

STATEMENT OF HERITAGE IMPACT



286-300 Church Street, Parramatta

AUGUST 2017

NBR&PARTNERS PTY LTD

Level 3, 4 Glen Street,
Millsons Point NSW 2061 Australia
nbsrarchitecture.com

ABN 16 002 247 565

Sydney: +61 2 9522 2344
Melbourne: +61 3 8676 0427
architects@nbsrarchitecture.com

DIRECTORS

Geoffrey Deane NSW reg. 3766, Rodney Drayton NSW reg. 8632,
Andrew Duffin NSW reg. 5602, Garry Hoddnett NSW reg. 5286,
Andrew Lauchlan LA reg. 635, James Ward

ASSOCIATE DIRECTORS

Trevor Eveleigh, Samantha Polkinghorne, Brett Sherson, Andrew Tripet,
Jonathan West **SENIOR ASSOCIATES** Barry Flack
ASSOCIATES Derek Mah, Hung-Ying Fong GILL Sophie Orrock,

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

This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the provisions relating to expert evidence

This document remains the property of NBRS & PARTNERS Pty Ltd.
The document may only be used for the purposes for which it was produced.
Unauthorised use of the document in any form whatsoever is prohibited.

ISSUED	REVIEW	ISSUED BY
16 Aug 2017	Client Review	Brad Vale
18 Aug 2017	Final	Brad Vale

CONTENTS

1.0	INTRODUCTION	6
1.1	Methodology	6
1.2	Site location.....	6
1.3	Heritage listings.....	7
1.4	Heritage significance.....	9
1.5	Authorship	10
2.0	DOCUMENTARY EVIDENCE	11
2.1	Pre-European History	11
2.2	Development of Parramatta in the late 18 th and early 19 th Centuries	11
2.3	History and development of 286-300 Church Street, Parramatta.....	13
3.0	PHYSICAL EVIDENCE	21
3.1	Context	21
3.2	Views	24
3.3	Curtilage.....	28
3.4	Exterior Description	29
3.5	Internal Description.....	35
4.0	THE PROPOSAL	40
5.0	EVALUATION OF HERITAGE CONTROLS	41
5.1	Compliance with Parramatta Local Environmental Plan 2011	41
5.2	Compliance with the Parramatta Development Control Plan 2011	42
6.0	HERITAGE IMPACT ASSESSMENT.....	45
6.1	Introduction	45
6.2	Demolition of a Building or Structure	45
6.3	Major Additions	46
6.4	New Development adjacent to a heritage item (including additional buildings and dual occupancies).....	46
7.0	RECOMMENDATIONS	47
8.0	CONCLUSION	47

LIST OF FIGURES

<i>Figure 1 – aerial view of the site, outlined in a fine red line by NBRSArchitecture of an image by NSW Property Information (SIX Maps).....</i>	<i>6</i>
<i>Figure 2 – site location map showing the subject site outlined in red over the map by NSW Property Information (SIX Maps)</i>	<i>7</i>
<i>Figure 3 – extracts from Heritage Maps 009 and 010 in the Parramatta Local Environmental Plan, 2011, with the subject site generally identified by the red circle by NBRSArchitecture.....</i>	<i>8</i>
<i>Figure 4 – marked-up survey plan showing the location of significant heritage fabric (red) on the site survey. The boundary is outlined in yellow.....</i>	<i>9</i>
<i>Figure 5 – Detail from Town of Parramatta showing urban settlement in 1822 / map compiled by JF Campbell. (Source: JRAHS Vol XII Pt 4, 1927).....</i>	<i>12</i>
<i>Figure 6 - View south along Church Street from the Lennox Bridge, post-1888. Buildings formerly occupying the subject site are shown in the far left.</i>	<i>13</i>
<i>Figure 7 – Detail from Plan of the town of Parramatta and the adjacent properties / as surveyed by W. Meadows Brownrigg surveyor, 1844. (Source: State Library of New South Wales, Z/M3 811.1301/1844/1).....</i>	<i>14</i>
<i>Figure 8 – Former three storey shops at 294-298 Church Street.....</i>	<i>15</i>
<i>Figure 9 – Extract from Detail Survey Parramatta Sheet 19, 1894. Approximate location of subject site outlined in red. (Source: Sydney Water/WaterNSW Historical Research Facility, PWDS1544-S1240).....</i>	<i>18</i>
<i>Figure 10 – Extract from Detail Sheet Parramatta 2712, undated</i>	<i>19</i>
<i>Figure 11 – Detail from 1943 aerial of Sydney showing study site outlined in red. (Source: NSW Land & Property Information, SIXMaps.....</i>	<i>19</i>
<i>Figure 12 – Looking south along eastern side of Church Street from Phillip Street showing No 292 in the occupation of Fletcher Jones and the two-storey store building adjoining at No. 286, ca1980.</i>	<i>20</i>
<i>Figure 13 – the heritage item at 243–249 Church Street.</i>	<i>21</i>
<i>Figure 14 – the heritage item at 257b–261 Church Street i</i>	<i>22</i>
<i>Figure 15 – the three-storey heritage items at 263–265 Church Street is a particularly fine Victorian commercial building Built c 1860-1876.....</i>	<i>22</i>
<i>Figure 16 – the south-west corner of Church and Philip Streets, features an Inter-War Streamlined mixed use building</i>	<i>23</i>
<i>Figure 17 – the north-west corner of Church and Philip Streets, features early twentieth-century commercial buildings that are heritage items.....</i>	<i>23</i>
<i>Figure 18 – the north-east corner of Church and Philip Streets, features the 1886 dome of the Former ANZ Bank at 306 Church Street, seen among the Meriton Towers.....</i>	<i>24</i>

<i>Figure 19 – north-east view from the Erby Place car park, looking over 298–300 Church Street to the former ANZ bank dome and former Kings’ School (right-hand horizon).....</i>	<i>25</i>
<i>Figure 20 – Old Government House and Domain World Heritage Property with Buffer Zone hatched.</i>	<i>28</i>
<i>Figure 21 – The Cash Converters’ Building at 298 Church Street is the northern extent of the subject site.</i>	<i>29</i>
<i>Figure 22 – the rear of Cash Converters (right) shows the 1950s building at the rear, clad in asbestos sheeting.</i>	<i>30</i>
<i>Figure 23 – the northern side boundary wall of No 298, shows the 1860s sandstone deteriorating in response to adverse control of salt-laden moisture.....</i>	<i>31</i>
<i>Figure 24– the northern side boundary wall of No 298, shows the c1860s sandstone walls of the former one-or-two-storey service wing.</i>	<i>32</i>
<i>Figure 25 –the northern side boundary wall of No 298, shows the 1860s sandstone wall and fire breast</i>	<i>32</i>
<i>Figure 26 – The three-storey Sicilian restaurant building (centre) has c1860s sandstone side walls.</i>	<i>33</i>
<i>Figure 27 – the rear of 292–296 Church Street, facing east to Erby Place. This is entirely post-war fabric.</i>	<i>33</i>
<i>Figure 28 – the rear of 286–290 Church Street, facing east to Erby Place.</i>	<i>34</i>
<i>Figure 29 – detail of the sandstone boundary wall seen above, which faces south.....</i>	<i>34</i>
<i>Figure 30 – detail of the sandstone boundary wall showing a second-floor fireplace that was never used.</i>	<i>35</i>
<i>Figure 31 – typical skirting</i>	<i>36</i>
<i>Figure 32 – typical cornice</i>	<i>36</i>
<i>Figure 33 – the first floor west wall that looked over Church Street.....</i>	<i>36</i>
<i>Figure 34 – the first-floor fireplace. Note the early lacquer over the skirting (right) and the remains of the Damask flock wallpaper above the skirting, and above the fireplace.</i>	<i>37</i>
<i>Figure 35 – the second floor west wall that looked over Church Street.....</i>	<i>37</i>
<i>Figure 36 – detail of a second floor window architrave and dado panel.....</i>	<i>38</i>
<i>Figure 37 – detail of second-floor architrave.....</i>	<i>39</i>
<i>Figure 38 – the second-floor southern wall showing original partition with lath and plaster (right).</i>	<i>39</i>
<i>Figure 39 – Historic Views in Parramatta with the location of the subject site shown circled in red (Source: Parramatta DCP 2011, 4.3 Special Precincts, 4.3.3.4 Historic Views)</i>	<i>44</i>

STATEMENT OF HERITAGE IMPACT FOR 286-300 CHURCH STREET, PARRAMATTA

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared for JHJ Group Pty. Ltd. in accordance with the standard guidelines of the NSW Heritage Division to accompany a planning proposal for the redevelopment of this site which contains two local heritage items. However, the heritage items have been mis-described, so an assessment is included of what fabric is significant. The site is located in the Parramatta business centre, which is undergoing a vertical transformation. The current condition of the building fabric is poor-fair. It is proposed to extend the building and in-fill the parking area at the rear as part of a residential development.

1.1 METHODOLOGY

This report generally follows the format set out in the document entitled *Assessing Heritage Significance (2001)* published by the NSW Heritage Office. The terms *fabric*, *place*, *preservation*, *reconstruction*, *restoration*, *adaptation* and *conservation* used throughout this report have the meaning given them in *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 1999*.

This Statement of Heritage Impact adopts the format of the NSW Heritage Council publication *Statements of Heritage Impact*. It is prepared responding to the requirements for development affecting a contributory item in a conservation area listed in the *Parramatta Local Environmental Plan, 2011*.

1.2 SITE LOCATION

The site is located in the central business district of Parramatta, between Church Street and Erby Place, near the corner with Phillip Street.



Figure 1 — aerial view of the site, outlined in a fine red line by NBRSArchitecture of an image by NSW Property Information (SIX Maps)



Figure 2 – site location map showing the subject site outlined in red over the map by NSW Property Information (SIX Maps).

The site contains a building complex on each of these three collections of titles:

- Lot 1 of DP 84998 at 298 Church Street;
- Lot 100 of DP 803945 at 292–296 Church Street;
- Lot 1 of DP 210616, Lot 2 of DP 216665, Lot 1 of DP 128501, and Lot 5 of DP 516126 at 286–290 Church Street.

The buildings are joined. The land is relatively flat.

1.3 HERITAGE LISTINGS

The development site at 286–300 Church Street contains the following local heritage items that are each listed on the *Parramatta Local Environmental Plan, 2011*:

- 286 (rear), 288 and 290 Church Street (heritage item I672) [This is thought to be the southern wall of No. 294 Church Street]
- Shop (and potential archaeological site) at 302 Church Street (heritage item I677) [This is thought to be 298 Church Street]

- The site is part of Parramatta Archaeological Management Unit 3079

The State Heritage Inventory also lists the following:

- 292 (rear) Church Street [This is thought to be the northern wall of No. 292 Church Street]

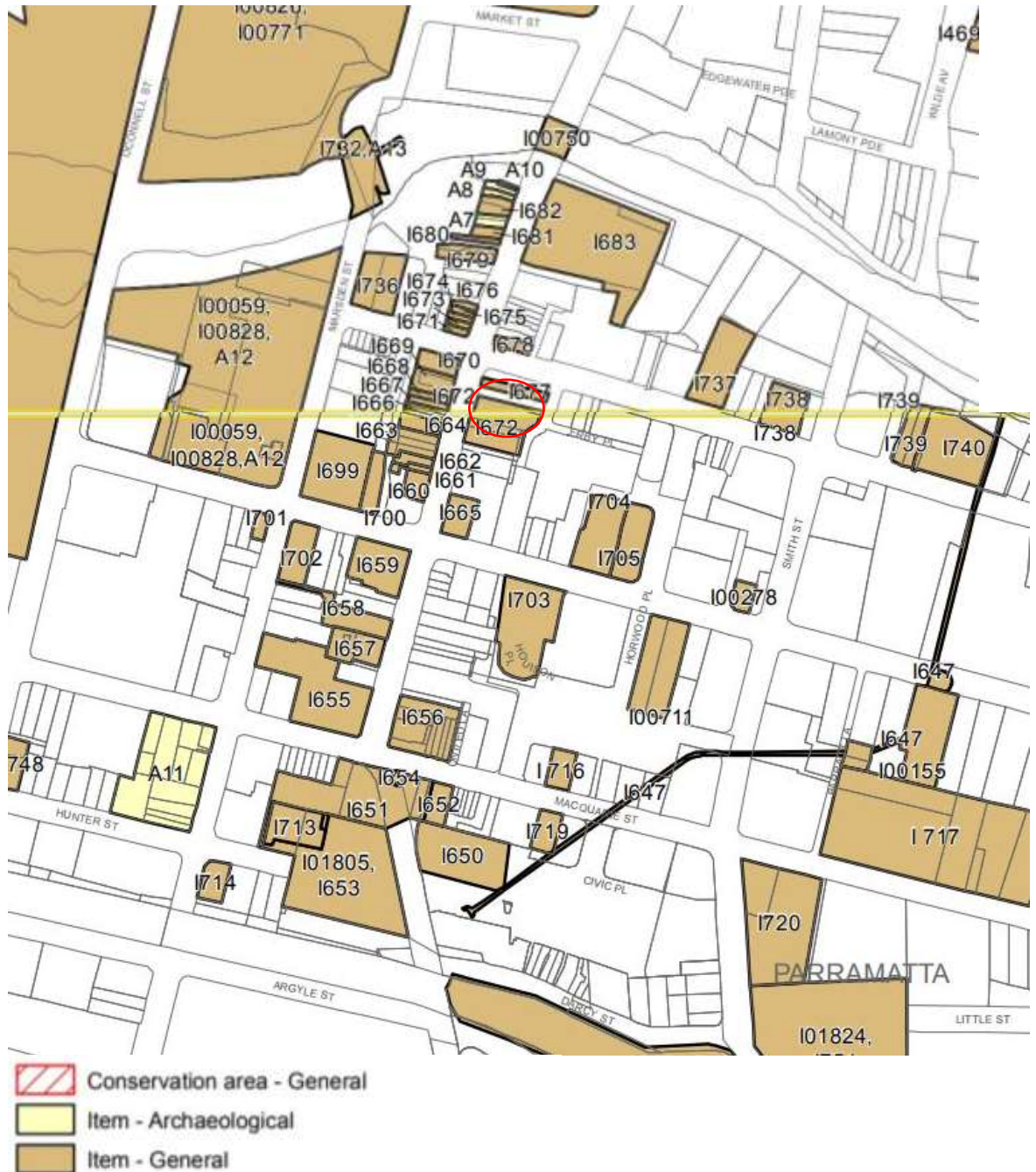


Figure 3 – extracts from Heritage Maps 009 and 010 in the Parramatta Local Environmental Plan, 2011, with the subject site generally identified by the red circle by NBRSArchitecture.

Confusingly, the rear walls of these properties date from the mid-to-late twentieth century and do have negligible heritage significance. It appears that the mis-description dates from the City of Parramatta Heritage Study of 1993, but is perhaps understandable

considering the proximity to a corner, whereby a rear wall seen from Phillip Street is a side wall seen from Church Street.

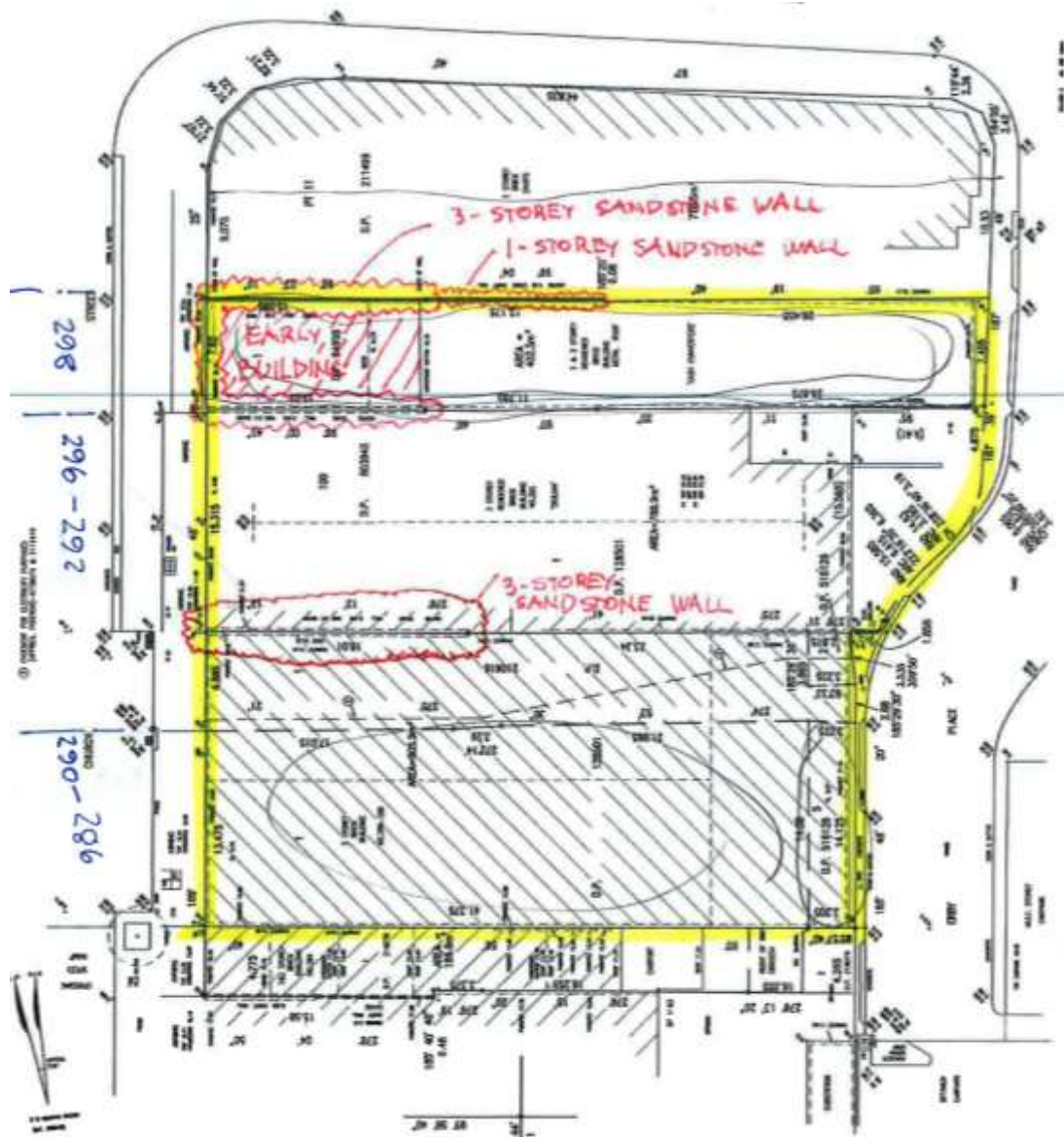


Figure 4 — marked-up survey plan showing the location of significant heritage fabric (red) on the site survey. The boundary is outlined in yellow.

1.4 HERITAGE SIGNIFICANCE

There is a significant sandstone wall on each of the northern and southern boundaries of 292–296 Church Street, within 12m of the Church Street frontage. There is a fine view of the southern of these two walls seen from the roof of 286–292 Church Street, and it bears an exact resemblance to the above descriptions in the State Heritage Inventory (unfortunately much the same description for the two sites).

The Cash Converters building at 298–300 Church Street does not appear to be listed on the Parramatta LEP, but it contains the remains of a three-storey mid-nineteenth-century

shop with some intact interior fixtures on the upper two floors. The sandstone façade has likely had its decoration chipped off, and it is obscured by metal cladding.

The Parramatta Archaeological Management Unit 3079 has the following Statement of significance from the State Heritage Inventory:

This AMU has exceptional archaeological research potential. This area was associated with the development of Parramatta as a regional commercial centre from the early settlement, including the convict period, to the present day. The physical archaeological evidence within this area may include structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts which have potential to yield information relating to major historic themes including Commerce, Convicts, Cultural Sites, Housing, Land Tenure, Law and Order and Townships. Archaeological evidence at this site is likely to be subject to minor disturbance. This AMU is of Local significance.

1.5 AUTHORSHIP

This report was prepared by Brad Vale, Senior Heritage Consultant, using research and a history written by Léonie Masson, Historian, all of NBRSARCHITECTURE.

2.0 DOCUMENTARY EVIDENCE

2.1 PRE-EUROPEAN HISTORY

Prior to the arrival of European settlers in 1788 the general area around Parramatta was inhabited by the indigenous Burramattagal clan who shared the Darug language with associated clans from Broken Bay to the Shoalhaven and west to the Blue Mountains.¹

2.2 DEVELOPMENT OF PARRAMATTA IN THE LATE 18TH AND EARLY 19TH CENTURIES

Within a few months of the first fleet arrival in Sydney Cove, a party consisting of 10 convicts and a garrison of soldiers were established in Parramatta.² This party grew to 100 convicts in 1789, and the following year Governor Phillip laid down the lines for a regular township adjacent to the river, which he initially called Rose Hill, later becoming Parramatta.³

Clearing and development of land for agriculture then followed and New South Wales' second town had begun.

Between 1791 and 1800 about 20 significant land grants were issued to settlers in and around the town of Parramatta, and a system of leasing lands was established for home building purposes.⁴ Early grantees or lessees in the vicinity often held leases in the town of Sydney and elsewhere as well as Parramatta.

By the late 18th century the area near the subject site was set aside for the market and town hall (see Figure 1). With the arrival of Governor Macquarie in 1810, further streets were laid out and blocks of land surveyed in George, Church, Phillip and Macquarie Streets. Public buildings, a hallmark of the Macquarie period, proliferated.

Parramatta developed as a secondary seat of government, a centre of agriculture and grazing, and was directly connected to Sydney by road and river. The town developed rapidly during this period. A plan of Parramatta in 1822 (Figure 5) shows the land relating to this study on the eastern side of Church Street between Georg and Phillip Streets as having two detached buildings. During the 1820s the Government released land to the north beyond the town south of the rivers. Settlers took up land in North Parramatta, spreading along Church Street and Windsor Road, the route to the farming districts of the Hawkesbury.

¹ Kass, T., Liston, C. & McClymont, J., *Parramatta: A Past Revealed*, Parramatta City Council, 1996. pp. 4-6.

² Jervis, J, *The Cradle City of Australia – A History of Parramatta 1788-1961*, Council of the City of Parramatta.

³ Kass, T., Liston, C. & McClymont, J., *Parramatta: A Past Revealed*, Parramatta City Council, 1996. pp. 10-15, 22

⁴ Noel Bell, Ridley Smith & Partners (aka NBRS+Partners), *The Former Parramatta Fire Station Heritage Assessment*, unpublished report, October 1998. p. 6



Figure 5 – Detail from Town of Parramatta showing urban settlement in 1822 / map compiled by JF Campbell.
(Source: JRAHS Vol XII Pt 4, 1927)

In 1833, David Lennox, NSW Superintendent of Bridges for the Colony of NSW, designed a new bridge to replace the old stone and timber bridge to span the Parramatta River at Church Street. It was built between 1836 and 1839 by convict labour. It was named 'Lennox Bridge' in 1867 by Parramatta Municipal Council.⁵

By the 1840s Church Street, Parramatta was already a commercial centre for Parramatta and quite heavily developed.

The railway from Sydney to Parramatta Junction (about a mile from the site in present day Granville) was opened on 26 September 1855. It was later extended into the population centre at Argyle Street in April 1860. The increased accessibility brought about by the railway contributed to the increase in population and development of the area between 1870 and 1880.

In 1888, the Union Bank building (now known as the former ANZ Bank) was built at the corner of Phillip and Church Streets. Its classical late Victorian design and copper roof pronounced the corner and remains a key feature along Church Street.

⁵ <http://www.rta.nsw.gov.au/cgi-bin/index.cgi?action=heritage.show&id=4300301>

The present character of Church Street between Phillip Street and the Lennox Bridge was established by commercial buildings generally of two storeys in styles of the late nineteenth century, Federation and Inter-War periods with nil setbacks. Subsequent development in the post-World War Two period has been of lesser quality.

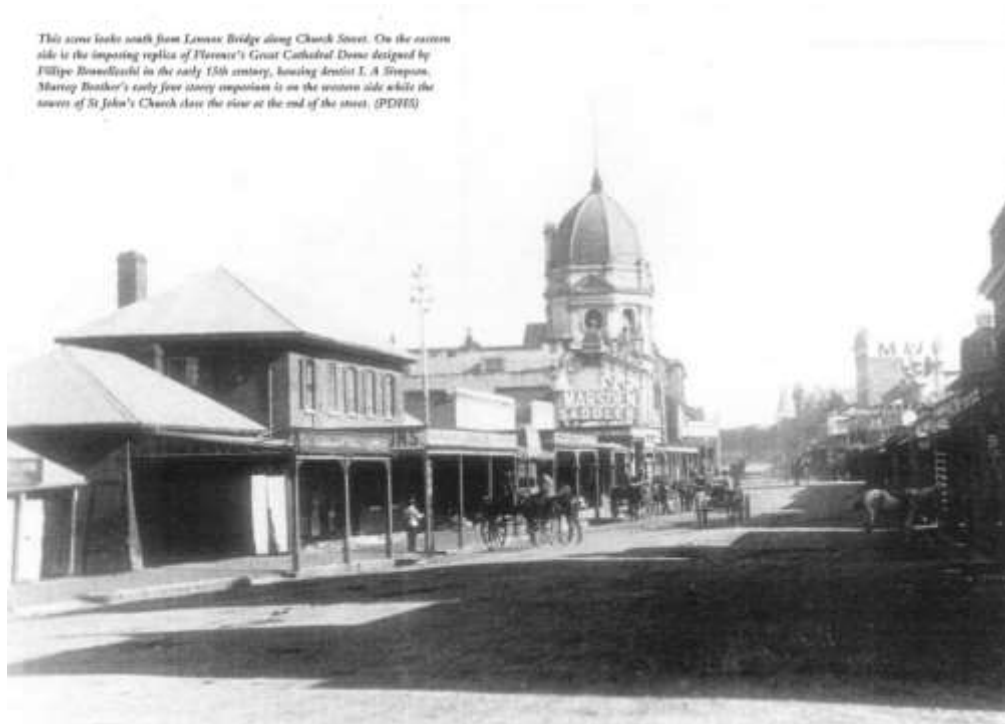


Figure 6 - View south along Church Street from the Lennox Bridge, post-1888. Buildings formerly occupying the subject site are shown in the far left. (Source: Reproduced in McClymont, J, Pictorial History of Parramatta District, 2005, p52)

2.3 HISTORY AND DEVELOPMENT OF 286-300 CHURCH STREET, PARRAMATTA

286-300 Church Street is built on part of two land grants, namely: Allotment 4 of Section 21 originally granted to Captain King on 30 June 1823; and Allotment 94 of Section 21 granted to Richard Rouse on 30 June 1823. The approximate location of the subject site is indicated by the arrow on Brownrigg's Map of Parramatta in 1844 (Figure 7). At this date, there was a building on Lot 4 of Section 21 granted to King (at the intersection of Phillip and Church Streets), and a pair of structures fronting George Street on Lot 94 owned by Richard Rouse.



Figure 7 – Detail from Plan of the town of Parramatta and the adjacent properties / as surveyed by W. Meadows Brownrigg surveyor, 1844. (Source: State Library of New South Wales, Z/M3 811.1301/1844/1)

2.4 298 CHURCH STREET (FORMERLY 236 CHURCH STREET)

In July 1839, Phillip Parker King conveyed a lease and release of Allotment 4 to Andrew Nash and John Knox. A building is documented on this land in Brownrigg's 1844 plan shown above. The following year, Nash became the sole owner of the land. He conveyed the site in 1853 to James Byrnes and William Byrnes.

Between 1868 and 1873, the property was conveyed to Hugh Fairclough. According to the Council Rate Book of 1868, Byrnes owned four houses in Church Street, variously occupied. Three of the houses had an identical value of £100; the fourth building was valued at only £20. The three three-storey houses were built after 1844 and prior to 1868.

In 1879, Trustees of the Liverpool and London and Globe Insurance Company, conveyed the property to Charles Smith of Sydney, as Trustee and executor of the late Hugh Fairclough. Later Rate Books list three stone houses, variously occupied, in the ownership of the Fairclough family. By 1903, the houses were converted to shops. These buildings are visible, after conversion to shops, in the 1938 view at Figure 8.

In 1922, the property (comprising 16 perches) changed hands from the City Mutual Life Assurance Society Limited to Percy Ince Hughes. Accordingly, the 1924 Valuation Card names Hughes as the owner and occupier of the shop at "242 Church Street". Three years later, Hughes conveyed the shop to EF Wilks & Co Limited, radio and electrical retailer. Less than four months later, Wilks leased the shop back to Hughes. Wilks eventually sold the site to George Frederick Craig in December 1931. Craig's shop is depicted in the 1938 image reproduced at Figure 8 (242 Church Street).



Figure 8 – Former three storey shops at 294-298 Church Street. (Source: *Progressive Sydney as it stands today, 1938*)

Craig lodged an application in 1941 to convert his property to Torrens title. At this date, the property (then known as 242 Church Street) was in the occupation of Craig and was valued at £7,625.⁶ Craig and Sons, men's tailors occupied the property thereafter. In 1957, the property was conveyed to Craig & Sons Pty Limited. Coinciding with the change of ownership, the company lodged an application to Parramatta Council to undertake alterations to the property estimated to cost £800 by the builder, R Clay. Four years later, the Parramatta Council approved an application in September 1961 for alterations to 298-300 Church Street with a value of £150; the applicant was Reuben F Scarf and the builder was JD Constructions,

In 1964, following a name change of the firm, the property was conveyed to Reuben F Scarf Manufacturing Pty Limited.

It is now occupied as Cash Converters.

2.5 292-296 CHURCH STREET (FORMERLY 238 AND 240 CHURCH STREET)

For earlier history of the shops see above in 2.4.

In 1924, the City Mutual Life Assurance Society conveyed part of the property (then 238 and 240 Church Street) to Thomas Henry Harvey and Arthur O Harvey (deceased). They are accordingly named the owners of the pair of shops, each with an assessed annual valued at £315. Four years later, Thomas Henry Harvey, junior and senior, conveyed the shops to John Psaltis and Nicholas Pasaltis. They in turn leased 238 Church Street to McKay. Subsequently, the property was conveyed in 1930 to Emily Welch.

Emily Welch conveyed 238 and 240 Church Street in October 1933 to Henry William Aiken and Eric Aiken. Less than four months earlier, Welch registered a lease of the shop and dwelling then known as 238 Church Street to Eric Kinnaird Hawkins.

⁶ Primary Application 34998, NSW Land & Property Information

In 1935, the Aikens lodged an application to convert the property to Torrens title. At this date, there existed a lease of the property from Welch to Hawkins of *"all that shop and dwelling situate at No. 238 Church Street Parramatta, also the Dance Hall over 238 and 240 Church St, also Bake House and outbuildings and yard comprised in 238 and 240 Church Street Parramatta from 1st July 1933 for the term of seven and one-half years thence ensuing"*. The property was occupied by Hawkins as described above, and of Stephen Arenas of the ground floor premises No. 240 Church Street.⁷

The principal occupant of 292 Church Street in the 1930s and 1940s was EK Hawkins at "The Australia Café". Note the business name on the façade, and the shopfront at street level, in the illustration of the building at Figure 8. Simultaneously, one of the shops was occupied in 1938 by Arenas Fruit and Vegetable Supply. Prior to this date, the shops were variously occupied.

In March 1950, Henry William Aiken and Eric Aiken conveyed 292-6 Church Street to Grocery and General Merchants Limited.⁸ The sale was announced in the Cumberland Argus and Fruitgrowers Advocate on 7 December 1949:

Grocery and General Merchants Ltd plan to open the [self-service] supermarket at 292-6 Church Street. The Australia Café, Rosslyn Stocking Shop, and Hyland's Shoe Store no occupy the ground floor of the property and the upper floors contain a ballroom and two flats.

Grocery and General Merchants bought the property for £35,000 through the agency of LJ Hooker.

The company's chairman, Mr Ashley Buckingham, said last week that the supermarket would be a "departments store of foods" run on modern American lines.

He said the 50ft x 190ft premises would be remodelled when building regulations permit.

The plan appears to have been abandoned as in June 1953, the property was sold to Bebarfalds Limited. They promptly lodged an application to Parramatta Council for the construction of a shop estimated to cost £70,000; the builder was Hornibrook McKenzie Clark Pty Ltd. The Building Register entry does not indicate the Council's decision, but the new store three storey building was approved as in June the following year, the Sydney Morning Herald and Cumberland Argus both published feature articles on Bebarfald's new store at Parramatta, scheduled to open in August 1954.⁹ The store was designed by architects Messrs CC Brewster & Murray.

Bebarfalds owned the property until 1973 when it changed hands to James Wallace Steel Pty Limited.

The building is now primarily occupied as the Sicilian Restaurant.

⁷ Primary Application 32259, NSW Land & Property Information

⁸ CT Vol 4838 Fol 110, NSW Land & Property Information

⁹ "The human side of modern architecture", *Sydney Morning Herald*, 29 June 1954, p12 and "Bebarfalds faith in Parramatta shown by huge sum invested in new store", *Cumberland Argus*, 25 August 1954, p8

2.6 286-290 CHURCH STREET

286 Church Street is located on part of Lot 94 of Section 21, granted to Richard Rouse on 30 June 1823. Following his death, in 1855 the property was divided by a deed of partition between George and Edwin Rouse. The land remained in the ownership of Trustees on behalf of the Rouse family until 1922 when RN Dangar conveyed the property to George Thomas Erby.

Erby lodged an application in 1922 to convert the property, then comprising "232, 234 and 236 Church Street" to Torrens title. In the intervening period, Erby conveyed part of the site (236 Church Street) to Leslie Walter Pye; Erby retained 232 and 234 Church Street.¹⁰ According to the primary application the three shops were respectively occupied by Erby (232), CW Henderson and WD Corderoy (234) and AW Fletcher (236).

236 changed hands to William Yeager Pye in 1937. In 1958, the property changed hands to HG Palmer (Consolidated) Limited.

232-236 Church Street (old numbering) were leased by Erby to a succession of tenants. The principal tenant at this address was GJ Coles and Co Ltd, the well-known chain store who opened here in a new store building in 1935.¹¹

The store is a spacious one, and the wide passage-ways provided plenty of elbow-room.

A feature of the new store is the handsome ceiling, which would be an ornament to any ball-room...the floor space is said to be greater than that of any store of its type outside the city, and there is approximately 460 feet of counters.

*Messrs Budden and Mackey, who designed this beautiful store and supervised its construction, are deserving of praise for the elegant and stable results achieved.*¹²

Following Erby's death, the property passed by transmission in 1947 to Geoffrey Wycombe Erby and Perpetual Trustee Company Limited. Renumbered 286-8 Church Street, they continued to lease the shop to GJ Coles & Co Ltd. Part of the same property, known as 284 Church Street, was leased from 1954 to Scotts Provisions Retail Pty Limited. Part of the whole site was transferred in 1957 to GJ Coles Limited. The following year, following the subdivision of the whole property, Lot 3 was conveyed to Scotts Provisions Stores Pty Limited.

¹⁰ CTs Vol 3618 Fols 170, 171, NSW Land & Property Information

¹¹ "For Coles' new Parramatta store", *Cumberland Argus*, 10 January 1935, p4 6

¹² "Cole's opening Parramatta's new store", *Cumberland Argus*, 4 April 1935, p6

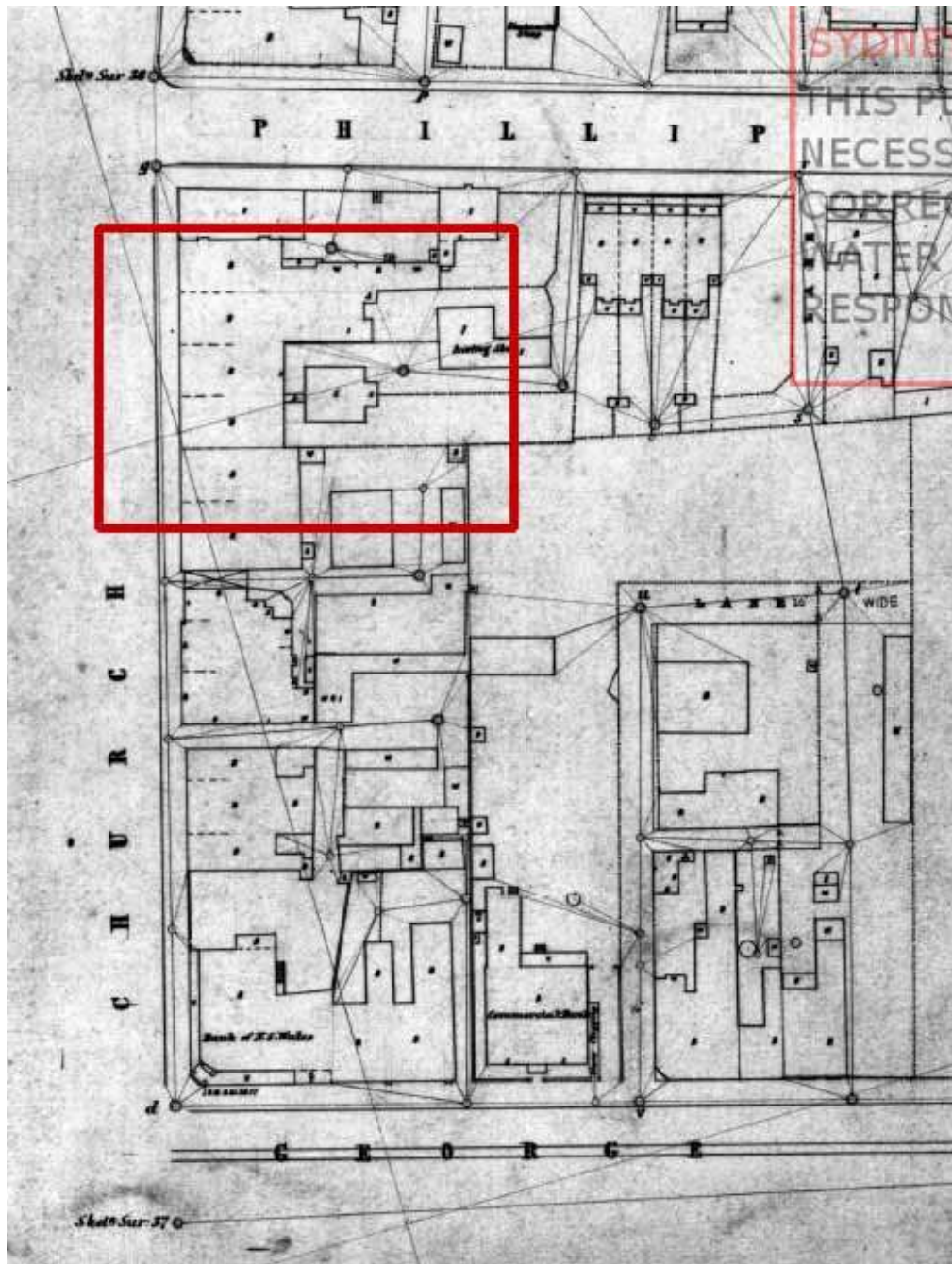


Figure 9 – Extract from Detail Survey Parramatta Sheet 19, 1894. Approximate location of subject site outlined in red. (Source: Sydney Water/WaterNSW Historical Research Facility, PWDS1544-S1240)

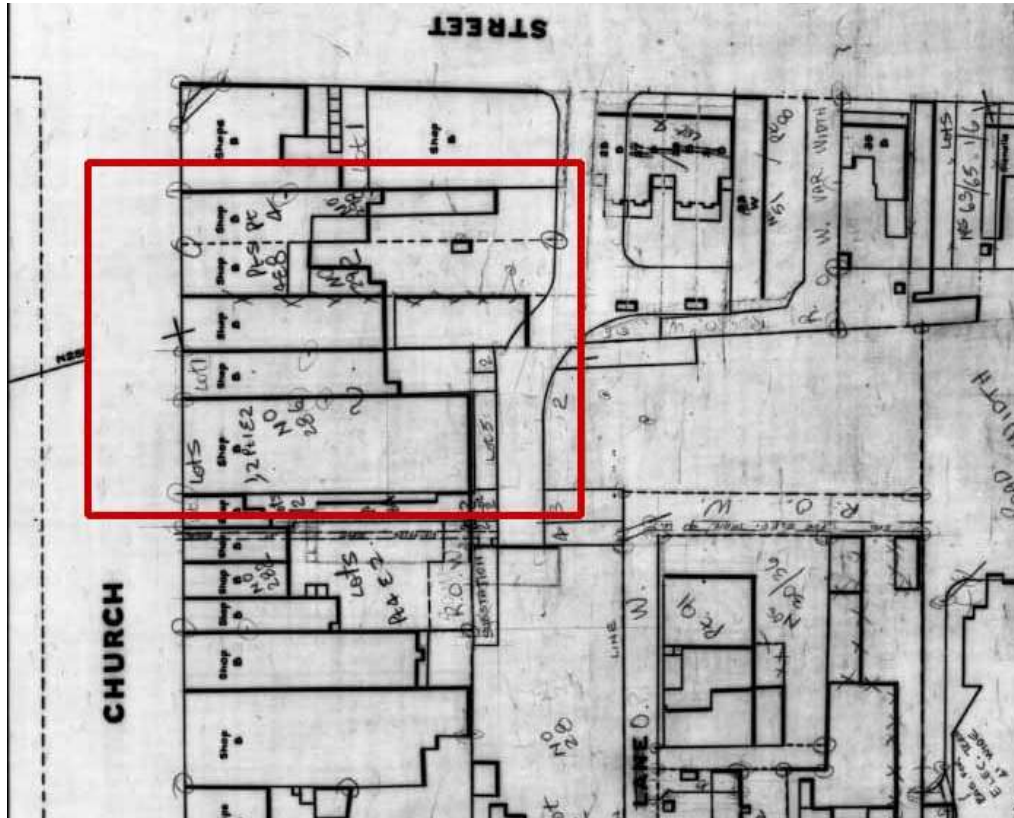


Figure 10 – Extract from Detail Sheet Parramatta 2712, undated. (Source: Sydney Water/WaterNSW Historical Research Facility, DS2712)



Figure 11 – Detail from 1943 aerial of Sydney showing study site outlined in red. (Source: NSW Land & Property Information, SIXMaps)



Figure 12 – Looking south along eastern side of Church Street from Phillip Street showing No 292 in the occupation of Fletcher Jones and the two-storey store building adjoining at No. 286, ca1980. (Source: Parramatta Heritage Centre, LSP00311)

3.0 PHYSICAL EVIDENCE

The site contains three buildings, joined together, typical of the Church Street retail strip that developed up to the end of the Twentieth Century.

3.1 CONTEXT

The site spans between the significant retail strip of Church Street, and Erby Place. Church Street is the traditional north-south commercial thoroughfare of Parramatta. It is lined with commercial buildings, typically of two or three storeys. Many of which are heritage items from the nineteenth and early Twentieth Centuries.



Figure 13 — the heritage item at 243–249 Church Street was originally Regency Victorian sandstone, constructed c. 1850 and thoroughly reworked in 1924.



Figure 14 – the heritage item at 257b–261 Church Street is south-west across Church Street from the subject site.



Figure 15 – the three-storey heritage items at 263–265 Church Street is a particularly fine Victorian commercial building Built c 1860-1876, in a similar period to the remains of the stone buildings on the subject site. The two-storey buildings are also heritage items, opposite the subject site.



Figure 16 – the south-west corner of Church and Philip Streets, features an Inter-War Streamlined mixed use building.



Figure 17 – the north-west corner of Church and Philip Streets, features early twentieth-century commercial buildings that are heritage items.



Figure 18 — the north-east corner of Church and Philip Streets, features the 1886 dome of the Former ANZ Bank at 306 Church Street, seen among the Meriton Towers.

3.2 VIEWS

The buildings on the site are visible from nearby streets and public vantage points, but given their modest height in the urban grid, the lack of significant fabric that is publicly visible, the subject site has no significant views. When the cladding is removed from the Cash Converters building at No. 300, and the façade is conserved, the view to this façade from Church Street will be significant.

Views along Church Street and nearby Phillip Street are significant vistas. Church Street runs in a straight line between Macquarie and Phillip Streets, then it has a slight kink to the north-east from the northern side of Phillip Street. The development would not have an impact on these views. The proposed tower has a substantial 10m setback from Church Street.



Figure 19 — north-east view from the Erby Place car park, looking over 298–300 Church Street to the former ANZ bank dome and former Kings' School (right-hand horizon).

ICOMOS World Heritage Listing – Australian Convict Sites (No 1306)



Old Government House, in its former Governor's Domain setting, is significant as a cultural landscape of importance in Australia's history. It contains several historic elements that have a tangible link with the earliest days of the foundation of British colonial settlement of Australia, and that interlink with the landscape. These historical elements include the

Crescent, the governor's dairy, the bathhouse, memorials, carriageways and gatehouses, and the remains of Governor Brisbane's observatory.

Old Government House and Domain forms part of the World Heritage Listed cultural property known as Australian Convict Sites. This property includes a selection of eleven penal sites, among the thousands established by the British Empire on Australian soil in the 18th and 19th Centuries. The following describes Old Government House and Domain:

Old Government House and Domain, Parramatta, was a residence of the Governor of the colony of New South Wales from 1790 to 1856, inland from Sydney. It is located on the left bank of a meander in the Parramatta River.

The site is arranged around Government House and its gardens. It is a Georgian-style mansion with a central section and two asymmetrical wings erected some years later. The southern wing is extended by the house of the female convicts, who were used as the household servants. The main built ensemble was extended in 1822 with the L-shaped garrison building.

The park includes some houses and landscaped gardens in the late 18th century English style and the remains of an observatory. It also includes archaeological remains of the huts that housed the convicts who looked after the maintenance of the property.

The main built ensemble underwent significant restoration, particularly in 1906.

Today, this ensemble is used as a museum and a public park.

Environment Protection and Biodiversity Conservation Act 1999 – National Significance

All sites forming the Australian Convict Sites listing are inscribed on the National Heritage List and protected by the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The proposal could be referred for assessment under the EPBC Act, but section 5.3 concludes that this is not required. The proposed tower is likely to be visible from Old Government House. Under the Act, World Heritage sites are identified as matters of national environmental significance. Actions that have, or are likely to have, a significant impact on a matter of national environmental significance require approval from the Australian Government Minister for Sustainability, Environment, Water, Population and Communities. The minister decides whether assessment and approval is required under the EPBC Act.

In addition, Old Government House and Domain is listed as a place of cultural heritage and protected under the *NSW Heritage Act 1977*. The following recommendations and decisions for The Australian Convict Sites, of which this site forms part, were formed at The Convention Concerning the Protection of the World Cultural and Natural Heritage, Brazil 25 July – 3 August 2010 (World Heritage Committee Meeting Decision 34COM 8B.16):

3. Recommends that the State Party give consideration to the following:

h) Pay attention to managing the landscape values of the sites in or close to urban areas by studying the visual impact of their current environment and any projects liable to affect those values;

Old Government House and Domain is in public ownership (New South Wales Government) and comprises an original site/land boundary from the convict era and is surrounded by a buffer zone (see Figure 20). ICOMOS made the following comment on the potential for development from the growing urban environment:

"the legal protection of the buffer zones seems adequate and effective...More broadly, some of the sites within the property may be threatened by the development of the property's peripheral area and in its buffer zone, notably in terms of the landscape impact of growing urban environments...(including)...Parramatta city for Old Government House".

Old Government House and Domain Parramatta Park Management Plan (2009) was prepared by Parramatta Park Trust and The National Trust of Australia (NSW), managers of the site. Old Government House and Domain, Parramatta Park Management Plan, Section 8.2 Management Plans and Policies identified the following guiding policy (taken from the *Parramatta Park Conservation Management Plan 2008*, 14.1):

9. The Park boundaries will be protected from encroachments and developments which compromise its significance

8.2.1 Fabric and setting "Retain vistas of the House from within the Park. Consider the reinstatement of one of the nineteenth-century configurations of the carriage loop and pathways..."

The following critical views will be actively maintained within the Park:

- *Mays Hill to Hunter Street;*
- *Old Government House and grounds to Parramatta Park – views to east (George Street, O'Connell Street and the river);*
- *Parramatta River from the west in Parramatta Park;*
- *Parramatta Park to Kings School and Lennox Bridge;*
- *The Ridge of the Crescent to Parramatta;*
- *The visual relationship between the monuments and their siting on the ridge line;*
- *From the ridge line to the Macquarie Street gates and the centre of Parramatta;*
- *From the Dairy to Westmead and Wisteria Gardens;*
- *Out of the Park from the Domain to Westmead, the west and north-west.*

Vegetation will be managed to ensure the retention of significant views through regular pruning and careful planting programs. The views from Old Government House to George Street will be opened up through vegetation management and tree removal.

New structures, either permanent or temporary, will not be constructed where they will have a detrimental effect on significant views.

'Old Government House and Domain, Parramatta Park Management Plan, Description of the buffer area for Old Government House and Domain' is identified in the Parramatta Management Plan which describes the important views associated with the property as follows:

Important views.

Important views from Old Government House over the broader Domain (now forming Parramatta Park) are contained within the buffer zone emphasising the command and control function of Old Government House and Domain and consistent with historical records such as maps and plans, illustrations and paintings. Longer and more extensive views extend from the Domain and beyond the Buffer Area eastwards along the Parramatta River to Lennox Bridge, westwards and southwards to Mays Hill, the highest point in Parramatta Park. There are reciprocal views back from these positions to the Domain and Government House within the buffer zone. There is also an occasional vista from the eastern edges of the property along several key streets of the Parramatta CBD, which are also contained within the buffer zone.

The Old Government House and Domain World Heritage Property with Buffer Zone is shown in Figure 20. The subject site is well outside these sensitive areas.

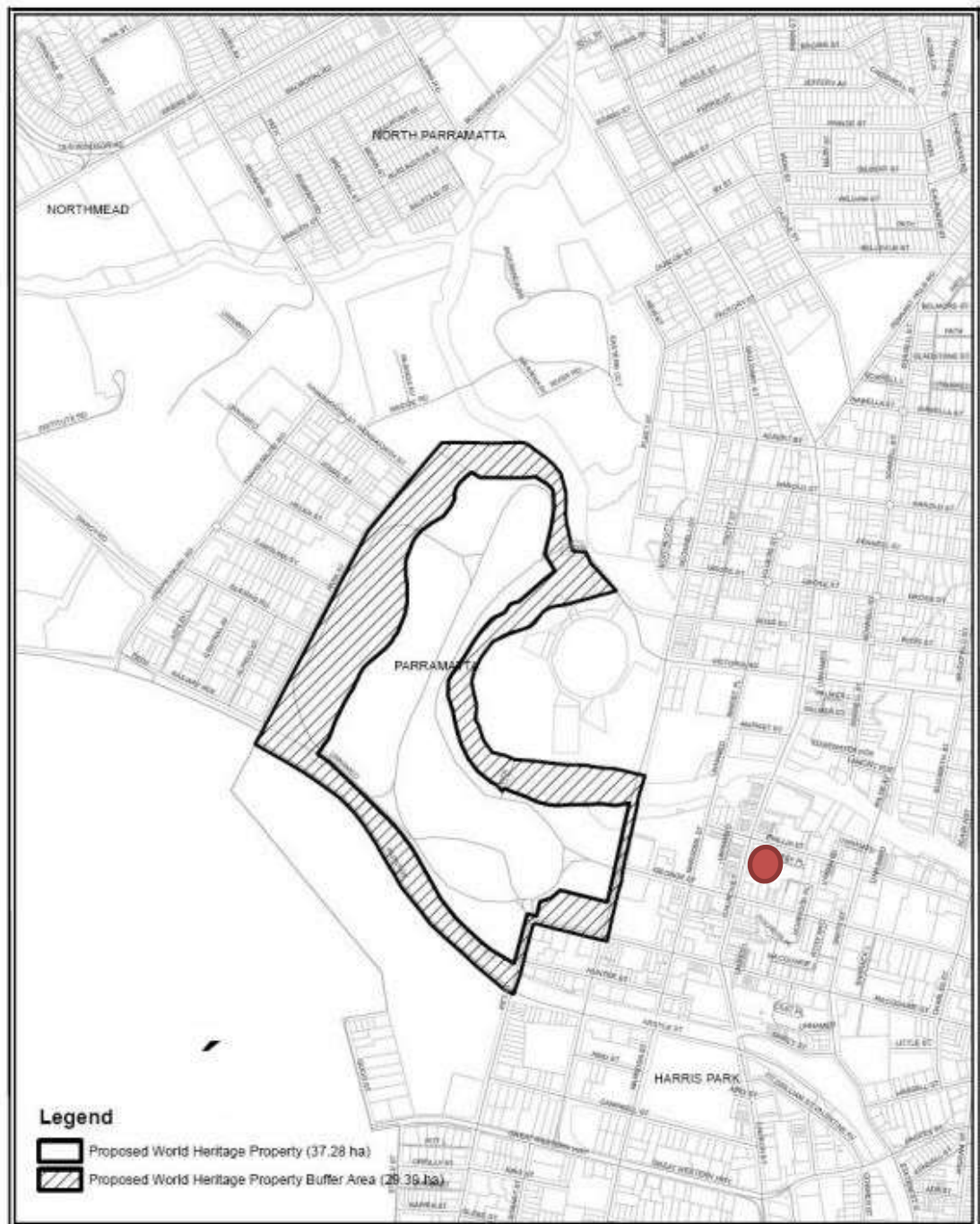


Figure 20 – Old Government House and Domain World Heritage Property with Buffer Zone hatched. The subject site is shown circled in red outside this area. (Source: Old Government House and Domain Parramatta Park, Management Plan, 2009, p40)

3.3 CURTILAGE

The curtilage of the heritage fabric is defined in a statutory sense by the surrounding allotments. This curtilage is limited by the lack of public visibility of the heritage fabric.

3.4 EXTERIOR DESCRIPTION

The **Cash Converters building at 298–300 Church Street** has a three-storey façade that is concealed at first and second floor levels by a sheet metal cladding system. (The ground floor is used as a retail space with offices at the rear; the first and second floors are used as storage) the front and side walls are constructed of sandstone ashlar with lime mortar. The cladding projects a short distance from the wall, so there is a chance that some of the surface Victorian Academic Classical detailing remains, see Figure 8. The 1930s photograph shows a pair of windows on each level, the first floor being much grander. The first-floor windows were set on pedestals, supporting a string course that linked the sills. Each opening was framed with a profiled architrave, and the head was decorated with a pediment supported on consoles. The second-floor windows were more simply treated with an architrave in stone having a slight flare at the top. The parapet was decorated with a classical cornice. The window openings can be seen from the side to have been in-filled with brickwork. It is unlikely that the cornice or pediments survive.

The side walls consist of undecorated sandstone ashlar blocks articulated with fire breasts and fireplaces at each level. The northern side wall is visible from the private yard of the property at No.302 Church Street. The chimney and second floor fire breast have been removed. The wall has been cement rendered at the ground floor, causing damage to the stone. Various changes to the wall have introduced other materials, such as brick, on top of the wall.



Figure 21 – The Cash Converters' Building at 298 Church Street is the northern extent of the subject site. The sheet metal façade conceals the remains of a Victorian Classical sandstone façade. The two-storey commercial building on the left at 302 Church Street is on the corner of Phillip Street.



Figure 22 — the rear of Cash Converters (right) shows the 1950s building at the rear, clad in asbestos sheeting.



Figure 23 — the northern side boundary wall of No 298, shows the 1860s sandstone deteriorating in response to adverse control of salt-laden moisture.



Figure 24— the northern side boundary wall of No 298, shows the c1860s sandstone walls of the former one-or-two-storey service wing.



Figure 25 —the northern side boundary wall of No 298, shows the 1860s sandstone wall and fire breast at the first-floor level. The fire breast has been truncated at second-floor level, but it is mostly original sandstone under the white paint.

The three-storey commercial building at 292–296 Church Street contains a post-war structure between two sandstone boundary walls, each apparently the same because this building replaced two terrace houses in between these walls. This building is likely to have its concrete slabs keyed into the sandstone wall.



Figure 26 — The three-storey Sicilian restaurant building (centre) has c1860s sandstone side walls.



Figure 27 — the rear of 292–296 Church Street, facing east to Erby Place. This is entirely post-war fabric.



Figure 28 — the rear of 286–290 Church Street, facing east to Erby Place. This building is a mid-twentieth-century building that has been renovated several times. The sandstone boundary wall can be seen top-left.



Figure 29 — detail of the sandstone boundary wall seen above, which faces south



Figure 30 — detail of the sandstone boundary wall showing a second-floor fireplace that was never used. It was on the south side of the row of three grand terrace houses built c1860s. Various mortise holes can be seen that would have supported later timber floor or roof structures.

3.5 INTERNAL DESCRIPTION

The building interior at 298–300 Church Street retains some internal fabric on the first and second floors that is original to its construction in the mid Nineteenth Century. There is no known original finishes or fixtures on the ground floor. This intact fabric includes timber floor boards, some skirtings, the architraves around the four windows that faced Church Street and the dado panels, wall plaster over sandstone, wall paper samples, lath-and-plaster partitions between hardwood studs, fireplaces, timber cornices, and lath-and-plaster ceilings. The timber stair and handrail is early fabric.



Figure 31 – typical skirting



Figure 32 – typical cornice



Figure 33 – the first floor west wall that looked over Church Street.



Figure 34 — the first-floor fireplace. Note the early lacquer over the skirting (right) and the remains of the Damask flock wallpaper above the skirting, and above the fireplace.



Figure 35 — the second floor west wall that looked over Church Street.

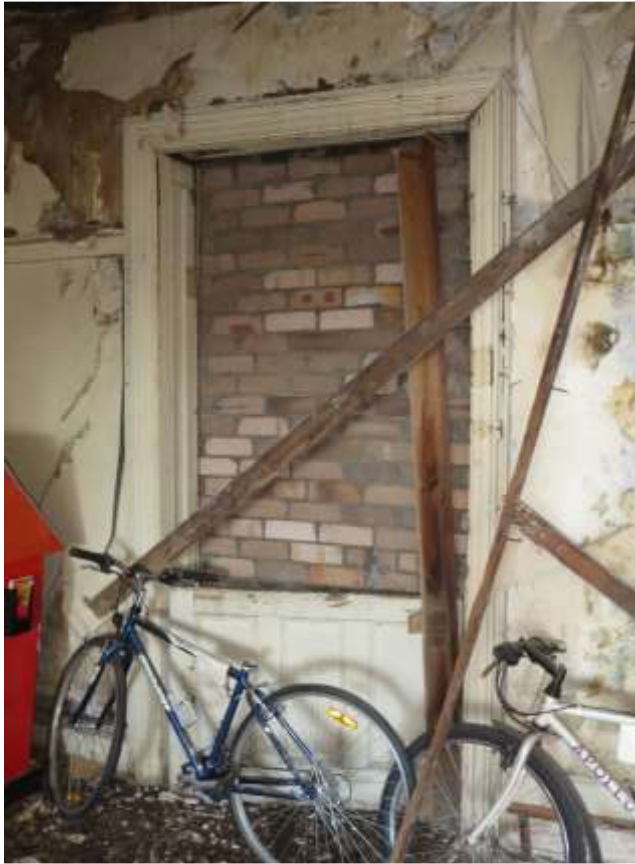


Figure 36 — detail of a second floor window architrave and dado panel.



Figure 37 – detail of second-floor architrave.



Figure 38 – the second-floor southern wall showing original partition with lath and plaster (right).

4.0 THE PROPOSAL

It is proposed to demolish the post-war buildings at 286–290 and 292–296 Church Street. The sandstone block wall between the two buildings would have each stone numbered, recorded and dismantled to enable reinstatement. Similarly, the southern wall of No. 298 would have each stone numbered and recorded prior to dismantling. The original timber floors and roof structure would be supported and removed as single units to enable reinstatement. The northern and west sandstone facades would be supported and held in place during the excavation.

A mixed-use development would be constructed on this site with nine levels of basements, a three-level podium of commercial uses, a further two levels of the base of the tower for commercial uses, 55 floors of dwelling units, then a roof top with residential open space and building services. The tower would be set back from Church Street.

The scheme is illustrated in the drawings by PTW Architects.

5.0 EVALUATION OF HERITAGE CONTROLS

5.1 COMPLIANCE WITH PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

The subject site is located in the vicinity of several heritage items of local significance. The *Parramatta Local Environmental Plan 2011 (PLEP 2011)* is the planning instrument relevant to the proposed works. PLEP 2011, Part 5 Miscellaneous Provisions, Clause 5.10 Heritage conservation states the following 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,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

Parramatta LEP 2011	This Proposal Relates to PLEP as follows:
<p>Part 5 Miscellaneous Provisions, Clause 5.10 Heritage conservation: (5) Heritage assessment <i>The consent authority may, before granting consent to any development:</i></p> <ul style="list-style-type: none"> <i>(a) on land on which a heritage item is located, or</i> <i>(b) on land that is within a heritage conservation area, or</i> <i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i> <p><i>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.</i></p>	<p>This Statement of Heritage Impact (SHI) has been prepared to accompany the development application for a mixed-use tower on the site of Nos. 286–300 Church Street.</p> <p>The SHI will assess the positive and negative heritage impacts of the proposed development and identify approaches taken to minimise and ameliorate the impacts.</p>
Parramatta LEP 2011	This Proposal Relates to PLEP as follows:
<p>Part 5 Miscellaneous Provisions, Clause 5.10 Heritage conservation: (7) Archaeological sites <i>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):</i></p>	<p>The site is identified as an archaeological management unit of exceptional archaeological potential in the Parramatta Historic Archaeological Landscape Management Study (PHALMS), because it lies within Parramatta Archaeological Management Unit 3079.</p> <p>An Archaeological Research Design will be undertaken.</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>	
---	--

5.2 COMPLIANCE WITH THE PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

The purpose of the *Parramatta Development Control Plan 2011* (PDCP) is to supplement the Parramatta LEP 2011 and Parramatta City Centre LEP 2007 and provide more detailed provisions to guide development. PDCP, Part 4 Special Precincts, 4.3.3 Parramatta City Centre is relevant to the subject site. The broad objectives for the Parramatta City Centre are as follows:

- To support the primacy of the centre as an employment node with a strong commercial core occupied by high order quality commercial buildings.
- To support the commercial core with surrounding mixed use development that reinforces and complements the centre's core employment role.
- To ensure high quality design of buildings and public areas.
- To activate the Parramatta River edge and the relationship of the river to the city.
- To provide for the conservation and interpretation of Parramatta's heritage.
- To improve the natural environment.

Parramatta DCP 2011	This Proposal Relates to PDCP as follows:
<p>PDCP, 4.3.3.3 Courtyards and Squares</p> <p><i>C.3 Forecourts, squares and courtyards should be delightful outdoor rooms, and must be well considered with regard to aspect and height to width, and depth to width proportions.</i></p> <p><i>C.4 It is preferred that courtyards are the same level as the street to facilitate access and integration with the public domain.</i></p> <p><i>C.5 Basement car parks should be contained predominantly within building footprints and allow for deep soil beneath forecourts and courtyards for large canopy tree planting.</i></p>	<p>The redevelopment of 286–300 Street would make a generous foyer leading from Church Street, with a high degree of pedestrian permeability from the street, and with good potential for a link to Erby Place.</p> <p>Complies</p> <p>The basement would be under the podium, and would be designed to allow for deep soil planting of trees within the podium atrium.</p>
<p>PDCP, 4.3.3.4 Views and View Corridors:</p> <p>C.1 Views shown in Figure 4.3.3.4 are to be protected in the planning</p>	<p>Parramatta DCP 2011 identifies nine (9) historic views within Parramatta City Centre. The following are relevant to the subject site:</p>

and design of development (see Figure 39 of this SHI).

C.4 Site analysis must address views with the planning and design of building forms taking into account existing topography, vegetation and surrounding development.

Historic View 5 - Views north and south along Church Street, including view of ANZ dome and heritage buildings.

The proposed works would have no impact on these views.



Figure 4.3.3.4.1
Historic Views

Identified View	Significance
1. Old Government House view northeast to the river, Old King's School building and site of former Government farm.	Key historic view demonstrating the relationship between the Governor, early Government farm and major school institution. Setting of both heritage items.
2. Views east to St John's along Hunter Street, available back to Parramatta Regional Park.	Hunter Street framed view to St John's church.
3. Views to St John's church and square from north	Historic main street approach to city centre and St John's historic church and other heritage items in view.
4. Views west, from eastern side of square, mall, Civic Place and Town Hall.	Backdrop/setting of church. Views to church and spires.
5. 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.	Historic main street and approach to city. A number of heritage buildings.
6. Approach to Parramatta south along Church Street from Fennell Street, sequential views.	Historic main street and approach. Relatively consistent scale and setback of streetscape.
7. Views along George Street to Parramatta Park gatehouse and trees.	Key historic street approach to the park. City edge of park, framing views to gatehouse, trees and Old Government House (not now visible), views of streetscape, heritage items.
8. View from Marys Hill across Parramatta's City Centre to distant hills.	Key historic viewing point from the highest part of the Parramatta Park with best views of the city in the river valley, glimpses to hills behind the city between buildings.
9. View from The Crescent to the distant hills Key historic viewing point from the ridge of The Crescent	Key historic viewing point from the ridge of The Crescent to glimpses of distant hills between buildings.

Figure 39 – Historic Views in Parramatta with the location of the subject site shown circled in red (Source: Parramatta DCP 2011, 4.3 Special Precincts, 4.3.3.4 Historic Views)

PDCP 5.0 Environmental Management

Development should not result in significant impacts upon the amenity of an area by way of unacceptable overshadowing of adjoining properties, privacy impacts (eg. by unsympathetic house raising) or by being incompatible with the streetscape or character of the locality (including heritage)

The proposed slim tower would cast a long shadow that would have similar amenity impacts to similar tower nearing completion to the north of this site.

6.0 HERITAGE IMPACT ASSESSMENT

6.1 INTRODUCTION

The following assessment of this application is based on the guidelines set out by the NSW Heritage Office (now Heritage Division of the Office of Environment & Heritage) publication 'Statements of Heritage Impact', 2002. 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 development provides an opportunity to remove the cladding concealing the sandstone façade of No.298-300 Church Street, and to conserve the stonework to the original design, and reconstruct the windows to traditional detail. The original interior fabric would be salvaged during the works and reinstated. Missing interior fabric would be reinstated where it can be based on evidence from the site;
- The development provides an opportunity to uncover the isolated sandstone wall on the south side of No. 292, and to present this to the public with appropriate interpretation;
- The design for the podium provides for a good contemporary architectural response to the conserved facade of No.298-300 Church Street. The podium has a fitting height and architectural rhythm to use the sandstone structures facing Church Street in a positive manner;

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 two sandstone walls that are entirely within the site would be dismantled to allow the excavation, then reassembled with matching lime mortar in the same place. Each stone would be numbered and recorded. The replacement mortar would be matching lime. This provides an opportunity to remove intrusive materials from these two walls, and to conserve the stonework;
- The timber floors and roof structures inside 298–300 Church Street will be salvaged for safe-keeping as single elements, and then reinstated into the development.

The following sympathetic solutions have been considered and discounted for the following reasons:

- nil

6.2 DEMOLITION OF A BUILDING OR STRUCTURE

The removal of the post-war buildings and 286–290 and 292–296 Church street would not have an adverse heritage impact on these sites, or the surrounding heritage items.

- The dismantling of the two internal sandstone walls is essential for the redevelopment of the site, which will have heritage benefits by reinstating and interpreting the heritage fabric of the site.

6.3 MAJOR ADDITIONS

How is the impact of the addition on the heritage significance of the item to be minimised? Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?

- The podium would be scaled to the three-storey height of the sandstone façade at 298–300 Church Street. This would provide a sense of streetscape continuity of scale with the other heritage items along Church Street. The podium is designed with a structural rhythm that responds to the distribution of openings in the original sandstone façade, and incorporates the sandstone boundary wall on the south side of No 292. The podium makes extensive use of new sandstone for contemporary design, in the columns and parapet facing Church Street. This serves to make the original sandstone the 'anchor' elements of the façade, from which the other work is generated. Sandstone is a traditional material in Parramatta since Georgian times and the use of this material makes for a link with other heritage items in the vicinity that also use it;
- The residential tower would be set back from Church Street, and setback from the other site boundaries to give civic emphasis to the podium, which is the streetscape element of continuity. The tower would have a contrasting light-weight façade system, clearly separate from the podium with a heavier quality.

Can the additional area be located within an existing structure? If not, why not?

- The desired residential units cannot fit in the structures on the site.

Will the additions tend to visually dominate the heritage item?

- The residential tower would dominate the heritage items on the site and other heritage items along Church Street and further afield from where the tower could be seen as part of the setting of other heritage items.

Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?

- The site is proposed to be fully excavated for the basement. The significance of the archaeological resources of the site is recognized in the Parramatta Archaeological Management Unit 3079. An Archaeological Research Design will be prepared and implemented.

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

How is the impact of the new development on the heritage significance of the item or area to be minimised? Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?

- As discussed above, the focus of sensitivity towards the nearby heritage items is to design the podium to fit into the major themes of traditional development along Church Street with regard to building scale, materials and rhythm.

Why is the new development required to be adjacent to heritage item?

- This report supports a Planning Proposal that aligns with the objectives and controls presented in the Parramatta CBD Planning Proposal. Council considers the subject land to be an opportunity site capable of increased density and height due to its location, size and limited impacts in terms of overshadowing key public spaces. Development of this site presents a significant opportunity to contribute to the revisioning of Parramatta as Greater Sydney's Central City, which is consistent with State and local strategic planning objectives.

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

- The curtilage of the heritage items on the site consists of their property boundaries. Considering the concealed nature of the heritage fabric on the site, and the difficulty in defining the location of the heritage fabric

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

- The development would actually enhance views towards the heritage fabric by removing the metal cladding from the sandstone façade at 298–300 Church Street, and conserving the façade; and by revealing and integrating the sandstone boundary wall between the two other allotments on the site into the design of the podium;
- The development would not block views between heritage items;
- The development would be visible from other heritage items in Church Street, Phillip Street; and it would be visible from more distant heritage items including Parramatta Park and the Old Kings' School.
- Parramatta's central business district is undergoing a transformation to high-rise development in accordance with the planning controls. The subject tower is designed to be a tall, slim element in the city skyline.

Will the additions visually dominate the heritage item? How has this been minimised?

- While the development will dominate the heritage items within view in Church and Phillip Streets, the setting back of the tower from the front boundary would make it clearly separate from podium, which is designed as the element that relates to the scale of the nearby heritage items.

Will the public, and users of the item, still be able to view and appreciate its significance?

- The development will have positive heritage impacts by revealing the heritage fabric of the site to public review, and interpreting it.

7.0 RECOMMENDATIONS

- A schedule of Protective and Conservation Works should be submitted at the construction certificate stage;
- An archaeological research design should be submitted and carried out.

8.0 CONCLUSION

The development would salvage and conserve the heritage fabric within the site during construction. The sandstone boundary walls would be conserved during construction. The c1860s building at 298–300 Church would be conserved by repair and reconstruction to present a Victorian Academic Classical façade to Church Street, with conserved interiors on the first and second floors. The sandstone boundary wall on the south side of No. 292 would be reassembled and incorporated into the design.

The proposed works described above are designed to provide a podium that would fit into the significant streetscape of Church Street, complementing the many heritage items in the vicinity. The tall residential tower responds to the expectations for towers in the desired future character in the planning documents.

The conservation, reconstruction and interpretation works to the heritage structures on the site would have a positive impact. The carrying out of an archaeological research design would enhance the public knowledge about the history of this site. The development would have very little adverse heritage impact on surrounding heritage items.

Yours Faithfully,
NBRSARCHITECTURE



BRAD VALE
Senior Heritage Consultant