



STATEMENT OF HERITAGE IMPACT

**MIXED USED DEVELOPMENT
330 CHURCH STREET
PARRAMATTA NSW 2150**

MAY 2011

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STATEMENT OF HERITAGE IMPACT FOR MIXED USE DEVELOPMENT AT 330 CHURCH STREET PARRAMATTA

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared in accordance with the standard guidelines of the NSW Heritage Office to accompany an application for proposed works at 330 Church Street Parramatta to demolish an existing heritage item and construct a new Mixed Use Development.

The heritage item is located on the southern bank of the Parramatta River adjacent to Lennox Bridge in Church Street Parramatta. The current condition of the building fabric is highly modified. It is proposed to demolish the existing building and erect a new mixed use development for Meriton Apartments the owners of the site.

The assessment of potential heritage impact has been undertaken by Don Wallace, Heritage Architect, under the direction of Robert Staas, Director / Heritage Consultant of NBRS+PARTNERS Architects. Details of the development proposal and associated surrounding works have been prepared by Tony Carro Architecture..

1.1 Heritage Listings

The subject site is identified as a heritage item in the Parramatta Regional Environmental Plan Item No. 118 and was formerly a Post War Department Store.

The site is also listed as an item of 'regional' significance in the Parramatta LEP 2001, Schedule 1 item 330. The use of the term 'regional' significance is no longer relevant or applicable and the building should therefore be considered to be of 'local' significance as it is not on the State Heritage Register.

The site is also listed as an item of Environmental Heritage in the Parramatta City Centre LEP 2007, Schedule 5 item 86.

A study of the immediate area indicates that although there are some 38 heritage items within 200 metres of the development site, the principal heritage character of the immediate setting is derived from the zero lot setback, two to three storey building scale in Church Street, views to the copper clad domed corner element of the former ANZ bank at 306 Church Street and views north and south along Church street and across Lennox Bridge.

The site immediately adjoins the riverbank at the original Church Street Bridge crossing, now occupied by the modified and widened Lennox Bridge, which is a State Heritage Item.

1.2 Heritage Significance

Former David Jones Building Parramatta

The State Heritage Inventory provides the following Statement of Significance for the subject site:

"A substantial commercial building which makes a notable contribution to the townscape."

The description in the State Heritage Inventory is:

"Restrained three storey brick building with elegantly glazed windows to ground floor. Windowless walls above the street canopy are of stack-bonded mauve coloured glazed tiles. The facade makes a sweeping turn at Lennox Bridge and the canopied footpath leads to an outdoor cafe overlooking the river.

Fabric: Brick with ceramic tiled walls and marble walls ground floor.

Roof is corrugated iron. Roof Construction: Hip with curved parapet to riverbank . At street level from Church Street is columned arcade.

Further storeys added within original building facade. Verandah

Decoration. Awning: Curved metal awning.

Construction Year: 1960s - refurbished 2001"

The original townscape contribution of the former Department Store building was partially related to the original well proportioned blind, tiled facades of the upper walls, the strong horizontal form of the building and the original fenestration patterns.

A series of major changes to the building were approved by Council in 1998/99 to allow it to be converted to a commercial building. Those works were supported by a Statement of Heritage Impact prepared by Brian McDonald, Heritage Consultant who concluded:

The former David Jones Store does not possess aesthetic or architectural characteristics of any distinction. It is a somewhat utilitarian response to a functional need for a large windowless envelope. The building has features of minor interest in the use of mauve glazed bricks and tiles as the external skin and the geometric planning of the street entry lobbies and stairs."

"its' primary aesthetic significance lies in its townscape contribution as a prominent maker of the northern limit of Parramatta Town Centre at the strategic position where Church Street crosses the Parramatta River."

"In other respects its aesthetic qualities have been viewed critically by some commentators because it is a dominating and intrusive element in the curtilage of the highly significant Lennox Bridge and because being largely windowless, the building turns its' back on the river bank adding nothing to the landscape character of the river itself, also an item of great heritage significance."

Subsequently further changes were made to the building including the original shopfronts along Church Street and a new entry treatment.

The Lennox Bridge

The significance of Lennox Bridge is identified in the State Heritage Register as being:

"Professional, trade and manufacturing practice - example of the work of notable engineer. David Lennox. Site possesses potential to contribute to an understanding early urban development in Parramatta.

One of Parramatta's most important historic structures, and one of the earliest bridges in New South Wales and Australia."

The bridge has undergone a number of substantial changes through the 20th century to strengthen and widen it to the west and to provide balustrades and lighting. The most intact portion of the bridge adjoins the subject site facing east.

The original south-eastern approach abutments of the bridge extend partially into the existing site but have been truncated by the existing Post War development of the subject site.

2.0 STATUTORY HERITAGE CONTEXT

2.1 Parramatta City Council Local Environmental Plan 2007 (LEP 2007)

Clause 35 of LEP 2007 provides for Heritage Conservation which generally concerns heritage items. Sub-clause 35 (4) gives discretion to the Consent Authority to require a Heritage Impact Statement before granting consent to development within the vicinity of heritage items.

Clause 35A of LEP 2007 provides for the management of impacts on Historic View Corridors. The site is at the junction of two view corridors defined in the DCP 2007.

2.2 Parramatta City Centre Development Control Plan 2007 (DCP 2007)

DCP 2007 provides more detailed provisions than in the Parramatta City Centre Local Environmental Plan 2007 for development in the city centre that will:

- contribute to the growth and character of Parramatta; and
- protect and enhance the public domain.

Section 7.1 of the DCP deals with controls for heritage and special uses. It provides that development of heritage items and to some extent also development within the vicinity of heritage items consider the following principles:

- Scale;
- Siting;
- Architectural form;
- Architectural detailing;
- Materials and finishes;
- Use;
- Original fabric;
- The aging process;
- Curtilage;
- Infill development;

- Archaeology; and
- Historic views.

As the place is not a heritage item itself but is near heritage items, those principles most relevant to any development at the site are shown in bold above. These design principles have been further developed specifically for the development site in section **Error! Reference source not found.** on page **Error! Bookmark not defined.**

2.3 Parramatta City Council LEP 1996 (Heritage and Conservation)

Subclause 8 (2) of the LEP 2007 repealed the application of LEP 1996 (Heritage and Conservation) to the land. LEP 1996 no longer applies to the land.

3.0 EXISTING HERITAGE DOCUMENTATION

3.1 City of Parramatta Heritage Study 1993/1998

In 1993, Parramatta City Council commissioned Walker and Kass to prepare the City of Parramatta Heritage Study which was drawn upon for the heritage schedule of the 1996 LEP. The study was reviewed in 1998 by Edds and Jack. This study has informed the heritage items included in the most recent 2007 LEP for the city centre.

3.2 Parramatta Historical Archaeological Landscape Management Study (PHALMS) 2000

PHALMS is a preliminary archaeological assessment of the area covered by SREP No 28 and is a planning tool used by Parramatta City Council and the NSW Heritage Office. The site lies within PHALMS Parramatta Archaeological Management Unit 3083. This indicates there is a considerable potential in the area generally for relics to be disturbed in the course of excavation and redevelopment of sites within the unit. Consequently, a Section 140 (Heritage Act 1977) Excavation Permit will be necessary before any excavation may be carried out. Such an application will need to be supported by an 'Archaeological Research Design' and/or an 'Archaeological Assessment'.

3.3 Other Heritage Studies

No other heritage studies are known to exist specific to this site.

4.0 ARCHITECTURAL DESIGN COMPETITION

Merton, the owners of the site instigated a design competition in November 2010 for the development under the provisions of Parramatta City Centre LEP 2007 for redevelopment of identified major sites within the Parramatta CBD.

The winning architectural design by Tony Caro Architecture, was selected by a joint panel including representatives of Parramatta Council and the Department of Planning and Meriton Apartments. The selected design was premised on the demolition of the existing structure, the provision of a new podium structure to reinforce the scale of Church Street, dedication of a significant public domain along the river and the provision of residential towers.

The design provided a strong positive outcome for the revitalization of areas along the river and gave public access through the site to the riverfront. The

residential towers were located to respond to the structure of the CBD and to maintain significant views and vistas as well as maximized sun penetration to public spaces.

The Mayor of Parramatta noted that

"This process has been an excellent example of collaborative work between State and Local government to ensure design excellence for what is a key renewal site within not only Parramatta but also the broader Metropolitan area."

The Director General of Planning's Requirements were issued for the development and included:

- A Heritage Impact Statement should be prepared in accordance with the NSW Heritage Office publication "Statements of Heritage Impact"

5.0 HISTORICAL OVERVIEW OF THE SITE

5.1 The First Inhabitants

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

5.2 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.\

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

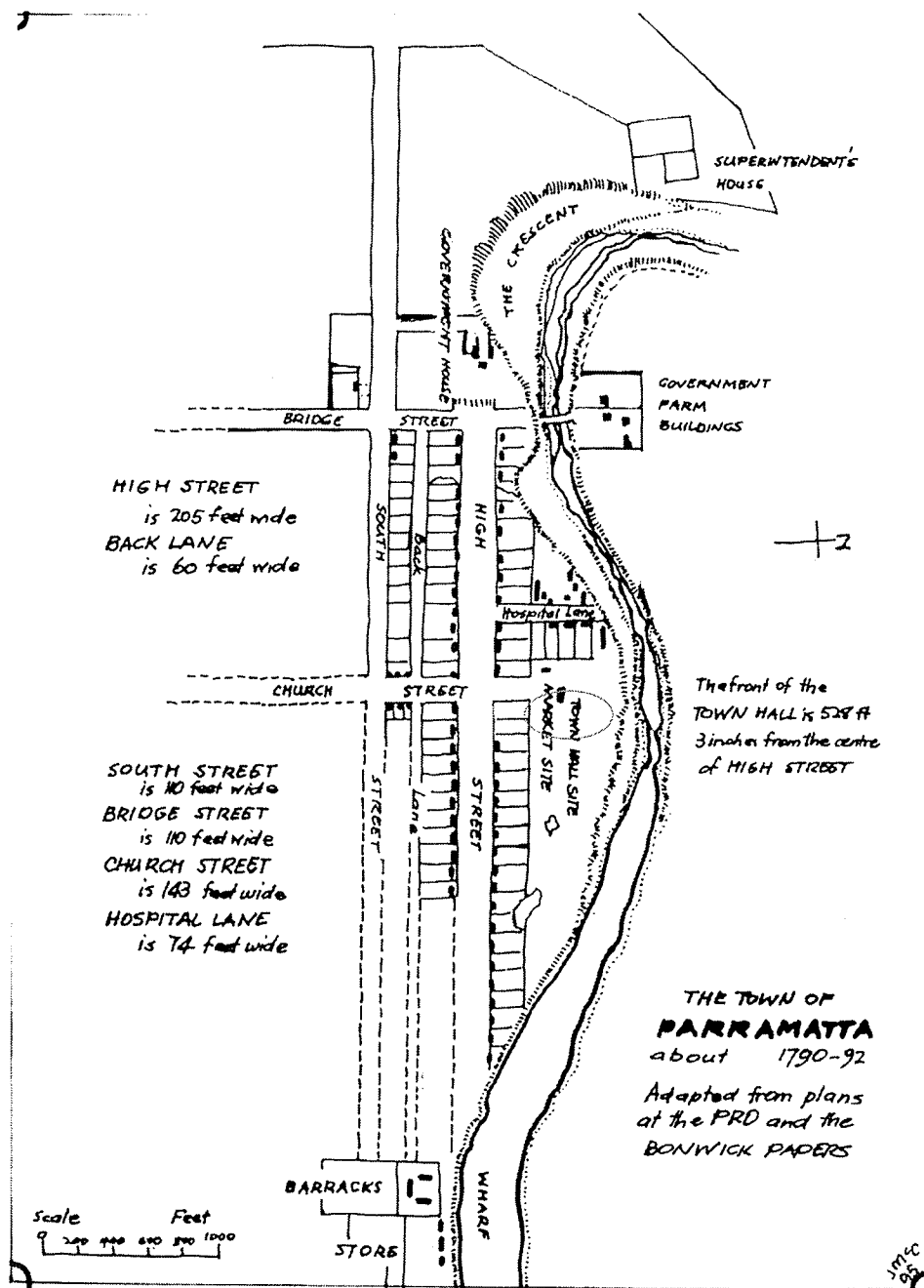


Figure 1 - Plan of the Town of Parramatta about 1790-92. The subject site is outlined in red in the approximate location of the market and town hall site.

Source: Reproduced from Kass, T, et.al. Parramatta: a past revealed, 1996, p23.

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 (see Figure 2) shows the land relating to this study on the eastern side of Church Street adjoining the Parramatta River as having several 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.

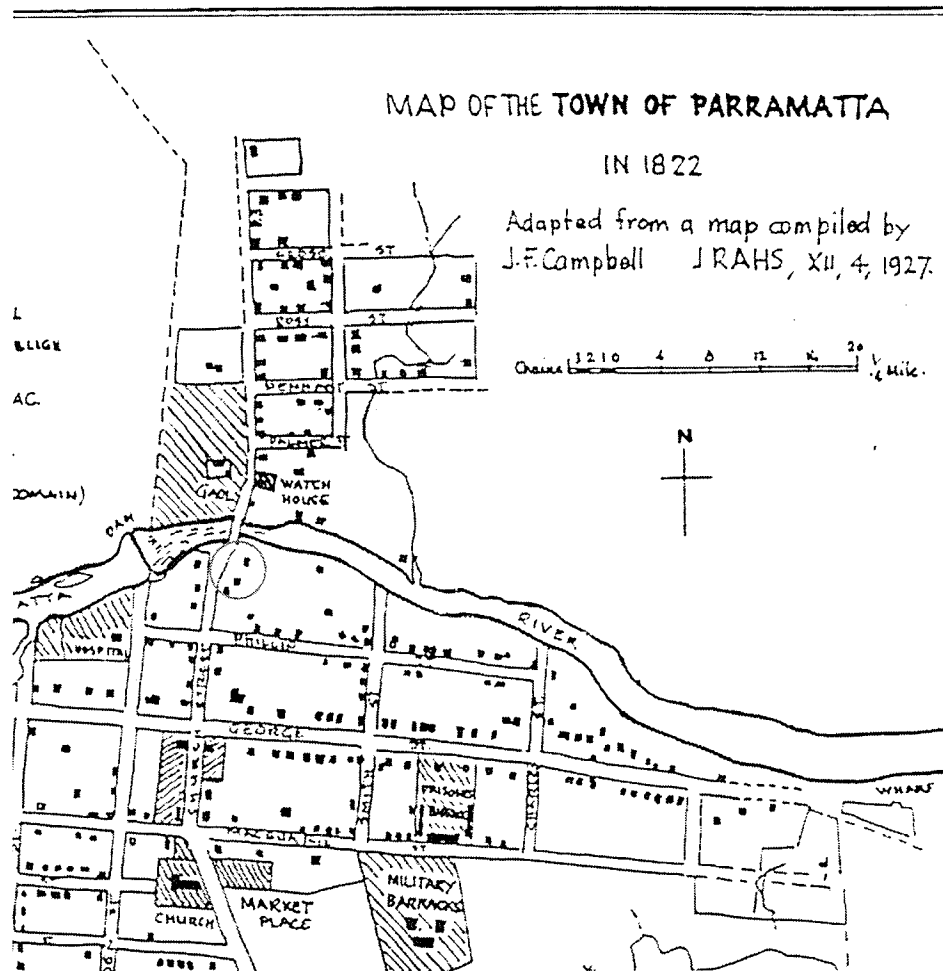


Figure 2 - Map of the Town of Parramatta in 1822. The subject site is outlined in red. Source: Reproduced from Kass, T, et.al. *Parramatta: a past revealed*, 1996, p113.

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.

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

Development along Church Street between Phillip Street and the River in 1895 is shown in Figure 3. 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.

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.

This view south along Church Street from the Lennox Bridge, post-1888, shows the buildings formerly occupying the subject site in the far left. The view is reproduced from the Pictorial History of Parramatta District, 2005, p52.



Figure 3 - 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.

5.3 History and development of 330 Church Street, Parramatta

330 Church Street is built on a consolidation of several parcels of land including: part of Allotment 18 of Section 25 originally granted to Richard Webb on 27th January 1842; part of Allotments 7 and 20 of Section 25 originally granted to James Houison on 13th October 1852; and part of Allotment 9 of Section 25 originally granted to James McRoberts on 18th June 1855. The aforementioned parcels were consolidated in a single certificate of title in June 1963 in the ownership of Scott's (Newcastle) Investments Limited (later David Jones). Figure 4 shows two of said parcels of land in the names of Richard Webb and James Houison in close proximity to the old and new Lennox Bridge.

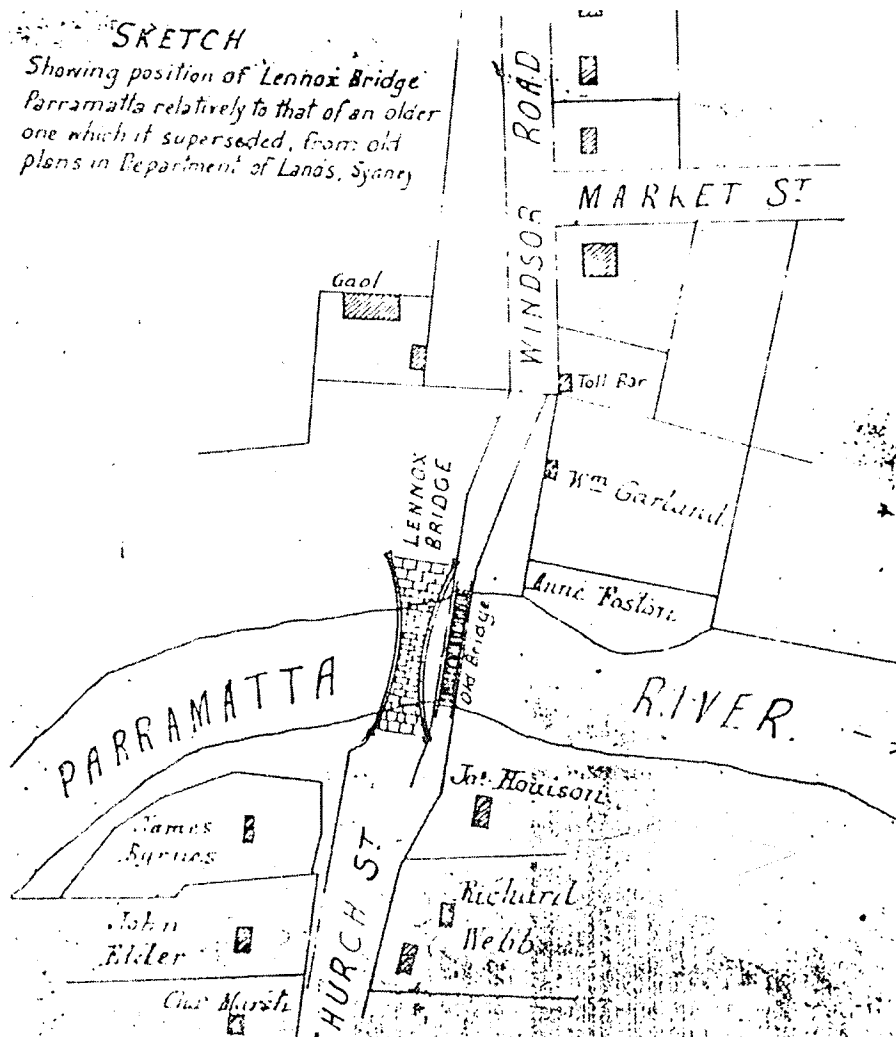


Figure 4 – Undated sketch showing subject portions of subject site labelled James Houison and Richard Webb (indicated by arrows).

Source: Heritage Assessment Report for Lennox Bridge, Parramatta, prepared for the RTA by Travis Partners Pty Ltd, 1990.

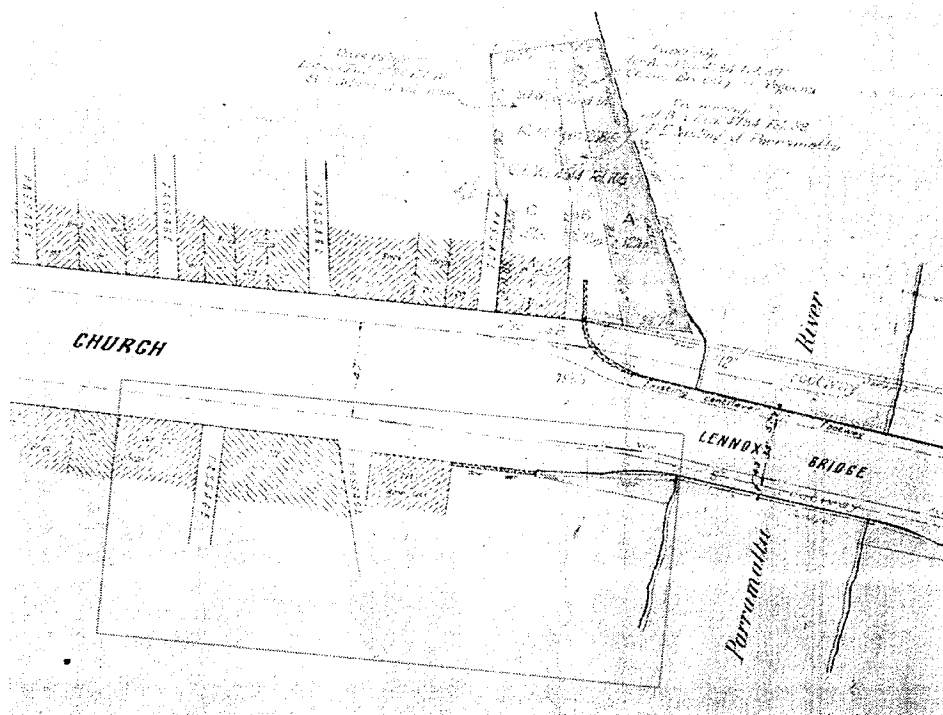


Figure 5 - Subject site (outlined in red) comprising three buildings along the Church Street frontage numbered 268-70, 272 and 274, about 1934.

Source: B.39/731, State Highway No. [Number] 13 Church Street: Municipality of Parramatta. Acquisition of land from Mr. C. Breasley and another [F.E. Maling] at Lennox Bridge, State Records

5.3.1 Allotments 7 and 20 of Section 25 – Bond House

James Houison lodged several claims for deeds of grant in June 1851 and three claims concerned land parcels which form part of the subject site. Hearing 1306 concerned allotment 20, on the east side of Church Street, in section 25. Houison asserted that he purchased this allotment from T. Woolley following the expiration of the lease. Woolley had leased the lot for 21 years (dated 30th June 1823) from Sir T Brisbane. In hearing 1307, Houison claimed to have bought allotment 7, on the river, in section 25, from the former leaseholder, S Larkin (deceased). The allotment was leased by Sir T Brisbane to S Larkin for a term of 21 years from 30th June 1823. A previous hearing on this matter (1034) found in favour of Edgar Larkin, as the heir-at-law. According to Houison, E Larkin failed to pay the arrears of rent due on the land, and no deed was issued to Larkin.⁶ The third hearing (1308) was in respect of allotment 8, on the river, in section 25. Sir T Brisbane leased this land for a term of 21 years from 30th June 1823 to W White. Houison claimed to have purchased the lease from White.

The aforementioned hearings found in Houison's favour. According to *James Houison – Parramatta's forgotten architect*, James Houison leased "three blocks of land on the southern shore of the river near the bridge, known as the Blackfriars Estate...here he built a small warehouse-store in anticipation of

⁶ Sydney Morning Herald, 14 June 1851, p6

such trading opportunities that a dredged river might provide”⁷. Houison designed *Bond House* for his son Alexander in 1860, “planning for him to enter the lucrative wholesale spirit trade, using the building as a residence and bonded liquor store”⁸. The building served as a bonded store for only a brief period after which Alexander pursued an architecture career. James Houison altered the building between 1860 and 1864 (see Figures 6, 8 - 10).

Alexander Houison married Fanny Eliza Roberts in 1864 and they made the *Bond Store* their home. Alexander subsequently became an architect in the Colonial Architects' Office, and he lived in the property until his death in July 1888. Alexander's widow Fanny Eliza converted the property to Torrens title in 1898. Mrs Shepherd Smith, owner of the adjoining land, lodged a counter claim against the Real Property Act application successfully arguing her claim to a right-of-way or easement over Houison's land.⁹

Fanny Eliza Houison resided in *Bond House* until her death in 1917.¹⁰ The property remained in family ownership and occupancy until 1960 when Fanny's grandchildren Keith Solling Houison and Gwenda Solling Houison sold the property to Scott's (Newcastle) Investments Limited¹¹ (land shown in Figure 7). The *Bond House* was demolished to make way for the David Jones department store.

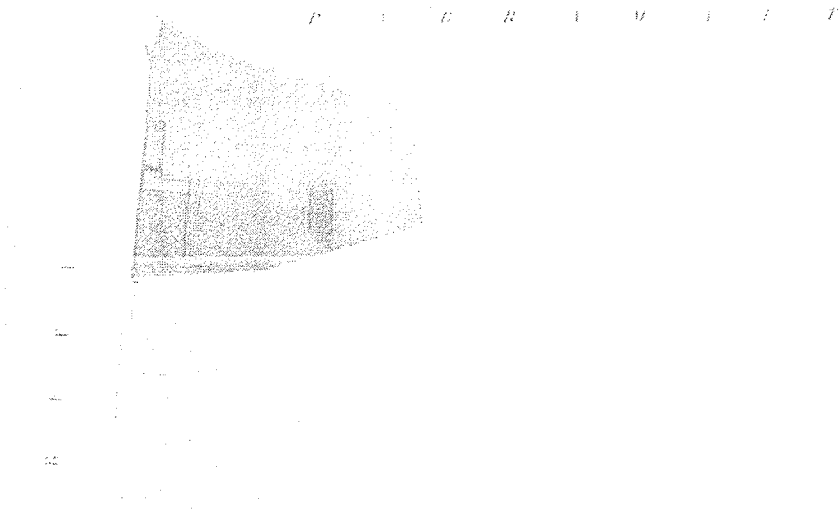


Figure 6 - Footprint of *Bond House* and outbuilding (tinted red) in 1895.

Source: Detail Sheet 19, *Parramatta Series*, 1895, State Library of New South Wales

⁷ McClymont, J, *James Houison – Parramatta's forgotten architect*, 2010

⁸ Ibid.

⁹ *Sydney Morning Herald*, 29 July 1897, p3

¹⁰ Certificate of Title Vol 1239 Fol 216, NSW Land & Property Management Authority

¹¹ Certificate of Title Vol 7124 Fol 235, and Vol 8414 Fol 91, NSW Land & Property Management Authority

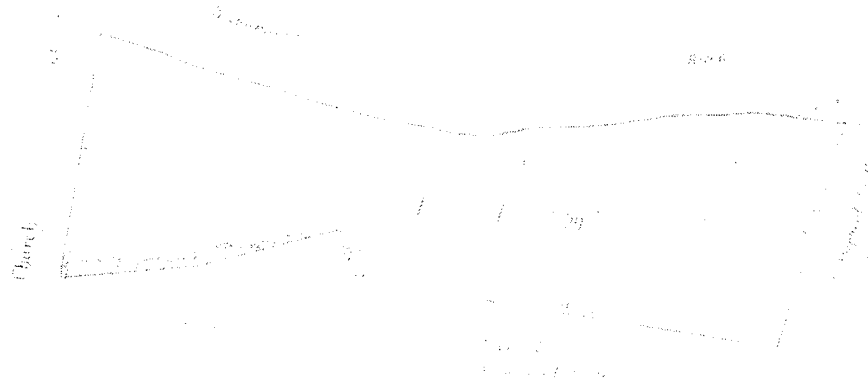


Figure 7 - Land comprised in Certificate of Title Vol 1239 Fol 216 in the ownership of Fanny Eliza Houison. This plan also shows the land subject to a right of way (shaded yellow) for Mrs Shepherd Smith for the purposes of Allotment 9 of Section 25.

Source: NSW Land & Property Management Authority

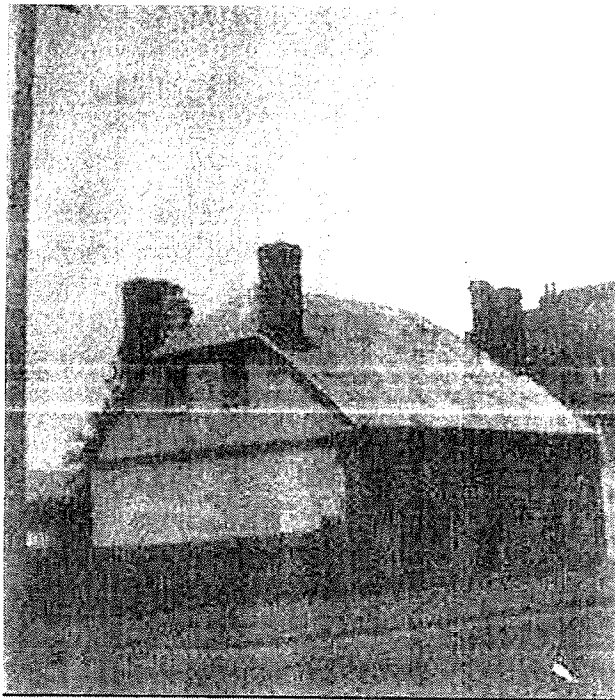


Figure 8 - The Bond House, undated.

Source: Reproduced in McClymont, J, James Houison - Parramatta's forgotten architect, 2010, p147.

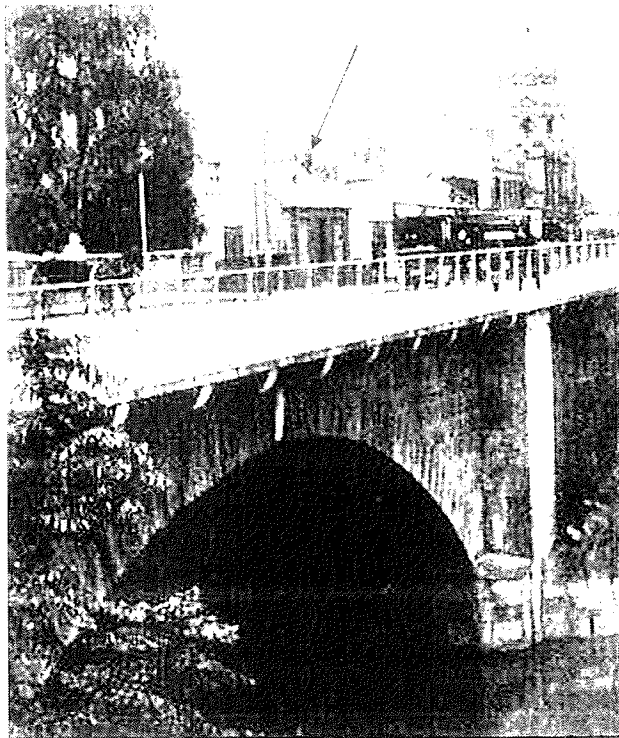


Figure 9 - Alexander Houison's Bond House (indicated by red arrow) immediately adjoining the Lennox Bridge, about 1928. View south along Church Street towards the Phillip Street corner.

Source: Reproduced in McClymont, J, James Houison - Parramatta's forgotten architect, 2010, p147.

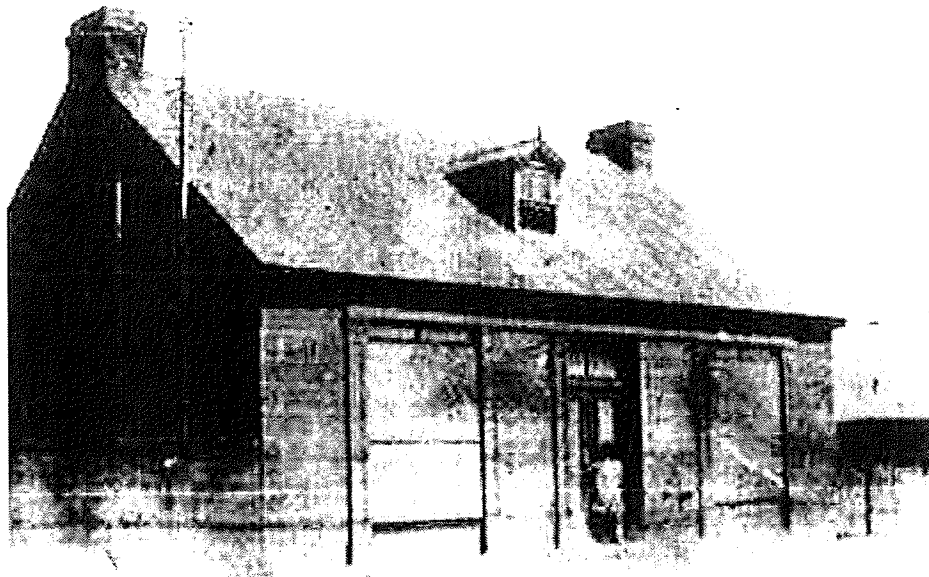


Figure 10 – Close-up view of Bond House with Gwenda Houison visible at the planned unused 'store' door.

Source: Reproduced in McClymont, J, James Houison - Parramatta's forgotten architect, 2010, p147.

5.3.2 Part of Allotment 18 of Section 25

Allotment 18 of Section 25 was granted to Richard Webb on 27th January 1842. This allotment was originally granted to Matthew Mocklar. When he died suddenly in 1822, his widow Hannah Mocklar (nee Wilkinson) became the lessee of the property. She married Richard Webb in 1826. He arrived in Australia as a convict in 1814 and received his absolute pardon in 1841. In the meantime Webb became timber merchant and amassed substantial landholdings in the district around Parramatta. In 1842 Richard Webb formalised his claim to title of the lot through his marriage to Hannah.

This portion of the subject allotment comprises 1 rood 4 and 1/4 perches of land (see Figures 11 - 12). The land was converted to Torrens Title by Primary Application 7917 in 1890 by Ernest Walter Brisbane Hughes, Edith Florence Hughes, Mabel Gertrude Hughes, Ethel Hope Hughes, Alice Maude Harris and Amy Sarah Hughes, as tenants in common. Each member of the family held a one sixth share in the Life Estate of Louisa Hughes. Formal ownership of the allotment was confirmed in 1903 following evidence of the death of Louisa Hughes submitted to the Deputy Registrar General. Two wooden buildings were erected on the site prior to 1891 by Richard Webb (see Figures 13-14) but it is not known when they were built. They can be seen on the far left adjoining Richard Webb's house in Figure 17.

Frederick William White, blacksmith, operated a shoeing forge at this address courtesy of a lease dated 22nd October 1907. This lease expired in 1913, coinciding with the sale of the property to Alfred Thomas Leabeater Junior of Parramatta, lime merchant, in August 1913. He in turn sold the subject site to Norman John Saunders and Harold Oliver Saunders in March 1917. They operated a cycle and motor works at this address from that date. Norman became sole proprietor in mid-1920.¹² The two wooden buildings on this land were demolished and replaced by a single brick structure around this time, possibly by Saunders (the building footprint is shown in Figure 15).

Following Harold's death in early 1946, his widow, Ida Fairless Saunders, became the owner of the property by an Application by Transmission registered in April 1948.¹³ She subsequently transferred the land to their sons Reginald Oliver Saunders and Leslie Harold Saunders, both of Parramatta, garage proprietors, in mid-1949 as tenants in common.

¹² CT Vol 2749 Fol 162, NSW Land & Property Management Authority

¹³ CT Vol 3076 Fol 8, NSW Land & Property Management Authority

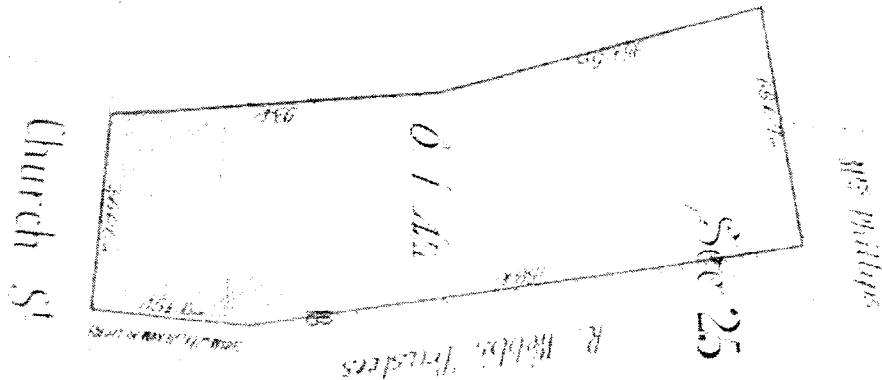


Figure 11 - Part of allotment 8 of section 25 showing two buildings built to the Church Street frontage.

Source: Certificate of Title Vol 992 Fol 113, NSW Land & Property Management Authority

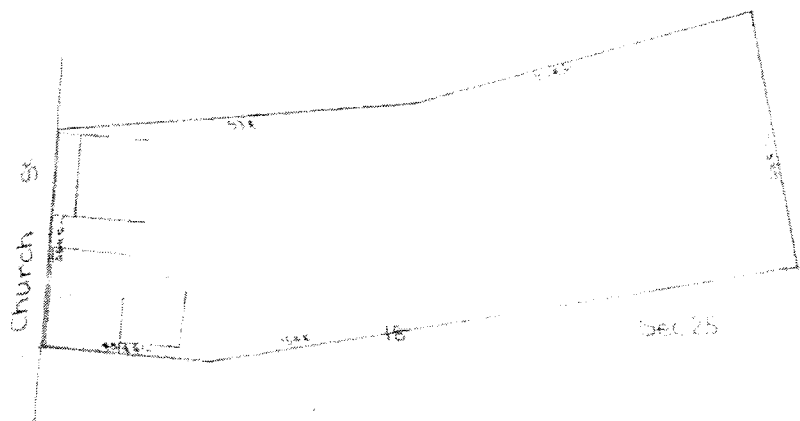


Figure 12 - Block plan accompanying Certificate of Title Vol 7905 Fol 65. This plan shows two buildings aligned to the Church Street frontage and being part of Allotment 18 in Section 25.

Source: NSW Land & Property Management Authority

Leslie Harold Saunders and Reginald Oliver Saunders sold the property to Scott's (Newcastle) Investments Limited in December 1959. This land was consolidated with adjoining land and all buildings occupying the site were subsequently demolished to make way for the new David Jones department store.

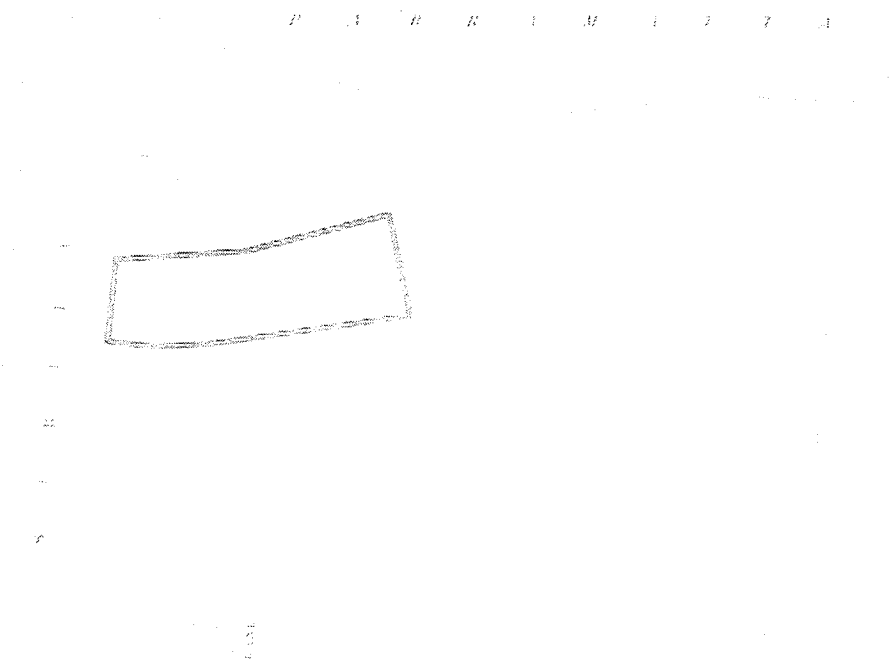


Figure 13 – Sheet 19 Detail Sheet, Parramatta Series, Department of Lands 1895. The subject portion of allotment 18 is outlined in red with the footprint of two buildings.

Source: State Library of New South Wales

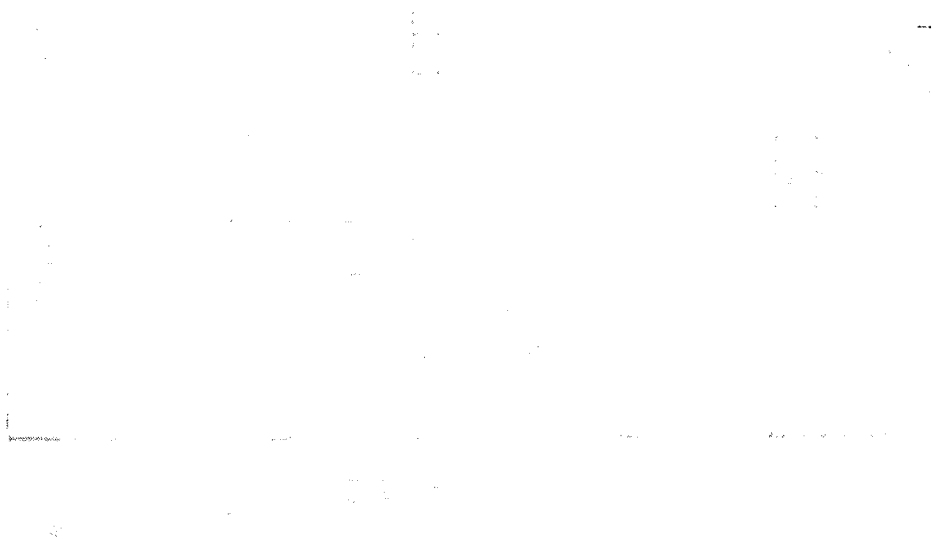


Figure 14 - Two buildings originally erected on part of Richard Webb's allotment. The Source: FB 2-36, 21/10/1891, Sydney Water

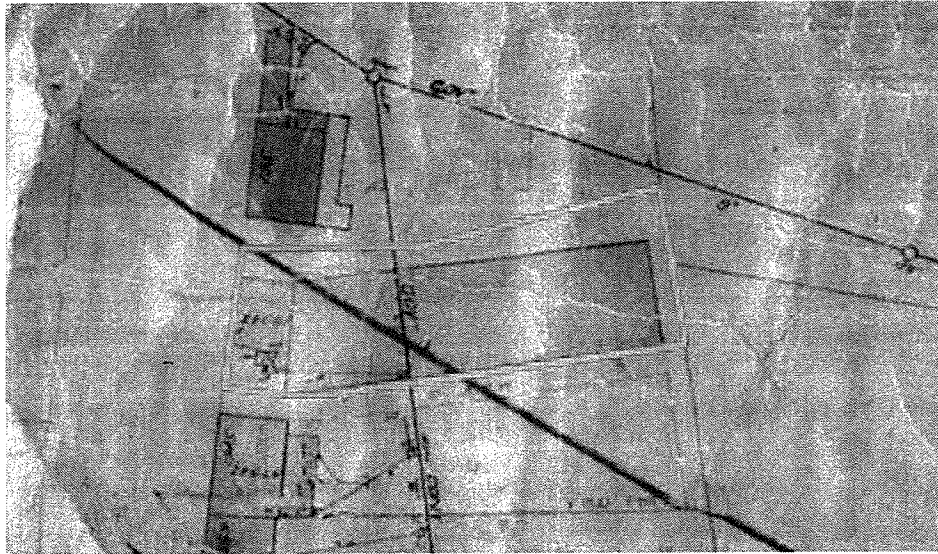


Figure 15 - Building known originally as 272 Church Street erected on part of Richard Webb's allotment, 7 December 1933. This building replaced the two earlier structures depicted in Figures 11 and 12.

Source: BW2712, Sydney Water

5.3.3 Part of Allotment 18 of Section 25 – Richard Webb's home

The second portion of Allotment 18 comprises 1 rood 6 perches of land and is illustrated in Figures 18-20. This land forms part of the land granted to Richard Webb on the 27th January 1842 and totalling 2 roods 3 ½ perches. Richard Webb's claim to this allotment was formalised in 1842, although the land was originally granted to Matthew Mocklar. When he died suddenly in 1822, his widow Hannah Mocklar (nee Wilkinson) inherited the property. She married her employer Richard Webb in 1826. In 1842 Richard Webb formalised his claim to title of the lot through his marriage to Hannah.

Webb was a former convict who arrived in Australia in 1814 and received a conditional pardon in 1834. He became a timber merchant and amassed over two hundred acres of timber-bearing land and several timber mills in the district around Parramatta.¹⁴ Hannah and Richard subsequently built a large brick and stone house on the allotment in the late 1830s (see Figures 16-17).

¹⁴ Brown, S and K, et al, *Parramatta: a town caught in time*, 1870, c1995, p49

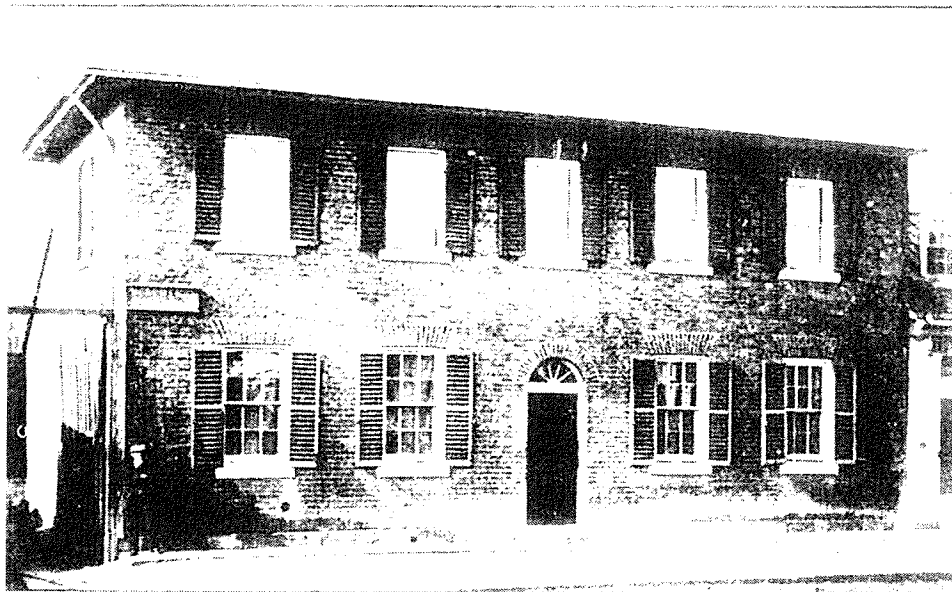


Figure 16 - Home and workplace of Richard Webb, timber merchant, in Church Street, Parramatta. This building was demolished for the David Jones department store.

Source: Brown, Shylie and Ken et al., *Parramatta: a town caught in time*, 1870, p49.

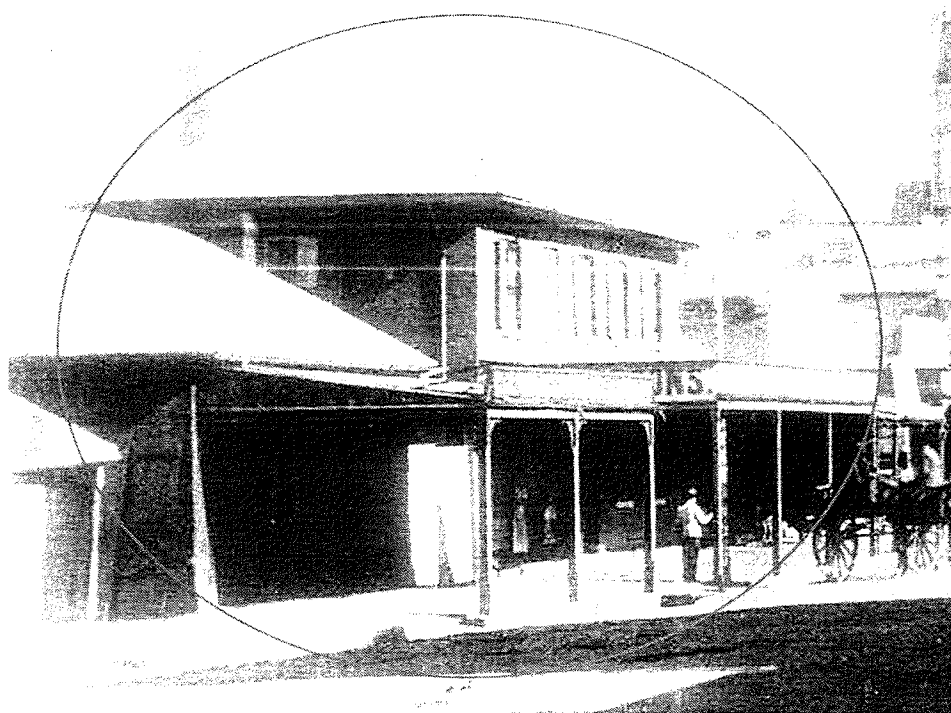


Figure 17 - Richard Webb's house is the two-storeyed brick building with street awning, shown herein circled red, between 1888 and 1900.

Source: McClymont, J, *Pictorial history Parramatta and District*, 2005, p52.

William Richard Murray of Parramatta, ironmonger, converted the land to Torrens Title by Primary Application 11438 in 1904. Murray managed Isabella Sainty's ironmongery in 1876. In the following year he acquired Charles

Tuke's general store. His brother E N Murray opened a china shop and they amalgamated the stores in 1884. In 1889 the Murray brothers erected Parramatta's first shopping emporium on the corner of Church and Macquarie Streets.

In 1900, William Richard Murray became sole proprietor of Murray Brothers, the best known local retail business, operating an emporium offering china, glassware, domestic and builder's ironmongery, household furniture, clothes and drapery.¹⁵

By the 1920s the Murray brothers had separated their businesses in Church Street. A new hardware store was erected in January 1926 adjacent to the Town Hall, a new emporium was built at the corner of Macquarie and Church Streets, and the old drapery section of the Church Street store was demolished and replaced also in 1926.¹⁶

The Bank of New South Wales, mortgagee exercising power of sale, transferred the property to Alfred Thomas Leabeater Junior, lime merchant, in December 1906. This corresponds with the *Sands Sydney and NSW Directory* wherein A T Leabeater junior, lime merchant, is listed at 268 Church Street periodically from 1907 until the publication ceased in 1932. He does appear to have leased the property to other parties at various times during this period. One lease is registered on the certificate of title to Sydney McDonald Tait of Parramatta, refreshment room proprietor, of the "shop and dwelling known as 268 Church Street, Parramatta"¹⁷ dated 10th May 1929.

Alfred Thomas Leabeater Junior died in 1941, at which date his widow, Rhoda Leabeater of Northmead, became the owner of the property by an Application by Transmission in July 1942. She transferred the property to Percy William Leabeater of Northmead, lime and cement merchant in December 1959 who promptly sold the site to Scott's (Newcastle) Investments Limited. The building was subsequently demolished to make way for the David Jones department store.

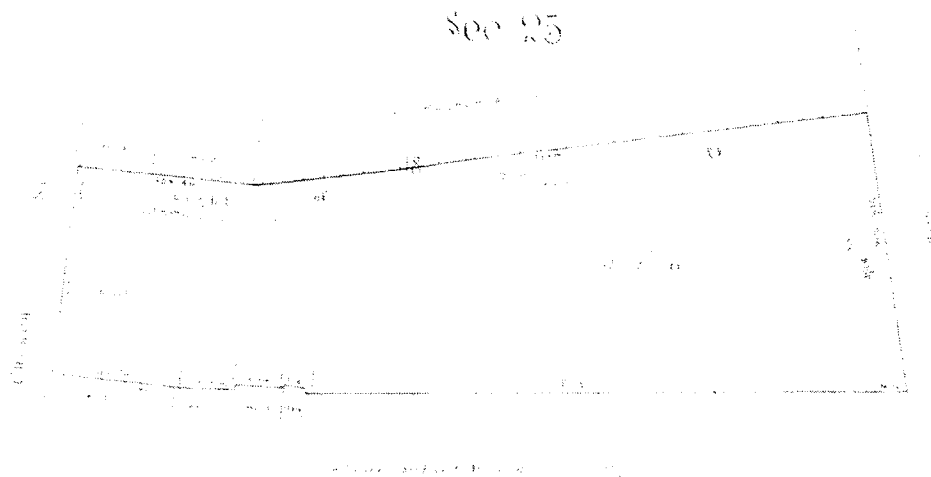


Figure 18 – part of Allotment 18 in Section 25 shows a brick building erected to the Church Street alignment.

¹⁵ Kass, T, et al, *Parramatta: A past revealed*, 1996, p283

¹⁶ Ibid.

¹⁷ Certificate of Title Vol 1541 Fol 99, NSW Land & Property Management Authority

Source: Certificate of Title, Vol 1541 Fol 99, NSW Land & Property Management Authority

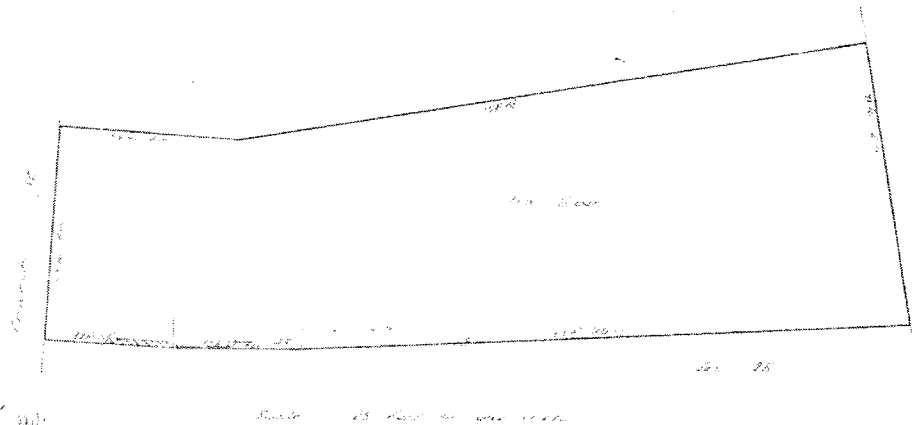


Figure 19 - Block plan accompanying Certificate of Title Vol 8384 Fol 250, forming the other portion of Allotment 18 of Section 25.

Source: NSW Land & Property Management Authority

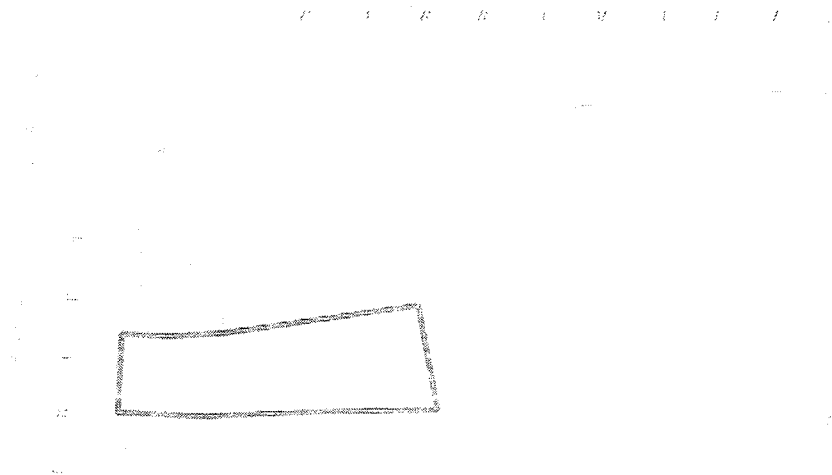


Figure 20 - Detail Sheet 19, Parramatta Detail Series, Department of Lands 1895 showing portion of allotment 18 comprised in subject site (outlined in red).

Source: Mitchell Library, State Library of New South Wales

5.3.4 Part of Allotment 9 of Section 25

A part of Allotment 9 of Section 15, originally granted to James McRoberts on 18th June 1855, is comprised within the subject site. McRoberts' land was later acquired by Shepherd Smith of the City of Sydney, who lodged a Primary Application to convert the land to Torrens Title in 1884. Following his death in 1886, his widow Emily Smith, along with George Phillips and John Jabez, became owners of the property by an Application by Transmission in 1890. Emily became sole owner in 1894. She subsequently sold a portion of the property to Henry Edward Haddrill in 1917, which said portion forms part of the subject site.¹⁸ Haddrill, variously described as a produce merchant and furniture warehouseman, operated his business at 320-328 Church Street.

¹⁸ Certificate of Title Vol 712 Fol 173, NSW Land & Property Management Authority

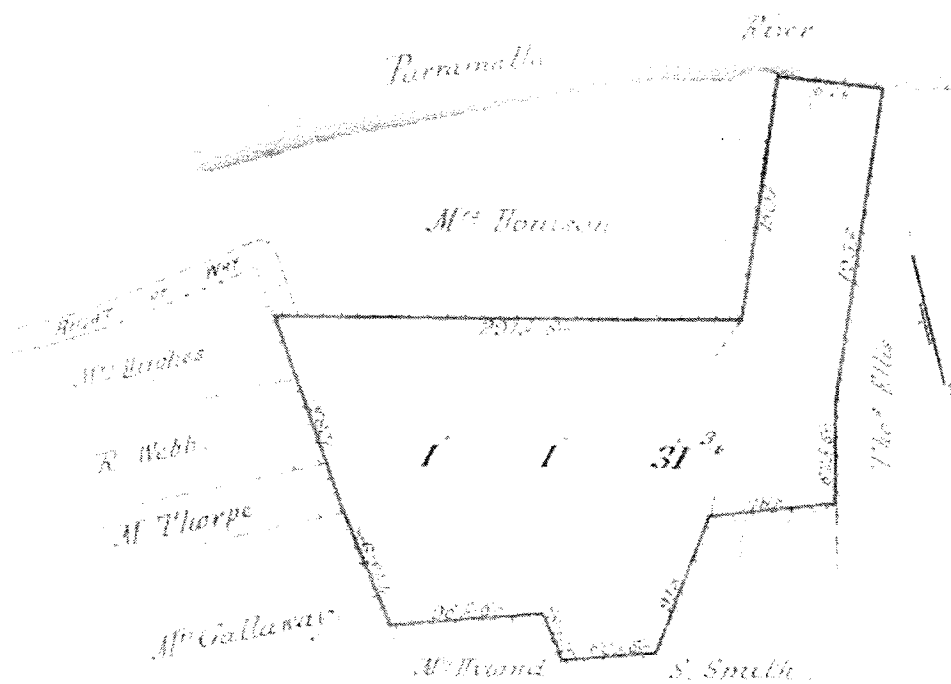


Figure 21 - Block plan accompanying certificate of title Vol 712 Fol 173 in the ownership of Shepherd Smith. Emily Smith sold part of this land to Henry Edward Haddrill in 1916. A portion of Haddrill's land is part of the subject site.

Source: NSW Land & Property Management Authority

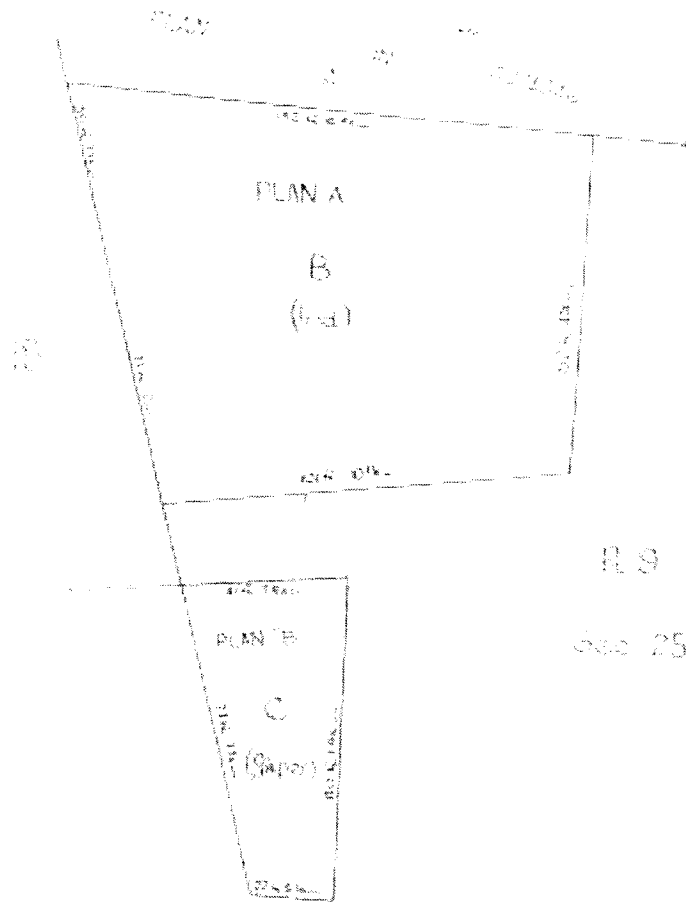


Figure 22 - Block plan accompanying Certificate of Title Vol 8305 Fol 112. Lots B and C now form part of the subject site.

Source: NSW Land & Property Management Authority

H E Haddrill Limited went into liquidation in 1936 by which date Haddrill had sold the property to David Bruce Frater of Cronulla, retired grazier, in January the previous year. Frater leased parts of the premises to Kenneth Arthur Fraser of Sydney, auctioneer, (together with right of way) in December 1937. This property was sold to the Council of the City of Parramatta in 1953. The Council sold parts of that land (marked B and C on the plan shown in Figure 15) to Scott's (Newcastle) Investments Limited.¹⁹

5.3.5 History of 330 Church Street, Parramatta

The various parcels of land described herein, were consolidated in a single title in the name of Scott's (Newcastle) Investments Limited. Scotts was one of Newcastle's largest stores established in the 1890s and was bought by David Jones in 1958.

David Jones is Australia's oldest department store, as well as being the oldest department store in the world still trading under its original name. David Jones, a Welsh-born immigrant, opened "large and commodious premises" on the corner of George and Barrack Streets on 24 May 1838. He briefly retired in the late 1850s but returned to save the business in the 1860s. With

¹⁹ Certificate of Title Vol 2749 Fol 187, NSW Land & Property Management Authority

the help of new partners and his son Edward Lloyd, the department store flourished. The flagship Elizabeth Street store was opened in 1927 and the Market Street in 1938. Since then the company has grown from:

three to eight stores by 1959, and in the next 20 years would expand to Queensland, ACT, Victoria and South Australia, creating a national retail chain which today numbers 35 stores.²⁰

The Attorney General and MP for Parramatta, Sir Garfield Barwick, performed the official opening of the "ultra-modern new £2,000,000 store at Parramatta"²¹ on 22nd November 1961. The following morning Susan Lloyd Jones, the eldest daughter of David L Jones, chairman of David Jones, opened the store to the public. The department store was designed by C H Mackellar whilst architects Peddle, Thorp and Walker assisted with the design of interior and decoration. The building was constructed by F C Eastment and Sons. At the time of opening the Parramatta store represented "the company's first incursion into outer-metropolitan trading"²² and was the first built outside the city. Its features included "its willow-fringed riverbank setting; newest-type interior layout; air-conditioning throughout its three floors of selling space (which equals any five floors of the Elizabeth Street store); car-to-store parking for 450 cars; and free accommodation for another 400 cars in the council parking lot immediately behind this"²³.

²⁰ <http://www.davidjones.com.au/About-David-Jones>

²¹ *Store News*, No. 167, Oct-Nov 1961, p1

²² David Jones' New Parramatta Store in *Building: Lighting: Engineering*, November 1961, p66.

²³ *Ibid.*

Group beats "bad times"

...also constituted a record. Profit at more than £1.6 million. Record—more than £40 million in the last financial year set by J. D. JONES LTD. group sales

[illegible]

Mr. Rankin, in the second report, says this failure to good will which exists between our customers and staff, and which is being service has contributed substantially to the company's losses.

...and progress
...with pride and pleasure
...their appreciation of the
...efforts work done by the
...and throughout the
...and overseas offices.
...The company has
...118133 change the
...died.

It is recorded in News, 4 of the Store year for mail provided and superannuation fund, the report adds.

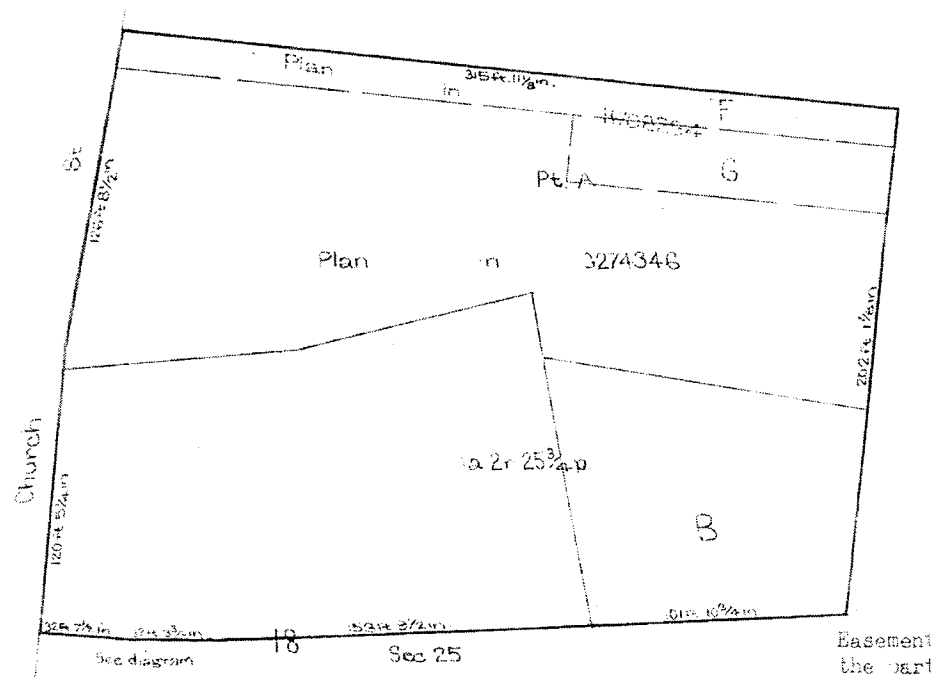
As Store News was going to press, the news broke that David Jones, ultra-Sydney, would open a store at Parramatta, near Sydney, about the middle of next month (November). This announcement had been awaited with mounting excitement ever since the huge store off the new station on a flying start, in 1957 (see page 11).

[illegible]

Black by Corvair "Cumberland August. There's a deep, dark shadow of life the blackest, with lounge and rug, overhead not well for about 500 cars.

An aerial photograph showing a property on Church Street. The street is visible on the left side of the image. The property includes a large, light-colored building with a flat roof, a smaller building, and a large, dark, wooded area. A river or canal is visible on the right side of the image. The image is oriented vertically, with the street running from top to bottom.

Source: Six Viewer, NSW Land & Property Management Authority



Source: Certificate of title, Vol 8454 Fol 215, NSW Land & Property Management Authority

STATEMENT OF HERITAGE IMPACT: 300 CHURCH STREET PARRAMATTA

6.0 THE PROPOSAL

The proposal is the result of a limited competition for the site and is a response to the Council's Riverbank Urban Design Strategy and provides a substantial public benefit by way of a dedicated public zone adjacent to the riverbank.

The proposed mixed use development for Meriton Apartments has been prepared for Meriton by Tony Carro Architecture Pty Limited and is shown on drawings numbered A 000, A 001, A096, A097, A098, A099, A0100, A101, A102, A103, A104, A 150, A151, A152, A153, A154, A155, A156, A157, A158, A159, A160, A161, A201, A202, A300, A301, A350, A351, A352, A353, A501, A502, A503, A550, A651, A801.

The proposal calls for the demolition of the existing structures on the site and the erection of a new podium structure incorporating retail and child care facilities and a landscaped area with two high rise residential towers.

The Design Architects Design Intent Statement for the project states:

"The site has highly significant existing frontages to Church Street and the river, with potential new frontages to future public open space on the eastern and southern alignments. The proposed podium will reinforce the existing street grid in alignment and scale. Fenestration of the podium is generated by a consistent, rhythmic order that is sympathetic to the small scale of premises on the western side of Church Street and is also consistent with an appropriate order and scale of the riverfront address."

"A key urban form response of this proposal is to ensure that the residential elements do not form a broad visual barrier and that a sense of permeability is achieved from south to north. Creation of a significant gap between the towers also preserves view and solar amenity potential for the Crown Plaza Hotel site to the immediate south."

"Key frontages of the site to Church Street, the river and the east are dedicated to provision of active retail and residential address uses. A six metre high colonnade is proposed to the riverfront, creating opportunities for protected outdoor eateries and cafés along this edge of the development. The Supermarket proposed along the southern boundary is planned to allow for a narrow band of activated retail uses along this frontage, should Council's Laneways 2010 strategy be enacted along this edge in the future."

"The podium will be made out of high quality materials, appropriate to its interface with the developments public domain. A regular concrete structure creates a rhythmic order and civic scale around the edges of the development, expressed as either façade or colonnade. It will be clad with sawn sandstone, in conversation with Parramatta's heritage architecture and the bridge."

The upper Church Street façade departs from this quiet, civic character by vibrantly expressing the childcare centre. The upper level façade is to appear as an undulating, irregular skin draped over the parapet line, cascading down to partially conceal the retail mezzanine

level below. The skin is to be made from metallic green/blue spectrum triangulated panels, with interruptions, projections and bifurcations that create apertures and viewpoints from the childcare outdoor playspace.

The character of the riverfront transition elements described above will be reinforced by high quality stone paving, a variety of highly textural stone and concrete wall finishes and extensive landscaping including advanced fig-trees."

"The two residential towers have been conceptualised as a pair of strongly related forms, where their primary functional program is accommodated and expressed within an over-arching abstracted sculptural intention. The process and rationale for the formal architectural expression of the towers is best described by the illustrated sequence of diagrams, which reconcile the amenity requirements for the apartments with the primary aesthetic intention.

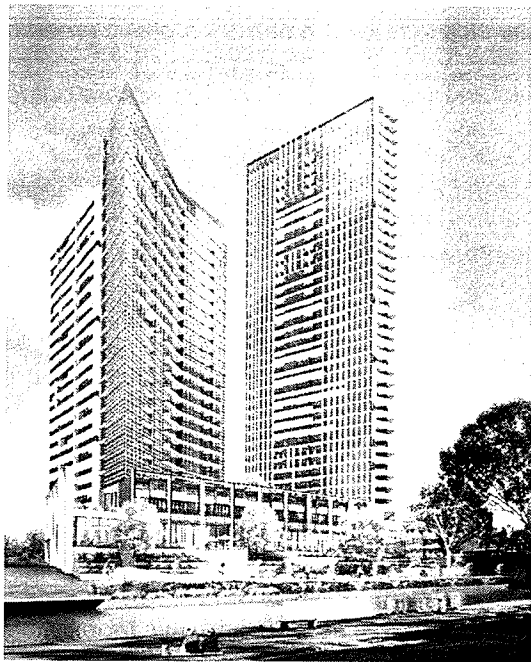
The floorplates of each tower building have been rotated to a precise alignment to true north. This is a key principle that enables optimisation of outlook and privacy between buildings, as well as the ability to meet SEPP65 requirements for solar access and efficient basement planning. All apartment terraces are situated within the envelopes, to preserve the simple, crystalline nature of the proposed tower forms and to ensure that these vital private spaces are useable during inclement weather.

In order to ameliorate the potential impact of height and bulk, each building has been articulated into two primary forms to create slender, sculptured profiles and simultaneously allow natural light and potentially ventilation into typical floor common lobby spaces. These fractures in the form are carried through into the podium and naturally define the entry points to the main residential lobbies.

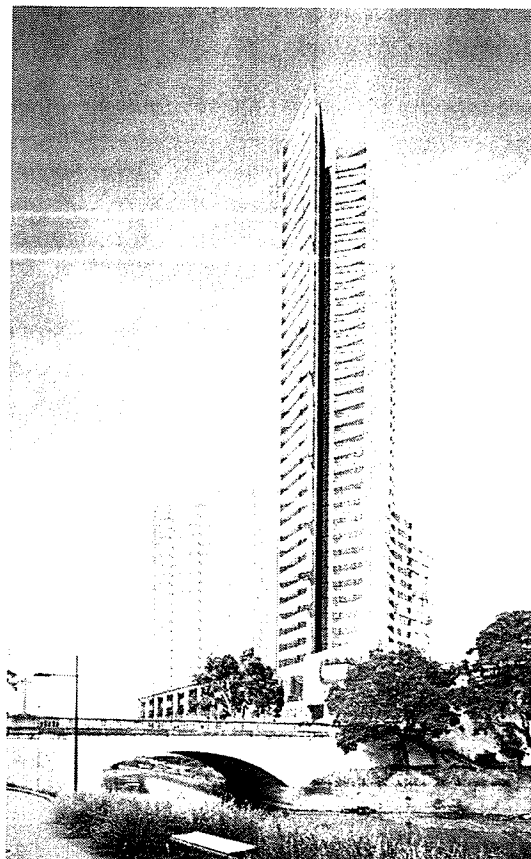
The building forms have also been subtly "creased" in plan, to accentuate their crystalline form and avoid atypical residential "blockiness".

A curtain wall skin is proposed with a variety of sun-shading treatments that respond to varying orientations, and simultaneously creates visual interest and appropriate architectural expression for a residential building. These surfaces are conceptualised as muted in colour, with subtle movements in coloration, texture and pattern over the surface of the facades. The second system is comprised of horizontally deployed spandrel bands of light coloured textured precast concrete, separated by one metre high strip windows protected where necessary by external sliding metallic louvre panels.

The two systems work together to enhance the articulation of the primary formal propositions for the towers."



View of proposed development across Parramatta River showing creation of public open space areas to riverbank east of Lennox Bridge.



View of proposed development from west of Lennox Bridge

7.0 HERITAGE IMPACT ASSESSMENT

7.1 Introduction

This assessment is based on the premise that the demolition of the listed heritage item is an accepted fact by virtue of the design competition brief and the involvement of Council in the preliminary assessment process to date. The item is now highly compromised by later changes and is no longer a significant example of Post War shopping centre architecture. The site is however located in the immediate vicinity of numerous heritage items including the State listed Lennox Bridge. The principal areas of potential impact arise from this juxtaposition.

The following assessment is based on the guidelines set out by the NSW Heritage Office publication 'Statements of Heritage Impact', 2002.

The following aspects of the proposal respect or enhance the heritage significance of the items and the surrounding area for the following reasons:

- The proposal replaces the existing structure with one of comparable size in terms of the podium level, but one which will substantially enhance both the riverside experience and the setting of the Lennox Bridge.
- The proposed dedication of public space along the river will provide a substantial public benefit to users of the area and will permit improved appreciation of the historic context of the bridge.
- The design and location of the towers maintain the significant view corridors that exist in the town and allow continued appreciation of the earlier town structure.
- The development has minimal impact on the visual prominence of the former bank building in Church Street and its prominent domed corner presentation in terms of pedestrian appreciation at street level.

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:

- Parramatta is a city in transition with the introduction of large scale development throughout the CBD area and the subject site is being developed in accordance with provisions adopted by the Council.
- Demolition of the existing building removes a familiar landmark from this edge of the city CBD however the building is no longer of high significance and the replacement development has substantial benefits for the city.
- The contemporary character of the new development introduces a new character to the context of the nearby heritage items but this of itself is not necessarily an unacceptable position given the wide variety of developments that form the character of the CBD and the streetscape of Church Street in this area of the city.

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

- The proposal was the result of a limited competition in which a variety of options for the site were considered. The present design received critical acclaim for its response both to the brief of the owners of the site and its response to the context and the manner in which it provided for public access and enhancement of the public domain.

7.2 Demolition of a building or structure

The proposal involves the demolition of a heritage item, the former David Jones Building. Redevelopment of the site in accordance with the competition brief and accepted winning design is predicated on the demolition of this building. The building is substantially modified from its original detail by changes approved by Council and is no longer a good and intact example of Post War shopping centre development. The twin to this building at Gordon, also built originally for David Jones is the best comparison with this building. It is not heritage listed and has also undergone substantial modification.

- *Have all options for retention and adaptive reuse been explored?*

The retention of the building in preference to the proposed redevelopment is not warranted on the limited heritage values which the building now possesses. The proposed competition which was supported by Council envisaged the demolition of the building in order to achieve significant public benefit beyond the value of the existing building as a streetscape feature.

- *Can all the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*

The redevelopment requires the total demolition of the structures on the site and there is no potential for partial retention of any fabric.

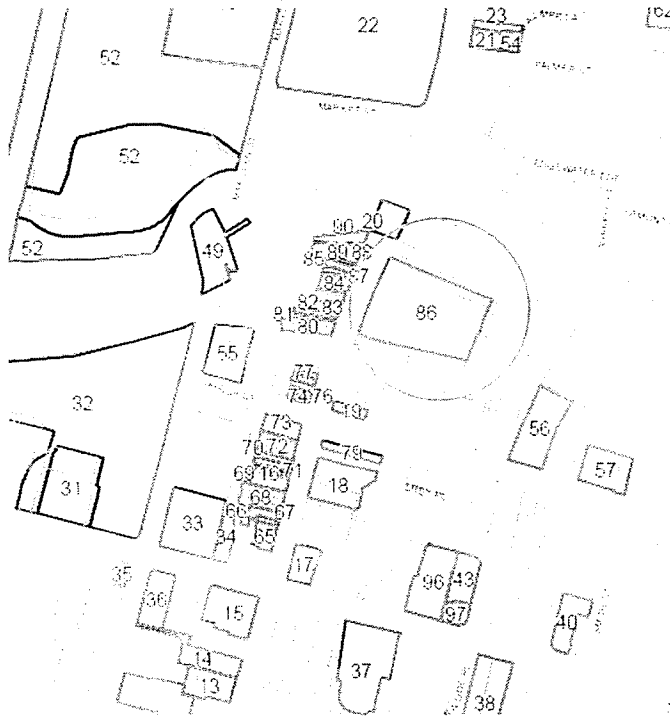
- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*

Demolition is essential to achieve the improved public domain outcomes desired for this site and would need to be undertaken at the present time if the application is to proceed.

- *Has the advice of a heritage consultant/specialist been sought? Have the consultant's recommendations been implemented? If not, why not?*

The present proposal is the result of considered consultation with heritage consultants and the Council in regard to the impacts of removal of the heritage item. The consensus opinion is that the current building no longer represents sufficient heritage significance to warrant its retention in preference to the proposed redevelopment.

7.3 New development adjacent to a heritage item



Parramatta City Centre LEP 2007 Heritage Map

The new development is located in close proximity to the Lennox Bridge which is an item of State Heritage Significance. The site is also in the vicinity of a number of local heritage items within the Church Street area that contribute to the streetscape character of Parramatta in this precinct. It should be noted that some of those items located opposite in Church Street are also the subject of possible redevelopment.

The new development increases the physical separation of structure with the bridge and enhances both the setting of the bridge and the river bank.

The podium structure maintains an appropriate scale relationship in Church Street while adopting a contemporary character that reflects a new layer of urban character within the city CBD. The designer describes these relationships as follows:

"The podium will be made out of high quality materials, appropriate to its interface with the developments public domain. A regular concrete structure creates a rhythmic order and civic scale around the edges of the development, expressed as either façade or colonnade. It will be clad with sawn sandstone, in conversation with Parramatta's heritage architecture and the bridge.

The upper Church Street façade departs from this quiet, civic character by vibrantly expressing the childcare centre. The upper level façade is to appear as an undulating, irregular skin draped over the parapet line, cascading down to partially conceal the retail mezzanine level below. The skin is to be made from metallic green/blue spectrum triangulated panels, with interruptions, projections and bifurcations that create apertures and viewpoints from the childcare outdoor playspace.

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*

In terms of the Lennox Bridge the development provides a positive enhancement of the setting of the bridge and will reveal more of the original abutments of the bridge which are currently obscured on the river bank. The stone clad colonnade is compatible with the character of the bridge and creates a strong civic character to the riverbank.

The more informal facade treatment along Church Street is one which breaks down the length of the site and provides an interesting visual effect which fragment the building structure within this streetscape context.

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

The site is located within the historic fabric of the city of Parramatta and the historic site of Lennox Bridge where Church Street crosses the river. This location has been occupied by development since before the bridge was constructed. The former David Jones building occupies the site and immediately abuts the bridge with a long facade to Church Street opposite locally listed heritage items.

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

The proposed development will result in a substantially improved curtilage for the bridge and the riverbank as the result of increased setbacks. This situation will be a significant enhancement of the setting for the bridge and the river.

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

The development has minimal adverse impacts on any significant views to and from the bridge and the other heritage items as it maintains a similar building bulk to the streetscape while being set further back from the riverbank. The resulting impact is one of a change of character rather than a change of scale and the impact of the setback tower component is limited by their location and setbacks from the perimeter of the site.

- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*

While this site was previously occupied by Georgian era development it is unlikely that there are any significant remains of any structures within the body of the site. In terms of the bridge, the potential to recover some additional area of the former abutments may exist and would need to be investigated.

- *Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?*

The new development stands alone as a contemporary expression of architecture without any significant reference to historical precedent in the surrounding area. The sympathy that is created however by the new colonnade along the river, the use of extensive areas of sandstone cladding and the improved setting created for the south east portion of the bridge are all positive aspects of the development.

- *Will the new development visually dominate the heritage item? How has this been minimised?*

The new development maintains a similar scale to the existing development on the site in regard to the podium structure and provides an increased setback along the river bank frontage. The tower component while significant in height are placed away from the river and in relation to the western tower presenting a minimal profile towards the bridge in a manner that will ensure that while visible they will not dominate. For the pedestrian the predominant visual character of the site will remain the podium structure which reflects the existing development on the site.

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

Public use and appreciation of the Lennox bridge will be unaffected by the proposed development except to increase the appreciation from the enlarged riverbank locations created by the dedicated public domain works.

7.4 New landscape works and features

The development incorporates substantial new landscape works along the northern boundary with the riverbank providing a substantially larger area of landscape treatment immediately adjacent to the Lennox Bridge. This area is also activated by the location of retail and commercial activity along this edge which is also to be planted with mature trees.

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*

The existing landscape to the riverbank is of minimal heritage significance having been modified in recent times. The new works are a significant improvement providing passive areas with outdoor eating opportunities while maintaining the existing bike track and walkway.

- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*

The proposed design is a new approach to this area and is not reliant on historical precedent. The area has been substantially modified from its early configuration as a riverbank and there is no physical heritage significance associated with this area.

- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*

Part of the site is thought to have been the site of the original ford and timber bridge which was replaced by the present bridge structure in the late 1830s. While it is unlikely that relics of the structures survive on the subject site they may exist in the public domain beyond. Appropriate interpretation relating to the river crossing should be incorporated in this landscaped area.

- *How does the work impact on views to, and from, adjacent heritage items?*

The proposed work will significantly enhance the views from locations surrounding the site and in particular from the bridge. The landscaping will activate this section of the riverbank and provided added opportunities for use of the area.

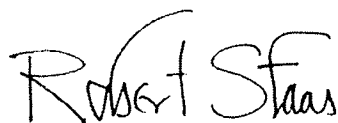
8.0 CONCLUSION

The proposed Riverfront Apartment development at 300 Church Street Parramatta will result in the demolition of an existing local heritage item that is primarily of historic significance. The demolition is justified by the substantial enhancement of the public domain along the riverbank as well as the improved setting of the Lennox Bridge. The existing structure is substantially modified from its original form and detail and now only represents limited aesthetic values which are not of high significance.

The proposed design is the result of both a detailed design brief prepared specifically for the site and a detailed assessment undertaken by The Department of planning, The Parramatta City Council and the owners of the site. The resulting proposal has been widely praised for its contribution to the urban fabric of the Parramatta CBD and in particular the urban treatment of the river in this location.

The design maintains an appropriate scale to Church Street, visually releases the south east corner of the Lennox bridge and maintains significant identified views and vistas within the city.

In conclusion, the proposed works described above do not adversely affect the identified heritage significance of any of the surrounding items and will enhance public appreciation of the bridge and the river while creating an appropriate streetscape character to Church Street and maintaining significant views within the city. I would therefore recommend the heritage aspects of this application be approved.



Robert Staas
Director / Heritage Consultant
NBRS+PARTNERS ARCHITECTS

May 2011

9.0 APPENDIX

9.1 David Jones' New Parramatta in *Building: Lighting: Engineering*, November 1961, pp62-68

BUILDING: LIGHTING: ENGINEERING

DAVID JONES' NEW PARRAMATTA STORE

BUILDERS USE TIME-SAVING TECHNIQUES



DAVID JONES LTD'S NEW DEPARTMENT STORE
Church Street, Parramatta

When the building was first opened, it was a landmark in the city. The building was designed by the architect, J. H. Wright, and was built by the David Jones Ltd. The building was a success, and it was a landmark in the city.

David Jones' New Parramatta Store

£2,000,000 STORE COMPLETED ON SCHEDULE

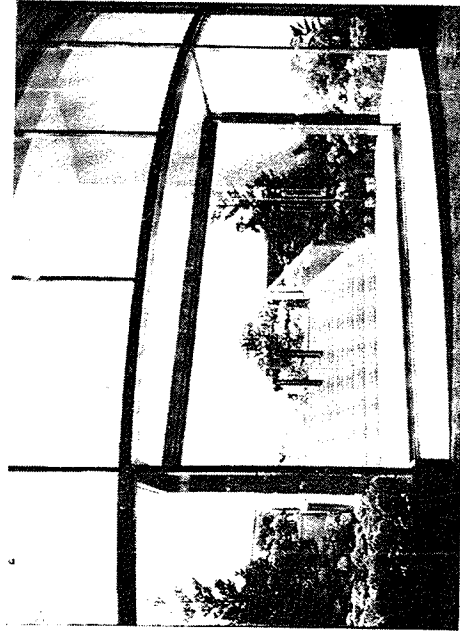
Exciting developments in the building of David Jones' new £2,000,000 store in Parramatta, New South Wales, are being reported. The store, which is being built on a site of 1.5 acres, is expected to be completed by the end of 1961. The store is being built by David Jones Pty. Ltd., and is being designed by the firm of Messrs. J. H. & W. M. Fisher, Architects, Sydney. The store is being built on a site of 1.5 acres, which was previously occupied by a large residential estate. The store is being built on a site of 1.5 acres, which was previously occupied by a large residential estate. The store is being built on a site of 1.5 acres, which was previously occupied by a large residential estate.

Plans Approved

The plans for the new store have been approved by the Parramatta City Council. The store is being built on a site of 1.5 acres, which was previously occupied by a large residential estate. The store is being built on a site of 1.5 acres, which was previously occupied by a large residential estate. The store is being built on a site of 1.5 acres, which was previously occupied by a large residential estate.

Planning Team

The planning team for the new store consists of Messrs. J. H. & W. M. Fisher, Architects, Sydney. The store is being built on a site of 1.5 acres, which was previously occupied by a large residential estate. The store is being built on a site of 1.5 acres, which was previously occupied by a large residential estate.



THE MAIN ENTRANCE

The main entrance of the new store is a fine example of modern architecture, with its curved glass and metal structure providing a striking contrast to the surrounding landscape. The entrance is designed to be both functional and aesthetically pleasing, reflecting the high standards of the David Jones company.



CHARACTERISTIC STAIRWAY

The staircase is a fine example of modern architecture, with its clean lines and open design providing a striking contrast to the surrounding landscape. The staircase is designed to be both functional and aesthetically pleasing, reflecting the high standards of the David Jones company.

worldwide fame developed by the world's leading department store during the past ten years.

An outstanding feature of the store is the high level of natural lighting that has been achieved, despite the fact that there are no windows on the ground floor. This is achieved by the use of a series of large, curved glass panels which allow natural light to enter the store from the roof.

High Lighting Intensity

A new type of fluorescent tube, known as the "Aurora" tube, is being used in the store. This tube is designed to provide a high level of lighting intensity, which is essential for the display of the store's merchandise. The "Aurora" tube is a long, thin tube which is mounted in a special fixture which allows it to be adjusted to provide the required level of lighting.

The store and its new entrance are a fine example of modern architecture, with its clean lines and open design providing a striking contrast to the surrounding landscape. The store is designed to be both functional and aesthetically pleasing, reflecting the high standards of the David Jones company.

Three Entrances

The store has three entrances, one on Church Street, one on the corner of Church Street and the main entrance, which is a wide, open space. The main entrance is designed to be both functional and aesthetically pleasing, reflecting the high standards of the David Jones company. The main entrance is a wide, open space which allows customers to enter the store from any direction. The main entrance is designed to be both functional and aesthetically pleasing, reflecting the high standards of the David Jones company.

Corner "View"

The corner "view" entrance is a fine example of modern architecture, with its clean lines and open design providing a striking contrast to the surrounding landscape. The corner "view" entrance is designed to be both functional and aesthetically pleasing, reflecting the high standards of the David Jones company.

FATHER CHRISTMAS COMES BY RIVER

[illegible]

ATMOSPHERE OF QUALITY AND INDIVIDUALITY

[illegible]

1000

MATTIA

10

3. **David Jones P**
SOME TECHN

S. J. GORDON

The author is currently working as a research fellow at the Department of Psychology, University of York, UK.

THE REVERSE ROOM

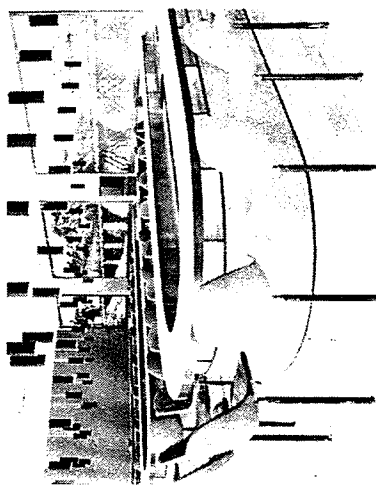
Figure 1 displays a vertical sequence of 18 panels (a-r) illustrating the early developmental stages of a zebrafish embryo. The panels are arranged vertically, showing the progression from fertilization to hatching. Panels a-f show the early cleavage stages (1-cell to 16-cell). Panels g-l show the blastula and gastrula stages with visible germ layers. Panels m-p show the tail bud and somite formation. Panels q-r show the hatching stage with a visible yolk sac and tail.

[illegible]

- **Protein synthesis** is the process by which cells build proteins. It involves the translation of genetic information from DNA into a sequence of amino acids, which are then joined together to form a protein. This process is essential for the growth and function of all living organisms.

[illegible]

品名	规格	单位	数量	单价	金额
1. 水泥	42.5	m ³	10	120	1200
2. 砂	中砂	m ³	20	80	1600
3. 石子	20mm	m ³	30	100	3000
4. 钢筋	Φ12	kg	500	4.0	2000
5. 木材	杉木	m ³	10	150	1500
6. 砖	标准砖	m ³	100	100	10000
7. 石灰	生石灰	t	5	200	1000
8. 卵石	20mm	m ³	20	100	2000
9. 碎石	20mm	m ³	20	100	2000
10. 砂浆	1:2.5	m ³	10	100	1000
11. 混凝土	C20	m ³	10	150	1500
12. 模板	木模板	m ²	100	10	1000
13. 脚手架	钢管	m	100	10	1000
14. 安全网	密目网	m ²	100	10	1000
15. 安全带	五点式	条	10	100	1000
16. 安全帽	塑料	顶	100	10	1000
17. 工作服	棉质	套	100	10	1000
18. 手套	帆布	双	100	10	1000
19. 工具	铁锹	把	100	10	1000
20. 材料费					100000
21. 人工费					100000
22. 机械费					100000
23. 管理费					100000
24. 利润					100000
25. 税金					100000
26. 合计					500000

[illegible][illegible][illegible][illegible][illegible]

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[illegible]

concrete, which would not reach beyond a defined area. Sub-type microphones will be used for these, with sub-type record players and pick-ups, for any music. Radio programmes, also, can be picked up and relayed.

Some air-bulkheads, invisibly mounted above ceilings, through which the sound will be projected, provide work at any individually controllable diffusion.

A self-location system will also be used to be "pilot" clients, to many of two-atom "trains" having hands or feet in the doors on twenty-one pillars in conjunction with the pillars in the building. The existing code covers up to thirty full members on a curve level and can be applied to any by the use of fishing leads.

Standard Telephone & Cables Pty. Ltd., installed, built and the system.

The same company also installed the telephone system of thirty in

coming (exchange) lines and two hundred extensions which will operate until about next April. This will then be replaced by the most modern system in Australia, the "pentagon" system, for French origin which STC is building and will install.

The Parramatta private automatic branch exchange of cross for system will replace the old system of cards and plugs with a "button" system which will give infinitely faster and free from extension time. Telephone calls will be able to "park" waiting caller without interference, and a split second after the wanted line is connected, the "button" will be automatically connected.

The Parramatta system will give the new store seventy-seven exchange (incoming) lines and two hundred and fifty extensions.

It has no fewer than 16,000 sq. yds. of acoustic (unobscured) metal ceiling for its three levels.

(supplied by Wunderlich Ltd.)

- A about 76mm. inside a column of glazed ceramic (P.L.I.) manufactured by Wunderlich, were used for the external lighting.

PARAMATTAS OLD BRIDGE

Historic Mural At David Jones

The mural in the Riveridge Room at D.J.'s, Parramatta, is a view of the old Parramatta Bridge—long since replaced by the present Limes Bridge—so it would have appeared from the new stone arch.

The mural was prepared by Clive Hudson, Pty. Ltd., 113 Pitt Street, Sydney, from an original photograph by an artist of the day (circa 1819) and framed for the purpose by the Parramatta Historical Society.

The photograph, black, 4 ft. x 7 ft. was printed on a large sheet of special "Seag" terrazzo, soaked with plastic, varnished and mounted on waterproof glass.

MELOCCO BROS.

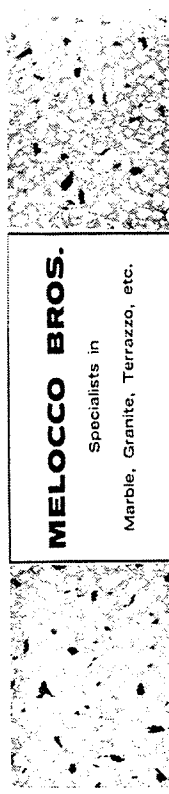
have been to **DAVID JONES' Parramatta**

- 100,000 sq. ft. of INSITU TERRAZZO PAVING was laid on the lower Ground Floor and Ground Floor Sales areas. The terrazzo is an outstanding combination of selected marble and travertine chippings in white cement.

- 1,600 sq. ft. of exposed river pebbles, in white cement are featured in the external northern wall.
- 3,250 sq. ft. of selected, impared marble-faced slabs and travertine chippings in white cement.
- 6,000 sq. ft. of "Oxaleum" paving lead to colonnade.
- 600 sq. ft. of special "Seag" terrazzo are featured in the circular colonnade.

Acknowledgments to —

C. H. Mackellar . . . Architects . . . David Jones Ltd. . . . F. T. Eastment & Sons . . . Builders



MELOCCO BROS. PTY. LIMITED, BOOTH STREET, ANNANDALE — TELEPHONE: 68 2581

9.2 APPENDIX 2 – Emporium on Parramatta River in *Constructional Review*, January 1962, pp14-17

CONSTRUCTIONAL
VIEW



PAGE TWO SHILLINGS
Vol. 55, No. 1

JANUARY, 1962

★ EMPORIUM ON PARRAMATTA RIVER

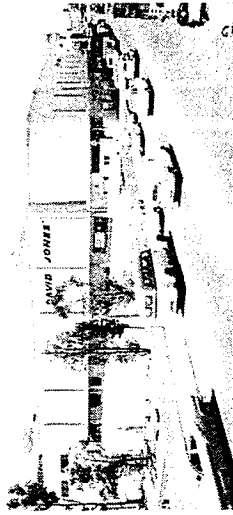


Figure 1
Aerial photograph of the site for the new state department store, showing the location of the building and surrounding streets.

The new state department store built at a cost of \$1.5 million on the site of the old state department store, New South Wales, is planned to be the largest and most modern store in the Commonwealth.

The store is situated on a block of 220,000 square feet in the state of New South Wales, and is planned to be the largest and most modern store in the Commonwealth.

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It is interesting to note that in planning the store, the architects have taken a unique approach to the design of the building.

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Figure 2
Aerial photograph of the site for the new state department store, showing the location of the building and surrounding streets.

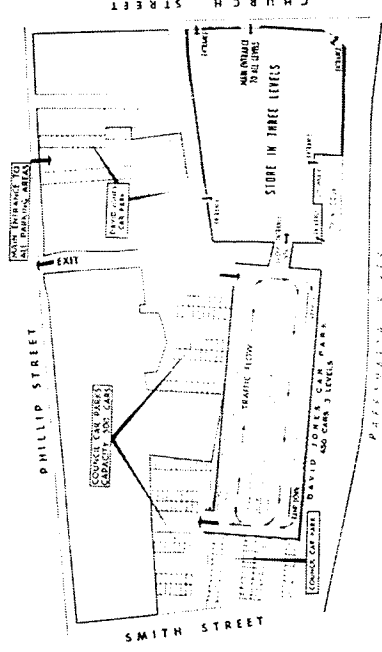


Figure 3
Site development plan showing the layout of the building, parking areas, and surrounding streets.

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Construction Review

January, 1962

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(Continued on page 16)

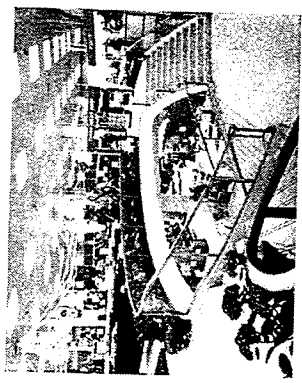


Figure 4
Aerial photograph of the site for the new state department store, showing the location of the building and surrounding streets.

Foundation System

In January, 1960, a series of test drills were put down over the area of the proposed Store and Car Park. The bore results showed a very poor sub-soil of soft silts and silty clays, overlying a hard sandstone formation at depths of up to 12 ft below natural ground level. The tests also indicated a high water table consistent with the adjacent river and adjacent to rise and fall through tidal changes. The test work was carried out by the Soils Division of Frankpile Australia Pty. Limited.

Due to the poor nature of the sub-soil the foundation of the proposed structure had to be founded on the underlying sandstone. Problems resulting from the close proximity to adjacent buildings, existing underground services, the abundance of the adjacent river, and the high water table, were the main factors in selection of the most suitable foundation.

The final design was based on the use of more than 200 Franki Cast-in-Situ Caisson Piles, carrying individual loads of up to 100 tons per foot.

Construction commenced on 21st June, 1960, with the piling being done from the excavated site level some 10 ft below the Church Street boundary. All piles adjacent to existing services and buildings were protected from within the pile casing tube by numerous vibration and air jet techniques. Where piles were placed at the Car Park site, some care was taken to protect the ground surface and piles in this area were shored into each other.

The construction program was such that three large piling plants were used and installed piles at up to twenty per day. An interesting feature of the Franki piling system employed is the direct test made on each pile between the piling hammer and the bearing strata at foundation level where energy up to 23,220 ft. lbs. is transmitted per blow.

Structural Aspects

The store and car park are two separate structures which, for the convenience of customers using the upper floors of the Car Park, are linked together by a reinforced concrete bridge designed for pedestrian traffic only. Reinforced concrete was used throughout both buildings as a cost analysis indicated that this material would give a substantial reduction on the cost of similar structures incorporating steel columns.

Both structures were designed on the basis of a complete analysis according to elastic theory. Items such as provision for the suspension of the slabs of the air conditioning system and the effect of openings for the stairs and escalators complicated the design of the flat slab floor systems. Other structural items which required detailed analysis were the suspended stairways at the main entrance and at other parts of the building. The design of some of the columns was complicated by the requirement that a down-pipe be incorporated in the stairway from the roof of the store while in other columns problems arose from the provision of recesses for electrical conduits.

The lower ground floor of the store is partly suspended and partly resting on the ground. The slab-suspended

portion is structurally independent of the rest of the building and thus takes no part in transmitting any loads except its own weight and superimposed loads, to the foundation material. As parts of this floor are below the external ground level, retaining walls were also provided on some places. Retaining walls were also required on two sides of the ground floor of the car park.

Flat slabs with drop panels or column shear caps form the suspended floors of both the store and the car park. These slabs are 10 in. thick throughout both buildings and in the store 6 ft. x 6 ft. x 10 in. drop panels are used to accommodate the shear forces around the columns, while in the car park unreinforced column caps have been adopted for this purpose. External walls of the store have a skin of structural terra-cotta blocks which have been tied in with "clay" bricks.

In the store itself, the columns are on a rectangular grid 25 ft. x 25 ft. and have varying sizes. The average size being 21 sq. square. The columns in the car park are again in section with diameters ranging from 16 to 21 in. and are set on a grid ranging from 16 ft. in both directions for interior bays and 20 ft. x 15 ft. for exterior bays.

An interesting feature of the store is the location of an expansion joint which, for various reasons, had to pierce through the lift well. Care had to be taken to ensure that any relative movements across the joint did not interfere with the operation of the lifts, and this was achieved by the use of steel posts fixed in the lift-well in the plane of the slabs to carry the lift runners.

Construction

Both buildings were constructed under the one contract in less than eighteen months of which nearly three months were lost through the vagaries of the weather.

The framework for the store structure was predominantly waterproof plywood, whereas in the car park steel beams were used for the "creeping columns". The uniform size of each column throughout its height gave economy in use of the beams, for the more intricate framework needed for the drop panels and column caps trailer was used.

In the whole project, 15,000 cubic yards of concrete were used. Each floor slab in the store required 2,200 cubic yards, and those in the car park approximately 2,500 cubic yards. The bulk of the concrete used was raised on the site but a small proportion was ready-mixed concrete was placed at a rate of 140,120 cubic yards per day on the floor of the store. Because of the effects of shrinkage over such large areas as are involved in the buildings, the floors were divided into bays and the suppression of pouring these bays was controlled so as to reduce these effects as much as possible.

The specified strength of the concrete was 2,800 lb./sq. in. throughout both buildings, except for the columns in the car park and the lower portions of the columns in the store, where the strength was to be 4,000 lb./sq. in.

actual curing of the concrete was effected with a membrane curing compound.

The architect for the project was Mr. C. H. MacKellar. Architects Messrs. Padde, Thorp and Walker assisted with the design of interior and decoration. Building contractors were F. C. Eastmond and Sons. Structural Engineers were Messrs. Evestingham & Platt.

ABSTRACTS

WHERE DOES SCIENCE STOP AND ENGINEERING BEGIN?

by John R. Ruzizini — American Engineer

The professional role of the engineer compared to that of the scientist is one of the most serious misconceptions in the technical professions. Chemists, mathematicians, and physicists all make significant contributions to the scientific method, but their work is not engineering. On the other hand, various branches of engineers are usually principal contributors to a program and the work of the engineer is often best as being performed by scientists and mathematicians.

The engineer applies scientific principles which have been discovered by the scientist. In application of the principles, frequent use is made of the tools of the mathematician. But today's engineer, who is concerned with research and advanced development in most engineering disciplines, requires a knowledge of certain specific areas of chemistry, physics and mathematics, comparable to that possessed by the specialists in these fields. The difference between the specialists in these sciences is one of objective. The engineer's ultimate goal, even in research, is the synthesis of knowledge to produce structures, materials, devices or systems for the betterment of society.

Thus, the engineering scientist must work out natural laws, understand them and use them to create things and systems for his fellow man. Scientist or engineer? The basic pattern is clear. The first discovers new scientific knowledge; the second applies the scientific principles usually with the aid of considerable mathematics.

Reinforcing steel was used at rates of up to 100 tons per week during the construction of the buildings, and the total quantity of this material used on the project was 1,000 tons.

Although sound and building paper were used to protect the surface finish of the concrete floors, the

ment or protection of mankind rather than the mere discovery of knowledge for its own sake.

The modern engineer is one whose competence ranges from science to application and further implementation, design, and even the sale of the product. A common have to all these requirements, however, is a fundamental applied scientific training. Without this the future engineer will find it difficult, if not impossible, to contribute creative contributions beyond his initial entrance into professional life.

The engineer may be as much a scientist as the pure scientist himself, but he is characterized by a different motivation. He studies science and its fundamental laws primarily for the purpose of applying them to the needs of society.

Thus, the engineering scientist must work out natural laws, understand them and use them to create things and systems for his fellow man.

Scientist or engineer? The basic pattern is clear. The first discovers new scientific knowledge; the second applies the scientific principles usually with the aid of considerable mathematics.

CREEP OF CONCRETE: THE INFLUENCE OF VARIATIONS IN THE HUMIDITY OF THE AMBIENT ATMOSPHERE

by T. C. Hansen,

Swedish Cement and Concrete Research Institute.

Creep of concrete under beams has been investigated with the beams were exposed to cyclic variations in the relative humidity of the surroundings. It was found that the first period of drying greatly increases the creep over the amount which is observed when specimens are stored constantly under the average humidity. During any subsequent period of drying after increasing the exposure to a higher relative humidity, the amount of creep is smaller than the creep observed when specimens are stored under constant average humidity.

It is a practical conclusion of the investigation that creep of concrete structures on building sites can be estimated from laboratory experiments only with difficulty. To be on the safe side, the lower rather than the average humidity on the building site should be used as a basis for an estimation. Moreover, due consideration should be paid to the fact that concrete behaves differently during the first period of drying and in any subsequent period.

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9.3 APPENDIX 3 – State Heritage Inventory Form

David Jones Department Store (Former)

Item

Name of Item: David Jones Department Store (Former)
Other Name/s: Riverbank
Type of Item: Built
Group/Collection: Retail and Wholesale
Category: Department Store
Primary Address: 330 Church Street, Parramatta, NSW 2150
Local Govt. Area: Parramatta
Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number	
All Addresses					
Street Address	Suburb/Town	LGA	Parish	County	Type
330 Church Street	Parramatta	Parramatta			Primary

Statement of Significance

A substantial commercial building which makes a notable contribution to the townscape.

Date Significance Updated: 05 Mar 02

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Construction Years: 1960 - 2001

Physical Description: Restrained three storey brick building with elegantly glazed windows to ground floor. Windowless walls above the street canopy are of stack-bonded mauve coloured glazed tiles. The facade makes a sweeping turn at Lennox Bridge and the canopied footpath leads to an outdoor cafe overlooking the river. National Trust (Parramatta Branch): Fabric: Brick with ceramic tiled walls and marble walls ground floor. Roof is corrugated iron. Roof Construction: Hip with curved parapet to riverbank. At street level from Church Street is columned arcade. Further storeys added within original building facade. Verandah Decoration: Archit Style: Inter War department store building with curved corner to Parramatta River. Awning: Curved metal awning. Constr Year: 1960s - refurbished 2001

Physical Condition and/or

Archaeological Potential:

Modifications and Dates: National Trust (Parramatta Branch) supplied Year Started and Year Completed.

Further Information: CPS

History

Historical Notes: One of the first examples of joint private enterprise and local government activities in 1960s. National Trust (Parramatta Branch): James Houison, architect and builder, owned this allotment where he built a sandstone building as a bond store in 1855. The house was gifted to his son Alexander on his marriage who moved in and remodelled the house. He took particular interest in the additions, matching carefully

the sandstone to the Lennox Bridge adjacent to his house. When the Bond House was demolished in 1961 (still occupied by the Houison family), the sandstone was removed and is now the front fence at | 2 Telfer Road Carlingford. | PCC Ass. bk 1875: N0.50. Alexander Houison, owner and occupier stone house, val.60 pounds | SD 1889: Houison, Mr. Alexander, architect | SD 1903: Houison, Mrs. Alexander | PCC RO 1914-1916 No.292 Fanny Eliza Houison, widow | SD 1917: No.274: Houison, Mrs.F.E. | SD 1920: No.274: Houison, Miss Emma | SD 1929: No.274: Houison, Miss M.M. | SD 1932: N0.274: Houison, James K. S. accountant and Miss M.M. Houison

Assessment of Significance

SHR Criteria a)
[Historical Significance]

This item historically significant.

Assessment Criteria

Items are assessed against the  State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
<i>Regional Environmental Plan</i>	REP No 28	118	20 Aug 99	95	6161
<i>Heritage study</i>					

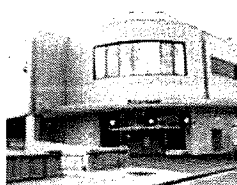
Study Details

Title	Year	Number	Author	Inspected by	Guidelines Used
City of Parramatta Heritage Study	1993	118	Meredith Walker		Yes
Parramatta Heritage Review	2004		National Trust (Parramatta Branch)		No

References, Internet links & Images

None

Note: Internet links may be to web pages, documents or images.



(Click on Thumbnail for Full Size Image and Image Details)

Data Source

The information for this entry comes from the following source:

Name: Local Government
Database Number: 2240118

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to the [Database Manager](#).

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