

# APPENDIX F ADDENDUM STATEMENT OF HERITAGE IMPACT

Advisian







# Powerhouse Parramatta

## Addendum Statement of Heritage Impact

Infrastructure NSW

7 October 2020

311015-00080

**Advisian**  
Worley Group

[advisian.com](https://advisian.com)

## Disclaimer


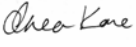
This report has been prepared on behalf of and for the exclusive use of Infrastructure NSW (INSW) and is subject to and issued in accordance with the agreement between INSW and Advisian Pty Ltd (Advisian). Advisian accepts no liability or responsibility whatsoever for it in respect of any use of or reliance upon this report by any third party. Copying this report without the permission of INSW and Advisian is not permitted.

## Company details

Advisian Pty Ltd  
ABN 50 098 008 818  
Level 17, 141 Walker Street  
North Sydney NSW 2060  
Australia

T: +61 2 9495 0500  
F: +61 2 9495 0520

## 311015-00080: Powerhouse Parramatta – Addendum Statement of Heritage Impact

Rev	Description	Author	Review	Advisian approval	Revision date	Client approval	Approval date
D	Issued to client	  A. Pappas and T. Kane	 C. Jones	 C. Jones	07.10.2020	N/A	N/A

## Table of contents

<b>Acronyms and abbreviations.....</b>	<b>ii</b>
<b>1 Introduction .....</b>	<b>1</b>
1.1 Background .....	1
<b>2 Heritage Management Strategy for Potential Relocation of Willow Grove .....</b>	<b>2</b>
2.1 Overview and purpose.....	2
2.2 Heritage considerations .....	2
2.3 Options for potential relocation .....	4
2.4 Potential relocation sites.....	5
2.5 Archival recording.....	5
2.6 Other considerations .....	5
2.7 Conclusion .....	6
<b>3 Significance of the Existing Substation .....</b>	<b>7</b>
3.1 Location and context.....	7
3.2 Listed substations .....	9
3.3 Assessment of significance.....	11
3.4 Grading of significance .....	12
3.5 Impact assessment .....	13
3.6 Conclusion .....	13
<b>4 Preliminary Impact Assessment for Proposed Retention of St Georges Terrace .....</b>	<b>14</b>
4.1 Overview and purpose.....	14
4.2 Statement of significance .....	14
4.3 Grading of significance.....	14
4.4 Impact assessment .....	15
4.5 Conclusion .....	15

## Table list

Table 2-1 Buildings in Australia that have been relocated .....	3
Table 3-1 Submissions received during public exhibition.....	7
Table 3-2 Other substations listed on the LEP.....	9
Table 3-3 NSW Heritage Office's heritage assessment criteria.....	11
Table 3-4 Assessment of Significance of the substation (Source: Advisian). ....	11
Table 3-5 NSW Heritage Office's Grading of Significance. ....	12
Table 3-6 Grading of the substation.....	13
Table 3-7 Impact assessment.....	13
Table 4-1 Grading of significance for the "St George's Terrace (and potential archaeological site)" .....	14
Table 4-2 Impact assessment.....	15

## Figure list

Figure 3-1 The substation viewed from the Phillip Street frontage (Source: Google, 2019).....	8
Figure 3-2 Detail of the substation viewed from the Phillip Street frontage (Source: Google, 2019). ....	8
Figure 3-3 The rear of the substation viewed from George Khattar Lane (Source: Google, 2019).....	9
Figure 3-4 "Electrical substation" (I244) viewed from Guildford Road (Source: Google, 2019). ....	10

## Acronyms and abbreviations

Acronym/abbreviation	Definition
CBD	Central Business District
CMP	Conservation Management Plan
EIS	Environmental Impact Statement
Heritage Act	<i>The Heritage Act 1977</i>
ICOMOS	International Council on Monuments and Sites
RtS	Response to Submissions
SEARs	Secretary's Environmental Assessment Requirements
SHI	NSW State Heritage Inventory
SSD	State Significant Development
the Council	City of Parramatta Council
the LEP	<i>Parramatta Local Environmental Plan 2011</i>
the substation	Substation No. 16

# 1 Introduction

Advisian Pty Ltd (Advisian) has prepared this Addendum Statement of Heritage Impact (Addendum SoHI) as part of the Response to Submissions (RtS) received following public exhibition of the Environmental Impact Statement (EIS) for the Powerhouse Parramatta. The Addendum SoHI comprises:

- A Heritage Management Strategy for the potential relocation of Willow Grove, currently located at 34 Phillip Street, Parramatta;
- An assessment of significance and impact assessment for substation No. 16, located at 42 Phillip Street, Parramatta; and
- A preliminary impact assessment for the proposed retention of St Georges Terrace, located at 44 Phillip Street, Parramatta.

## 1.1 Background

The site is located at the northern edge of the Parramatta Central Business District (CBD) on the southern bank of the Parramatta River. It occupies an area of approximately two hectares and has extensive frontages to Phillip Street, Wilde Avenue and the Parramatta River. A small portion of the site extends west along the foreshore of Parramatta River, near Lennox Bridge on Church Street. The site is currently occupied by a number of buildings and structures, two of which are local heritage items.

The Powerhouse Parramatta is declared State Significant Development (SSD-10416). The Secretary's Environmental Assessment Requirements (SEARs) for the EIS were issued on 10 February 2020. Advisian has prepared a SoHI in accordance with SEAR Issue No. 6 specific to non-Aboriginal heritage including historical archaeology, as relevant to the scope of the SoHI.

An RtS report is currently being prepared by Infrastructure NSW to address submissions received during public exhibition of the EIS.

## 2 Heritage Management Strategy for Potential Relocation of Willow Grove

### 2.1 Overview and purpose

Willow Grove at 34 Phillip Street, Parramatta is proposed to be demolished to facilitate construction of the Powerhouse Parramatta. The property is listed as the “*Willow Grove (and potential archaeological site)*” (Item No. 1737) on the *Parramatta Local Environmental Plan 2011* (the LEP) and is of local significance.

Section 2 describes the heritage management strategy prepared for the potential relocation of Willow Grove. The purpose of this strategic overview is to provide heritage advice to Infrastructure NSW on the considerations associated with the potential relocation and conservation of Willow Grove in accordance with a practical understanding of heritage standards and guidelines.

### 2.2 Heritage considerations

The relocation of a heritage item from its original location, context and setting is not generally considered to be appropriate or desirable as the item is removed from its historical location and physical and visual setting which may contribute to the cultural significance of the item.

The *Burra Charter* (Australia ICOMOS, 2013) is considered to be an industry accepted publication which provides a best practice standard for managing cultural heritage places in Australia. The relocation of a heritage item is described in ‘Article 9. Location’ as follows:

“9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.”

The physical location of Willow Grove is undoubtedly part of its history and the significant associations and meanings between the local community and the place. Article 9.1 above states that “*relocation is generally unacceptable unless this is the sole practical means of ensuring its survival*”. This exception has been echoed in a number of buildings in Australia which have been successfully relocated. A summary of these buildings, as selected examples, are provided below in Table 2-1.



Table 2-1 Buildings in Australia that have been relocated<sup>1</sup>.

Item	Moved to	Date moved	Large section/rebuilt?	Heritage listing
<b>Brigidine Convent, Coonamble, NSW (weatherboard)</b>	Convent Hotel, Halls Road, Pokolbin, NSW	1990	Large sections	No
<b>Buxton Cottage, Mount Hunter, NSW</b>	Wirrinya Place, Grasmere, NSW	1973	Rebuilt	No
<b>Moore's Bond Store, Walsh Bay, NSW</b>	Nearby at Walsh Bay, NSW	c.1981	Rebuilt	Yes – S170 Register Sydney Ports Corporation
<b>Hornsby Signal Box, Hornsby Railway Station, Hornsby, NSW</b>	Closer to Station House, Hornsby Railway Station, Hornsby, NSW	2008	Intact move	Yes – S170 Register State Rail Authority (part of a group)
<b>Former National Mutual Life Assurance of Australia, Victoria Square, Adelaide, SA</b>	34 metres to the north, 199-201 Victoria Square, Adelaide, SA	1979	Intact move but only façade and 1 room deep	Yes – SA State heritage register
<b>Former skating rink, Ashfield, NSW</b>	Beau Brown Pavilion, Bathurst Showground, Bathurst, NSW	c.1891	Rebuilt	Yes – local heritage item

In addition to Table 2-1, the c.1851 Richmond Villa was dismantled and rebuilt on Kent Street, Millers Point, NSW in the 1970s. It is listed as a local heritage item.

Outside of Australia, Gregory (2008)<sup>2</sup> analysed two case studies in the United Kingdom (UK) and New Zealand (NZ) involving mass relocation of heritage buildings due to impacts of major transport infrastructure projects to question the assumption that buildings are considered to have lost their 'authenticity' if moved.

The concept of 'authenticity' has historically been difficult to define and applied to heritage conservation practice (Gregory, 2008). The *Burra Charter* does not define this concept, however

<sup>1</sup> Lucas Stapleton Johnson & Partners Pty. Ltd. (2019), 'Glendell Mine Extension Ravensworth, NSW Statement of Heritage Impact'.

<sup>2</sup> Gregory, J. (2008), 'Reconsidering Relocated Buildings: ICOMOS, Authenticity and Mass Relocation', *International Journal of Heritage Studies* Vol. 14, No. 2, March 2008, pp. 112–130.

ICOMOS (2016) provides this definition (extract of): *"An authentic property expresses its cultural values in a truthful and credible way through a variety of attributes such as its form, materials, function, management system, location, spirit, etc."*<sup>3</sup>

Key relevant points raised by Gregory (2008) include:

- The age and the type of built fabric of buildings influences the timescale for relocation, the mode of relocation, costs and the use to which the buildings are ultimately put.
- Stone and brick buildings in the UK case study were only relocated without dismantling over a short distance compared to the timber buildings in the NZ case study.
- Choice of new site is particularly significant in terms of considering setting (noting the setting of a heritage building is subject to change over time).
- Rebuilding provides training opportunities for learning about past construction techniques and traditional methods.

As a result, it may be concluded that relocation could maintain the conservation values of a heritage item which may be able to fulfil the heritage assessment criteria for State or local heritage listing.

## 2.3 Options for potential relocation

Two options were considered for the potential relocation of Willow Grove. These were inspired by two relocation options described for the Ravensworth Homestead Complex in the State Significant Development Application for the Glendell Continued Operations Project (SSD-9349), currently under assessment.

- **Dismantle and rebuild.** This would involve recording, dismantling, transporting, relocating and then reassembling the building using specialist contractors. The potential for this type of relocation would be subject to the structural integrity of the building to withstand action required for relocation based on an assessment by experienced and suitably qualified structural and geotechnical engineers.
- **Intact relocation.** This would involve the intact removal, transportation and relocation of the building in whole-building sections by specialist contractors. The potential for intact relocation would also be subject to an assessment of the structural integrity of the building and routes assessment.

Advice from construction experts indicates that the intact relocation option (either partial or full) would not be possible given the construction of the building. Accordingly, this option has been discounted.

A detailed feasibility and heritage assessment would be required for the **dismantle and rebuild** option. In particular, it is recommended that elements of high significance be considered for relocation as outlined in the Willow Grove Conservation Management Plan (CMP) (FORM Architects, 2017).

---

<sup>3</sup> ICOMOS (2016), 'Glossary'. Available at: <https://www.icomos.org/en/2016-11-10-13-53-13/icomos-and-the-world-heritage-convention-4#authenticity>.

## 2.4 Potential relocation sites

Article 9.3 of the *Burra Charter* is as follows:

"9.3 If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place of cultural significance*."

Accordingly, potential relocation sites must minimise the loss of heritage significance and provide for an appropriate use such as an adaptive re-use. In the case of Willow Grove, it has an extensive history of adaptive reuses since its original use for residential purposes. The potential relocation site ought to place the rebuilt building in an appropriate setting whilst minimising damage to fabric and provide genuine opportunities for an appropriate use as well as the continuous protective care of the place. Subject to stakeholder views, this could for example, be within Parramatta or nearby suburbs.

## 2.5 Archival recording

Archival recording of Willow Grove ought to be undertaken, prior to and during relocation of the building, as a record of changes to the heritage item and its relationship to context and setting. The recording would be prepared in accordance with the NSW Heritage Office guidelines for the *Photographic Recording of Heritage Items Using Film or Digital Capture* (2006) and *How to Prepare Archival Records of Heritage Items* (1998). It is also recommended that the recording captures the dismantling and reassembly of the building on its relocated site.

## 2.6 Other considerations

Other considerations that ought to be developed as part of an evolving heritage management strategy for the potential relocation of Willow Grove are as follows:

- A consultative approach ought to be developed with key stakeholders and the local community to identify and provide feedback on potential relocation sites and adaptive reuse for Willow Grove. The aim is to ensure that the selected relocation site and adaptive reuse is supported by stakeholders and the local community. Consultation may take the form of face-to-face and virtual meetings, presentations and telephone or email correspondence.
- Potential adaptive reuse of Willow Grove at its relocated site ought to be considered and evaluated in accordance with 'Article 19. Restoration', 'Article 20. Reconstruction' and 'Article 21. Adaptation' of the *Burra Charter*.
- Consideration ought to be given to the CMP prepared for its current location. However, it is noted that as Willow Grove is proposed to be potentially relocated, consideration of the conservation policies relating to the care and maintenance of the building in its current location may require review and update.
- Willow Grove is of historical archaeological potential. This would indicate that relocation of the building is not the only heritage consideration relating to Willow Grove; archaeological potential ought to also be conserved. 'Article 28. Disturbance of fabric' of the *Burra Charter* covers instances where fabric, including archaeological remains, may be disturbed. It is considered that the potential relocation of Willow Grove and the associated disturbance of archaeological remains (or salvage of archaeology) would provide the opportunity to "*obtain important evidence about to be lost or made inaccessible*" (Article 28.1) and "*have potential to substantially add to knowledge*" (Article 28.2) in terms of cultural significance.

- It is recommended that the methodology for potential relocation of Willow Grove is, as far as practicable, be developed and undertaken in accordance with 'Article 3. Cautious approach' of the *Burra Charter*. This methodology would be supported by a detailed feasibility and heritage assessment.
- The contents, fixtures and objects at Willow Grove are considered to comprise movable heritage. Movable heritage ought to be an integral part of the methodology for potential relocation of the building. The NSW Heritage Office guidelines for *Movable Heritage Principles* (2000) and 'Article 10. Contents' of the *Burra Charter* acknowledges that their removal may be the only means of ensuring their security and preservation.

## **2.7 Conclusion**

This heritage management strategy has been prepared for the potential relocation of Willow Grove that would involve dismantling and rebuilding at a new site. It has provided heritage advice on potential relocation in accordance with a practical understanding of the *Burra Charter* and NSW Heritage Office guidelines. It is advised that the considerations and recommendations outlined in this strategic overview are developed as part of an evolving heritage management strategy for the potential relocation of Willow Grove.



### 3 Significance of the Existing Substation

Section 3 has been prepared in response to the following two submissions (Table 3-1) received during public exhibition of the EIS for the Powerhouse Parramatta.

*Table 3-1 Submissions received during public exhibition.*

Agency	No.	Extract
Department of Planning, Industry and Environment (DPIE)	DPIE2	Provide further details of how any proposed or future connections to Lennox Bridge will be integrated with the heritage setting of the bridge. In addition, the Statement of Heritage Impact should be updated to address any heritage values of the existing substation on Phillip Street as noted in Heritage NSW's submission.
Heritage Council of NSW	HC2	It is noted that the proposed works also include the demolition of the art deco substation No. 16 (42 Phillip Street). The Statement of Heritage Impact identifies existing buildings on the site however it is unclear what consideration was given to this building being of potential heritage significance. Further detail should be provided.

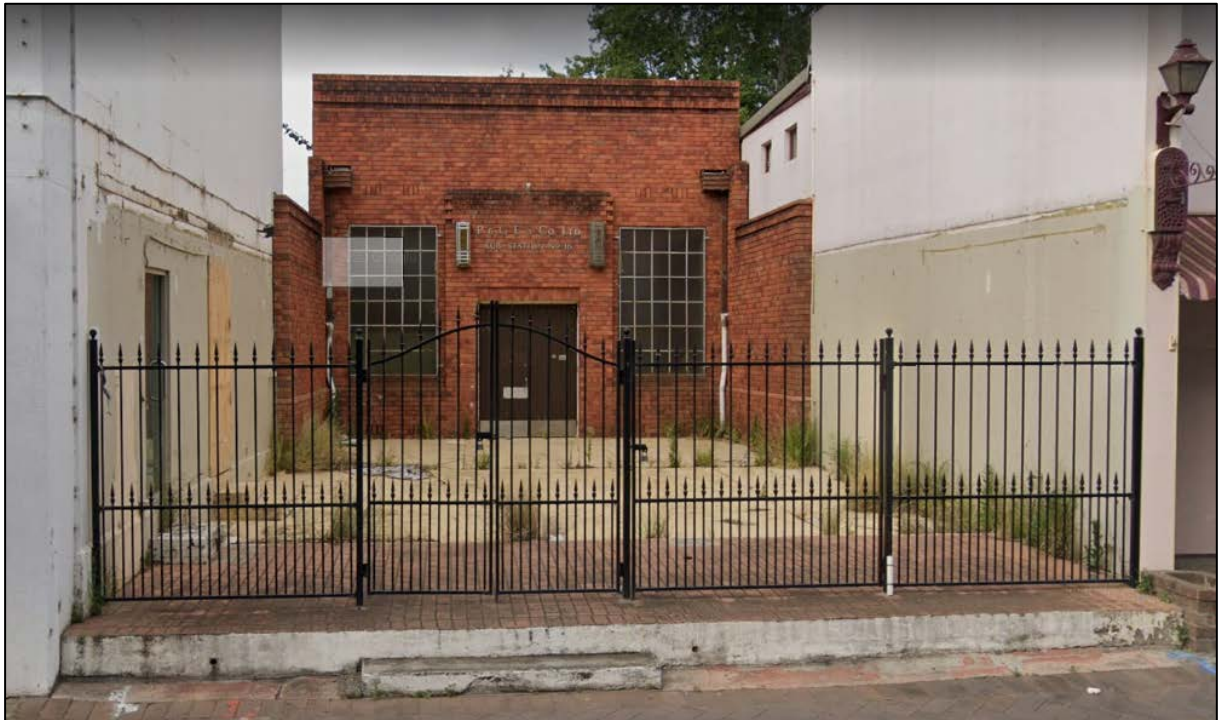
Section 3 addresses the submissions in relation to the existing substation. It includes an assessment of significance and impact assessment for substation No. 16 (the substation) located at 42 Phillip Street, Parramatta. The substation is proposed to be demolished.

Advisian has reviewed available existing information including the LEP, NSW State Heritage Inventory (SHI) and online photographs of the substation.

#### 3.1 Location and context

The substation is set back from the Phillip street frontage. The façade bears the inscription "P & G E S Co. Ltd. Sub-Station No. 16" above the entrance which suggests that the substation is part of a series of buildings. The inscription refers to the Parramatta and Granville Electrical Supply Co. Ltd. who were responsible for the construction of a number of substations in the locality. It was built c.1930s.

The substation is of face brick construction and extends back to the rear frontage at George Khattar Lane. The Phillip Street frontage is enclosed by a black metal fence. Fixed glass windows and light fixtures are located on either side of the entrance. The substation is shown in Figure 3-1 to Figure 3-3.



*Figure 3-1 The substation viewed from the Phillip Street frontage (Source: Google, 2019).*



*Figure 3-2 Detail of the substation viewed from the Phillip Street frontage (Source: Google, 2019).*

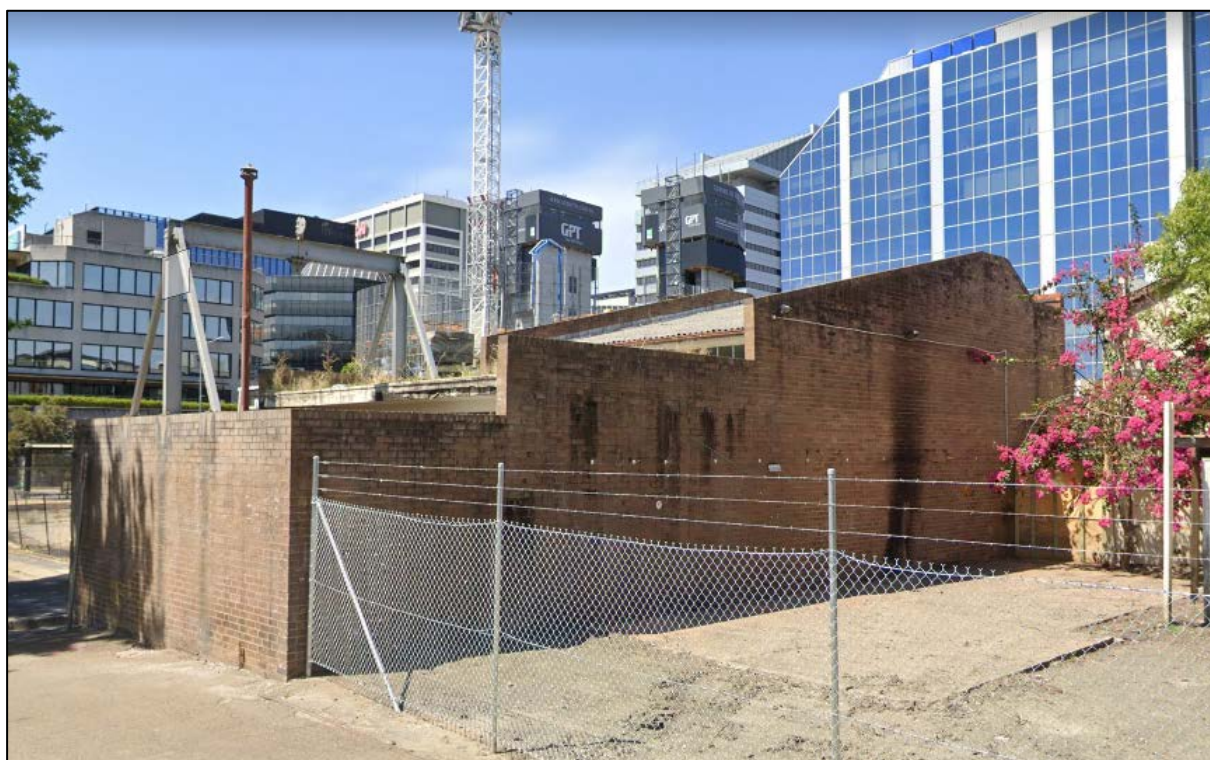


Figure 3-3 The rear of the substation viewed from George Khattar Lane (Source: Google, 2019).

## 3.2 Listed substations

For comparative purposes, other substations listed on the LEP are provided in Table 3-2. A comparative substation is shown in Figure 3-4.

Table 3-2 Other substations listed on the LEP.

Item	Address	Year	Architectural Style	Construction	Significance
<b>Substation No 1 (I158)</b>	176A Parramatta Road, Granville	1938	Colonial Revival	Parramatta Electric Supply Co. Ltd. (Substation No. 1)	Local – historical, aesthetic, representativeness
<b>Electrical substation (I221)</b>	2 Bright Street, Guildford	1948	Interwar. "1940s austerity modern"	Parramatta and Granville Electrical Supply Co. Ltd. (Substation No. 19)	Local – historical, associative, aesthetic, representativeness
<b>Electrical substation (I244)</b>	467 Woodville Road, Guildford <sup>4</sup>	1950	"1940s austerity modern"	Parramatta and Granville Electrical Supply Co. Ltd. (Substation No. 18)	Local – historical, associative, aesthetic, representativeness

<sup>4</sup> The address stated on the SHI is 133 Guildford Road, Guildford.



Item	Address	Year	Architectural Style	Construction	Significance
<b>Single storey residence &amp; electricity substation (I275)</b>	16 and 18 Crown Street, Harris Park	House: c.1912-1920	House: late Federation/early Interwar Substation: Interwar	Parramatta and Granville Electrical Supply Co. Ltd.	Local – historical, aesthetic, representativeness
<b>Electrical substation (I350)</b>	1A Dunlop Street, North Parramatta	1920-1929	Interwar	Parramatta and Granville Electrical Supply Co. Ltd.	Local – historical, aesthetic, representativeness
<b>Electricity substation (and potential archaeological site) (I741)</b>	11c Ross Street, Parramatta	1931	Interwar	Parramatta and Granville Electrical Supply Co. Ltd. (Substation No. 7)	Local – historical, aesthetic, research, rarity, representativeness
<b>Electrical substation (I602)</b>	415-417 Blaxcell Street, South Granville	1933	Interwar	Parramatta and Granville Electrical Supply Co. Ltd.	Local – historical, associative, aesthetic, rarity, representativeness



Figure 3-4 "Electrical substation" (I244) viewed from Guildford Road (Source: Google, 2019).



### 3.3 Assessment of significance

The NSW heritage management system is comprised of three steps in the conservation and management of heritage items which are to: (a) investigate significance; (b) assess significance; and (c) manage significance. The NSW Heritage Office's *Assessing heritage significance* (2001) guideline informs the assessment of significance. The NSW heritage assessment criteria (Table 3-3) is used to determine the heritage significance of an item. An item is considered to be of State or local heritage significance if it is deemed by the Heritage Council of NSW to satisfy one or more of the NSW heritage assessment criteria.

Table 3-3 NSW Heritage Office's heritage assessment criteria.

Criteria	Description
(a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)
(b)	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)
(c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)
(d)	An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons
(e)	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)
(f)	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)
(g)	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments)

The substation is not listed on the LEP as an item of environmental heritage. Based on Table 3-3, it is considered that the Assessment of Significance for the substation is as described in Table 3-4 below.

Table 3-4 Assessment of Significance of the substation (Source: Advisian).

Criteria	The Substation
<b>SHR Criteria a)</b> <b>[Historical significance]</b>	The substation is of historical significance as part of a series of substations constructed by the Parramatta and Granville Electrical Supply Co. Ltd. in the Parramatta area as identified in Table 3-2. The substation is a component of the company's electricity distribution network and is a part of the development history of the locality.
<b>SHR Criteria b)</b> <b>[Associative significance]</b>	The substation is associated with the works of the Parramatta and Granville Electrical Supply Co. Ltd. in the Parramatta area. In 1938, the Parramatta and Granville Electrical Supply Co. Ltd. advertised that it would construct substations to harmonise with surrounding houses. <sup>5</sup>

<sup>5</sup> The LEP entry for the "Electrical Substation" (I244) on the SHI.

Criteria	The Substation
<b>SHR Criteria c)</b> <b>[Aesthetic significance]</b>	The substation has aesthetic significance for its architectural style and its overall contribution to the Phillip Street streetscape. The substation shares architectural style with the “ <i>Electrical substation</i> ” (I244) (Figure 3-4) which is described as “ <i>1940s austerity modern</i> ” <sup>6</sup> .
<b>SHR Criteria d)</b> <b>[Social significance]</b>	The substation is not considered to satisfy this criteria.
<b>SHR Criteria e)</b> <b>[Research potential]</b>	The substation is not considered to satisfy this criteria.
<b>SHR Criteria f)</b> <b>[Rarity]</b>	The substation is not considered to satisfy this criteria.
<b>SHR Criteria g)</b> <b>[Representativeness]</b>	The substation is significant as a representative example of its type of the 1940s period in the Parramatta local government area. The substation also shares representativeness with the “ <i>Electrical substation</i> ” (I244) which resembles a similar architectural style and aesthetic quality.

### 3.4 Grading of significance

Grading of the substation as an element on the development site was undertaken (Table 3-6) in accordance with Section 6 of the NSW Heritage Office’s *Assessing heritage significance* (2001) guideline (Table 3-5) to determine the contribution of the substation to the overall heritage significance of the development site.

Table 3-5 NSW Heritage Office’s Grading of Significance.

Grading	Justification	Status
<b>Exceptional</b>	Rare or outstanding element directly contributing to an item’s local and State significance	Fulfil criteria for local or State listing
<b>High</b>	High degree of original fabric. Demonstrates a key element of the item’s significance. Alterations do not detract from significance	Fulfil criteria for local or State listing
<b>Moderate</b>	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item	Fulfil criteria for local or State listing
<b>Little</b>	Alterations detract from significance. Difficult to interpret	Does not fulfil criteria for local or State listing
<b>Intrusive</b>	Damaging to the item’s heritage significance	Does not fulfil criteria for local or State listing

<sup>6</sup> Ibid.

Table 3-6 Grading of the substation.

Element	Grading	Assessment
<b>Substation</b>	High	<p>The substation is considered to be of “High” significance to the overall heritage significance of the development site. It comprises a high degree of original brick fabric and is considered to satisfy one or more of the NSW heritage assessment criteria for listing. The substation is considered to be of local heritage significance to the Parramatta local government area for historical, aesthetic and associative qualities, and as a representative example of its type in the Parramatta local government area which contributes to the Phillip Street streetscape.</p> <p>The nature and condition of internal fabric and elements are unknown.</p>

### 3.5 Impact assessment

Table 3-7 assesses the potential impact of proposed demolition of the substation.

Table 3-7 Impact assessment.

Works	Heritage Impact
<b>Demolition of the substation</b>	<p>The demolition of the substation would result in the total irreversible loss of fabric and the conservation values considered to constitute the heritage significance of the substation as identified in Table 3-4 including fabric and/or the visual setting.</p>

### 3.6 Conclusion

The substation is not listed on the LEP as an item of environmental heritage. However, it is considered to satisfy one or more of the NSW heritage assessment criteria for listing and is therefore considered to be of local heritage significance to the Parramatta local government area. The substation is also considered to be of “High” significance to the overall heritage significance of the development site. Finally, the proposed demolition of the substation would result in the total irreversible loss of fabric and the conservation values identified in Table 3-4.

It is recommended that an archival photographic record be prepared prior to demolition in accordance with the relevant requirements of the NSW Heritage Office’s *How to Prepare Archival Records of Heritage Items* (2003) and *Photographic Recording of Heritage Items Using Film or Digital Capture* (2006) guidelines. It is recommended that copies of the archival photographic record be stored at the City of Parramatta Council.

## 4 Preliminary Impact Assessment for Proposed Retention of St Georges Terrace

### 4.1 Overview and purpose

Section 4 has been prepared in response to submissions received during public exhibition of the EIS for the Powerhouse Parramatta with regard to objections for the proposed demolition of “*St George’s Terrace (and potential archaeological site)*” (Item No. 1738), listed on the LEP and of local significance.

In response to the submissions, Infrastructure NSW proposes to retain St George’s Terrace as part of the Powerhouse Parramatta. Details for the proposed built form and landscape design and spatial relationship of St George’s Terrace to the Powerhouse Parramatta and proposed adaptive re-uses are to be developed by Infrastructure NSW. Potential uses for St George’s Terrace could include retail, commercial offices and education all as part of Powerhouse Parramatta. Accordingly, a preliminary assessment of potential heritage impacts for proposed retention of the heritage item, has been undertaken.

### 4.2 Statement of significance

The Statement of Significance for the “*St George’s Terrace (and potential archaeological site)*” from its LEP entry is as follows:

*“The row of terraces at 44 Phillip Street, Parramatta is of significance for Parramatta LGA for historical and aesthetic reasons and as a representative example of modest Victorian period terraces constructed during an early wave of development in the area. The group presents as having a relatively high degree of integrity when viewed from the street and strongly contributes to the Phillip Street streetscape and the character of the Parramatta townscape, additionally in unison with other historic buildings near-by.”*

### 4.3 Grading of significance

Section 6.4.2 of the SoHI graded the significance of the items’ main elements, a copy of which is reproduced in Table 4-1.

Table 4-1 Grading of significance for the “*St George’s Terrace (and potential archaeological site)*”.

Element	Grading	Assessment
Modern alterations and additions	Intrusive	The item has undergone substantial alterations and additions to the front and rear elevations, including the removal of the original verandahs and plaster urns and addition of an aluminium awning on each terrace. Alterations and additions are intrusive and detract from heritage significance.
Period façade details at the front elevation	High	Remaining period façade details at the front elevation include continuous corniced parapet with inscription and brick privacy walls with recessed arches. Period façade details are original fabric. They directly contribute to the heritage significance of the item as a period Victorian row of terraces



Element	Grading	Assessment
		which in turn contributes to the Phillip Street streetscape and Parramatta CBD townscape.

## 4.4 Impact assessment

Table 4-2 assesses the potential impact of proposed retention of St George's Terrace.

Table 4-2 Impact assessment.

Works	Heritage Impact
<b>Retention of St George's Terrace</b>	<p>The retention of the heritage item would prevent the total irreversible loss of significant fabric and the conservation values considered to constitute the heritage significance of the item as described in its Statement of Significance in Section 4.2. The item's retention would also minimise the cumulative impact of the loss of heritage items in the Parramatta CBD.</p> <p>The form, scale and height of the proposed Powerhouse Parramatta building envelope would be required to take into account the spatial relationship of "St George's Terrace" which sits at the intersection of Philip Street and Wilde Avenue which constitutes the context and setting. Further, the design process would require detailed consideration of heritage conservation, visual amenity, archaeological, architectural and landscape design matters to ensure that the Powerhouse Parramatta would not create any adverse impacts to the heritage significance of St George's Terrace.</p> <p>In terms of the proposed adaptive re-uses for the item, potential uses could include retail, commercial offices and education spaces, which are in-principle considered to be appropriate having regard to the heritage significance of the item. Article 1.11 of The Burra Charter states that a <i>"compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance"</i>.</p> <p>Any proposal for refurbishment, alteration, additions and adaptive re-use of the item is to have particular regard to the heritage significance of the item and its identified significant fabric and be guided by the relevant Articles of The Burra Charter. Opportunities to remove intrusive fabric and restore and/or reconstruct earlier known states of significant fabric are strongly recommended.</p>

## 4.5 Conclusion

The proposed retention of *"St George's Terrace (and potential archaeological site)"* is supported on heritage grounds as the item's significant fabric and conservation values would be conserved within its context and setting.

It is recommended that:

- A high level of detailed design responding to "design excellence" criteria be carried out at the next stage of planning to ensure a practical and acceptable resolution of heritage conservation, visual amenity, archaeological, architectural and landscape design matters with regard to the retention and incorporation of St George's Terrace within the Powerhouse Parramatta.

- A Conservation Management Plan is to be prepared by a heritage specialist following adaptive re-use of St George's Terrace to guide the ongoing conservation, maintenance and interpretation of St George's Terrace.
- A Statement of Heritage Impact is to be prepared by a heritage specialist prior to any proposed works to St George's Terrace in accordance with The Burra Charter and the NSW Heritage Manual.
- An archival photographic record be prepared prior to any works to St George's Terrace in accordance with the relevant requirements of the NSW Heritage Office's *How to Prepare Archival Records of Heritage Items* (2003) and *Photographic Recording of Heritage Items Using Film or Digital Capture* (2006) guidelines. It is recommended that copies of the archival photographic record be stored at the City of Parramatta Council.