1955 the Board of Fire Commissioners announced the lease of the ground floor to the Forestry Commission for at least two years “because of the urgent demands for Government office accommodation”.¹⁵

The site was sold in January 1966 to George Avramides of Granville, baker. He sold same in May 1974 to Heathrow Holdings Pty Limited. It changed hands in 1980 then again in 1985

¹² “Worth £3000, new fire station wanted, site danger”, *Cumberland Argus and Fruitgrowers Advocate*, 5 September 1935, p10.

¹³ “Granville Fire Station”, *The Biz*, 27 March 1936, p4.

¹⁴ “New fire station for Granville”, *The Cumberland Argus and Fruitgrowers Advocate*, 16 February 1949, p2.

¹⁵ “Won’t reopen Granville Fire Station”, *The Cumberland Argus*, 13 July 1955, p11.

to Hendrikus Antonius Lazarom. He in turn conveyed the property in December 2001 to Tekinvest Pty Ltd, who in 2004 conveyed the subject site to Brodieville Pty Limited.¹⁶

The former Fire Station has lost any significant connection with its original community use and has for nearly 60 years been used for unrelated activities.

The condition of the building is highly modified and dilapidated.

The former Fire Station is not identified as an item of Environmental Heritage in the *Parramatta Local Environmental Plan 2012* and is not located within a conservation area.



Figure 12 - Former Fire Station building Good Street Granville showing highly modified configuration following addition of the first floor in the Inter War period.

2.2.3 36 AND 42 GOOD STREET AND 132 PARRAMATTA ROAD

This site comprises Lots 1, 2 and 7 in Section 1 of DP 979437, being formerly Lots 1, 2 and 7 in Section A of Suttors Subdivision of Granville Township.

¹⁶ Certificate of Title Vol 3883 Fol 42, NSW Land & Property Information.

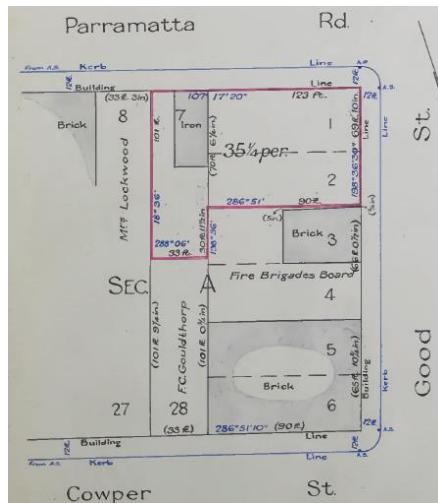


Figure 13 – Block plan accompanying Certificate of Title Vol 2554 Fol 175. (Source: NSW Land & Property Information)

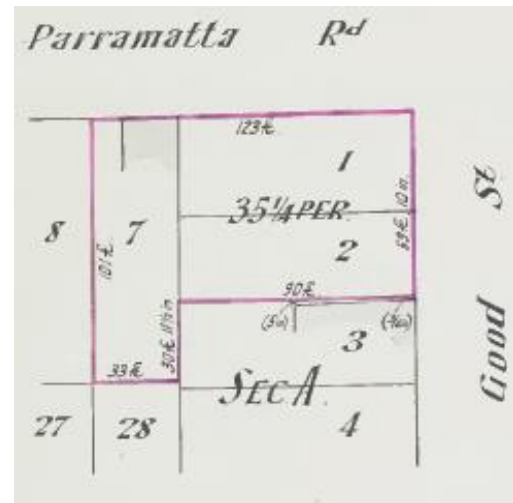


Figure 14 – Block plan accompanying Certificate of Title Vol 5353 Fol 148. (Source: NSW Land & Property Information)

Thomas Forbes purchased the three allotments from George Thomas Suttor in 1886. Following his death, the property passed to Robert Forbes of Parramatta. He lodged an application in March 1914 to convert the land to Torrens title. According to Primary Application 19266, the land (including all improvements) was valued at £800 and was in the occupation of Messrs Kaye & Kaye on a weekly tenancy at a rental of six shillings per week. Kaye & Roberts, farriers, are accordingly listed in Sydney Road (Parramatta Road) at the corner of Good Street in the 1914 Sands Directory. The block plan accompanying Certificate of Title Vol 2554 Fol 175 does show an iron building (forge) on Lot 7 (Figure 13).

The following year architect Alec C Williamson advertised tenders for the “erection and completion of three shops and dwellings at Granville”¹⁷ for Robert Forbes of Mays Hill.

*The plans show that they will rival some of the best places in Sydney. The contract, it is expected, will run over £4000.*¹⁸

¹⁷ Tenders, *Sydney Morning Herald*, 4 September 1915, p7.

¹⁸ Granville, new shops, *Cumberland Argus and Fruitgrowers Advocate*, 11 September 1915, p2.



Figure 15 – Good Street, Granville looking south from Sydney (Parramatta) Road. 36-42 Good Street on right with Turret of Patten's building clearly visible beyond and the enlarged Fire Station in between. (Source: Cumberland Argus and Fruitgrowers Advocate, 12 December 1929, p2)

The new building is shown in the photograph of Good Street dated 1929 (Figure 15) and the detail survey and Blackwattle sheets at Figure 22 and Figure 23 respectively. Forbes promptly sold the property to Thomas McKee of Ermington, nurseryman.¹⁹ The Certificate of Title contains registered leases of the property commencing a decade later in January 1925 to the National Bank of Australasia Limited, Jessie Marion Skerritt of Granville, and William Percy Windred and Albert Victor Windred of Balmain, butchers. The National Australasia Bank renewed their lease on successive occasions thereafter of the lock-up shop known as 126 Parramatta Road/42 Good Street.

The property passed by transmission in 1953 to Ethel Jane Krust, Alma Schmeising and Charles Raymond Wilson.²⁰ Ethel Jane Krust and Charles Raymond Wilson became the registered proprietor of Lots 1, 2 and 7 in 1963. Pre-existing leases were registered prior to this date of 126 Parramatta/44 Good Street to the National Bank of Australasia Pty Ltd and 42 Good Street to Russell James Montgomery of Granville, cost clerk and Aileen Montgomery, his wife.

The property was sold in September 1969 to Hassall Estates Management Pty Ltd. Hendrikus Antonius Lazarom and Ferdineus Theodorus Julius ter Beek purchased the property in September 1979 as tenants in common. Hendrikus Antonius Lazarom became the sole proprietor in March 1985. The shops erected in this site have been demolished, possibly in the 1980s and corresponding with the change of ownership. The site was latterly in the occupation of a car yard known as GB Quality Cars.

¹⁹ Certificate of Title Vol 2554 Fol 175, NSW Land & Property Information.

²⁰ Certificate of Title Vol 5354 Fol 138, NSW Land & Property Information.

2.2.4 134 PARRAMATTA ROAD (LOT 1 DP 721626)

Located on Lot 8 of Suttors Subdivision of Section A of Granville Township.

Neal Collins, the owner of the property following Suttor's default on his mortgage in 1891, conveyed Lot 8 in December 1894 to Emma Lockwood. She owned that allotment until January 1919 when it was sold to Thomas McKee. In June 1929 he conveyed same to Alexander Colquhoun. In December 1958 Colquhoun conveyed the allotment to Colin Edward Wyatt of Drummoyne, car dealer.²¹

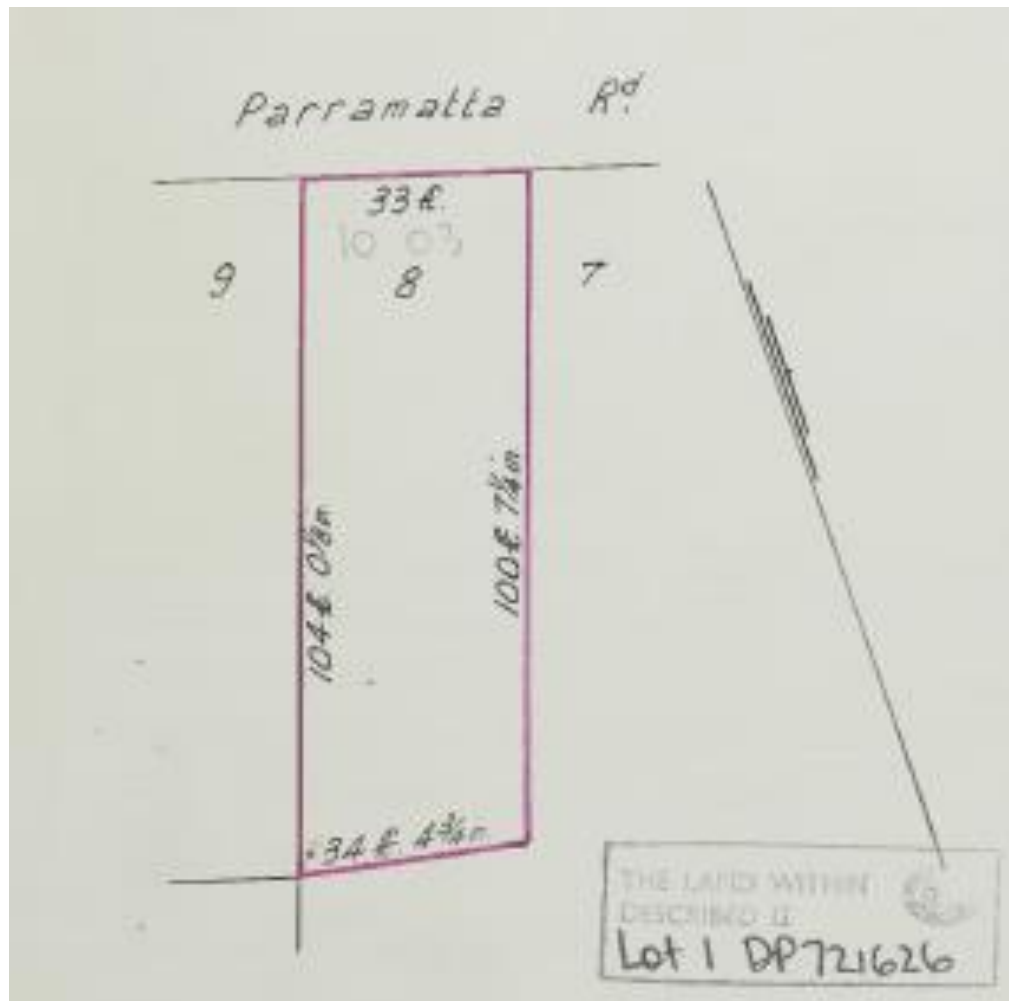


Figure 16 – Block plan accompanying Certificate of Title Vol 7612 Fol 81, being that part of Lot 8 transferred to the Wyatt in 1958. (Source: NSW Land & Property Information)

Simultaneously registered on the Certificate of Title was a transfer dated 11 June 1956 to John Francis Dynon of Hornsby, company director. The property was transferred to Edward Norman Wyatt of Lidcombe, retired, in early 1960.

Milk vendor Bruce Wyatt of Lidcombe owned the property for a brief time from October 1963, conveying it one year later to Colin Edward Wyatt of Drummoyne, second hand car dealer. He in turn conveyed same in October 1973 to Colin D Young Pty Ltd. Less than three months later the site was sold to George Amantides and Ephotathios Amanatidis of Tempe,

²¹ CT Vol 6600 Fol 110, NSW Land & Property Information.

shopkeepers as tenants in common. It is presumed that the property was still in the occupation as a car sales yard throughout the 1950s to 1970s. In early 1984 the property changed hands again to Soumela Amanatidis and Galini Amanatidis as tenants in common. Most recently the site was in the occupation of "Beats Walking" car dealership.

2.2.5 26-30 GOOD STREET (LOT 1 DP 604204)

Formerly Lots 5 and 6 of Section A of Suttors Subdivision of Granville Township.

Gideon Patten, storekeeper acquired the grocery business of Mr L Grimwade in Good Street in the 1890s (a site on the opposite side of the street), at which date there were only half a dozen shops in the main street. In about 1905 he acquired Lots 5 and 6 of Section A of Suttors Subdivision of the Granville Township and proceeded to build a new store on this site on the corner of Good and Cowper Streets. The new building was officially opened on 31 May. It was described in the *Cumberland Argus* as presenting "*a most imposing appearance and with its turret and clock, and the gilt orb which is highly suggestive of the Observatory mechanism. There are big general stores below, and an attractive butcher's shop...in the back part of the building is a roomy produce store and a capacious bulk store, with concrete floors, and being the whole is a large yard and excellent stabling and other accommodation*".²² The elaborate turret and clock have long since been removed from the building.

Patten's sons Archie and Howard took over the business in 1922. The Patten family still owned the property in 1970 when, the Perpetual Trustee Company (Limited) sold the property in 1970 to Patten's Pty Limited. In 1974 that company sold same to Peter Weigall Walton and Valmai Edith Walton. They simultaneously leased the property to Heathrow Holdings Pty Ltd, who in turn sublet 26 Good Street to the National Bank of Australasia Limited. 30 Good Street, divided into three tenancies, was sublet to AJ Tolver-Banks, BJ and PR Cleal and DT Harvey, and Executive Business Equipment. The Waltons sold the property in early 1980 to Heathrow Holdings Pty Ltd.²³

Certificate of Title Vol 14133 Fol 191 (Figure 17) was issued in May 1980 in the name of Heathrow Holdings Pty Limited. The property changed hands in December 1980 to Nicholas Roufogalis of Willoughby, business proprietor, and Elizabeth Roufogalis, his wife, as joint tenants. The National Bank renewed their lease of 26 Good Street in October 1984. No other lease information is registered on the CT prior to its cancellation and conversion to auto folio.

Regular changes of ownership and occupancy have resulted in removal of original design detailing and changes to the built form that have resulted in a reduction of any potential heritage values.

The building is not listed as a heritage item and is not in a conservation area.

²² Go-ahead Granville", *Cumberland Argus and Fruitgrowers Advocate*, 5 May 1906, p?

²³ Primary Application 54340, NSW Land & Property Information.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

PARRAMATTA RD.

(A) RIGHT OF WAY - R963179
(B) EASEMENT FOR SUPPORT 0.23
WIDE - R963179

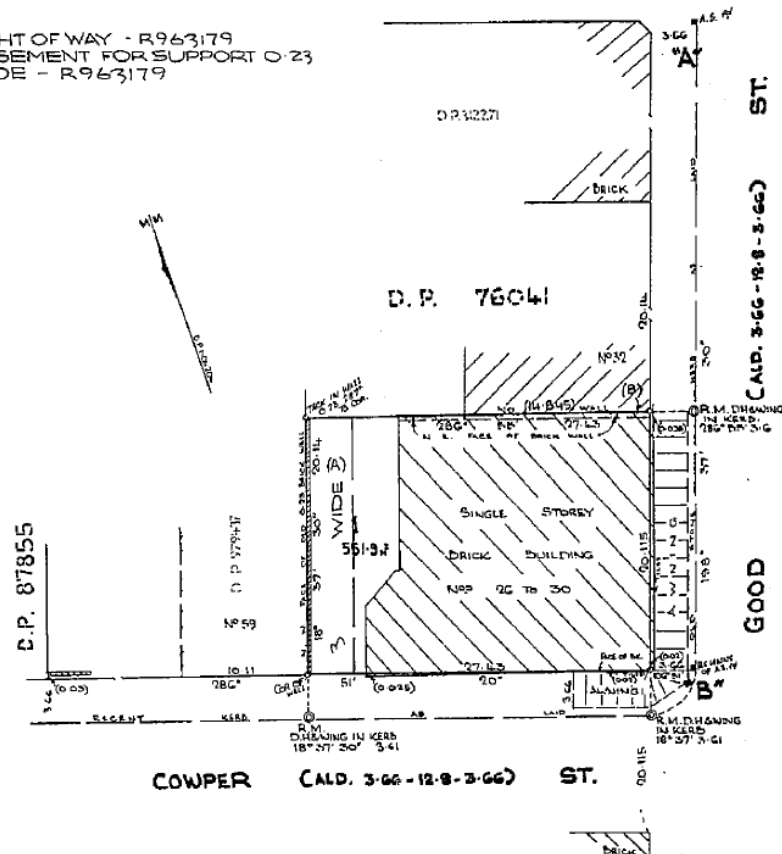


Figure 17 – Block plan of land accompanying Certificate of Title Vol 14133 Fol 191. (Source: NSW land & Property Information)



Figure 18 - Surviving shops at the corner of Good Street and Cowper Street Granville This corner was originally defined by a turret on the square tower base on the corner.



Figure 19 - Surviving shops at the corner of Good Street and Cowper Street Granville. The corner was originally defined by a turret as shown in Figure 14. Only the parapet survives intact.

2.2.6 LOT 1 DP 783581 (61 COWPER STREET)

Located on Lot 27 of Suttor's Subdivision of Section A of Granville Township. A house was erected on this allotment after October 1928 as it is not visible in the detail survey of that date (Figure 22). It is however shown on the Blackwattle plan (Figure 23) which is undated but obviously a later working copy of the Water Board with amendments and additions annotated. The house is shown on this allotment in 1943 (Figure 24).

Eileen Sonter sold the allotment in 1988 to Tony Louie Takchi. The property was converted to Torrens title in 2002.

The site is presently vacant land – it is not known when the house was demolished.

2.2.7 LOT 1 DP 998948 (59 COWPER STREET)

Located on Lot 28 of Suttor's Subdivision of Section A of Granville Township.

A timber house was erected on this site by 1910 for Frederick C Gouldthorpe and named "Charlesville". He lived here until at least 1933, before moving across the road to 60 Cowper Street. This house is shown on the 1928 detail survey (Figure 22), later Blackwattle survey (Figure 23) and 1943 aerial survey (Figure 24).

The form of the house follows standard early 20th century design configuration and detailing with a hipped corrugated metal roof and a projecting gabled room forming a stop for a skillion verandah. A sun awning covers a pair of windows in the bay. The house sits behind a tall fence with car parking in the front yard.

The house survives in a dilapidated condition and is not listed as a heritage item and is not located within a conservation area.



Figure 20 - Sites in Cowper Street showing the surviving timber cottage at 59 Cowper Street and the site of demolished buildings adjoining at 61 Cowper Street

2.2.8 LOT 2 DP 575064 (140-142 PARRAMATTA ROAD)

Located on Lot 12 of Suttor's Subdivision of Section A of Granville Township.

Occupied by a single storey semi-detached pair of cottages by 1910 and in the occupation of Anger and Smith respectively. This pair of houses is shown in the 1928 detail survey, later Blackwattle survey and 1943 aerial (Figure 22, Figure 23 and Figure 24). The land and houses thereon are illustrated in Figure 21 below.

FM Leca Pty Limited owned the property in 1976 when it was converted to Torrens title by Primary Application 51501. Baxtim Pty Limited became the registered proprietor in 1987, though it had changed hands in the intervening period. The pair of houses was demolished but at what date is not known, but certainly post-dates 1976. The site is now vacant.

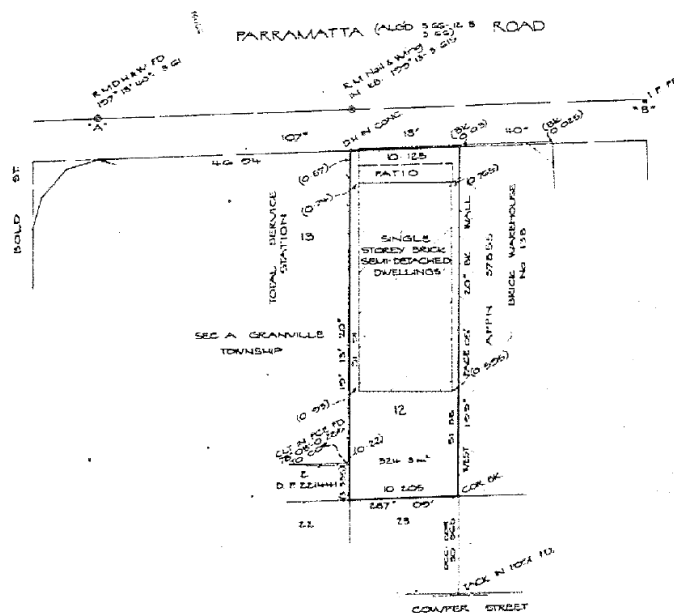


Figure 21 – Block plan accompanying Certificate of Title Vol 13142 Fol 240. (Source: NSW Land & Property Information)

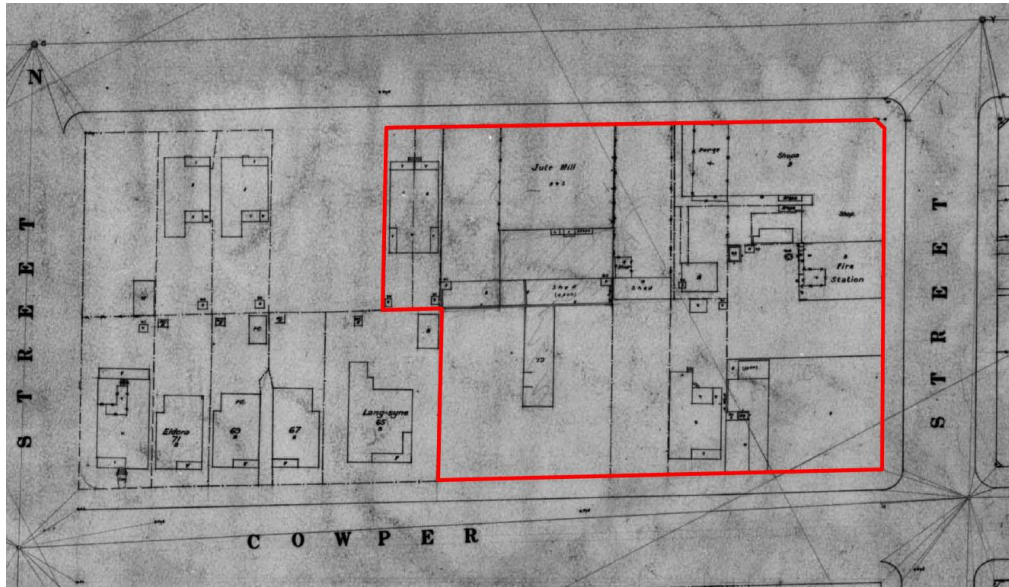


Figure 22 – Extract from Detail Survey Granville Sheet 24, October 1928 showing subject site outlined in red. All buildings in existence at that date are shown thereon. (Source: Sydney Water Archives)

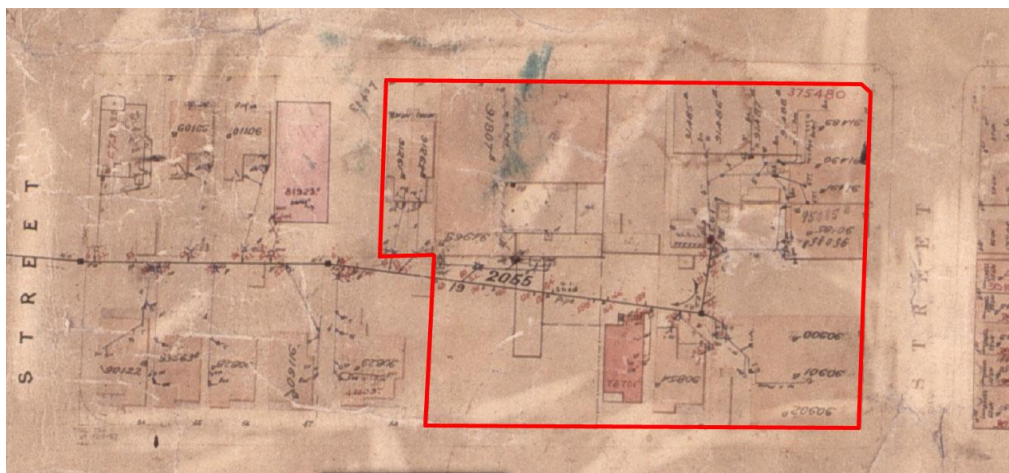


Figure 23 – Extract from Blackwattle Survey Sheet, Granville 24, undated (post-1928) showing subject site outlined in red. (Source: Sydney Water Archives)

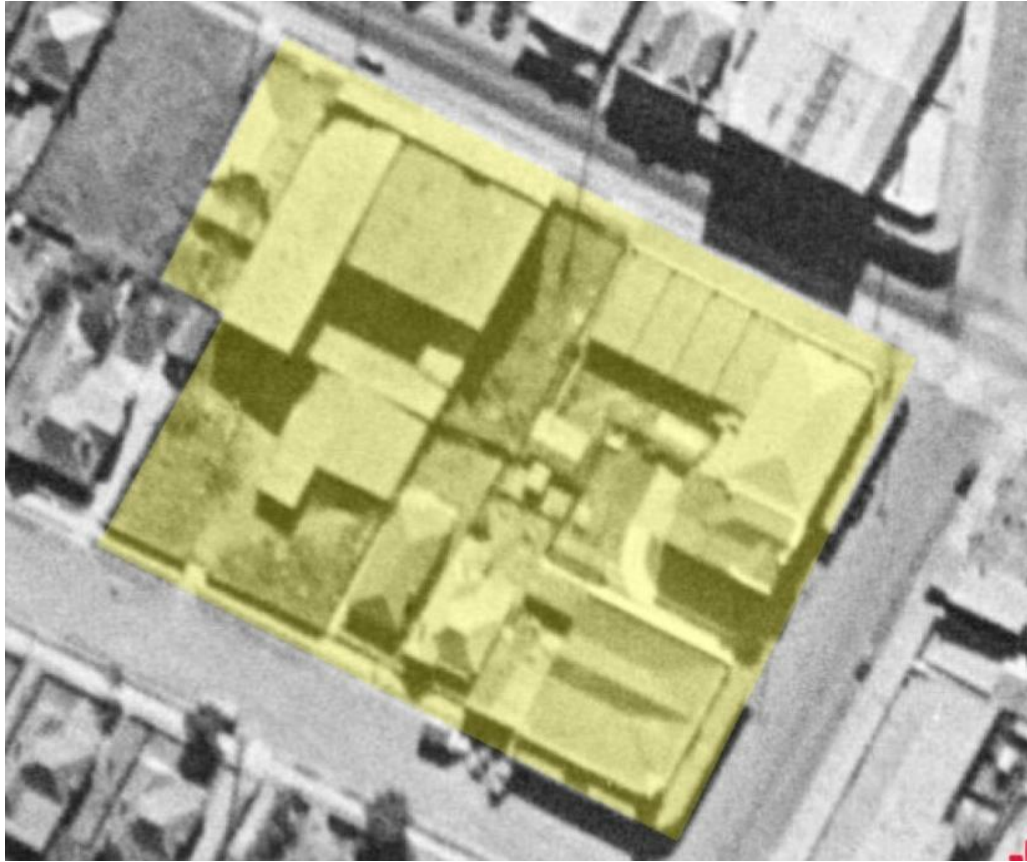


Figure 24 – Extract from 1943 aerial survey of subject site shaded yellow showing the original built elements occupying the land.
(Source: NSW Land & Property Information, SIX Maps)

3.0 PHYSICAL EVIDENCE

Granville is undergoing a significant transformation as an important activity centre serviced by the railway and Parramatta Road. Land-use intensity has increased and changed providing the opportunity for more housing and economic activity in close proximity to the railway station.

The form of this new development is predominantly four storey podiums to the street frontage, basement parking and towers extending above set back from the lot boundaries. In order to achieve this transformation, the long, narrow lots of Granville's establishment and its piecemeal, mixed-use development over time is being dramatically altered with lot amalgamations allowing more substantial development.

Within this context, a number of narrow lots and varied building types remain as reminders of the development of Granville and of the finely-grained and diverse streetscape of historic Granville. These are scattered throughout the area in the vicinity of the proposed development and concentrated within the Conservation Areas to the south.

4.0 ESTABLISHED HERITAGE SIGNIFICANCE

4.1 SIGNIFICANCE OF THE SUBJECT SITE

The following Statement of Significance for the 'The Barn', 138 Parramatta Road, Granville (Item No. 157), is sourced from the NSW State Heritage Inventory database, reference number 2240431:

The Barn, at 138 Parramatta Road, is of significance for Parramatta for historical and aesthetic reasons, and as a representative example of Victorian period commercial buildings in the area. The building is readily identifiable as part of historic building stock, presents as having a high degree of intactness in the exterior, it is prominent in the streetscape and strongly contributes to the townscape character.

Research conducted for this report has discovered that rather than being of the Victorian era, 'The Barn' was constructed in 1913 and 1922.

4.2 SIGNIFICANCE OF THE GRANVILLE CONSERVATION AREA

The subject site is located in the vicinity of the Granville Conservation Area – Civic Precinct which is listed in Schedule 5 of the *Parramatta LEP 2011*.

The following Statement of Significance for the Granville Conservation Area – Civic Precinct is sourced from *Parramatta DCP 2011*:

The Civic Precinct Conservation Area is at the civic, religious and residential heart of Granville together with the Residential Precinct Conservation Area and collectively represent its great periods of growth and prosperity. The area is predominantly residential in character with some larger scaled civic, religious, commercial and educational buildings. Through their street planting and edging, their civic, commercial, educational and religious buildings, and their range of housing types, age and size, these areas reflect the substantial role played by Granville in the development of western Sydney, the way in which it developed and the nature of its social structure.

The Granville Conservation Area – Civic Precinct contains a number of locally listed places and also contains a State Registered place known Granville Town Hall, 10 Carlton Street (Item No. 01679):

Granville Town Hall is of significance for Parramatta LGA for historical and aesthetic reasons. For many years, this building was the administrative centre for the Granville Municipality and the local centre of political power. Building is associated with notable local citizens as the foundation stone was laid by John Nobbs on 5th September 1888. In 1900, the large brick hall running westwards behind the front section was erected.

4.3 SIGNIFICANCE OF ITEMS IN THE VICINITY

The subject site is located in close proximity to the following heritage items listed in Schedule 5 of the *Parramatta LEP 2011* as listed below:

- Shop, 47 Good Street (Item No. 116)
Professional, trade and manufacturing practice - example of an intact commercial premises. This shop also makes a notable contribution to the townscape.

- Single Storey Residence, 55 Cowper Street (Item No. 101)
Cottage at 55 Cowper Street is of significance for Parramatta LGA for historical and aesthetic reasons, and as a representative example of Federation period modest residences in Parramatta area. It has additional significance for the local area for its contribution to the streetscape character, enhanced by the similarities in age, design, use and materials with the adjoining cottage at No. 57 and other adjacent historic buildings.
- Single Storey Residence, 57 Cowper Street (Item No. 102)
Cottage at 57 Cowper Street is of significance for Parramatta LGA for historical and aesthetic reasons, and as a representative example of Federation period modest residences in Parramatta area. It has additional significance for the local area for its contribution to the streetscape character, enhanced by the similarities in age, design, use and materials with the adjoining cottage at No. 55 and other adjacent historic buildings.
- Granville Hotel, 10 Good Street (Item No. 95)
The Granville Hotel at 10 Good Street is of significance for Parramatta area for historical and aesthetic reasons, and as a representative example of Federation hotels in the area. Albeit featuring elements of various periods, the building is readily identifiable as part of historic pre-WW2 building stock of the area, it presents as having a high degree of intactness in the exterior, its prominence in the streetscape is enhanced by its street corner location, resulting in the hotel strongly contributing to the townscape character.
- Former School of Arts, 12 Good Street (Item No. 115)
The Former School of Arts at 12 Good Street is of significance for Parramatta area for historical and aesthetic reasons. Albeit heavily modified and having lost most of its interior features, the building makes a contribution to the streetscape and its character.
- Burnetts Loan Office, 1 Good Street (Item No. 99)
The former William Rowell's shop at 1 Good Street is of significance for Parramatta for historical and aesthetic reasons, and as a representative example of Federation shops in the area. The building is very prominent in the streetscape and strongly contributes to its character.

Other heritage listed items in the vicinity of the subject site may be visually and physically separated from the site by intervening development, local topography, roadways or distance.

5.0 THE PROPOSAL

5.1 DOCUMENTATION EVALUATED

The Gran Central Granville Competition Submission prepared by PBD Architects was reviewed for the preparation of this report.

5.2 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development, designed by PBD Architects, includes:

- Two four storey podiums to either side of a central laneway unified by a tower development over
- Two levels of basement parking
- Retail space at ground level fronting Parramatta Road, Good Street, Cowper Street and the central laneway
- The eastern building contains an additional laneway link to Good Street and residential apartments in levels 1-3.
- The western building contains carparking in levels 1-3 fronting Cowper Street and the central laneway and residential units fronting Parramatta Road.
- The roof levels of the podiums have residential and communal areas
- The towers are unified over the podium level towards Cowper Street; the eastern tower rising to 19 levels and the western tower to 24.

The rectilinear laneway references the orthogonal subdivisional layout and is partially covered by the tower over. Residential areas on the eastern podium provide passive surveillance of the laneway.

The podium is of consistent design around the site with a generally linear design emphasis.

An architects design statement is included in section 5.4.



Figure 25 – Proposed view from Cowper Street. (PBD Architects)



Figure 26 – Proposed perspective view from northeast to Parramatta Road and Good Street elevations. Source: (PBD Architects)

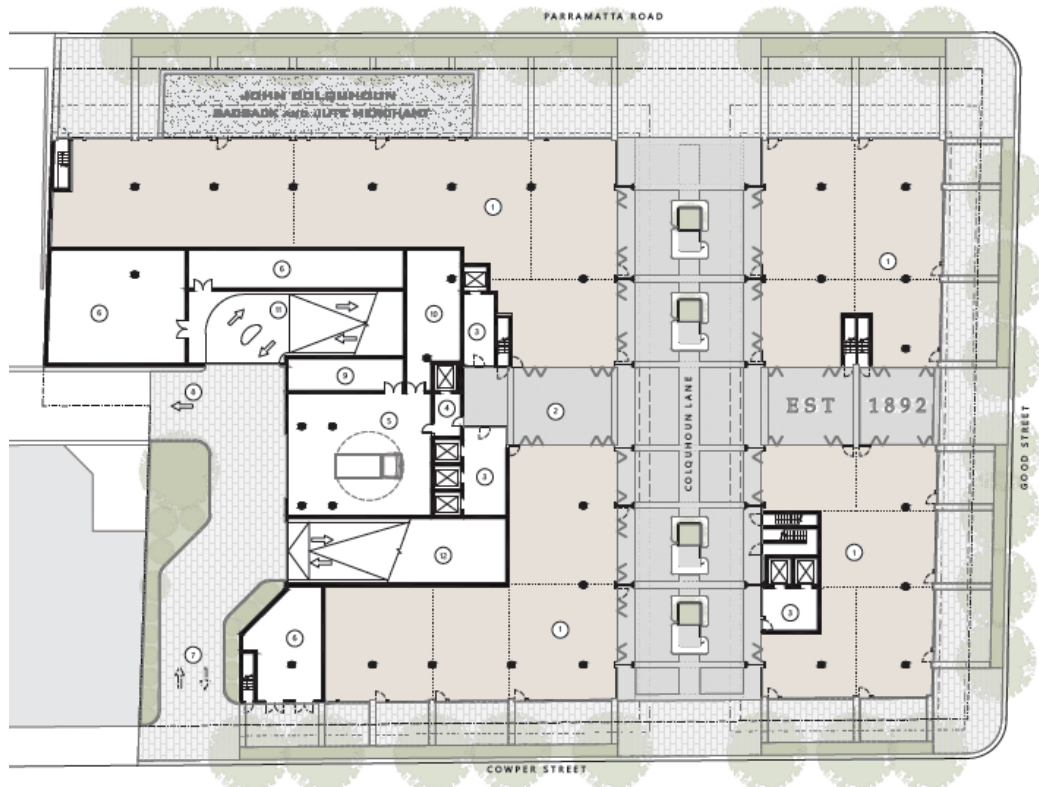


Figure 27 – Proposed ground floor plan. (PBD Architects)



Figure 28 – Proposed section through central laneway: (PBD Architects)

5.3 APPROACH TO INTERPRETATION

The proposal demonstrates an active approach to interpretation of the heritage item. It conserves a portion of the building's footings in the footpath on Parramatta Road and adds text relief in the font character of the original building signage. The name of the original owners of the demolished heritage item is included as the name of the central laneway 'Colquhoun Lane' and visual clues and graphics illustrate development timelines and archival photographic images which provide tangible reminders of the intangible heritage values associated with the site.

The design of podium has attempted to provide a visual and physical reference to 'The Barn' and the historic context of Granville through attention to scale and materials. It notes the potential to reuse salvaged materials from the demolished structure in the new building.

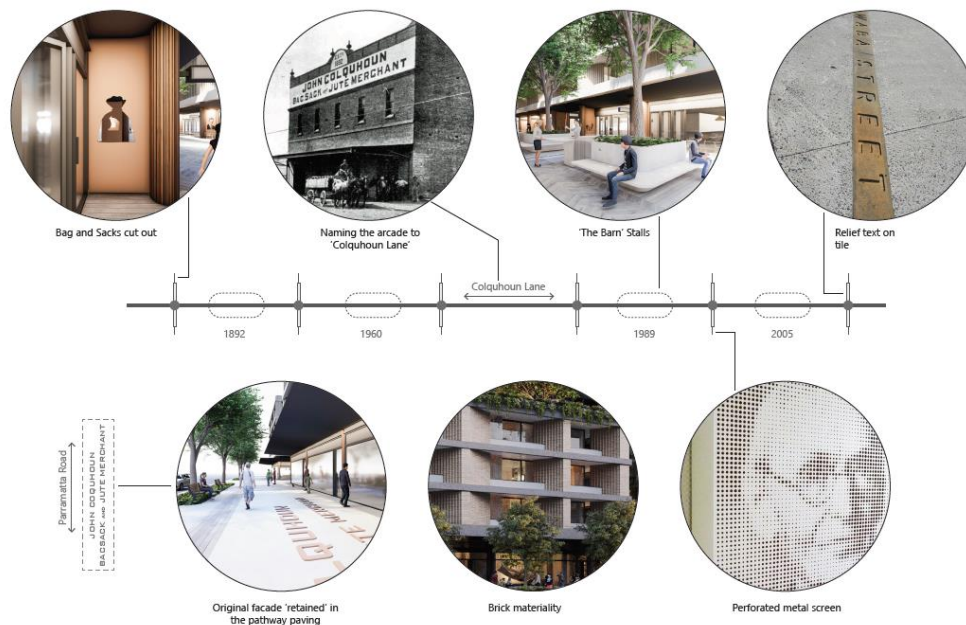


Figure 29 – Interpretative Response (PBD Architects)

5.4 ARCHITECTS DESIGN STATEMENT

The following statements have been taken from the competition submission prepared by PBD Architects, October 2018:

Architectural Design

The building is designed to create and form a modern, vibrant and imaginative place within the community of Granville

The podium building form is rectilinear with brick materiality to connect to the existing street grid and emphasis the existing building materiality

The residential buildings rise above the podium in contrast with a refined, fluid and sculptural quality creating a dramatic and appealing built form

The residential building façade is conceived of as a series of vertical perforated screens and blades to promote solar/wind protection and privacy screening, creating a light and playful contribution to the skyline

The building form is highly articulated optimizing natural light to a high proportion of residential apartments

The residential apartments are each designed with large private open spaces taking advantage of the views to Parramatta river and the Blue Mountains

Public Domain Strategy

All building facades along the ground floor provide activation and engagement with the public spaces

The new laneway and arcade creates a place for retail, entertainment, cultural and community activities to occur on a regular basis throughout the week and weekend creating a new highly sought after gathering space for the community

Integration of the residential apartment lobbies within the new laneway provides greater opportunity for community interactions and gatherings

The new Barn Stalls located in the laneway provide excellent seating, meeting and gathering spaces for the community

Awnings to all retail frontages provide solar, wind & weather protection to pedestrians and patrons making the spaces highly usable and functional

Public art will be incorporated into the new laneway

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: the *Parramatta Local Environmental Plan (LEP) 2011*, the *Parramatta Development Control Plan (DCP) 2011* and the New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual.

6.2 OVERVIEW OF POTENTIAL HERITAGE IMPACTS

The Heritage Impact is assessed on the basis that heritage item is demolished and is interpreted in the new proposal.

PROPOSED WORKS	HERITAGE IMPACT
Site redevelopment includes a central laneway between four storey podiums. The eastern portion of the tower is to 19 storeys and the western portion to 24.	Positive heritage impact The proposed development reflects the site specific DCP. The laneway is activated through retail and passive surveillance from residences on the eastern side.
Approach to interpretation	Positive heritage impact The proposal has taken an active approach to interpretation of the heritage item through retention of physical traces and interpretation through various means of its intangible heritage values. It also attempts to respond aesthetically to the heritage item and the context of the development of Granville through the use of masonry detailing at podium level.

6.3 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage Division) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

The proposal successfully responds to the interpretation of the heritage item through the active recognition of the site's history and retention of some physical fabric.

It attempts to respond to the aesthetic of the heritage items and nearby conservation area through the use of masonry detailing in the podium.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

The proposal does not reference the street façade rhythm or historical subdivisional patterns of the area through the use of vertical rhythm and proportions of openings at podium level.

6.3.1 DEMOLITION OF A BUILDING OR STRUCTURE

- *Have all options for retention and adaptive reuse been explored?*
- *Can all the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*
- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*
- *Has the advice of a heritage consultant/specialist been sought? Have the consultant's recommendations been implemented? If not, why not?*

Comment:

The demolition of the heritage item 'The Barn' is required for the planned road widening of Parramatta Road. Whilst the site specific DCP provides a provision for relocation or reconstruction of the façade in the new street frontage location, City of Parramatta advised that interpretation of the façade is the preferred option for the development of the site.

The proposal allows for retention, conservation and interpretation of the footings of 'The Barn' in the footpath on Parramatta Road.

6.3.2 MAJOR ADDITIONS

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If not, why not?*
- *Will the additions tend to visually dominate the heritage item?*
- *Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?*

Comment:

The proposed development of the site assumes demolition of the heritage item and all other buildings on the site. The City of Parramatta have indicated that the heritage item should be interpreted in the proposed design.

The proposal has taken an active approach to the interpretation of the tangible and intangible aspects of the site's history through retention of physical evidence and interpretation of the site's history throughout the public domain.

There are no known archaeological deposits on the site. Demolition of the existing buildings on the site has the potential to reveal archaeological material. An archaeological watching brief should be implemented during demolition.

6.3.3 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

- *How is the impact of the new development of the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Comment:

The proposed development of the site assumes demolition of the heritage item and all other buildings on the site. The City of Parramatta have indicated that the heritage item should be interpreted in the proposed design.

The proposal has taken an active approach to the interpretation of the tangible and intangible aspects of the site's history through retention of physical evidence and interpretation of the site's history throughout the public domain.

There are no known archaeological deposits on the site. Demolition of the existing buildings on the site has the potential to reveal archaeological material. An archaeological watching brief should be implemented during demolition.

6.3.4 NEW LANDSCAPE WORKS AND FEATURES (INCLUDING CARPARKS AND FENCES)

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*
- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*
- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*
- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*
- *How does the work impact on views to, and from, adjacent heritage items?*

Comment:

The proposed development of the site assumes demolition of the heritage item and all other buildings and features on the site.

There will be no impact on existing landscape.

There are no known archaeological deposits on the site. Demolition of the existing buildings on the site has the potential to reveal archaeological material. An archaeological watching brief should be implemented during demolition.

6.3.5 NEW SIGNAGE

- *How has the impact of the new signage on the heritage significance of the item been minimised?*
- *Have alternative signage forms been considered (eg free standing or shingle signs). Why were they rejected?*
- *Is the signage in accordance with Section 6, 'Areas of Heritage Significance', in Outdoor Advertising: An Urban Design-Based Approach?²⁴ How?*
- *Will the signage visually dominate the heritage item/heritage conservation area or heritage streetscape?*
- *Can the sign be remotely illuminated rather than internally illuminated?*

Comment:

Signage presented in the proposal is limited to interpretative installations. It contributes to an understanding of the significance of the heritage item.

6.4 HERITAGE OBJECTIVES OF THE PARRAMATTA LEP 2011

The proposed development of the site assumes demolition of the heritage item and all other buildings on the site. The City of Parramatta have indicated that the heritage item should be interpreted in the proposed design.

The proposal has taken an active approach to the interpretation of the tangible and intangible aspects of the site's history through retention of physical evidence and interpretation of the site's history throughout the public domain.

The proposed development is generally consistent with the heritage objectives of the *Parramatta LEP 2011* as follows:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Parramatta,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

6.5 HERITAGE GUIDELINES OF THE PARRAMATTA DCP 2011

The *Parramatta DCP 2011* supports the *Parramatta LEP 2011* by providing additional objectives and development standards for development on and in the vicinity of Heritage Items and Conservation Areas. Those heritage objectives and controls relevant to the site are outlined below.

6.5.1 GENERAL HERITAGE PROVISIONS

The DCP provides the following general provisions for heritage.

3.0 General Provisions

3.5 Heritage

3.5.1 General

Objectives

²⁴ A joint publication by the Department of Planning (NSW) & Department of Planning and Housing (Vic). Published by the Department of Planning (NSW), Sydney, 1991

- 0.1 Appropriate management of heritage in the Parramatta LGA.*
- 0.2 Retention and reinforcement of the attributes that contribute to the heritage significance of items, areas and their settings.*
- 0.3 Maintenance and improvement to residential amenity and open space areas.*
- 0.4 Development that is compatible with the significance and character of the area.*

Subdivision Pattern

- C.2 Maintain the historical pattern of subdivision.*

New Buildings

- C.11 New buildings will need to respect and acknowledge the existing historic townscape of Parramatta so that new and old can benefit from each other.*
- C.19 A new building near an important heritage item, such as a church or hall (which might also be a local landmark) needs to be carefully designed. It must not try to copy the heritage item or compete with it for attention. It is best if the new building fits in with the character of the surrounding neighbourhood, leaving the heritage item to stand alone.*

Comment:

The proposed development of the site assumes demolition of the heritage item and all other buildings on the site. The City of Parramatta have indicated that the heritage item should be interpreted in the proposed design.

The proposal has taken an active approach to the interpretation of the tangible and intangible aspects of the site's history through retention of physical evidence and interpretation of the site's history throughout the public domain.

The proposal includes an active laneway which has the potential to improve the amenity of the area.

6.5.2 HERITAGE CONSERVATION AREAS

The subject property is located within the vicinity of the Granville Conservation Area – Civic Precinct, for which the *Parramatta DCP* 2011 contains the following guidelines:

4.4 Heritage Conservation Areas**4.4.2 Granville****4.4.2.1 Civic and residential Precincts****Objective 01**

- 0.1 Retain all the attributes that contribute to the heritage value and character of the Granville Civic and Residential Precincts.*

Comment:

The Design Controls included in this section of the DCP do not relate to development outside the Heritage Conservation Area. Despite this, the proposal has attempted to respond to the contextual development of Granville through masonry detailing in the podium.

6.5.3 GRANVILLE TOWN CENTRE PRECINCT

The subject site is located in the Granville Town Centre Precinct for which the DCP provides the following specific objectives in relation to heritage:

4.1 Town and Neighbourhood Centres

4.1.6 Parramatta Town Centre

Objectives

0.3 To ensure that new development responds well to existing heritage items.

Comment:

The proposal references the masonry detailing of the heritage items in the podium brickwork.

The proposal provides shadow diagrams illustrating heritage items in the vicinity. The diagrams illustrate that the Former School of Arts, 12 Good Street (Item No. 115) and Burnetts Loan Office, 1 Good Street (Item No. 99) to the south of the development will be partly or fully overshadowed at 12pm on 21st June. The height of the development is consistent with the provisions of the site specific DCP and this impact is therefore in line with the planning controls of the site.

6.6 SITE SPECIFIC DEVELOPMENT CONTROL PLAN

Appendix 6 of the Competition Brief provides a Site-Specific Development Control Plan for Land on the Corner of Parramatta Road, Good Street and Cowper Street, Granville. The site-specific DCP is to be understood in conjunction with other parts of the DCP and the Parramatta LEP 2011. The site-specific DCP contains the following relevant objectives and principles to assessing heritage impact of the proposal:

Desired Future Character

Objectives

0.8 To minimize adverse impacts on the amenity of adjoining uses and that the built form be sympathetic to the heritage item.

0.9 To restore and conserve the front façade and associated portions of the lateral walls of the Heritage item 'The Barn' through its deconstruction and reconstruction in line with the 6m setback proposed to Parramatta Road (subject to approval through the development Application process) to prevent the item's total loss should road widening be required by RMS as a result of the Granville Precinct Wide Traffic Study.

Comment:

The proposed development of the site assumes demolition of the heritage item and all other buildings on the site. The City of Parramatta have indicated that the heritage item should be interpreted in the proposed design rather than deconstructing and relocating the front façade in line with the 6m road setback.

The proposal has retained, conserved and interpreted a portion of the footings of the heritage item in the footpath on Parramatta Road.

Built Form and Massing

Objectives

To ensure that the Heritage Item 'The Barn' retains its landmark status within the context of the new built form following approval for its relocation 6m from Parramatta Road.

Built Form and Massing

Design Controls

Shared Frontage Heights

C.5 Retention of "The Barn" façade and exposed portions of side wall, and their incorporation into a podium building fronting Parramatta Road

Comment:

The proposal has retained, conserved and interpreted a portion of the footings of the heritage item in the footpath on Parramatta Road.

Building Setbacks

C.8 As shown in Figure 4.1.6.1.4, a 2.8m setback to Good Street and a 6m setback to Parramatta Road (inclusive of the land that includes "The Barn" Heritage Item which may be relocated in line with the 6m setback subject to Council consent) are to be retained and dedicated for Council to 'future proof' the subject site should it be required for road widening. The land will form part of the public domain until it is confirmed that it is needed for road infrastructure. The Heritage Item façade is proposed to form part of the future building design, and subject to approval will be setback 6m from Parramatta Road to ensure its retention if the land is required for road widening in the future.

C.10 The Development Application and the Design Excellence processes will explore the most appropriate methodology to relocate the heritage façade in line with the proposed 6m setback to Parramatta Road. Council's Heritage Advisor will be involved in these processes to ensure the façade is deconstructed and reconstructed in the most appropriate way in order to retain the integrity of the item as part of the future design of the overall building.

Comment:

The proposal has included a 2.8m setback to Good Street and a 6m setback to Parramatta Road. 'The Barn' is demolished however a portion of the footings are retained and interpreted in Parramatta Road. A landscape strip is shown to Parramatta Road.

The City of Parramatta have indicated that interpretation rather than reconstruction of the façade of 'The Barn' is an appropriate approach to the management of the heritage values associated with the place. This proposal has taken an active approach to interpretation through retention of physical evidence, signage, graphics, naming and detailing of the new podium.

Public Domain and Landscaping

Design Controls

C.6 Landscaping plan is to be prepared by a suitably qualified landscape architect with heritage experience to ensure that the historic significance and views of the "the Barn" Heritage Item are retained.

Comment:

Landscape elements are shown in the proposal.

7.0 CONCLUSION

7.1 CONCLUSION

The entrant has demonstrated an active approach to the interpretation of the heritage item through retention of physical evidence, signage, graphics, naming and a degree of aesthetic reference.

In doing this, the proponent has responded to the heritage values associated heritage item on the site.

The entrant has provided detailed information in relation to Heritage Interpretation and shadow diagrams which illustrate potential overshadowing of heritage items in the vicinity and the nearby conservation area.

The proposed development of the property at 134-142 Parramatta Road, 26-38 Good Street and 59-61 Cowper Street, Granville, will have a positive impact on the heritage significance of the heritage items in the vicinity.

All existing views to and from the heritage items in the vicinity will be retained and conserved.

7.2 RECOMMENDATION

The proposed development is generally consistent with the heritage objectives of the *Parramatta LEP 2011* and the *Parramatta DCP 2011*. In our view, the consent authority should have no hesitation, from a heritage perspective, in approving this application.

It is recommended that the following conditions be applied:

R1 Archaeological watching brief during demolition



Alice Steedman
Senior Heritage Architect
NBRSARCHITECTURE

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