

20 December 2017

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42-46 PARRAMATTA ROAD, HOMEBUSH

PROPOSED DEVELOPMENT

1. Background

This Heritage Impact Assessment has been prepared to accompany a request to prepare a planning proposal for the site to change development standards to be consistent with the findings of the Parramatta Road Transformation Strategy.

On 10.11.2017, Heritage 21 received a set of architectural concept drawings by Integrated Design Group dated 3.11.17 ('the drawings') pertaining to a future development on the site in accordance with the planning proposal. The heritage impact assessment contained in this letter is based upon those drawings and has been informed by preliminary research and a site visit undertaken on 22.11.2017.

It is our understanding that in October 2015 consent was granted for demolition and excavation and construction of a nine-storey building containing 62 units including a commercial area on the ground floor and two basement levels.

The request to prepare a planning proposal seeks to amend the controls in Strathfield Local Environmental Plan 2013 to allow a building height limit of 80 metres and an FSR of 5:1. The architectural drawings comply with these proposed controls.

2. Nature of the Heritage Impact Assessment

This advice is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions that are of a planning or compliance nature. Thus, it will be assumed that apart from the heritage aspects of the Strathfield Local Environmental Plan ('SLEP') and the Strathfield Development Control Plan ('SDCP'), all planning and compliance matters will be dealt with by other consultants and not Heritage 21. Similarly, this preliminary advice does not purport to determine or assess any BCA requirement, services related issue, contamination issue, structural integrity issue, legal matter or any other non-heritage related issue.

3. Site Identification

The site at 42-46 Parramatta Road Homebush comprises Lot 2 DP 518578 and is situated at the intersection of Station Street and Parramatta Road. The allotment is situated within the boundaries of the Strathfield Council Local Government Area.

The site is a large, predominately vacant lot, with only three small built structures on site, including two corrugated metal structures (one of which is a carport) and a timber structure. The eastern topography of the site is flat and is currently being used as a car park. A bitumen ramp leads to the western side of the site with a low scale brick wall located on either side of the ramp. The topography on the western side of the site is raised, covered in grass and contains several trees including two jacarandas. A chain wire fence is located along the Parramatta Road and Station Street boundaries. A steel fence is built along the southern and western boundary lines.



Figure 1. Aerial view of the site highlighted in yellow. (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>.)

Images of the site are located in Attachment A.

4. Historical Summary

Local History

When Europeans arrived in 1788 Homebush Bay consisted of extensive tidal wetlands and thick bush. The area was first known as 'The Flats', and was recorded by Captain John Hunter within ten days of the arrival of the First Fleet. Although reports of the time commented on the Aboriginal people living in the area, there is little official history of the traditional owners of the land at Homebush Bay.¹

In 1797 the first grant was issued for land at Homebush Bay. One of the earliest land owners was Samuel Haslam after whom Haslams Creek was named. By 1811 most of the land around Homebush Bay lay within two large estates: the Newington estate to the north of Haslams Creek and the Home Bush estate between Haslams and Powells Creeks.²

In 1807 John Blaxland, one of the first free settlers to arrive in Australia, acquired 520 hectares of land which he named Newington after his family estate in Kent. From 1879 parts of the Newington estate were gradually purchased or resumed by the NSW Government for various uses including an armaments depot. In March 1907 much of the land from the Home Bush estate was resumed by the Department of Public Works for the establishment of the State Abattoir.³

By the early 1980s, Homebush Bay had become a large tract of neglected land which was bypassed as Sydney sprawled westward. The area, now in the geographic heart of Sydney, was earmarked as a major urban renewal project which began with the establishment of the State Sports Centre, the Australia Centre and the opening of Bicentennial Park.⁴

Site History

Due to a dearth of accessible land and property information about the subject site, it has not proven possible to construct a comprehensive history of its built evolution. Whilst aerial photographs indicate that a number of structures existed previously on the site, they have since been demolished. The aerial photograph taken in 1943 indicates that the shape of the site has also changed.

¹ Canada Bay Heritage, History of Homebush Bay, n.d., <https://canadabayheritage.asn.au/history-of-homebush-bay/>.

² Canada Bay Heritage.

³ Canada Bay Heritage.

⁴ Canada Bay Heritage.

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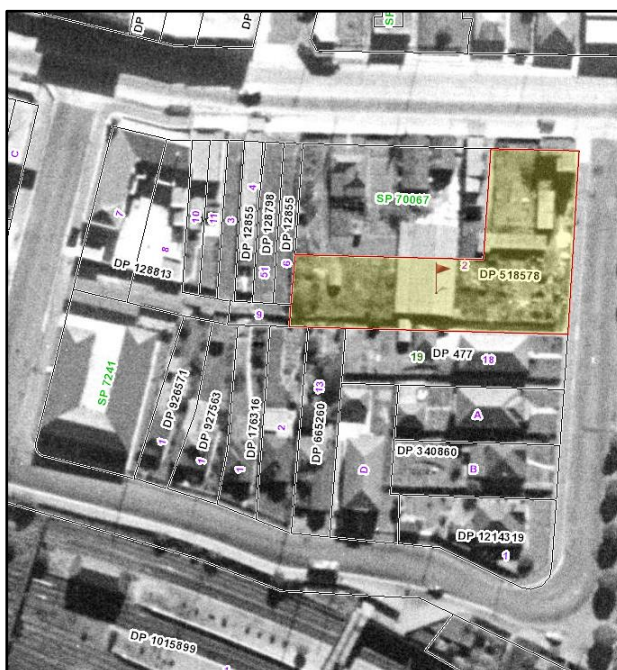


Figure 2. Aerial view of the site highlighted in yellow, taken in 1943. (Source: NSW Land and Property Information, ‘SIX Maps’, n.d., <http://maps.six.nsw.gov.au/>.)

5. Heritage Status

Heritage Listings

The subject site is **not** a protected heritage item, or located within the boundaries of a Heritage Conservation Area under the SLEP 2012. It is situated in the vicinity of heritage items however, as listed below.

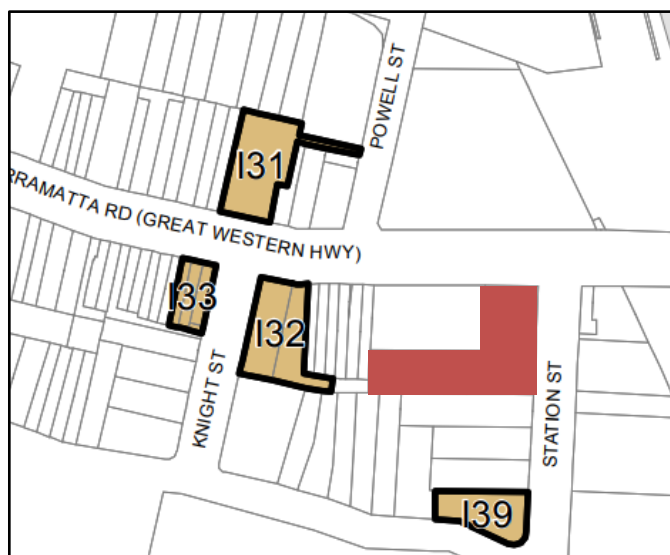


Figure 3. Detail from Heritage Map HER_004; the subject site is shaded red and heritage items, some of which are within the vicinity of the site, are marked brown. (Source: NSW Legislation Online, <http://www.legislation.nsw.gov.au/#/view/epi/2013/313/maps>).

The following heritage items, noted on the 004 Heritage Map in Figure 2, are situated in the vicinity of the site.

Listed Site/HCA	Address	Level of Significance	Item Number
Station Master's House	11 Station Street	Local	I39
Former Homebush Theatre	55-57 Parramatta Road	Local	I31
Horse and Jockey Hotel	70 Parramatta Road	Local	I32
Commercial Building – Two storey inter-war stripped classical style building (shops)	72-76 Parramatta Road	Local	I33

Table 1 – Listed heritage items in the vicinity of the subject development site.

The following Statements of Significance, from the State Heritage Inventory, outline the significance of the heritage items in the vicinity. Images of the heritage items can be found in Attachment B.

The Station Master's House (I39)

The Homebush stationmaster's house is associated with the railway on the opposite side of the street and is an example of the practice of the railway providing accommodation to many of its staff. It is a good example of a Federation House that appears to retain much of its external detailing. It is well designed to take advantage of the corner site.

Former Homebush Theatre (I31)

The former Niterider Theatre Restaurant was an important venue for local entertainment from its opening as a cinema in 1925, its later use as an ice skating rink through to its closure as a theatre restaurant and function venue in 1996.

The building is a good example the Inter-War Stripped Classical style applied to a cinema building. The façade to Parramatta Road retains much of its original detailing. Located opposite Knight Street, it is an important element in the local streetscape.

Horse and Jockey Hotel (I32)

Built in 1940-41, the Horse and Jockey Hotel is associated with the well-known boxer Sid Godfrey who was licensee of the hotel from 1941 until at least 1956.

The building is a good example of the work of Scott, Green & Scott architects using the Inter-War Functionalist style hotel featuring horizontal banding and a corner lantern.

Commercial Building (I33)

With the nearby Horse and Jockey Hotel and the Homebush Theatre, the commercial building at 72-76 Parramatta Road reflects the development of a commercial precinct at North Homebush in the 1920s in response to the increasing population of workers for the nearby abattoirs, EMI Recording Studio and Arnott's Biscuits factory.

The building is a representative Inter-War Stripped Classical style commercial building. It is distinguished by the high quality leadlight glazing and metal clad shopfronts that survive on the shop at 72 Parramatta Road, and the shopfronts facing Knight Street. The survival of Inter-War shopfronts of this quality with the surrounding tilework is becoming increasingly rare.

6. Proposed works

6.1 Proposal Description

The proposal for 42-46 Parramatta Road, Homebush is to amend the planning controls to allow a mixed-use development, which includes the construction of a 24-level building. A proposal for a nine-storey building had previously been approved for this site.

6.2 Drawings

The proposed plans are located in Attachment C.

7. Assessment of Heritage Impact

7.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 6 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

7.1.1 Strathfield Local Environmental Plan 2012

The statutory heritage conservation requirements contained in Section 5.10 of the SLEP 2012 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are:

- (1) Objectives
- (2) Requirements for Consent
- (4) Effect of Proposed Development on Heritage Significance
- (5) Heritage Assessment

7.1.2 Strathfield Development Control Plan 2005

Our assessment of heritage impact also considers the heritage-related sections of the Local Government Area Development Control Plan (SDCP) 2005 that are pertinent to the subject site and proposed development. These include:

Part P: Heritage

- (3) Development in the Vicinity of Heritage Items

7.1.3 NSW Office of Environment & Heritage Guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Office of Environment & Heritage provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.⁵ These are divided in sections to match the different types of proposal that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 6 of this report.

⁵ NSW Office of Environment and Heritage, 'Statements of Heritage Impact' (Heritage Office and Department of Urban Affairs & Planning, 1996), NSW Heritage Manual, <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

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?*
- *Why is the new development required to be adjacent to a 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 (e.g. 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?*

7.2 Heritage Impact Assessment

Below we assess the impact a development in accordance with the controls proposed as reflected in the architectural drawings attached would have upon the subject site and the heritage items in the vicinity. This assessment is based upon the Site Investigation (refer to Section 3), Heritage Significance (refer to Section 5), the Proposal (refer to Section 6), a review of the Heritage Management Framework (refer to Section 7.1) and the assessment of the impact of the proposal on the relevant heritage items and heritage conservation areas situated in the vicinity of the site (refer to Section 5).

This proposed development is not considered to detract from the heritage items in the vicinity, particularly with regards to the views between and from the heritage items in the vicinity.

Views

One of the objectives of the SLEP 2012 is to conserve the heritage significance of heritage items and heritage conservation areas, notably including the associated fabrics, settings and views. Ensuring that new developments do not impact upon the views between heritage items is also emphasised in Part P, Section 3.1.2 of the SDGP 2005. Whilst certain heritage items would have a primary view to this development, it would not detract from the heritage significance of these items, particularly as the new structure would not inhibit the views between the heritage items in the vicinity.

Additional Levels

Heritage 21 is not concerned that the additional fifteen levels of this proposed development will impact upon the heritage items in the vicinity. The subject site does not have any correlation with the heritage items in the vicinity. There are also other high-rise developments along Parramatta Road. With these considerations in mind, we believe that the 24- storey development would not have a negative impact on the heritage items in the vicinity.

7. Conclusion & Recommendations

The proposed mixed-use development at 42-46 Parramatta Street Homebush (depicted in Figure 3 of Attachment C of this report) would not, in our opinion, generate any negative heritage impacts upon the heritage significance of the heritage items referred to in Table 1 above.

Yours sincerely,



Lauren Schutz
Heritage Consultant

Attachment A

The following images of the site, taken by Heritage 21 on 22.11.17, provide a visual survey of the site and its setting.



Figure 1. View to north side of site and Parramatta Road, facing north.



Figure 2. View of the carport structure, from interior of the site, facing north-west.

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Figure 3. View of the western side of the site, from the interior of the site, facing west.



Figure 4. View of the southern boundary of the site, from the interior of the site, facing south.

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Figure 5. View of Station street from the eastern side of the site, facing east.



Figure 6. View of the southern side of the site, from Parramatta Road, facing south.

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Figure 7. View of the site from the corner of Parramatta Road and Station Street, facing south-west.

Attachment B

The following images of the heritage items in the vicinity were taken by Heritage 21 on 22.11.17.



Figure 1. View to the Station Master's House (I39), facing west from Station Street.



Figure 2. View to the Horse and Jockey Hotel (I32), facing south-west from Parramatta Road.

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Figure 3. View to the Former Homebush Theatre (I31) facing north-east on Parramatta Road.



Figure 4. View to Commercial Building (I33), facing south-west on Parramatta Road.

Attachment C

The architectural drawings below, produced by Integrated Design Group, and received by Heritage 21 on 10.11.17, are included for reference only. For further details, the full set of drawings accompanying the application should be referred to.

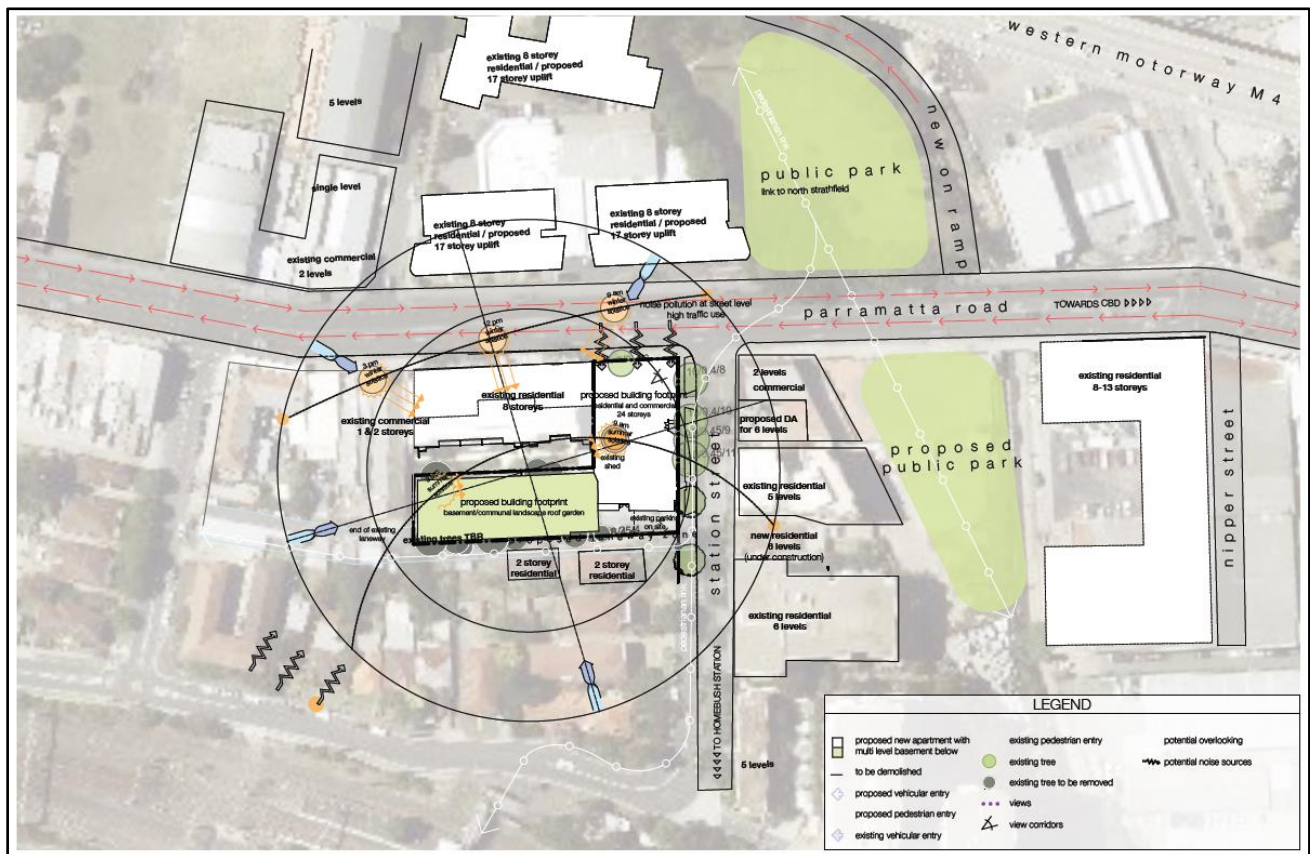


Figure 1. Site Analysis/ Location Plan.

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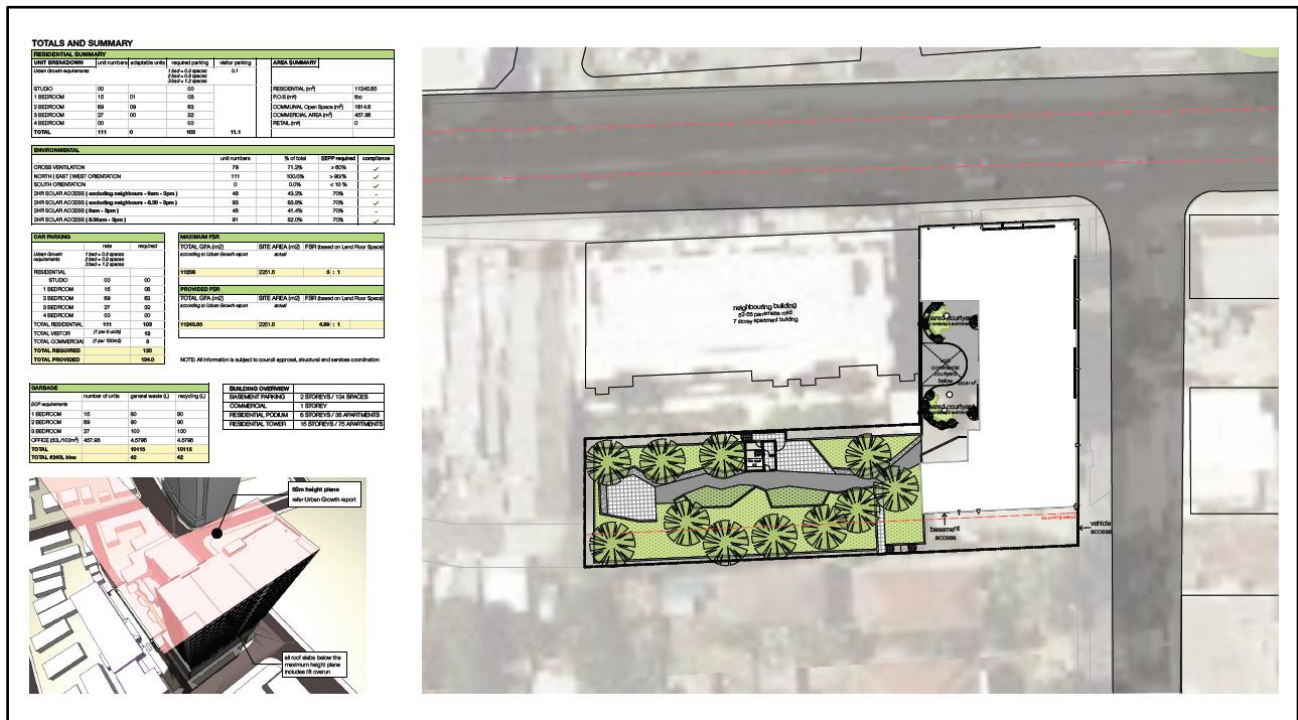


Figure 2. Site Plan.

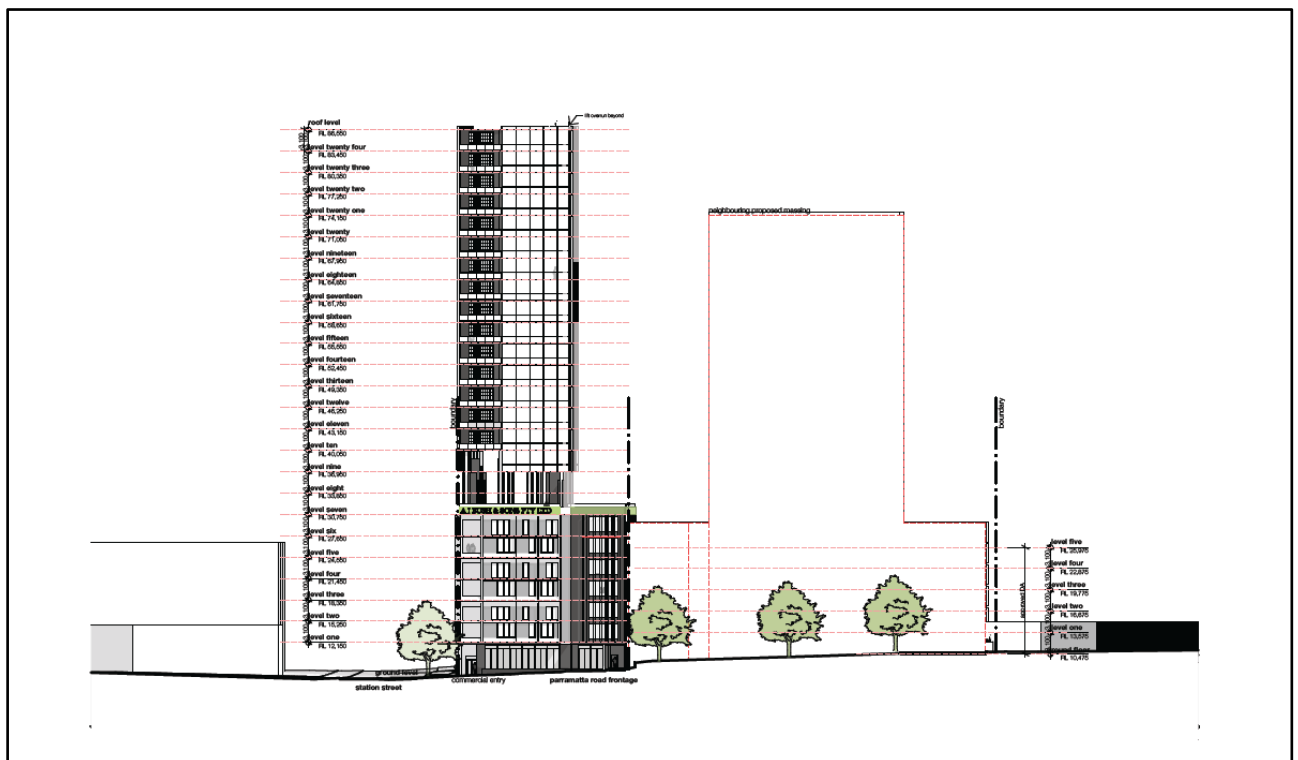


Figure 3. North Elevation.

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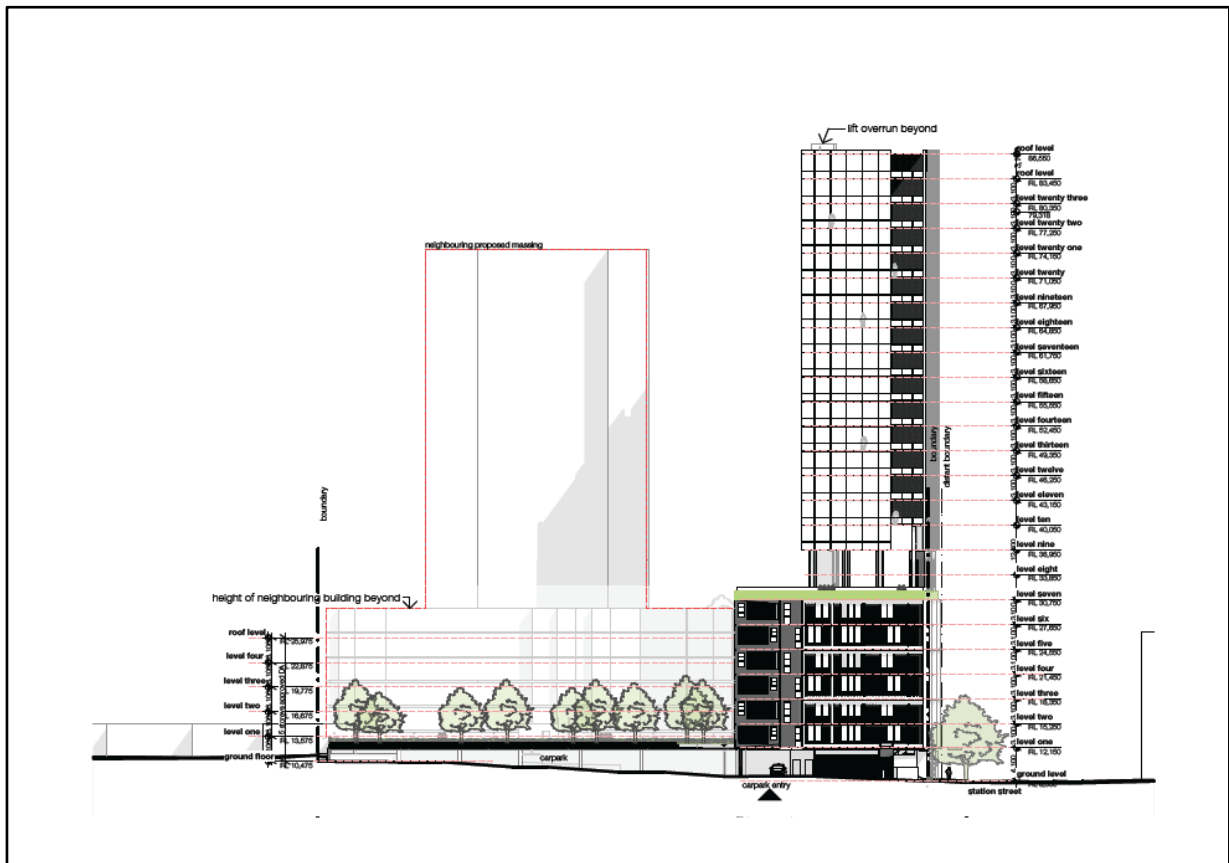


Figure 4. South Elevation.