

# APPENDIX G STATEMENT OF HERITAGE IMPACT

Advisian







# Powerhouse Parramatta

## Statement of Heritage Impact

Infrastructure NSW

27 April 2020

311015-00080

**Advisian**  
Worley Group

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

Rev	Description	Author	Review	Advisian approval	Revision date	Client approval	Approval date
A	Draft issued for Client review	<u>A. Pappas and T. Kane</u>	<u>C. Jones</u>	<u>C. Jones</u>	31.03.2020	<u>N/A</u>	N/A
B	Final Draft	<u>A. Pappas and T. Kane</u>	<u>C. Jones</u>	<u>C. Jones</u>	17.04.2020	<u>N/A</u>	N/A
0	Final	<u>A. Pappas</u>	<u>C. Jones</u>	<u>C. Jones</u>	23.04.2020	<u>N/A</u>	N/A
1	Final	<u></u> A. Pappas	<u></u> C. Jones	<u></u> C. Jones	27.04.2020	<u>T. Kennedy</u>	27.04.2020

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## Executive summary

Advisian Pty Ltd has been engaged by Infrastructure NSW (INSW) to prepare a Statement of Heritage Impact (SoHI) to assess the potential impacts of the construction and operation of the Powerhouse Parramatta (the proposal) on the heritage significance of heritage items, and archaeological sites and any heritage conservation areas, heritage landscapes and potential heritage items located on the site and in adjacent areas.

### Background

The proposal has been declared State Significant Development (SSD-10416). The Secretary's Environmental Assessment Requirements (SEARs) for the Environmental Impact Statement (EIS) were issued on 10 February 2020. This SoHI addresses the SEARs Issue No. 6 specific to non-Aboriginal heritage including historical archaeology, as relevant to the scope of the SoHI.

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 2 hectares and has extensive frontages to Phillip Street, Wilde Avenue and the Parramatta River. A small portion of the site extends along the foreshore of the Parramatta River to the west, close to Lennox Street Bridge on Church Street. The site is currently occupied by a number of buildings and structures, two of which are local heritage items.

### Heritage Listings

Heritage items located on the site are provided in the table below.

Address	Item Name	Statutory Listing(s)	Significance
34 Phillip Street, Parramatta	<i>"Willow Grove (and potential archaeological site)"</i>	Parramatta Local Environmental Plan 2011 (the LEP) (Item No. I737)	Local
44 Phillip Street, Parramatta	<i>"St George's Terrace (and potential archaeological site)"</i>	LEP (Item No. I738)	Local

There are a number of heritage items and archaeological sites that are located in the vicinity of the site in Parramatta.

### Summary of Findings

A summary of the findings of the SoHI in relation to potential impacts is provided below.

#### Heritage items and archaeological sites

- The demolition of the heritage items *"Willow Grove (and potential archaeological site)"* and the *"St George's Terrace (and potential archaeological site)"* located at the site would have a major physical and visual impact on heritage significance of those items. The demolition would result in the total irreversible loss of the conservation values that constitute heritage significance, including significant fabric and the visual setting. Statutory delisting of these heritage items from Schedule 5 of the LEP would be a separate process managed by the City of Parramatta Council.

- Considering the nature, scale and location of the proposal, there would be no impact on heritage items and archaeological sites located in the vicinity of the site.
- It is considered that some of the existing trees at the *"Willow Grove (and potential archaeological site)"* contribute to heritage significance. No mature trees within the established landscape of the heritage item would be retained.
- The design would contribute to the cultural significance of the place through an urban design and landscape approach. This would be achieved through the salvage, archiving, re-use and/or interpretation of significant fabric at the site.
- Comparative analysis concluded that the *"Willow Grove (and potential archaeological site)"* and the *"St George's Terrace (and potential archaeological site)"* are the only examples of their type located in the core of the Parramatta CBD. The demolition of these heritage items would have a major impact on the representation of these respective architectural styles in the Phillip Street streetscape and Parramatta CBD townscape.
- The proposal would not have a significant impact on World or National Heritage values of the *"Old Government House and the Government Domain"* including important views to and from the place.
- The proposal is considered to have a minor cumulative impact on the loss of heritage in the Parramatta area in consideration of other nearby current and future developments.

### **Potential heritage items**

There are considered to be no existing buildings located on, or in the vicinity of, the site currently subject to an Interim Heritage Order (IHO) or have potential heritage significance.

### **Heritage conservation areas and landscapes**

The site is not located on, or in the vicinity of, any heritage conservation areas (HCAs) nor heritage landscapes listed under Schedule 5 of the LEP.

### **Historical arrangements and access**

The principal historic access route to the *"Willow Grove (and potential archaeological site)"* and the *"St George's Terrace (and potential archaeological site)"* is from the Phillip Street frontage. The demolition of these heritage items would have a major impact on the existing historical arrangements and access, both to and from, these heritage items.

In addition, the removal of Oyster Lane and termination of George Khattar Lane would have no impact on nearby heritage streetscapes nor the character of the Parramatta CBD townscape.

### **Historical Archaeology**

Proposed excavation for activities including pile footprints, service corridors and tree plantings are identified as having the potential to have a physical impact on the archaeological resource from areas of low local significance to areas of potentially State significant archaeology.

### **Mitigation Measures**

Section 10 of the SoHI recommends mitigation measures to mitigate and manage potential impacts on heritage items and archaeological sites located on, and in the vicinity of, the site. Recommended

mitigation measures are proposed for the detailed design, pre-construction, construction and post-construction phases.

A general description of the recommended mitigation measures is provided below:

- **Interpretation Plan** – the Powerhouse Museum is uniquely placed to prepare an Interpretation Plan that contains both physical and programmatic interpretive elements. The Plan will be prepared during detailed design and include consultation with a range of stakeholders. The Plan will interpret the key heritage conservation values of the heritage items to be demolished as well as the pre and post-Contact histories of the site.
- **Protection of the “Lennox Bridge”** – the detailed design must ensure that proposed activities have no impact on the item, particularly the significant stonework and eastern parapet.
- **Design support for working with heritage items** – where practical, heritage specialists will assist in identifying opportunities to enhance an understanding of, and engagement on, the heritage significance of the place.
- **Archival recording** – an archival photographic record will be prepared 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.
- **Protection of significant fabric** – a Construction Environmental Management Plan (CEMP) and Construction Heritage Management Plan (CHMP) will be prepared to identify and implement methods to minimise impacts to significant fabric during the salvaging process.
- **Salvage of significant fabric** – significant fabric will be salvaged for the purposes of re-use and interpretation at the site.
- **Construction support for working with heritage items** – where practical, heritage specialists and/or a heritage engineer will provide construction support to manage the salvage of significant fabric during demolition.
- **Potential vibration impacts** – impacts to heritage items located in the vicinity of the site must be managed in accordance with the recommendations of the Noise and Vibration Impact Assessment.
- **Protection of historical archaeological resource** – potential impacts on the archaeological resource at the site must be managed in accordance with the recommendations of the Historical Archaeological Research Design.
- **Potential social impacts** – impacts on the local community ought to be managed in accordance with the recommendations of the Social and Economic Impact Assessment.
- **Archiving of significant fabric** – salvaged significant fabric including contents, fixtures and objects must be made available for archival purposes.



## Acronyms and abbreviations

Acronym/abbreviation	Definition
AMU	Archaeological Management Unit
CEMP	Construction Environmental Management Plan
CHMP	Construction Heritage Management Plan
CBD	Central Business District
DA	Development Application
DPI&E	NSW Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning &amp; Assessment Act 1979</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
GIS	Geographic Information System
HCA	Heritage Conservation Area
Heritage Act	<i>The Heritage Act 1977</i>
IHO	Interim Heritage Order
ISEPP	<i>State Environmental Planning Policy (Infrastructure) 2007</i>
PHALMS	Parramatta Historical and Archaeological Landscape Management Study
SEARs	Secretary's Environmental Assessment Requirements
SHI	State Heritage Inventory
SSD	State Significant Development
SSDA	State Significant Development Application
the Council	City of Parramatta Council
the LEP	<i>Parramatta Local Environmental Plan 2011</i>

# 1 Introduction

This report supports a State Significant Development (SSD) Development Application (DA) for the development of the Powerhouse Parramatta at 34-54 & 30B Phillip Street and 338 Church Street, Parramatta. The Powerhouse Parramatta is a museum (information and education facility) that has a capital investment value in excess of \$30 million and as such the DA is submitted to the Minister for Planning pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Infrastructure NSW is the Proponent of the DA.

## 1.1 Background

The Powerhouse is Australia's contemporary museum for excellence and innovation in applied arts and sciences. The museum was established in 1879 in the Garden Palace which emerged from a history of 19th century grand exhibition halls, including the Grand Palais. It currently encompasses the Powerhouse in Ultimo, Sydney Observatory in The Rocks and the Museums Discovery Centre in Castle Hill. The Powerhouse has occupied the Ultimo site since 1988.

Parramatta, in the heart of Western Sydney, is entering a period of rapid growth. It was identified in 2014's A Plan for Growing Sydney as the metropolis' emerging second Central Business District, with the provision of supporting social and cultural infrastructure regarded as integral to its success. The strategic importance of Parramatta as an economic and social capital for Sydney has been subsequently reinforced and further emphasised through its designation as the metropolitan centre of the Central City under the Greater Sydney Region Plan.

Powerhouse Parramatta will be the first State cultural institution to be located in Western Sydney – the geographical heart of Sydney. In December 2019, the Government announced the winning design, by Moreau Kusunoki and Genton, for the Powerhouse Parramatta from an international design competition.

Powerhouse Parramatta will establish a new paradigm for museums through the creation of an institution that is innately flexible. It will become a national and international destination renowned for its distinctive programs driven by original research and inspired by its expansive collections. It will be a place of collaboration, a mirror of its communities forever embedded in the contemporary identity of Greater Sydney and NSW.

## 1.2 Proposal Summary

The proposal would deliver a new cultural institution for Parramatta in the heart of Sydney's Central City. The Powerhouse Parramatta development would include a range of site preparation works, including demolition of existing structures and landscaping, and construction of a new museum facility.

A detailed outline of the proposal is provided in Section 7.

## 1.3 Methodology

The following methodology has been used in preparation of the SoHI:

- Review of relevant legislative, regulatory, Commonwealth, State and Local statutory and non-statutory planning controls.

- Review of the Australian Heritage Database, the NSW State Heritage Inventory, the NSW Interim Heritage Order, Schedule 5 of the *Parramatta Local Environmental Plan 2011* (the LEP) for heritage items, heritage conservation areas, and archaeological sites.
- Review of relevant guidelines including:
  - The NSW Heritage Office's Heritage Manual including the *Statements of Heritage Impact* (2002) and *Assessing Heritage Significance* (2001) guidelines.
  - *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS, 2013).
  - The City of Parramatta draft Heritage Interpretation Guidelines 2017.
  - The *Parramatta Development Control Plan* 2011.
- Review of the Secretary's Environmental Assessment Requirements (SEARs) for the Environmental Impact Statement (EIS) issued on 10 February 2020. The SEARs Issue No. 6 specific to non-Aboriginal heritage is provided in Section 3.
- Review of the work packages and information supplied by Infrastructure NSW, which includes design reports, drawing, figures and comments on the design features of the Powerhouse Parramatta.
- Review of the *Willow Grove Conservation Management Plan* (FORM architects, 2017).
- Inspection of the site, its context and setting from publicly and privately accessible spaces on 13 March 2020.
- Assessment of the significance of heritage items "*Willow Grove (and potential archaeological site)*" and the "*St George's Terrace (and potential archaeological site)*".
- Liaison with Curio Projects via email correspondence regarding archaeological reporting for the SSDA.
- Consultation with GTK Consulting via telephone and email correspondence.

## 1.4 Limitations

The internal spaces of the "*St George's Terrace (and potential archaeological site)*" were not accessible during the site inspection of 13 March 2020. As a result, the heritage item was viewed from publicly accessible spaces only.

## 1.5 Authorship and Acknowledgements

The preparation of this report has been managed by qualified heritage consultant and Senior Environmental Planner, Claire Jones, with Advisian Environmental Consultants, Alex Pappas and Thea Kane co-authoring the report.

The author acknowledges the assistance of Advisian's Kim Maxwell in preparing GIS resources for this report.

## 2 Statutory Context

The conservation and management of heritage items, places and archaeological sites is undertaken within the framework of relevant Commonwealth, State and/or local government legislation as described below.

### 2.1 Commonwealth legislation

#### 2.1.1 Environment Protection and Biodiversity Conservation Act 1999

The site does not contain any items that are identified on the World Heritage List, National Heritage List or Commonwealth Heritage List.

The “*Old Government House and the Government Domain*” is listed on the World Heritage List as part of the Australian Convict Sites serial listing. It is also on the National Heritage List. The site is located outside the World Heritage Buffer but is situated in the ‘sensitive’ (but not ‘highly sensitive’) area mapped in *Development in Parramatta City and the Impact on Old Government House and Domain’s World and National Heritage Listed Values: Technical Report*<sup>1</sup>. Refer to Section 9.4.4 for further details.

It is understood that a referral will be made to the Federal Department of Agriculture, Water and the Environment to determine whether the proposal is a controlled activity under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

### 2.2 State legislation

#### 2.2.1 Environmental Planning and Assessment Act 1979

The NSW *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes the system of environmental planning and assessment in NSW. Part 4, Division 4.7 of the EP&A Act specifies the environmental impact assessment requirements for SSDs.

#### 2.2.2 State Environmental Planning Policy (State and Regional Development) 2011

The aim of the *State Environmental Planning Policy (State and Regional Development) 2011* (State and Regional Development SEPP) is to identify development that is deemed to be SSD.

Schedule 1 (13) of the State and Regional Development SEPP defines a development with a capital investment value in excess of \$30 million for the purposes of information and education facilities, including museums, to be SSD.

#### 2.2.3 Heritage Act 1977

The *Heritage Act 1977* contains the provisions for listing sites or places on the State Heritage Register and the protection of relics. The “*Willow Grove (and potential archaeological site)*” and the “*St George’s Terrace (and potential archaeological site)*” are not listed on the State Heritage Register. In addition, there are no sites covered by an Interim Heritage Order (IHO) located on, or in the vicinity of, the site.

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<sup>1</sup> Planisphere (2012).



Finally, there are a number of sites and/or places located in the vicinity of the site which are listed on the State Heritage Register. Refer to Section 5.2 for further details.

Section 170 of the *Heritage Act 1977* requires State Government Agencies to establish and keep a Heritage and Conservation Register. Each Government Agency is responsible for ensuring that the items entered on its Heritage and Conservation Register are maintained with due diligence in accordance with the guidelines, "*State Agency Heritage Guide: Management of Heritage by NSW Government Agencies*". There is one item, the "*Lennox Bridge, Parramatta*" located in the vicinity of the site that is listed on the Transport for NSW Heritage and Conservation Register.

The *Heritage Act 1977* defines a "relic" as follows:

*"relic means any deposit, artefact, object or material evidence that:*

*(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*

*(b) is of State or local heritage significance."*

The proposal may disturb potential archaeology at the site as described in Sections 5.6 and 9.4.6.

Section 4.41(1)(c) of the EP&A Act states that "*an approval under Part 4, or an excavation permit under section 139, of the Heritage Act 1977*" is an authorisation not required for SSD when authorised by a development consent granted after the commencement of Division 4.7.

Section 4.42 also states that "*Division 8 of Part 6 of the Heritage Act 1977 does not apply to prevent or interfere with the carrying out of State significant development that is authorised by a development consent granted after the commencement of this Division.*"

## 2.3 Local Legislation

### 2.3.1 Parramatta Local Environmental Plan 2011

Under the provisions of the LEP, the site is zoned *B4 Mixed Use* and *RE1 Public Recreation*. The objectives of these land zonings are as follows:

- B4 Mixed Use
  - *"To provide a mixture of compatible land uses.*
  - *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
  - *To encourage development that contributes to an active, vibrant and sustainable neighbourhood.*
  - *To create opportunities to improve the public domain and pedestrian links.*
  - *To support the higher order Zone B3 Commercial Core while providing for the daily commercial needs of the locality.*
  - *To protect and enhance the unique qualities and character of special areas within the Parramatta City Centre."*
- RE1 Public Recreation
  - *"To enable land to be used for public open space or recreational purposes.*
  - *To provide a range of recreational settings and activities and compatible land uses.*

- *To protect and enhance the natural environment for recreational purposes.*
- *To conserve, enhance and promote the natural assets and cultural heritage significance of Parramatta Park.*
- *To create a riverfront recreational opportunity that enables a high-quality relationship between the built and natural environment."*

The development is permissible in the land use zone under the LEP, which defines the Powerhouse Parramatta as an *"Information and education facility"*.

Sub-clauses (1) *"Objectives"* and (5) *"Heritage Assessment"* of Clause 5.10 of the LEP have been considered for the purposes of assessing potential impacts of the Powerhouse Parramatta on environmental heritage. The proposed demolition of the *"Willow Grove (and potential archaeological site)"* and the *"St George's Terrace (and potential archaeological site)"* would be contrary to sub-clause (1). However, the proposal is considered to be justified as it would maximise social and cultural outcomes for the community and would be consistent with key Government policies and strategies (refer to Section 7 and 9.3). In addition, it is considered that the detailed design would ensure a practical resolution of heritage, architectural and landscape design matters for Parramatta. This would include the salvage, archiving, re-use and/or interpretation of removed significant fabric at the site, where feasible.

Finally, the SoHI is considered to comply with sub-clause (5) in the assessment of the potential impact the proposal would have on environmental heritage located on, and in the vicinity of, the site.

### 3 Secretary's Environmental Assessment Requirements

The Secretary's Environmental Assessment Requirements (SEARs) for the Environmental Impact Statement (EIS) were issued on 10 February 2020. The preparation of the SoHI has been undertaken in accordance with the relevant SEAR (Table 3-1).

*Table 3-1 SEAR relevant to the preparation of the SoHI*

SEAR	SEAR Item	Where Addressed
The EIS shall include a Statement of Heritage Impact (SOHI), prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual. The SOHI is to address the impacts of the proposal on the heritage significance of the site and adjacent areas, and is to:	Identify all heritage items (state and local and potential) and conservation areas within and near the site, including built heritage, landscapes and archaeology, include detailed mapping of these items and an assessment of why the items and site(s) are of heritage significance	Section 5 and 6
	Assess the impacts of the proposal on the heritage significance of these items and conservation areas, including visual and physical impacts, vibration, demolition, archaeological disturbance, altered historical arrangements and access, visual amenity, landscape and vistas, setting, and curtilage (as relevant)	Section 9
	Address compliance with any relevant Conservation Management Plan, addressing any proposed adaptive reuse and measures to minimise impacts on the building	Section 9.5
	Demonstrate attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items heritage conservation areas	Section 10
	Demonstrate engagement with appropriate local stakeholders.	Section 8

In addition, the relevant guidelines under Attachment 1 of the SEARs have been considered in the preparation of the SoHI (Table 3-2).

*Table 3-2 Relevant guidelines under Attachment 1 of the SEARs*

Policy or Guideline	Where addressed
City of Parramatta draft Heritage Interpretation Guidelines 2017	Sections 9.4.1 and 10.

## 4 The Site, Its Context and Setting

### 4.1 Location of the site

The site is located at the northern edge of the Parramatta CBD on the southern bank of the Parramatta River. It occupies an area of approximately 2.5 hectares and has extensive frontages to Phillip Street, Wilde Avenue and the Parramatta River. A small portion of the site extends along the foreshore of the Parramatta River to the west, close to the Lennox Street Bridge on Church Street. The site boundary is identified in Figure 4-1 and Figure 4-2. The site excludes the GE Office Building at 32 Phillip Street.

The site is currently occupied by a number of buildings and structures, including:

- Riverbank Car Park – a four-level public car park.
- Willow Grove – a two-storey villa of Victorian Italianate style constructed in the 1870s.
- St George's Terrace – a two-storey terrace of seven houses fronting Phillip Street constructed in the 1880s.
- 36 Phillip Street – a two-storey building comprising retail and business premises.
- 40 Phillip Street – a two-storey building comprising retail and business premises.
- 42 Phillip Street – a substation building set back from the street.

The immediate context of the site comprises a range of land uses including office premises, retail premises, hotel, serviced apartments and residential apartments. To the north is the Parramatta River and open space corridor, beyond which are predominately residential uses. The Riverside Theatre is located to the north-west across the Parramatta River.



Figure 4-1 Aerial view of the site and its context and setting (Source: Mark Merton Photography).





Figure 4-2 Aerial view of the site boundary and the existing built environment (Source: Ethos Urban).

## 4.2 History of the site

This section provides a brief history of Aboriginal and European settlement at the site.

### 4.2.1 Aboriginal settlement

The following brief history of Aboriginal settlement has been summarised from the Aboriginal Cultural Heritage Assessment Report (ACHAR)<sup>2</sup>.

Prior to European settlement of the region, Aboriginal people inhabited the wider region of the Sydney basin for thousands of years. The Dharug are the traditional owners of the Parramatta area and are part of a language group that originally extended as far as La Perouse, Bathurst and the Hawkesbury River. The wider Dharug language group comprised a number of sub-groups referred to as 'clans'. The clan that occupied the area now known as Parramatta were the Burramattagal, from which Parramatta derives its name. The local natural environments and resources created an attractive and productive location for Aboriginal settlement. For instance, the surrounding grasslands supported game for hunting and local tree species were key sources of bark for constructing shelters and canoes. The Burramattagal people enjoyed a varied food resource created by the convergence of freshwater and saltwater within the Parramatta River. Excavation of Aboriginal shell middens by Europeans, post-1788, showed the widespread availability and consumption of shellfish by Aboriginal people. In addition, early historical records account for the importance of fishing and connection to the Parramatta River to the Burramattagal.

<sup>2</sup> Curio Projects (2020).

The traditional lifestyle and way of life of the local Aboriginal people was significantly impacted as a result of the arrival of European settlers in 1788. The impacts of European occupation on the local Aboriginal population included loss of access to traditional lands, disease, starvation and the breakdown of traditional cultural and social practices. The local Aboriginal population decreased as they came into conflict with European settlers and were displaced and forced to move into the territories of other Aboriginal clans. Some records provide information about the local Aboriginal population in the early 1800s, however such information appears scarce by the 1850s.

## 4.2.2 European settlement

AHMS (2015) previously investigated the history of the site and in summary, reported that:

*"The study area has been subject to development since c.1792 and since that time a number of changes in land tenure occurred. These have resulted in changes in the way in which the land was used and the manner in which it was occupied. Each phase of development was accompanied by modifications to the landscape and the creation of buildings, works, deposits and features.*

*The portion of the study area that was subject to the most intensive building activity during the nineteenth- and twentieth centuries was the Phillip Street frontage, Smith Street frontage and lot 9, set back behind Phillip Street."* (AHMS, 2015, p. 39).

In addition, the following brief history of European settlement at the site has been summarised from the Historical Archaeological Research Design<sup>3</sup>.

Following the arrival of European settlers in 1788, exploration began in search of arable land for the establishment of a convict settlement. The Parramatta area was identified as a suitable location for settlement and farming. Lachlan Macquarie became Governor of the colony in 1810 and undertook town planning improvements such as the construction of public buildings and establishment of new streets. Phillip Street was established in 1810 and resulted in the reconfiguration of properties between Church and Smith Streets, as well as the creation of Section 25 of Parramatta (Figure 4-3).

By the end of the 19<sup>th</sup> century, the original subdivision of Section 25 had changed with further division of allotments. Numerous structures were constructed during this time including large structures for residential purposes such as the "Willow Grove" and "St George's Terrace", as well as outbuildings. During the early to mid-20<sup>th</sup> century, no new significant developments were constructed at the site, although the use of existing structures and the land had changed to support the evolving role of Parramatta from its initial establishment as an important civic precinct to the colony to becoming Sydney's Central City.

A brief development history of the site and its immediate context is provided in Table 4-1. The historical allotments at the site are shown in Figure 4-3 and 1943 aerial imagery in Figure 4-4.

Table 4-1 Development history at the site (Source: AHMS, 2015).

Date	Event
Pre – 1788	Aboriginal occupation.
1796 – 1804	The site is divided into allotments.

<sup>3</sup> Curio Projects (2020).

Date	Event
1804 – 1823	Allotments within the study area change to include a total of 9 lots and 7 structures.
1823	A structure that pre-dates the “Willow Grove” is constructed on section 25. Four structures are built on the Smith Street frontage.
1823 – 1836	Benjamin Lee purchases lots 41 and 43.
1844	Lot 9 is leased by James Harris.
1844 – 1852	Lot 20 in possession of Hughes and Hosking and under lease to T. Wolley. A single building occupied the lot. Lot 7 also owned by Hughes and Hosking.
1852	Lots 7 and 20 are sold to James Houison. Houison also purchases the adjoining lot 8.
1854	Lot 9 is claimed by Hannah Sarah McRoberts, wife of James McRoberts, a publican of Parramatta.
1855	Houison constructs a bond store on lot 8.
1864	Houison gifts the bond store on lot 8 to his son, Alexander, and his new wife, Fanny Eliza Roberts. Alexander Houison converts the store on lot 8 into a residence.
1870s	The “Willow Grove” is constructed in the centre of Section 25.
1888	On his death, Alexander Houison passes the property onto his widow.
1888 – 1930s	Lot 8 and house is occupied by members of the Houison family.
1889	The Parramatta River rose to a height of 8m AHD, resulting in the removal of the southern river bank west of the “Lennox Bridge” and destroying a number of properties.
1895	Houison family acquire northern part of lot 9 from Benjamin Lee and consolidated the property with their existing allotments (7 and 8) into a single block. The 1895 Parramatta Detail Series plan of the site shows that the structure on the corner of Phillip and Smith streets has been replaced by the Oriental Hotel, and additions of outhouses were constructed to accompany the Hotel. This group of buildings constitute the “St George’s Terrace” and are owned by George Coates. The Oriental Hotel is licenced to Martha Jane Marshall. Adjoining allotments at the Phillip Street frontage indicate the development of further structures. Other structures identified on later plans indicate three small structures to the rear (north) of the “Willow Grove”, and a drain running north to south from Phillip Street to the Parramatta River.
1900	The “Willow Grove” property owned by J. Paul.

Date	Event
1905	The " <i>Willow Grove</i> " property owned by Mrs D. Boulton.
1912	George Coates passes away and the " <i>St George's Terrace</i> " was trusted to his two grandchildren. The property changes ownership a number of times during the course of the 20 <sup>th</sup> century.
1919 – 1930s	The " <i>Willow Grove</i> " is used as a private hospital.
1920s – 1930s	Church Street and surrounding areas developed as a significant retail district. A large shed-like building is constructed immediately east of " <i>Willow Grove</i> ".
1934 – 1935	The " <i>Lennox Bridge</i> " is widened in response to increased motor traffic.
1941	A retaining wall is constructed along the bank of the Parramatta River as a continuation of works being completed upstream that included concreting of the river bed.  Large floods were recorded, which inundated a significant portion of the river foreshore on the site.
1943	Aerial photographs show a number of small structures to the rear of the " <i>St Georges Terrace</i> " and a number of structures within lots 9 and 45.
1955	A new carpark was constructed on lots 8 and 9.
1961	A David Jones Department Store is constructed on Section 25, immediately adjacent to the site, which resulted in the removal of all existing structures.
1965 – 1972	A minor crossing is constructed at Smith Street over the Parramatta River.
1975	The Barry Wilde Bridge is constructed to replace the minor crossing at Smith Street.
1986	The " <i>Willow Grove</i> " is acquired by the Agostino family who used the property as a restaurant and reception facility.
1994	The " <i>Willow Grove</i> " is acquired by American-based company " <i>Forever Living Products</i> ", who were granted development consent for major alterations and additions to the rear of the building.
2013	Construction works commence at 330 Church Street ('Altitude' Meriton development) which includes demolition of the former David Jones Department Store.
2015	Council acquired the " <i>Willow Grove</i> " in June 2015 and Forever Living Products continued to operate on a short-term lease.
2016	On 6 June 2016, the City of Parramatta Council (the Council) received consent for "alterations and change of use to a public administration building (temporary use)" at the " <i>Willow Grove</i> ".



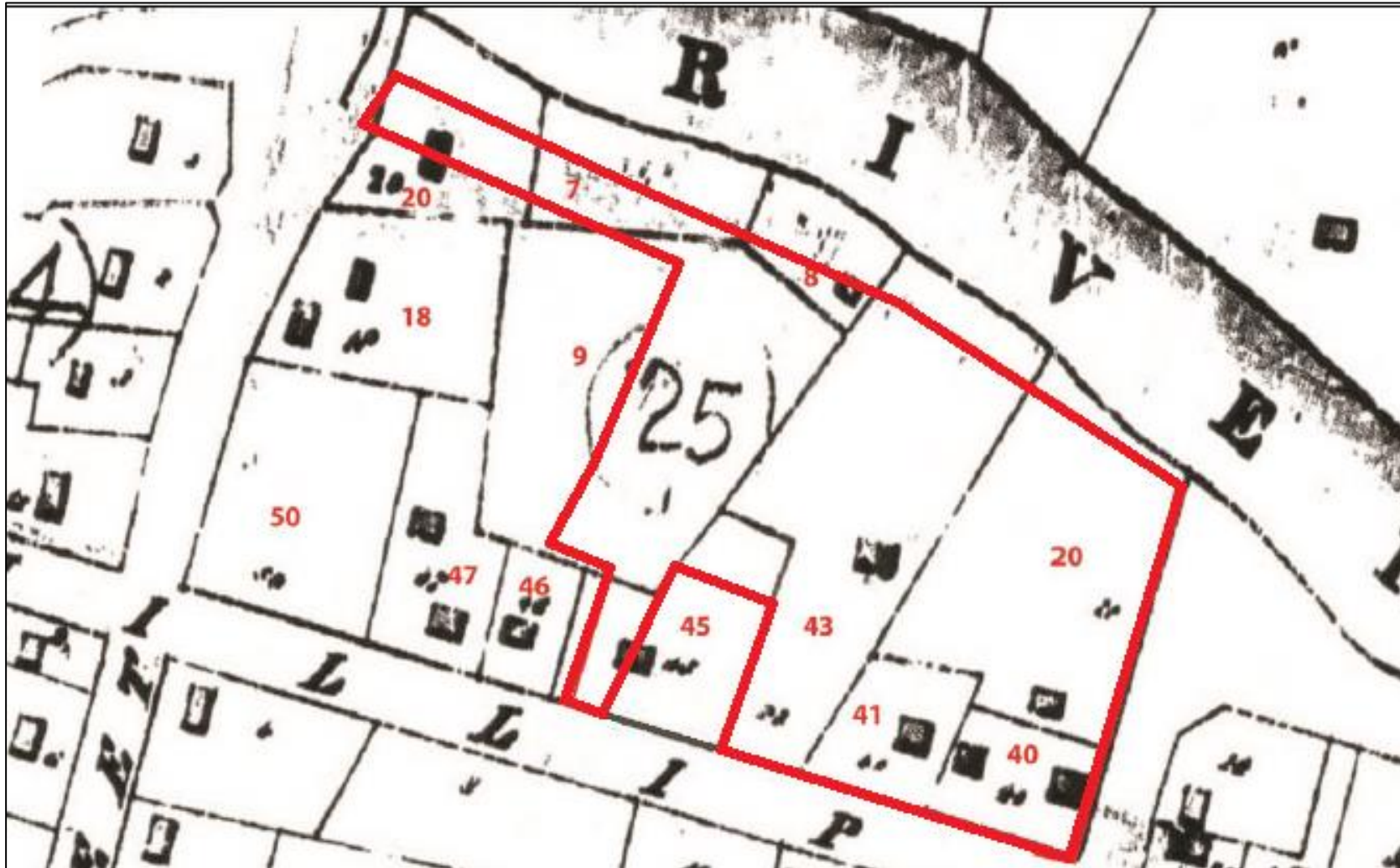


Figure 4-3 Detail of 1823 plan showing original lot boundaries and numbers on and near the site. The site is outlined in red (Source: AHMS, 2015).





Figure 4-4 1943 aerial image of the site outlined in red (Source: SIX Maps).

## 5 Built Heritage

This section identifies heritage items and archaeological sites located on, and in the vicinity of, the site, as well as potential heritage items, heritage conservation areas and heritage landscapes.

### 5.1 Heritage items located on the site

Heritage items located on the site are identified in Table 5-1. In addition, detailed mapping is provided at Appendix A to assist the identification of the heritage items and their curtilages.

Table 5-1 Heritage items located on the site

Address	Item Name	Statutory Listing(s)	Significance
34 Phillip Street, Parramatta	<i>"Willow Grove (and potential archaeological site)"</i>	LEP (Item No. I737)	Local
44 Phillip Street, Parramatta	<i>"St George's Terrace (and potential archaeological site)"</i>	LEP (Item No. I738)	Local

#### 5.1.1 *"Willow Grove (and potential archaeological site)"*

*"Willow Grove"* was constructed between 1870 and 1880 (Figure 5-1). The house was named 'Willow Grove' for the willow trees situated behind the property on the edge of the Parramatta River. It was used as a private dwelling until 1919, after which it became a private hospital known as 'Estella' or 'Nurse Davidson's Private Hospital' (HMUP, 2016). In 1923 the name of property was changed to 'Westcourt Private Hospital', and then to 'Aloha' following the purchase of the property by May Victoria West. The building was owned by West until 1939, where it continued to run as a maternity hospital. The building was purchased by Matron Frances Amy Thompson in the 1940's, where it was developed as a nursing facility. In 1952, the property was subdivided and sold with portions owned by Parramatta City Council (portion of land redeveloped for the David Frater car park) and the Department of Interior and the Post Master General's (PMG) Department (renamed the Australian Telecommunications Commission in 1975) (HMUP, 2016). The latter remained as tenant from March 1953 until 1986.

After 1986, the property was acquired by the Agostino family, who restored the original building for restaurant use and added a rear wing for use as reception facilities (HMUP, 2016). Floor space was transferred from the *"Willow Grove"* to the adjoining GE building (AGC House) at 32 Phillip Street which was completed in 1990. In 1994, it was then acquired by a US-based company, "Forever Living Products" which obtained consent from the Council on 6 March 1995 for major alterations and additions to the rear of the building under DA/905/1994 (HMUP, 2016).

The Council acquired the property in June 2015 and Forever Living Products continued to operate on a short-term lease. On 6 June 2016, the Council received consent for *"alterations and change of use to a public administration building (temporary use)"*. The property is now vacant.

The potential archaeological site component of the heritage listing is formerly known as *Parramatta AMU 3083* and has been amalgamated with the *"Willow Grove"* building listing to form its current listing in the LEP as the *"Willow Grove (and potential archaeological site)"*.

It is understood that the NSW Government has since acquired the site to facilitate the delivery of the Powerhouse Parramatta.





Figure 5-1 View looking north to the front elevation of "Willow Grove (and potential archaeological site)" (Source: Advisian 2020).

"Willow Grove (and potential archaeological site)" is described in the LEP entry on the State Heritage Inventory (SHI) as a:

*"Two storey Victorian Italianate house of stuccoed brick with cast iron balustrading to upper verandah, set back from Phillip Street and with a fine fence of cast iron spikes and elaborate stone gate posts. Mature trees enhance the site. Slate roof is on rendered brick walls. Roof construction is hip with projecting gable front with decorative timber gable screen and finial and decorative barge boards. A pyramid slate roof is above the faceted bay. Two tall rendered brick chimneys with cornice decoration are on east side. Two storey return verandah from projecting gable to east has bullnose roof with striped paint. Verandah floor is timber with dentils on first floor, on ground floor it is tiled. Cast iron columns with cast iron frieze to both floors and cast iron lace balustrade to upper floor verandah. Windows in faceted bay have rendered corniced sills with recessed niches below (plain moulded sills on other windows), and Victorian label mould arches. Front door has transom light above late Victorian panelled door with glazed sidelights. Exterior doors have transom lights and side lights in first floor verandah. Fence is spearhead palisade iron fence set in plinth and into large rendered posts with decorative tops, with iron scroll work on decorative iron gate. A large addition to back of house is kept below original roof level. Other features include a large semi-circular gravel drive."*

The exterior and interior spaces of "Willow Grove (and potential archaeological site)" are in overall good condition according to Section 3.8 of the Conservation Management Plan (CMP)<sup>4</sup>.

<sup>4</sup> FORM architects (2017).

### 5.1.2 “St George’s Terrace (and potential archaeological site)”

“St George’s Terrace” was built in 1881 as a row of seven two-storey Victorian terrace houses. Substantial intrusive alterations and additions were made to the rear of the terraces during the late 20<sup>th</sup> century (Figure 5-3). Likewise, intrusive alterations were made to the Phillip Street elevations, including the removal of the original verandahs (Figure 5-2). The terraces in recent years were used for commercial purposes.

The potential archaeological site component of the heritage listing is formerly known as *Parramatta AMU 2882* and has been amalgamated with the “St George’s Terrace” building listing to form its current listing in the LEP as the “St George’s Terrace (and potential archaeological site)”.

It is understood that the NSW Government has since acquired the site to facilitate the delivery of the Powerhouse Parramatta.



Figure 5-2 View looking north-west from Phillip Street to the front elevation of “St George’s Terrace (and potential archaeological site)” (Source: Advisian, 2020).





Figure 5-3 View looking west from the corner of Phillip Street and Wilde Avenue to the rear of the "St George's Terrace (and potential archaeological site)" (Source: Advisian, 2020).

"St George's Terrace (and potential archaeological site)" is described in the LEP entry on the SHI as a:

*"Two storey Victorian terrace of seven houses built to street alignment. Original verandahs with curved corrugated iron roofs cast iron balustrading, and plaster urns that surmounted the continuous parapet have all been removed. Roof construction is with continuous corniced parapet across front elevation which conceals skillion to rear. Verandahs now have an aluminium awning on each terrace. Verandah floors were brick paved. Verandah supports remain, as brick privacy walls extend with recessed arches between each terrace. Windows have brick sills. Each terrace is commercial business with shop front incorporating door."*

The exterior spaces of "St George's Terrace (and potential archaeological site)" appear to be in fair condition. The condition of the interior spaces of the terraces was not inspected and is therefore unknown, however it is understood the terraces are vacant.



## 5.2 Heritage items and archaeological sites located in the vicinity of the site

For the purposes of this SoHI, heritage items and archaeological sites located in the vicinity of the site have been identified based on their:

- (a) proximity to the site;
- (b) sensitivity to change; and
- (c) potential to be subject to physical, visual and vibration impacts.

Heritage items and archaeological sites located in the vicinity of the site, within a potential impact zone, are identified in Table 5-2. In addition, detailed mapping is provided at Appendix A to assist the identification of the respective heritage items and archaeological sites.

Table 5-2 Heritage items and archaeological sites located in the vicinity of the site

Address	Item Name	Statutory Listing(s)	Significance	Distance from the site <sup>5</sup>
O'Connell Street	<i>"Old Government House and the Government Domain"</i>	World Heritage List National Heritage List (NHL Place ID: 105957) State Heritage Register (SHR No. 00596) LEP (Item No. I00596)	World	780 metres
349-351 Church Street, Parramatta (adjacent)	<i>"Lennox Bridge"</i>  <i>"Lennox Bridge, Parramatta"</i>	State Heritage Register (SHR No. 00750) Section 170 Heritage and Conservation Register (RMS – now TfNSW) LEP (Item No. I00750)	State	200 metres
353D Church Street, Parramatta	<i>"Alfred Square (and potential archaeological site)"</i>	State Heritage Register (SHR No. 01997) LEP (Item No. I686)	State	290 metres
2 Horwood Place, Parramatta	<i>"Redcoats' Mess House (and potential archaeological site)"</i>	State Heritage Register (SHR No. 00218) LEP (Item No. I00218)	State	130 metres

<sup>5</sup> Measured in a straight line from the approximate location of the Powerhouse Parramatta building footprint.

Address	Item Name	Statutory Listing(s)	Significance	Distance from the site <sup>5</sup>
1 Marist Place, Parramatta	<i>"St Patrick's Cathedral, presbytery and precinct (and potential archaeological site)"</i>	State Heritage Register (SHR No. 00238) LEP (Item No. I00238)	State	450 metres
90 George Street, Parramatta	<i>"Shop and office (and potential archaeological site)"</i>	State Heritage Register (SHR No. 00278) LEP (Item No. I00278)	State	150 metres
24 and 24A O'Connell Street and 3 Marist Place, Parramatta	<i>"Marsden Rehabilitation Centre (and potential archaeological site)"</i>	State Heritage Register (SHR No. 00826 and No. 00771) LEP (Item No. I00826 and I00771)	State	500 metres
69 George Street, Parramatta	<i>"Roxy Cinema"</i>	State Heritage Register (SHR No. 00711) LEP (Item No. I00711)	State	230 metres
27 Elizabeth Street, Parramatta	<i>"All Saints Parochial School" and "All Saints Hall"</i>	LEP (Item No. I469 and Item No. I552)	Local	370 metres
267 Church Street, Parramatta	<i>"Shop (and potential archaeological site)"</i>	LEP (Item No. I666)	Local	220 metres
279 Church Street, Parramatta	<i>"Shop, office (and potential archaeological site)"</i>	LEP (Item No. I670)	Local	210 metres
281 Church Street, Parramatta	<i>"Shop"</i>	LEP (Item No. I671)	Local	210 metres
286 (rear), 288 and 290 Church Street, Parramatta	<i>"Sandstone and brick wall"</i>	LEP (Item No. I672)	Local	210 metres
298 Church Street, Parramatta	<i>"Shop"</i>	LEP (Item No. I677)	Local	200 metres
306 Church Street, Parramatta	<i>"Former ANZ Bank (and potential archaeological site)"</i>	LEP (Item No. I678)	Local	185 metres

Address	Item Name	Statutory Listing(s)	Significance	Distance from the site <sup>5</sup>
317 Church Street, Parramatta	<i>"Shop"</i>	LEP (Item No. I680)	Local	200 metres
321 Church Street, Parramatta	<i>"Shop"</i>	LEP (Item No. I681)	Local	200 metres
325 and 327 Church Street, Parramatta	<i>"Shop"</i>	LEP (Item No. I682)	Local	210 metres
356 Church Street, Parramatta	<i>"St Peter's Uniting Church and studio theatre (and potential archaeological site)"</i>	LEP (Item No. I687)	Local	330 metres
48 George Street, Parramatta	<i>"Civic Arcade (former theatre) (and potential archaeological site)"</i>	LEP (Item No. I704)	Local	170 metres
52 George Street, Parramatta	<i>"Dr Pringle's Cottage"</i>	LEP (Item No. I705)	Local	170 metres
Marsden Street, Parramatta	<i>"Parramatta Dam archaeological site weir"</i>	LEP (Item No. I732)	Local	320 metres
64 and 66 Phillip Street, Parramatta	<i>"Barnaby's Restaurant (and potential archaeological site)"</i>	LEP (Item No. I739)	Local	150 metres
68A and 70 Phillip Street, Parramatta	<i>"Office (and potential archaeological site)"</i>	LEP (Item No. I740)	Local	170 metres
11 Victoria Road (corner of Sorrell Street), Parramatta	<i>"Rose and Crown Hotel (and potential archaeological site)"</i>	LEP (Item No. I746)	Local	370 metres
323 Church Street, Parramatta	<i>"Archaeological and terrestrial"</i>	LEP (Item No. A7)	Local	210 metres

Address	Item Name	Statutory Listing(s)	Significance	Distance from the site <sup>5</sup>
329 Church Street, Parramatta	<i>"Archaeological and terrestrial"</i>	LEP (Item No. A8)	Local	215 metres
331 Church Street, Parramatta	<i>"Archaeological and terrestrial"</i>	LEP (Item No. A9)	Local	215 metres
331A Church Street, Parramatta	<i>"Archaeological and terrestrial"</i>	LEP (Item No. A10)	Local	215 metres
302 Church Street, Parramatta	<i>"Archaeological site"</i>	LEP (Item No. A13)	Local	190 metres

Photographs of some of the heritage items located in the vicinity of the site were taken during the site inspection on 13 March 2020. The photographs are provided in Figure 5-4 – Figure 5-8.



*Figure 5-4 View looking west from the foreshore of the Parramatta River to the “Lennox Bridge” (Source: Advisian, 2020).*





Figure 5-5 View looking south-east to the location of the site from the “Lennox Bridge” The existing ‘Aspire’ and ‘Altitude’ Meriton developments are visible in the immediate vicinity (Source: Advisian, 2020).

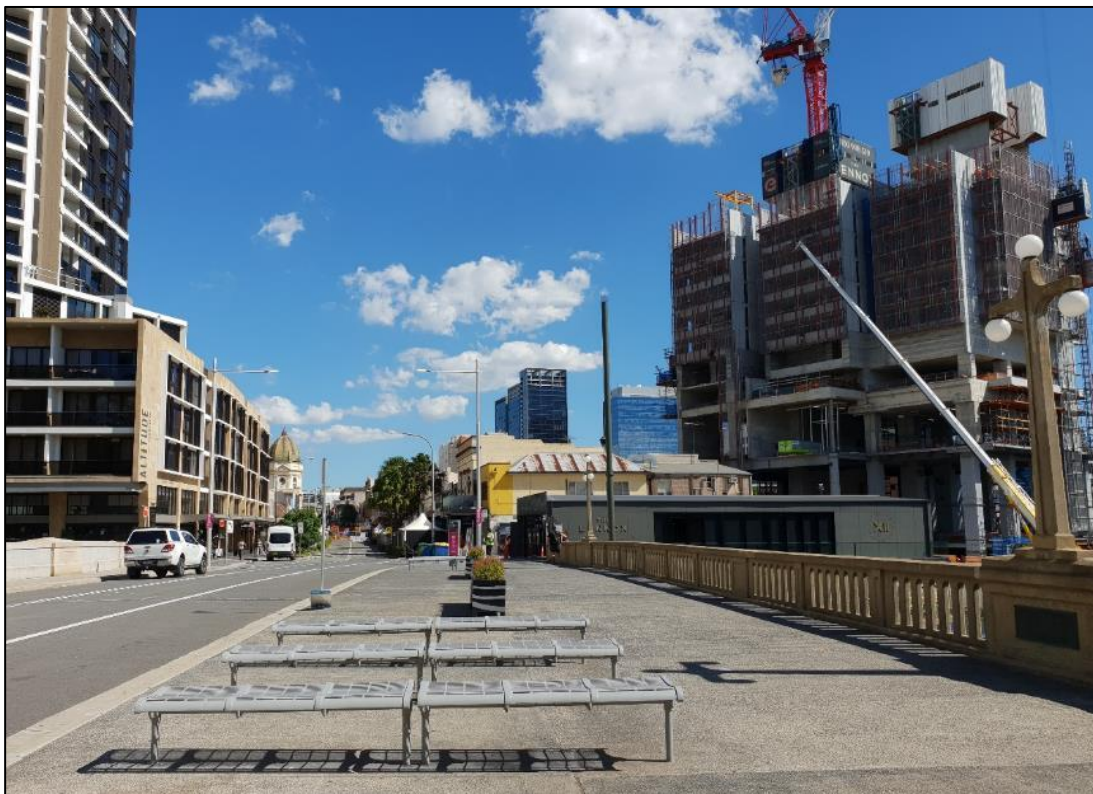


Figure 5-6 View looking south from the “Lennox Bridge” to the notable Church Street streetscape (Source: Advisian, 2020).





Figure 5-7 View looking north from the intersection of Church Street and Phillip Street to the notable Church Street streetscape (Source: Advisian, 2020).



Figure 5-8 View looking north from the intersection of Church Street and Phillip Street to the "Former ANZ Bank (and potential archaeological site)".

## 5.3 Potential heritage items

This section considers potential heritage items located on, and in the vicinity of, the site. For the purposes of this SoHI, potential heritage items are considered to be:

- (a) Existing buildings currently subject to an Interim Heritage Order (IHO); and
- (b) Existing buildings having any potential heritage significance.

### 5.3.1 Existing buildings subject to an Interim Heritage Order

A search of the following sources was undertaken:

- IHOs published on the NSW Department of Planning, Industry and Environment (DPI&E) website<sup>6</sup>; and
- IHOs, if any, published on the City of Parramatta Council website.

It is understood that there are currently no existing buildings located on, or in the vicinity of, the site which are currently subject to an IHO.

### 5.3.2 Existing buildings of potential heritage significance

The NSW Heritage Office's *Assessing Heritage Significance* (2001) guideline informs the assessment of heritage significance. The NSW heritage assessment criteria in Section 6.1 is used to determine the significance of an item. The guideline also provide guidance for the inclusion and exclusion of items. 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 5-3 and Table 5-4 identifies existing buildings located on, and in the vicinity of, the site.

*Table 5-3 Existing buildings located on the site*

Address	Description
36-38 Phillip Street, Parramatta	Two-storey commercial building with rear frontage to George Khattar Lane. It is not identifiable on 1943 aerial imagery.
40 Phillip Street, Parramatta	Two-storey commercial building with rear frontage to George Khattar Lane. It is identifiable on 1943 aerial imagery.
42 Phillip Street, Parramatta	The building is a face brick substation. The façade appears to be of the Art Deco architectural style. It is identifiable on 1943 aerial imagery.
Dirrabarri Lane	The Riverbank carpark is a concrete multi-level building with rooftop parking constructed in the 1970s. It is also known as the former David Jones carpark or David Frater carpark. The former David Jones department store was constructed in the vicinity in 1961.

<sup>6</sup> DPI&E (2020).

Table 5-4 Existing buildings located in the immediate vicinity of the site

Address	Description
32 Phillip Street, Parramatta	The modern multi-level GE building (AGC House) was completed in 1990.
67-69 Phillip Street, Parramatta	Modern multi-level building fronting Phillip Street and Horwood Place.
79 Phillip Street, Parramatta	Modern three-storey commercial building.
91 Phillip Street, Parramatta	Modern multi-level commercial building fronting Phillip Street and Smith Street.

In December 2015, Urbis undertook a Heritage Study for the City of Parramatta Council which analysed the potential impact of the Parramatta CBD Planning Proposal on the heritage items and/or places of heritage significance located within and surrounding the Parramatta CBD. The Heritage Study noted 'isolated' heritage items existing within the Parramatta CBD but did include consideration of any new items of potential heritage significance. In consideration of the site's development history, Council's planning proposals, the likely age and type of buildings located on, and in the immediate vicinity of, the site (Table 5-3 and Table 5-4) and the NSW Heritage Office's *Assessing Heritage Significance* (2001) guideline, it is considered that there are no potential heritage items.

## 5.4 Heritage conservation areas

The site is not located on, or in the vicinity of, any heritage conservation areas (HCAs) listed under Schedule 5 of the LEP.

## 5.5 Heritage landscapes

The site is not considered to be located on, or in the vicinity of, any heritage landscape listed under Schedule 5 of the LEP.

## 5.6 Historical archaeology

The Historical Archaeological Research Design<sup>7</sup> (the Design) assessed the potential impact of the proposal on historical archaeology. The site is comprised of three Archaeological Management Units (AMU) of the Parramatta Historical and Archaeological Landscape Management Study (PHALMS) (Figure 5-9).

The Design describes the significance of the AMUs as follows:

- "AMU 3083 (42-56 Phillip Street, Parramatta) is within the study area and includes the site of Willow Grove. This AMU is considered to have exceptional archaeological research potential as part of the early settlement and commercial centre of Parramatta through the convict and colonial periods and is of Local Significance. This AMU may contain physical archaeological evidence comprising structural features, intact subfloor deposits, open deposits and artefact scatters.

<sup>7</sup> Curio Projects (2020).

- AMU 2882 (Church Street, Parramatta) includes St George's terraces and is considered to have high archaeological research potential as part of the early township and association with early convict occupation and is of State Significance. This AMU may also contain physical archaeological evidence including structural features, intact subfloor deposits, open deposits and scatters.
- AMU 3092 (Church Street, Parramatta) is the river foreshore along northern boundary of the study area and has little archaeological research potential due to a history of major disturbance. It has been assessed as of Local Significance."

The original Statements of Significance of the AMUs are provided in Section 5 of the Design.

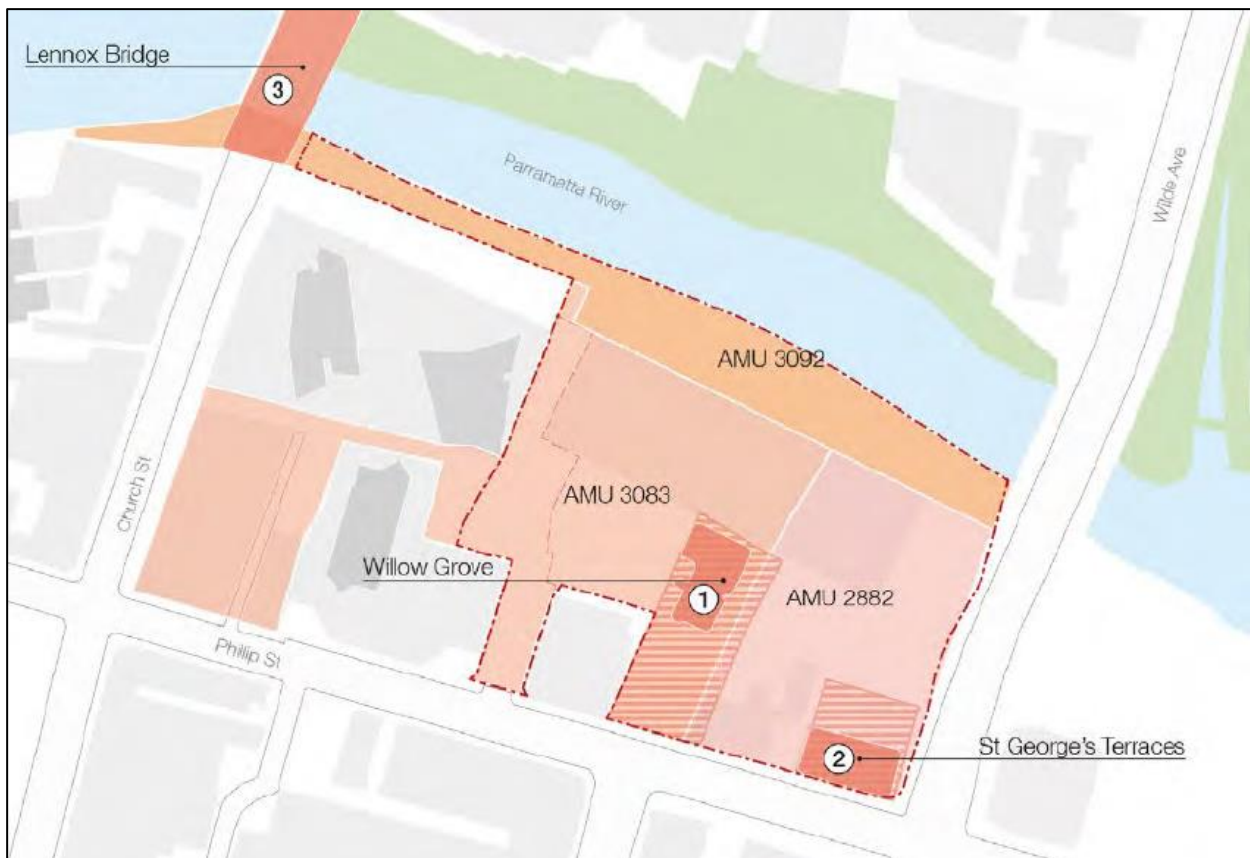


Figure 5-9 Location of the three AMUs at the site (Source: Curio Projects, 2020).

## 5.7 Site inspection

An inspection of the site and its context and setting was undertaken from both publicly and privately accessible spaces on 13 March 2020 (Figure 5-10 – Figure 5-23).





Figure 5-10 View looking east from the Parramatta River to the existing Riverbank carpark (Source: Advisian, 2020).



Figure 5-11 View looking north from Dirrabarri Lane to the existing Riverbank carpark. The "Willow Grove (and potential archaeological site)" is visible at far right (Source: Advisian, 2020).





Figure 5-12 View looking north from Phillip Street to the "Willow Grove (and potential archaeological site)". Mature trees are visible in the garden (Source: Advisian, 2020).



Figure 5-13 View looking south from Oyster Lane to the rear of "St George's Terrace (and potential archaeological site)" (Source: Advisian, 2020).





*Figure 5-14 View looking north from Oyster Lane to Wilde Avenue bridge and Parramatta River (Source: Advisian, 2020).*



*Figure 5-15 View looking west near the Riverbank carpark to the Parramatta River (Source: Advisian, 2020).*





*Figure 5-16 View west to the auditorium extension at the rear of the "Willow Grove (and potential archaeological site)" (Source: Advisian, 2020).*



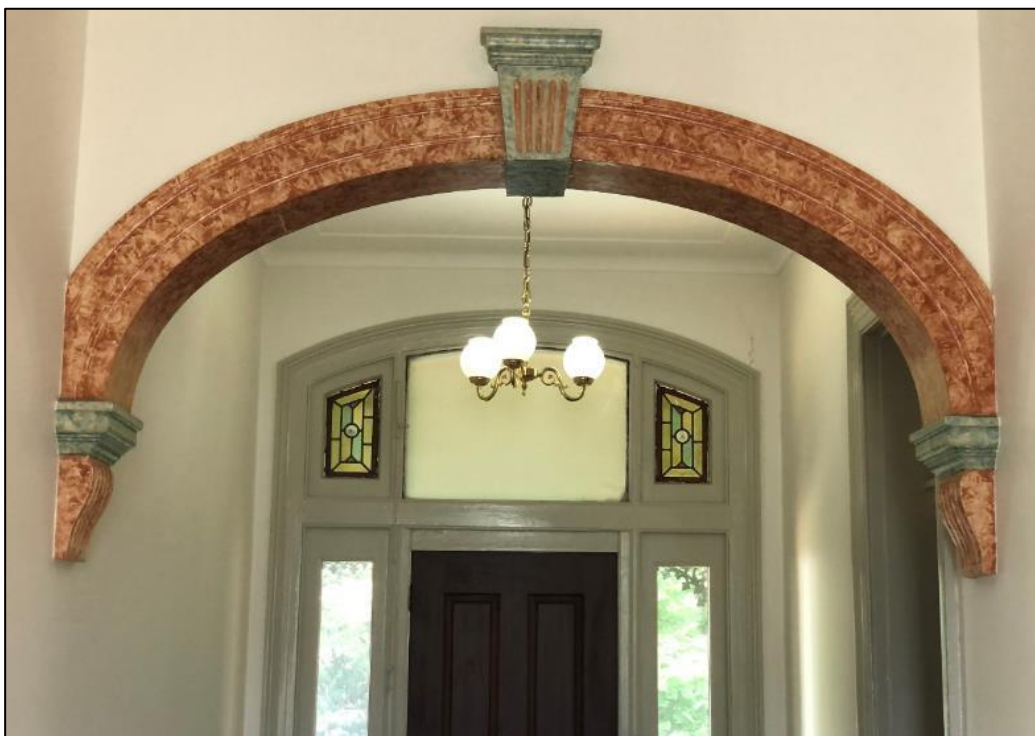
*Figure 5-17 View looking south to the Phillip Street frontage from the second-storey balcony of the "Willow Grove (and potential archaeological site)" (Source: Advisian, 2020).*





*Figure 5-18 Photograph taken from the ground floor hallway showing the wooden staircase leading upstairs through a decorative, coloured semi elliptical arch (Source: Advisian, 2020).*





*Figure 5-19 Photograph taken from the ground floor hallway looking south to the main entry door. The visible internal elements include the decorative, coloured semi elliptical arch, wood panelled front door and inset glass panel details around the front door (Source: Advisian, 2020).*



*Figure 5-20 Photograph taken from the upper-level balcony on the southern side showing recessed, painted green timber window sills and painted green cast iron columns (Source: Advisian, 2020).*



*Figure 5-21 Photograph taken facing north from the ground-floor verandah on the eastern side showing tessellated floor tiles, recessed windows and painted green cast iron columns extending to the underside of the upper-level balcony (Source: Advisian, 2020).*





Figure 5-22 Collection of photographs of the open-hearth fireplaces with coloured ornamental glazed tiles and moulded skirting boards (Source: Advisian, 2020).



Figure 5-23 Photograph of the interior of the auditorium extension (Source: Advisian, 2020).

## 5.7.1 Surrounding Land Use

The site is zoned *B4 Mixed Use* and *RE1 Public Recreation* under the LEP. Land adjacent to the site falls within the same land use zone to the east and west, *B3 Commercial Core* to the south, and the Parramatta River as *W2 Recreational Waterways*. Extending to land beyond the immediate vicinity of the site, east along Parramatta River, the land is zoned *W1 Natural Waterway*, and the land is zoned *R4 High Density Residential* (Figure 5-24).



Figure 5-24 Land use zone on, and in the vicinity of, the site (outlined in red) (Source: NSW ePlanning Spatial Viewer, 2020).

## 5.7.2 Landscape and natural features

The terrain gradually slopes downwards from Phillip Street to the Parramatta River.

The landscape and natural features at the site are interspersed between various built elements. The established landscaping at the *“Willow Grove (and potential archaeological site)”* comprises a garden, gravel driveway and mature trees. In addition, the foreshore of the Parramatta River is a landscaped recreation area which provides for public enjoyment.

## 5.7.3 Moveable heritage

The contents, fixtures and objects at the *“Willow Grove (and potential archaeological site)”* and the *“St George’s Terrace (and potential archaeological site)”* are considered to constitute moveable heritage. There is not considered to be any other moveable heritage at the site.



## 6 Assessment of Heritage Significance

### 6.1 Significance assessment criteria

The NSW heritage management system is comprised of three steps in the conservation and management of heritage item 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 6-1) 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 6-1 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)

### 6.2 Significance of heritage items located on the site

#### 6.2.1 Significance of the "Willow Grove (and potential archaeological site)"

##### 6.2.1.1 Assessment of Significance

The Assessment of Significance for the "Willow Grove (and potential archaeological site)" from its CMP<sup>8</sup> is as follows:

<sup>8</sup> FORM architects (2017).

*"CRITERION (A): Historical Evolution...*

*'Willow Grove' was a notable residence of high Victorian Italianate quality in Parramatta, constructed in the nineteenth century. The building's external features are mainly original surviving from the nineteenth century. Although modifications and replacement of original fabric have taken place, the streetscape appearance has been retained within a garden setting and front fence; however, the fence has been relocated 1.2 metres to its current location due to the widening of Phillip Street.*

*CRITERION (B): Historical Associations...*

*It is not evident from the on-site assessment and/or documentary research that a particular significant person, event, or group of persons have an association with the building, therefore 'Willow Grove' does not meet this criterion.*

*CRITERION (C): Aesthetic Values...*

*Willow Grove – "Good example of a Victorian Italianate two-story villa, readily identifiable as part of historic building stock and strongly contributing to the streetscape in spite of its large setback, partly through its notable fence"*

*CRITERION (D): Social Value...*

*It is not evident from the on-site assessment and/or documentary research that a particular community or cultural group have an association with the building, therefore 'Willow Grove' does not meet this criterion.*

*Although designed as a residence, Willow Grove has been other uses for most of the time, including:-*

- Maternity hospital;*
- Telecommunications depot and workshop;*
- Headquarters to a cosmetics firm.*

*CRITERION (E): Technical and Research Value...*

*Historical evidence suggests that there is the possibility of uncovering archaeological remains that relates to early European building footings (likely wooden cottage) to the north east of the current residence located within the courtyard and along the boundary. It is likely that the footings of the additions to Willow Grove destroyed the relics.*

*CRITERION (F): Rarity...*

*The comparative analysis suggests that 'Willow Grove' Villa is significant as a rare survivor of Victorian Italianate style within this area of Parramatta Central Businesses District (CBD), which is now being taken over by modern commercial expansion.*

*Comparative examples not in the Parramatta CBD include:-*

- Linnwood, Guildford West;*
- Roseneath, O'Connell Street, Parramatta;*
- Murphy House, Marist Place, Parramatta;*

- Norfolk House, corner Windsor Road and Albert Street, Parramatta.

CRITERION (G): Representativeness...

*'Willow Grove' represents, on a regional level, a surviving Victorian Italianate Villa from the late nineteenth century located within the Parramatta Central Business District (CBD). The setting to the villa incorporates several earlier plantings including the notable mature conifer trees (Cupressus spp.) providing a picturesque garden setting of a substantial size and in good condition."*

### 6.2.1.2 Statement of Significance

Based on the above Assessment of Significance, the Statement of Significance for the "Willow Grove (and potential archaeological site)" from its CMP<sup>9</sup>, which updates the LEP entry, is as follows:

*"'Willow Grove', Victorian Italianate villa located at 34 Phillip Street is of significance for the local area for historical, aesthetic, research, rarity and representativeness values. Built c.1870s, it is a good example of a Victorian Italianate two-storey villa, readily identifiable as part of historic building stock and strongly contributing to the streetscape in spite of its large setback, partly through its notable fence, although the front fence has been relocated due to the widening of Phillip Street.*

*'Willow Grove' is rare example of one of the earliest notable Victorian style houses within the Parramatta region, most notably and within the Parramatta Central Business District (CBD).*

*There is the possibility of uncovering archaeological information that relates to European occupation of the site prior to the construction of 'Willow Grove'. Documentary evidence suggests that a small wooden cottage once stood to the north east of the cottage within the courtyard and/or along the boundary.*

*The established vegetation and notable mature Cupressus spp. provides a picturesque garden setting to the Villa and the garden planting is in good condition."*

### 6.2.2 Significance of the "St George's Terrace (and potential archaeological site)"

#### 6.2.2.1 Assessment of Significance

The limited Assessment of Significance for the "St George's Terrace (and potential archaeological site)" from its LEP entry is as follows:

*"SHR Criteria a) [Historical significance] This item (is) historically significant.*

*SHR Criteria c) [Aesthetic significance] This item is aesthetically significant.*

*SHR Criteria g) [Representativeness] This item is representative."*

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<sup>9</sup> FORM architects (2017).

### 6.2.2.2 Statement of Significance

In contrast to the above limited Assessment of Significance, the more detailed 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."*



### 6.3 Significance of heritage items and archaeological sites located in the vicinity of the site

For the purposes of this SoHI, the Statement of Significance for heritage items and archaeological sites located in the vicinity of the site is provided in Table 6-2.

Table 6-2 Statement of Significance for heritage items and archaeological sites located in the vicinity of the site

Item Name	Listing(s)	Statement of Significance
"Old Government House and the Government Domain"	World Heritage List National Heritage List (NHL Place ID: 105957) State Heritage Register (SHR No. 00596) LEP (Item No. I00596)	<p>The following Summary Statement of Significance is taken from the entry on the National Heritage List for the "Old Government House and the Government Domain" (NHL Place ID: 105957) on the Australian Heritage Database:</p> <p><i>"Old Government House and the Government Domain (also known as the Governor's Domain) at Parramatta Park are primary sites associated with the foundation of British colonial settlement and provide a tangible link to Australia's colonial development of 1788.</i></p> <p><i>Old Government House at Parramatta is the oldest surviving public building on the Australian mainland, and the only early colonial Government House to have survived relatively intact. A section of the brick flooring of the Phillip era building of July 1790 survives while the three rooms at the front of the main section of the house date to Governor Hunter in 1799. The remainder of the main house and the two side pavilions date to Governor Macquarie in 1818.</i></p> <p><i>Convicts built many of the structures in the place and were the labour force which operated the farming and other enterprises that occurred there. The house itself and the surrounding historic elements such as the bathhouse, carriageways and gatehouses, and the remains of Governor Brisbane's observatory, all reflect the establishment of agricultural production, the administration of the colony, the administration of the convict system in Australia, the commencement of town planning, and the site of some of Australia's earliest astronomical and botanical endeavours.</i></p> <p><i>The Government Domain is an extensive cultural landscape that has yielded archaeological evidence and has the potential to yield more, particularly in terms of a convict workplace. Historical documents and images are available in public records which provide supporting information.</i></p>

Item Name	Listing(s)	Statement of Significance
		<p><i>Old Government House in its setting of the Government Domain is significant as a cultural landscape of importance in Australia's history. Although the site has been reduced from the original 99.6 hectares to 85 hectares, it contains a number of historic elements that demonstrates cultural processes in Australia's development from a penal colony dependant on Great Britain to a self governing colony. These elements include the house itself where the patterns of use and living established by the early governors is still legible. Other elements include the establishment of the Government Garden which marked the commencement of successful agricultural production in Australia.</i></p> <p><i>Old Government House also reflects early colonial and convict administration, and historic elements within the Domain provide evidence of the beginnings of astronomical and botanical science in this country. The development of the house itself mirrors the growth and complexity of the process, both as the Governor's home and as the seat of administration.</i></p> <p><i>Old Government House and the Government Domain at Parramatta Park are significant for their association with the life and work in Australia of the early colonial governors. Governors Phillip, Hunter, King, Macquarie and Brisbane all resided and worked at the house, and all have left their mark on the site through their development of the fabric of the respective buildings and the enhancement of the Domain. Old Government House and the Domain provide a remarkable insight into the life and work of these governors. This insight is enhanced by the wealth of information available about the site, both in terms of its documentation and the pictorial representations and photographs of the various stages of its development."</i></p>
<p><i>"Lennox Bridge"</i> <i>"Lennox Bridge, Parramatta"</i></p>	<p>State Heritage Register (SHR No. 00750)</p> <p>Section 170 Heritage and Conservation Register (RMS – now TfNSW)</p> <p>LEP (Item No. I00750)</p>	<p>The following Statement of Significance is taken from the SHR entry for the <i>"Lennox Bridge"</i> on the State Heritage Inventory:</p> <p><i>"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.</i></p> <p><i>One of Parramatta's most important historic structures, and one of the earliest bridges in New South Wales and Australia."</i></p>

Item Name	Listing(s)	Statement of Significance
<i>"Alfred Square (and potential archaeological site)"</i>	State Heritage Register (SHR No. 01997) LEP (Item No. I686)	<p>The following Statement of Significance is taken from the SHR entry for the <i>"Prince Alfred Square and potential archaeological site"</i> (SHR No. 01997) on the State Heritage Inventory:</p> <p><i>"Prince Alfred Square is of state heritage significance as an intact representative example of a square or public park layout from the Victorian era, embellished in the Edwardian, inter-war and post-war eras. It is a rare example of the early Public Parks Movement in NSW. Significant for the age and maturity of its tree plantings. The oldest, including Moreton Bay figs, a camphor laurel and a Bunya pine, date from the mid Victorian period (c.1869-70s), and are reinforced by Federation-period plantings and later plantings (c1930s).</i></p> <p><i>The site has historical values at a state level as it is the site of Parramatta's second gaol (1804 - 1841), first female factory (1804-1821), as a village green since 1837 and for associations with the Royal Visit of Prince Alfred in 1868. The site has exceptional archaeological research potential related to the above events.</i></p> <p><i>Prince Alfred Square is the only civic park in Parramatta. It is significant for demonstrating the provision of public amenities &amp; services - evidence of local Parramatta initiatives separate from Sydney. The site possesses potential to contribute to an understanding of early urban development and Government administration in Parramatta. The item is of state heritage significance for its association with notable people (Government Farm superintendent Henry Dodd, Governors Phillip, Hunter, King &amp; Bourke, the Reverend Samuel Marsden, HRH Prince Alfred) and events (Castle Hill Rebellion).</i></p> <p><i>The Square with its collection of monuments and mature trees are dominated by surrounding (State and Local heritage) sandstone churches and C19th schools which provide a high quality urban precinct evocative of the various periods of development of Parramatta."</i></p>
<i>"Redcoats' Mess House (and potential archaeological site)"</i>	State Heritage Register (SHR No. 00218) LEP (Item No. I00218)	<p>The following Statement of Significance is taken from the SHR entry for the <i>"Redcoats Mess House"</i> (SHR No. 00218) on the State Heritage Inventory:</p> <p><i>"Evidence of the major role of colonial and state government in Parramatta. Site possesses potential to contribute to an understanding early urban development in Parramatta."</i></p>
<i>"St Patrick's Cathedral, presbytery and precinct (and</i>	State Heritage Register (SHR No. 00238) LEP (Item No. I00238)	<p>The following Statement of Significance is taken from the SHR entry for the <i>"Murphy's House"</i> (SHR No. 00238) on the State Heritage Inventory:</p> <p><i>"The site possesses the potential to contribute to an understanding of early urban development in Parramatta. The St Patrick's Cathedral Site is a rare and specific-purpose site dating from the early Colonial period. It has been</i></p>

Item Name	Listing(s)	Statement of Significance
potential archaeological site)		<p>continuously occupied since the 1820s for the primary purpose of worship. It is within and strongly associated with a precinct where, together with Sydney, the Roman Catholic Mission in Australia began early last century.</p> <p>It has strongly, well documented associations with many notable individuals - clergy and laity, architects and artisans, politicians, lawyers and administrators - some of whom were responsible for the Catholic leadership in Australia and, as with Drs Polding and Ullathorne, had also exercised an influential role in the development of Catholicism in Britain.</p> <p>It has been the focus of an unbroken tradition of Catholic worship in the region for over 160 years and presently continues as such.</p> <p>Both the overall place and particular buildings have a high degree of social value attached to them on account of their importance to the community for giving a sense of identity; for their personal associations and continuity of use for public worship; and, for the Cathedral, as a major community landmark.</p> <p>It is closely associated with the establishment and development of Catholic education in Australia.</p> <p>The wealth of detailed archival material pertaining to the place along with its archaeological resources provides a rich source from which to interpret aspects of the colonial development of Parramatta and records the presence of earlier buildings - such as the Ullathorne church (the first St Patrick's in Australia) and the Pugin church - of seminal importance in the evolution of the Gothic Revival style in Australia.</p> <p>It plays a major townscape role as part of an important group of earlier buildings within the City of Parramatta and which have as their immediate setting Prince Alfred Park. It has strong associations with other important colonial sites such as the nearby old goal site, the St Patrick's Cemetery in Church Street and the former Female Orphanage (now the Norma Parker Centre). There is considerable potential, using actual fabric where appropriate, to interpret these important connections.</p> <p>It has the capacity to demonstrate, through its site fabric and layout, its particularly rich history including the beginnings, consolidation and growth of the catholic faith in Parramatta since the 1820s; changing liturgical approaches; and changing social and professional taste.</p> <p>It contains items which are both rare in NSW, and likely Australia, and mostly intact, including the A W N Pugin-designed Early English tower (probably unique in Australia) along with other Pugin details recycled from the 1850s church; and Thomas Sealy's carved stonework - the marble Gothic Revival intramural memorial to Dean Coffey and the sandstone coat of arms of Archbishop Polding (Britton and Lavelle, 1998)."</p>



Item Name	Listing(s)	Statement of Significance
<i>"Shop and office (and potential archaeological site)"</i>	State Heritage Register (SHR No. 00278) LEP (Item No. I00278)	<p>The following Statement of Significance is taken from the SHR entry for the <i>"Shop and office"</i> (SHR No. 00278) on the State Heritage Inventory:</p> <p><i>"An example of stone buildings that characterised the townscape of nineteenth century Parramatta, and are now rare. Site possesses potential to contribute to an understanding early urban development in Parramatta."</i></p>
<i>"Marsden Rehabilitation Centre (and potential archaeological site)"</i>	State Heritage Register (SHR No. 00826 and SHR No. 00771) LEP (Item No. I00826 and I00771)	<p>The following Statement of Significance is taken from the SHR entry for the <i>"Marsden Rehabilitation Centre Group"</i> (SHR No. 00826) on the State Heritage Inventory:</p> <p><i>"The study area was originally occupied by the Dharug people. The historical development of the site spans almost 200 years, from early agricultural activities in this area, followed by occupation of the site by the Agricultural and Horticultural Society (Australia's first) (Charles, 1986)) for the purposes of forming a nursery garden and introducing fruit tree species into the colony. The history of the site is dominated by the development of the King's School, one of the major educational institutions in NSW throughout much of the 19th and 20th centuries (operating from this site from 1836 to the 1960s).</i></p> <p><i>The King's School, run by the Anglican Church, was the first large public boarding school (secondary) to be established in the colony of NSW, and developed to become one of Australia's notable private schools. The school was one of the large institutions which shaped both the urban form and cultural framework of the regional town of Parramatta in the early 19th century, and counts a number of notable Australians among its former students.</i></p> <p><i>The potential archaeological resource at this site is very complex, with various phases of construction, expansion and demolition across the site, most of which occurred during the King's School phase. The King's School represented the dominant phase of development across the site and, subsequently, physical remains associated with this phase of development also dominate the potential archaeological resource at the site. The potential archaeological resource at the site may provide a tangible link to each phase of the historical development of the site. Investigation, analysis and interpretation of the potential archaeological remains across the site may provide information about the nature of the development and occupation of the site throughout the various phases of its history. Many of these remains would have potential to contribute substantial information to our understanding of the development and occupation of the site that could not be obtained from other sources, such as historical documentation. Owing to the continuous operation of the King's School on this site for 128 years, investigation of the remains of this occupation may provide a rare opportunity to investigate the development and changing operation of a major institution, allowing investigation of changes in material culture within the one context over</i></p>

Item Name	Listing(s)	Statement of Significance
		<p>time, including construction techniques, infrastructure technology, domestic and personal items of the inhabitants (students and staff), as well as developments or modifications in educational practices over time.</p> <p>Archaeological evidence associated with the earliest phases of European occupation of this site (early agricultural activities of the Agricultural and Horticultural Society's occupation of the site) would be of high State significance for its ability to provide information about a poorly documented and understood phase of Parramatta and NSW's history. However, such evidence would be fragmentary at best, if it survives at all.</p> <p>Archaeological evidence associated with the development and occupation of the King's School would also be of high State significance for its ability to provide information about a major institutional site over an extended period of time. Archaeological remains associated with the King's School would contribute to the historical significance of the site, providing a tangible link to this significant phase of the site's history, as well as information about the occupation and operation of the institution that could not be obtained from other sources.</p> <p>Archaeological evidence associated with the development and occupation of the Marsden Rehabilitation Centre would be limited and would have little potential to provide information about the operation of this institution that could not be obtained from other sources. Archaeological remains associated with this phase of the site's history would have little or no significance. (Godden Mackay Logan, 2004).</p> <p>The foreshore lands of the Marsden Rehabilitation Centre site are of significance at national, state and local levels, as:</p> <ul style="list-style-type: none"> <li>- part of the territory of the Burramuttagal people;</li> <li>- part of the former Government Farms at Parramatta;</li> <li>- associated with the development of the horticultural industry and botanical exploration;</li> <li>- associated with important people and events in the development and settlement of Parramatta such as George Caley, Robert Brown and Francois Peron;</li> <li>- associated with the development of the setting for the King's School;</li> <li>- associated with the open space created by the natural flood zone along the Parramatta River (Zenscapes, 2005, p.26).</li> </ul> <p>The major landscape significance of the site is the spatial relationship between the wall of the buildings and the river. The gracious setback of the buildings demonstrates the principle of picturesque siting, giving the building group a 'prospect'. This layout of the site greatly contributes to the understanding of the early development of</p>

Item Name	Listing(s)	Statement of Significance
		<p><i>Parramatta as an important centre in the Colony and the attitudes to particular landscape settings (Mathew &amp; Associates, Landscape Report, in Peddle Thorp, 1994).</i></p> <p><i>The site of the former King's School Parramatta is very important in the history of education in the state. The King's School occupied the site almost continuously from 1836 to 1964. It was the first large private boarding school run by the Anglican Church to provide secondary education, which was established in the colony of New South Wales. The school developed during its tenure on the site into one of Australia's notable schools and thus gave community status to Parramatta as a regional town/city in New South Wales. The growth of the school is evident in the relatively intact exterior fabric of the buildings.</i></p> <p><i>Many buildings were the work of prominent Australian architects: Ambrose Hallen (Colonial Architect 1832-1835), Cyril Blacket and Power Adams &amp; Munnings, the successors of the earlier firm of (John) Sulman and Power. The stonework of the original 1830s school building and its eastern wing is evidence of the relatively high level skills of the Scottish artisans who were brought to Australia following the depression in the British construction industry in the 1820s.</i></p> <p><i>The site is one of two surviving examples along the Parramatta River of the picturesque siting principles of the 18th and 19th centuries by which large building groups were sited on the brow of a hill overlooking sloping land bordering a river. The site is evidence of the role of major social institutions in the evolution of the physical and cultural framework of the regional town of Parramatta during the nineteenth century. The site was under cultivation early in the colony's history and was used in the 1820s for the acclimatisation and development of exotic fruit trees when Australia's first Agricultural Society was formed in Parramatta (1822) and was given this land by its president, Governor Brisbane as an experimental garden to grow new varieties of plants and trees. (Peddle Thorp 1994:81) A number of trees over 100 years old remain from the School gardens, some rare in Sydney, such as the carob bean tree, <i>Ceratonia siliqua</i>. (A Brief History of Parramatta Park - Historic Parramatta Series, 1986: 9, Read, S. (pers.comm.)."</i></p> <p><i>In addition, the following Statement of Significance is taken from the SHR entry for the "Kings School Group (former)" (SHR No. 00771) on the State Heritage Inventory:</i></p> <p><i>"The area was originally occupied by the Dharug people. The historical development of the site spans almost 200 years, from early agricultural activities in this area, followed by occupation of the site by the Agricultural and Horticultural Society (Australia's first)(Charles, 1986)) for the purposes of forming a nursery garden and introducing fruit tree species into the colony. The history of the site is dominated by the development of the King's</i></p>

Item Name	Listing(s)	Statement of Significance
		<p><i>School, one of the major educational institutions in NSW throughout much of the 19th and 20th centuries (operating from this site from 1836 to the 1960s).</i></p> <p><i>The King's School, run by the Anglican Church, was the first large public boarding school (secondary) to be established in the colony of NSW, and developed to become one of Australia's notable private schools. The school was one of the large institutions which shaped both the urban form and cultural framework of the regional town of Parramatta in the early 19th century, and counts a number of notable Australians among its former students.</i></p> <p><i>The potential archaeological resource at this site is very complex, with various phases of construction, expansion and demolition across the site, most of which occurred during the King's School phase. The King's School represented the dominant phase of development across the site and, subsequently, physical remains associated with this phase of development also dominate the potential archaeological resource at the site. The potential archaeological resource at the site may provide a tangible link to each phase of the historical development of the site. Investigation, analysis and interpretation of the potential archaeological remains across the site may provide information about the nature of the development and occupation of the site throughout the various phases of its history. Many of these remains would have potential to contribute substantial information to our understanding of the development and occupation of the site that could not be obtained from other sources, such as historical documentation. Owing to the continuous operation of the King's School on this site for 128 years, investigation of the remains of this occupation may provide a rare opportunity to investigate the development and changing operation of a major institution, allowing investigation of changes in material culture within the one context over time, including construction techniques, infrastructure technology, domestic and personal items of the inhabitants (students and staff), as well as developments or modifications in educational practices over time.</i></p> <p><i>Archaeological evidence associated with the earliest phases of European occupation of this site (early agricultural activities of the Agricultural and Horticultural Society's occupation of the site) would be of high State significance for its ability to provide information about a poorly documented and understood phase of Parramatta and NSW's history. However, such evidence would be fragmentary at best, if it survives at all.</i></p> <p><i>Archaeological evidence associated with the development and occupation of the King's School would also be of high State significance for its ability to provide information about a major institutional site over an extended period of time. Archaeological remains associated with the King's School would contribute to the historical significance of the site, providing a tangible link to this significant phase of the site's history, as well as information about the occupation and operation of the institution that could not be obtained from other sources.</i></p>



Item Name	Listing(s)	Statement of Significance
		<p><i>Archaeological evidence associated with the development and occupation of the Marsden Rehabilitation Centre would be limited and would have little potential to provide information about the operation of this institution that could not be obtained from other sources. Archaeological remains associated with this phase of the site's history would have little or no significance. (Godden Mackay Logan, 2004).</i></p> <p><i>The site of the former King's School Parramatta is very important in the history of education in the state. The King's School occupied the site almost continuously from 1836 to 1964. It was the first large private boarding school run by the Anglican Church to provide secondary education, which was established in the colony of New South Wales. The school developed during its tenure on the site into one of Australia's notable schools and thus gave community status to Parramatta as a regional town/city in New South Wales. The growth of the school is evident in the relatively intact exterior fabric of the buildings.</i></p> <p><i>Many buildings were the work of prominent Australian architects: Ambrose Hallen (Colonial Architect 1832-1835), Cyril Blacket and Power Adams &amp; Munnings, the successors of the earlier firm of (John) Sulman and Power. The stonework of the original 1830s school building and its eastern wing is evidence of the relatively high level skills of the Scottish artisans who were brought to Australia following the depression in the British construction industry in the 1820s.</i></p> <p><i>The foreshore lands of the Marsden Rehabilitation Centre site are of significance at national, state and local levels, as:</i></p> <ul style="list-style-type: none"> <li><i>- part of the territory of the Burramuttagal people;</i></li> <li><i>- part of the former Government Farms at Parramatta;</i></li> <li><i>- associated with the development of the horticultural industry and botanical exploration;</i></li> <li><i>- associated with important people and events in the development and settlement of Parramatta such as George Caley, Robert Brown and Francois Peron;</i></li> <li><i>- associated with the development of the setting for the King's School;</i></li> <li><i>- associated with the open space created by the natural flood zone along the Parramatta River (Zenscapes, 2005, p.26).</i></li> </ul> <p><i>The major landscape significance of the site is the spatial relationship between the wall of the buildings and the river. The gracious setback of the buildings demonstrates the principle of picturesque siting, giving the building group a 'prospect'. This layout of the site greatly contributes to the understanding of the early development of</i></p>

Item Name	Listing(s)	Statement of Significance
		<p><i>Parramatta as an important centre in the Colony and the attitudes to particular landscape settings (Mathew &amp; Associates, Landscape Report, in Peddle Thorp, 1994).</i></p> <p><i>The site is one of two surviving examples along the Parramatta River of the picturesque siting principles of the 18th and 19th centuries by which large building groups were sited on the brow of a hill overlooking sloping land bordering a river. The site is evidence of the role of major social institutions in the evolution of the physical and cultural framework of the regional town of Parramatta during the nineteenth century. The site was under cultivation early in the colony's history and was used in the 1820s for the acclimatisation and development of exotic fruit trees when Australia's first Agricultural Society was formed in Parramatta (1822) and was given this land by its president, Governor Brisbane as an experimental garden to grow new varieties of plants and trees. (Peddle Thorp 1994:81) A number of trees over 100 years old remain from the School gardens, some rare in Sydney, such as the carob bean tree, <i>Ceratonia siliqua</i>. (A Brief History of Parramatta Park - Historic Parramatta Series, 1986: 9, Read, S. (pers.comm.))".</i></p>
"Roxy Cinema"	<p>State Heritage Register (SHR No. 00711)</p> <p>LEP (Item No. I00711)</p>	<p>The following Statement of Significance is taken from the SHR entry for the "Roxy Theatre" (SHR No. 00711) on the State Heritage Inventory:</p> <p><i>"The Roxy Theatre has high cultural significance as a good and relatively intact representative example of the 'Picture Palaces' of the interwar period, its overall form and surviving original fitout and fabric displaying the major attributes of this building type. More particularly it is an excellent example of 'Interwar Spanish Mission' style, displaying features typical of this style but also with a notable individuality and quality of architectural design.</i></p> <p><i>The theatre also provides evidence of the changing nature of film theatres and theatre going since the 1920s. Its architectural character and function have been influenced by both national and international developments in film technology and theatre visitation since the advent of the 'Talkies' - ranging from large single auditorium regularly seating nearly 2000 to the present multi-theatre configuration. The size and architectural character of the building also reflect American cultural influences in the interwar period and the profitability of 'Picture Palaces'.</i></p> <p><i>The location and origins of the theatre are closely associated with the growth of Sydney's suburbs in the interwar years and Parramatta in particular. It is an attractive and distinctive local landmark and particularly valued by the regular theatre-goers of its early years and those interested in movie and architectural history (its retention in the 1970s being in large measure due to intervention by such groups). (Somerville 1997).</i></p>

Item Name	Listing(s)	Statement of Significance
		<i>Professional, trade and manufacturing practice - example of the work of notable architect. Evidence of social and cultural life."</i>
"All Saints Parochial School" and "All Saints Hall"	LEP (Item No. I469 and Item No. I552)	<p>The Statement of Significance for the "All Saints Parochial School" on the State Heritage Inventory is below:  <i>"All Saints Parochial School is of significance for the local area for historical and aesthetic reasons, and as a rare example of work of notable architect and builder James Houison. The building provides evidence of social and cultural life of Parramatta since 1858."</i></p> <p>The Statement of Significance for the "All Saints Hall" on the State Heritage Inventory is below:  <i>"All Saints Hall is of significance for the local area for historical and aesthetic reasons, and for the social importance it presents as a former War Memorial Hall. It is a representative example of its type and date of construction that provides evidence of social and cultural life of Parramatta since the 1920s."</i></p>
"Shop (and potential archaeological site)"	LEP (Item No. I666)	<i>"Building at 267 Church Street, built c. 1860, is of significance for the Parramatta area for historical reasons as part of a group at Nos. 267-277, owned and developed by methodist entrepreneur WR Murray and his brother in conjunction with their major store at Nos. 263-5. The building is a related place to a number of buildings associated with the Murray Bros in Church Street. This item has technical/research significance because it has archaeological potential and is believed to contain remnant fabric and from the earliest phase of Parramatta's development, through the 19th and early 20th centuries."</i>
Shop, office (and potential archaeological site)	LEP (Item No. I670)	<i>"Building at 279 Church Street is of significance for Parramatta area for historical reasons as a substantial 1930s development reflecting the consolidation of Parramatta as a business centre and the introduction of newer and fashionable architectural styles. The site is also strongly associated with the Murray empire along Church Street and is likely to contain archaeology from that period. The building has aesthetic significance for its design as a prominent Inter War building occupying a corner position."</i>
"Shop"	LEP (Item No. I671)	<i>"Shop at 281 Church Street is of significance for the Parramatta area for historical and aesthetic reasons, as an early (Federation period) shop in Church Street. The building continues to contribute to the streetscape in spite of alterations, additionally enhanced by its corner position."</i>

Item Name	Listing(s)	Statement of Significance
"Sandstone and brick wall"	LEP (Item No. I672)	<p>"Stone walls at rear of 286, 288 and 290 Church Street are of significance for the local area for historical and scientific reasons, as they can demonstrate the earlier development on the site and have the potential to contribute to a further understanding of the early urban development in Parramatta."</p> <p>In addition, the Statement of Significance for the "Sandstone and brick wall" at 292 Church St is as follows:</p> <p>"Site possesses potential to contribute to an understanding of early urban development in Parramatta."</p>
"Shop"	LEP (Item No. I677)	The entry for the item on the State Heritage Inventory was not available.
"Former ANZ Bank (and potential archaeological site)"	LEP (Item No. I678)	"Building at 306 Church Street is of significance for Parramatta area for historical and aesthetic reasons and as representative example of a Victorian Free Classical style building in the area. This building makes a major contribution to the streetscape in Church Street and it is a notable example of the commercial significance of Parramatta in the late nineteenth century. The site possesses potential to contribute to an understanding of early urban development in Parramatta."
"Shop"	LEP (Item No. I680)	"Shop at 317 Church Street is of significance for the Parramatta area for historical reasons as an early shop in Church Street. The building continues to contribute to the streetscape in spite of alterations, particularly through its above-awning facade."
"Shop"	LEP (Item No. I681)	"Shop at 321 Church Street is of significance for the Parramatta area for historical reasons as an early shop in Church Street. The building continues to contribute to the streetscape in spite of alterations, particularly through its above-awning facade."
"Shop"	LEP (Item No. I682)	"Building at 325-327 Church Street is of significance for the Parramatta area for historical reasons, and as a representative example of a turn-of-the-20 Century shop in the local area. The item is notable in the streetscape, having a high degree of integrity above the awning line."
"St Peter's Uniting Church and studio theatre (and potential	LEP (Item No. I687)	"Former St Peters Church is of significance for the local area for historical and aesthetic reasons and as a representative example of a mid-19th Century church. It was designed by notable architect Thomas Rowe, and built by local builder and stonemason George Peters. It is a rare example of this age and quality in the local area. The site is also associated with John Fairfax (who laid the foundation stone and was prominent congregation member). The church makes a major contribution to the Parramatta townscape. The site possesses potential to



Item Name	Listing(s)	Statement of Significance
archaeological site)"		<i>further contribute to an understanding of early urban development in Parramatta. The item is a related place to the adjoining Hall, which is separately listed in the LEP."</i>
"Civic Arcade (former theatre) (and potential archaeological site)"	LEP (Item No. I704)	<i>"The Civic Arcade is of historical and social significance as the site of the first cinema in Parramatta. Together with successive cinema structures this site has been used socially for entertainment for 50 years. Although gutted internally the George Street facade retains most of its form, the high parapet wall and main cinema building envelope and rivetted steel awning. The site has archaeological potential related to European occupation since 1790."</i>
"Dr Pringle's Cottage"	LEP (Item No. I705)	The entry for the item on the State Heritage Inventory was not available.
"Parramatta Dam archaeological site weir"	LEP (Item No. I732)	<i>"Marsden Street Weir has historical, aesthetic, social and scientific significance. The heritage significance of the weir is enhanced by its location near the area containing a variety of other heritage sites from the nineteenth century. The weir structure is of notable aesthetic quality. For the local community, it holds an important sense of place."</i>
"Barnaby's Restaurant (and potential archaeological site)"	LEP (Item No. I739)	<i>"The houses at 64 and 66 Phillip Street are of significance for the local area for its historical and aesthetic values and as a representative and rare example of Colonial Georgian style houses in the local area. Site possesses potential to contribute to an understanding of early urban development in Parramatta, as it illustrates some of the early small scale Parramatta buildings sited close to the footpath."</i>
"Office (and potential archaeological site)"	LEP (Item No. I740)	<i>"The houses at 68A and 70 Phillip Street are of significance for the local area for their historical and aesthetic values and as a representative and rare example of Colonial Georgian style houses in the local area. Sites possess potential to contribute to an understanding of early urban development in Parramatta, as it illustrates some of the early small scale Parramatta buildings sited close to the footpath."</i>
"Rose and Crown Hotel (and potential archaeological site)"	LEP (Item No. I746)	<i>"The Rose and Crown Hotel at 11 Victoria Road is of significance for Parramatta area for historical and aesthetic reasons, and as a representative example of Victorian hotels in the area. Albeit featuring elements of various periods, the building is readily identifiable as part of historic building stock, it presents as having a good degree of intactness in the exterior, and its prominence in the streetscape is enhanced by its corner location, all resulting in</i>

Item Name	Listing(s)	Statement of Significance
archaeological site)"		<i>the hotel strongly contributing to the townscape character. The hotel demonstrates the commercial role of Parramatta in the nineteenth century and presents a rare example in the area of a surviving 19th century hotel."</i>
"Archaeological and terrestrial"	LEP (Item No. A7)	<i>"Shop at 323 Church Street is of significance for the Parramatta area for historical reasons as an early shop in Church Street. The building continues to contribute to the streetscape in spite of alterations, particularly through its above-awning facade."</i>
"Archaeological and terrestrial"	LEP (Item No. A8)	<i>"Building at [329] Church Street is of significance for the Parramatta area for historical reasons, and is deemed to have archaeological potential encapsulated in the remnant fabric from the early phases of Parramatta's development, through the 19th and early 20th centuries."</i>
"Archaeological and terrestrial"	LEP (Item No. A9)	<i>"Building at 331 Church Street is of significance for the Parramatta area for historical reasons, and is deemed to have archaeological potential encapsulated in the remnant fabric from the early phases of Parramatta's development, through the 19th and early 20th centuries."</i>
"Archaeological and terrestrial"	LEP (Item No. A10)	<i>"Building at 331[A] Church Street is of significance for the Parramatta area for historical reasons, and is deemed to have archaeological potential encapsulated in the remnant fabric from the early phases of Parramatta's development, through the 19th and early 20th centuries."</i>
"Archaeological site"	LEP (Item No. A13)	<i>"Building at 302 Church Street is of significance for the Parramatta area for historical reasons as an early three storey sandstone building along Church Street. Built c. 1850, this building is potentially a rare survivor of a mid 19th century sandstone facade covered by the present street facade. It is also associated with the southern neighbouring property as an integral part of an unusually high 19th century development on both properties. This site has archaeological potential from the earliest phase of Parramatta's development through the 19th century and early 20th century."</i>

## 6.4 Grading of significance of heritage items located on the site

### 6.4.1 “Willow Grove (and potential archaeological site)”

The grading of significance of the “Willow Grove (and potential archaeological site)” was undertaken in the CMP<sup>10</sup> prepared for the heritage item and is referred to below. The CMP was prepared with reference to the methodology in, inter alia, the NSW Heritage Office’s *NSW Heritage Manual*. Section 5.8.6 of the CMP identified and graded various external and internal significant elements within the item’s curtilage which included structures, facades, detailing and equipment.

The schedule of significant elements of the item is shown in Figure 6-1.

In a general sense, the CMP identified the following four key groupings of significant elements:

- (a) two-storey villa c.1887;
- (b) garden and gravel driveway;
- (c) 1990s glazed courtyard; and
- (d) auditorium extension.

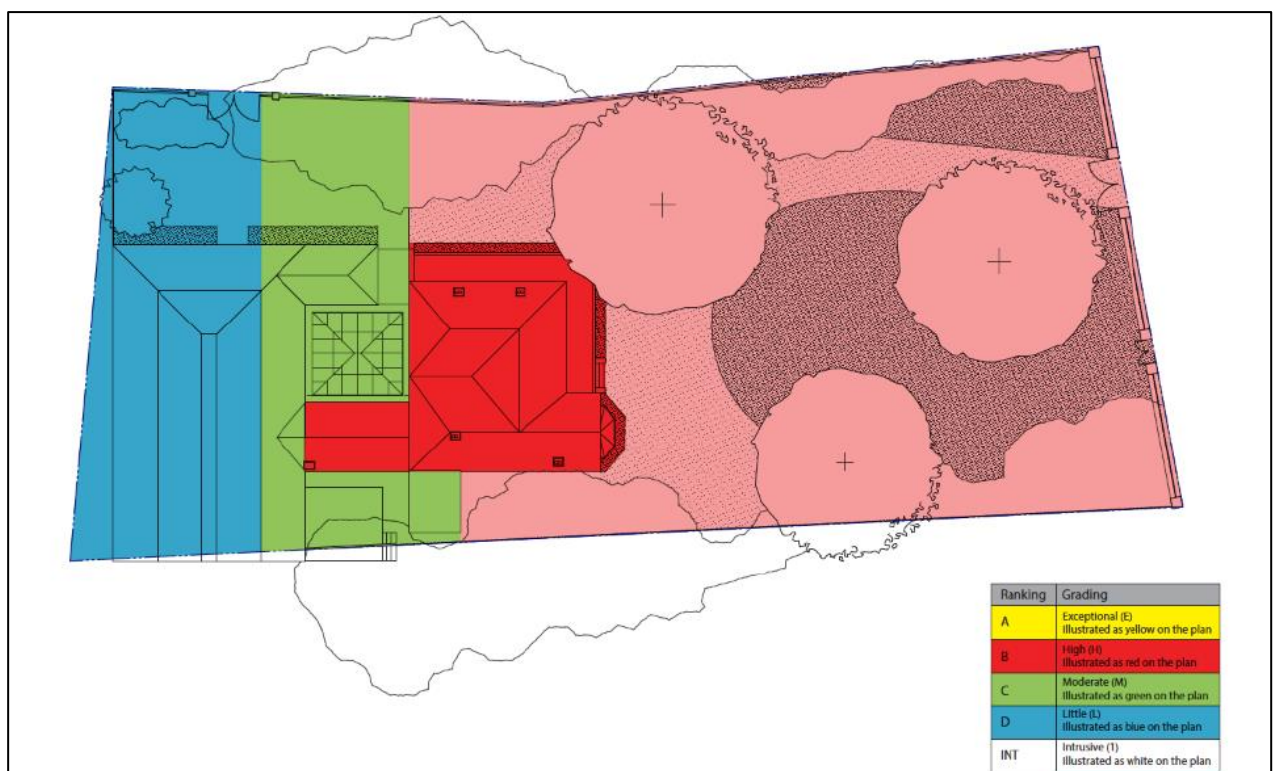


Figure 6-1 Schedule of significant elements of the item. It is noted that the different shades of red both represent a grading of high significance (Source: FORM architects, 2017).

<sup>10</sup> FORM architects (2017).

## 6.4.2 “St George’s Terrace (and potential archaeological site)”

The grading of significance of the “St George’s Terrace (and potential archaeological site)” was undertaken (Table 6-4) in accordance with Section 6 of the NSW Heritage Office’s *Assessing Heritage Significance* (2001) guideline (Table 6-3) and information from its LEP entry to determine the respective contribution of the item’s significant elements to the conservation values that constitute the heritage significance of the item.

Table 6-3 NSW Heritage Office’s grading of significance

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

Table 6-4 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 which in turn contributes to the Phillip Street streetscape and Parramatta CBD townscape.



## 7 The Proposal

### 7.1 Proposal description

The Powerhouse was established in 1879, and Powerhouse Parramatta will radically return to its origins through the creation of seven presentation spaces of extraordinary scale that will enable the delivery of an ambitious, dynamic constantly changing program that provides new levels of access to Powerhouse Collection. The Powerhouse will set a new international benchmark in experiential learning through the creation of an immensely scaled 360-degree digital space, unique to Australia.

Powerhouse Parramatta will reflect the communities and cultures of one of Australia's fastest growing regions. It will hold First Nations culture at its core and set a new national benchmark in culturally diverse programming. The Powerhouse will be highly connected through multiple transport links, and integrate into the fine grain of the city.

Powerhouse Parramatta will be an active working precinct and include the Powerlab, which will enable researchers, scientists, artists and students from across regional NSW, Australia and around the world to collaborate and participate in Powerhouse programs. The Powerlab will feature digital studios to support music and screen industries alongside co-working spaces, life-long learning and community spaces. Integrated into the Powerlab will be a research kitchen and library that will support a NSW industry development program including archives and oral histories.

This application will deliver a new cultural institution for Parramatta in the heart of Sydney's Central City. The SSD DA seeks consent for the delivery of the Powerhouse Parramatta as a single stage, comprising:

- site preparation works, including the termination or relocation of site services and infrastructure, tree removal and the erection of site protection hoardings and fencing;
- demolition of existing buildings including the existing Riverbank Car Park, 'Willow Grove', 'St George's Terrace' and all other existing structures located on the site;
- construction of the Powerhouse Parramatta, including:
  - seven major public presentation spaces for the exhibition of Powerhouse Collection;
  - front and back-of-house spaces;
  - studio, co-working and collaboration spaces comprising the 'Powerlab', supported by 40 residences (serviced apartments) for scientists, researchers, students and artists, and 60 dormitory beds for school students;
  - education and community spaces for staff, researchers and the Powerlab residents, the community, and education and commercial hirers;
  - commercial kitchen comprising the 'Powerlab Kitchen' used for cultural food programs, research and product development, and as a destination, education and event space;
  - film, photography, and postproduction studios that will connect communities with industry and content that will interpret the Powerhouse Collection;
  - public facing research library and archive for community, industry, students and researchers to access materials; and

- a mix of retail spaces including food and drink tenancies with outdoor dining.
- operation and use of the Powerhouse Parramatta including use of the public domain provided on the site to support programs and functions;
- maintenance of the existing vehicular access easement via Dirrabarri Lane, the removal of Oyster Lane and termination of George Khattar Lane, and the provision of a new vehicular access point to Wilde Avenue for loading;
- public domain within the site including new public open space areas, landscaping and tree planting across the site; and
- building identification signage.

The project does not seek consent for the carrying out of works outside of the site boundary, and in particular does not involve any alterations to the existing edge of the formed concrete edge of the Parramatta River or to the waterway itself.

## 7.2 Heritage interpretation

The Powerhouse Museum is uniquely placed to undertake a range of interpretation strategies for the site and its histories. In addition to physical installations, the Powerhouse has the opportunity to undertake programmatic interpretation that would align with the evolving exhibition program proposed for Powerhouse Parramatta. A number of themes will be explored during detailed design as part of the development of an Interpretation Plan. Consultation on the themes to be explored and the physical and programmatic outcomes for heritage interpretation will be undertaken with a range of stakeholders, including Indigenous stakeholders.

The Interpretation Plan would include interpretation of the *“Willow Grove (and potential archaeological site)”* and the *“St George’s Terrace (and potential archaeological site)”*. The forms of heritage interpretation may include:

- engagement of a Powerhouse Parramatta historian-in-residence as part of the Powerhouse Research Library and Archive, to work directly with local stakeholders of these local heritage items.
  - commissioning two major documentary works, via video, film or immersive technology, created in tandem with the above form, which would recognise these heritage items and become part of the Powerhouse Collection including a period of immediate display.
- undertaking an ongoing interpretation program as part of the Powerlab Residencies.
- developing an ongoing visual and oral history archive of the site to connect community with pre and post-Contact histories, and link with broader heritage interpretation across Parramatta.
- development and presentation of Museum exhibition programs that tell and interpret local Parramatta histories within a broader national historical narrative.
- exploring the potential acquisition of significant fabric from demolished heritage items into the Powerhouse Collection, for future research, interpretation and display.

Finally, it is considered that interpretation would continue during operation of Powerhouse Parramatta through ongoing commissioning of new works, curatorial programs and local community consultation.

## 8 Consultation

This section identifies the key outcomes of local stakeholder engagement on heritage matters.

### 8.1 Local community

The Social and Economic Impact Assessment<sup>11</sup> (the Assessment) considered the potential cumulative impact of the loss of heritage within the Parramatta area from the perspective of local communities. The loss of the *“Willow Grove (and potential archaeological site)”* and the *“St George’s Terrace (and potential archaeological site)”* through total demolition is identified as a significant concern to the local community. It is reported that community action groups such as the North Parramatta Residents’ Action Group (NPRAG) have been concerned regarding the loss of heritage. This would result in a sense of loss as the local community changes its way of life and its attachment to local heritage.

Changes to the local community’s connection to place would be mitigated through heritage interpretation (Section 7.2) and the mitigation measures proposed in the Assessment.

### 8.2 Other stakeholders

#### 8.2.1 City of Parramatta Council

The Proponent has been working with the Council during the development of the Powerhouse Parramatta. This engagement will continue throughout all phases of the proposed development including public exhibition of the SSDA, detailed design and construction. A collaborative working relationship has been developed with the Council that will ensure the best outcome for the Powerhouse Parramatta and Parramatta.

The Council has expressed interest in further developing plans for heritage interpretation at the site with the Proponent. This will include development of the Interpretation Plan in consideration of the Council’s draft Heritage Interpretation Guidelines 2017.

#### 8.2.2 Heritage NSW

A number of requests for meetings were made to Heritage NSW however, a meeting did not occur. The Proponent will continue to liaise with Heritage NSW with a view to arrange a meeting during public exhibition of the SSDA.

#### 8.2.3 National Trust

A project briefing meeting was held with the National Trust on 7 April 2020. The key heritage-related issues raised are summarised as follows:

- relationship of the design, through linkages and access, to the Parramatta River.
- inclusion of heritage matters in the design considering the demolition of local heritage items.
- consideration of the retention of local heritage items.
- paying homage to local stories and contexts in exhibitions, such as Old Government House.

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<sup>11</sup> Ethos Urban (2020).

## 9 Heritage Impact Assessment

### 9.1 Impact of Proposal

The impact assessment has been undertaken in accordance with the relevant provisions of:

- NSW Heritage Office's *Statements of Heritage Impact* (2002) guideline which is part of the NSW Heritage Manual; and
- The relevant Articles of *The Burra Charter*.

Advisian has created an impact matrix (Table 9-1) in order to understand the potential impact of the proposal. The matrix classifies the severity of potential impacts, including physical and visual, on the conservation values that constitute heritage significance.

Table 9-1 Impact matrix

Impact Level	Definition
Major	Work to a heritage item resulting in substantial or total irreversible loss of significant fabric and/or visual setting. Work includes substantial or total demolition of a heritage item and may result in statutory delisting. Work resulting in a significant community sense of loss. Major impact cannot be totally mitigated.
Moderate	Work to a heritage item resulting in adverse impact to fabric and/or visual setting. Work includes alterations or additions to, or removal or partial demolition of, significant fabric. Work resulting in some community sense of loss. Moderate impact can be minimised by mitigation measures.
Minor	Work to, adjacent to, or in the immediate vicinity of, a heritage item resulting in a minor adverse impact on fabric and/or visual setting. Works resulting in minor or no community sense of loss. Minor impact can be effectively mitigated.
No impact	Work adjacent to, or in the immediate vicinity of, a heritage item with no impact.

#### 9.1.1 Heritage Branch Assessment Guidelines

The proposal is assessed (Table 9-2) in accordance with the relevant questions and considerations outlined in the NSW Heritage Office's *Statements of Heritage Impact* (2002) guideline.

Table 9-2 Relevant questions and considerations sought from the NSW Heritage Office's *Statements of Heritage Impact* (2002) guideline.

Question	Response
<b>Demolition of a building or structure</b> <b>Q1</b> Have all options for retention and adaptive re-use been explored?	<b>Demolition of a building or structure</b> <b>A1</b> Yes. Options were considered in the master-planning phase for the retention and adaptive re-use of the "Willow Grove (and potential archaeological site)" and "St George's Terrace (and potential



Question	Response
<p><b>Q2</b> Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</p> <p><b>Q3</b> Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p> <p><b>Q4</b> Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</p>	<p><i>archaeological site)</i>". Refer to Section 9.3 for further details.</p> <p><b>A2</b> Some significant elements of the heritage items can be salvaged, archived, re-used and/or interpreted. The location of proposed buildings and public spaces would be necessary to fulfil the complete vision and functional requirements of the proposal.</p> <p><b>A3</b> Demolition would be required at this time to fulfil the vision and functional requirements of the proposal.</p> <p><b>A4</b> Yes. The consultant's recommended mitigation measures in Section 10 will inform the EIS.</p>
<p><b>New development adjacent to a heritage item</b></p> <p><b>Q1</b> How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p><b>Q2</b> Why is the new development required to be adjacent to a heritage item?</p> <p><b>Q3</b> How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p><b>Q4</b> How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</p> <p><b>Q5</b> Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</p> <p><b>Q6</b> Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?</p> <p><b>Q7</b> Will the additions visually dominate the heritage item? How has this been minimised?</p> <p><b>Q8</b> Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p><b>New development adjacent<sup>12</sup> to a heritage item</b></p> <p><b>A1</b> The new development would have no physical impact on these heritage items.</p> <p><b>A2</b> The new development is to be located within the Parramatta CBD which is a culturally significant area comprised of numerous heritage items and archaeological sites.</p> <p><b>A3</b> Each heritage item has a defined curtilage as recorded in their respective entries on the State Heritage Inventory.</p> <p><b>A4</b> The new development would be visible in views to, and from, some of these heritage items. However, given the distance between the new development and these heritage items and the location and scale of existing intervening developments, it is considered that there would be no impact on important views nor the visual setting.</p> <p><b>A5</b> Yes. The development is sited on historic archaeological potential. It is understood that a site selection assessment was undertaken to determine the preferred location of the development, prior to the NSW Government's acquisition of the site.</p> <p><b>A6</b> Yes. The location, form and scale of the new development would not have a significant impact on these heritage items.</p> <p><b>A7</b> No. The location of the new development would ensure that it does not visually dominate these heritage items.</p>

<sup>12</sup> The response takes into account new development located adjacent to, and in the vicinity of, heritage items.

Question	Response
	<b>A8</b> Yes. The public and users of these heritage items will still be able to view and appreciate their significance, context and setting.
<b>Tree removal or replacement</b> <b>Q1</b> Does the tree contribute to the heritage significance of the item or landscape? <b>Q2</b> Why is the tree being removed? <b>Q3</b> Has the advice of a tree surgeon or horticultural specialist been obtained? <b>Q4</b> Is the tree being replaced? Why? With the same or a different species?	<b>Tree removal or replacement</b> <b>A1</b> It is considered that some of the existing trees at the " <i>Willow Grove (and potential archaeological site)</i> " which are to be removed contribute to heritage significance. <b>A2</b> The removal of existing trees and vegetation would be necessary to fulfil the vision and functional requirements of the proposal. <b>A3</b> Yes. The advice of an arboricultural specialist has been obtained. <b>A4</b> New landscaping and tree planting would be undertaken at the site using indigenous species.

### 9.1.2 The Burra Charter Articles

The Australia ICOMOS Charter for Places of Cultural Significance 2013 provides "guidance for the conservation and management of places of cultural significance". The proposal is assessed (Table 9-3) in accordance with the relevant Articles of *The Burra Charter*.

Table 9-3 Relevant Articles of *The Burra Charter*

Article	Response
<b>Conservation Principles</b>	
<b>Article 4. Knowledge, skills and techniques</b>	
<b>4.1</b> <i>Conservation</i> should make use of all knowledge, skills and disciplines which can contribute to the study and care of the <i>place</i> .	The EIS for the proposal will be informed by the recommendations of this SoHI in relation to the salvage, archiving, re-use and/or interpretation of significant fabric.
<b>Article 7. Use</b>	
<b>7.1</b> Where the <i>use</i> of a <i>place</i> is of <i>cultural significance</i> it should be retained.	The previous use(s) of the " <i>Willow Grove (and potential archaeological site)</i> " and the " <i>St George's Terrace (and potential archaeological site)</i> " will not be retained. Demolition of these items will result in discontinuation of the activities and practices which contribute to the cultural significance of the place.
<b>7.2</b> A <i>place</i> should have a <i>compatible use</i> .	A new use would not be introduced at the place.

Article	Response
<b>Article 8. Setting</b>	
<p><i>Conservation</i> requires the retention of an appropriate <i>setting</i>. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the <i>cultural significance</i> of the <i>place</i>.</p> <p>New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.</p>	<p>The demolition of the “<i>Willow Grove (and potential archaeological site)</i>” and the “<i>St George’s Terrace (and potential archaeological site)</i>” would result in the total loss of significant fabric and the visual setting at these heritage items.</p> <p>However, the proposal would ultimately integrate with the future Parramatta Civic Link (refer to Section 9.3). In addition, it would link historical and contemporary places through the salvage, archiving, re-use and/or interpretation of significant fabric from demolished heritage items. This would contribute to the cultural significance of the place.</p> <p>Finally, given the distance between the proposal and heritage items located in the vicinity of the site, as well as the location and scale of existing intervening developments, it is considered that an appropriate setting would be retained.</p>
<b>Article 10. Contents</b>	
<p>Contents, fixtures and objects which contribute to the <i>cultural significance</i> of a <i>place</i> should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and <i>preservation</i>; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.</p>	<p>The salvage of significant fabric would include the removal of contents, fixtures and objects at the “<i>Willow Grove (and potential archaeological site)</i>” and the “<i>St George’s Terrace (and potential archaeological site)</i>”. This would be acceptable and necessary to ensure their security and preservation during demolition of these heritage items.</p>
<b>Article 12. Participation</b>	
<p><i>Conservation, interpretation</i> and management of a <i>place</i> should provide for the participation of people for whom the place has significant <i>associations</i> and <i>meanings</i>, or who have social, spiritual or other cultural responsibilities for the place.</p>	<p>Consultation with relevant stakeholders would inform the interpretation and management of the place (refer to Section 7.2).</p>
<b>Conservation Processes</b>	
<b>Article 15. Change</b>	
<p><b>15.1</b> Change may be necessary to retain <i>cultural significance</i>, but is undesirable where</p>	<p>Refer to <b>Article 8</b>.</p>

Article	Response
it reduces cultural significance. The amount of change to a <i>place</i> and its <i>use</i> should be guided by the <i>cultural significance</i> of the place and its appropriate <i>interpretation</i> .	Change would impact the cultural significance of the immediate environment. However, the interpretation of demolished heritage items into the contemporary design would contribute to the cultural significance of the place (refer to Section 9.4).
<b>15.2</b> Changes which reduce <i>cultural significance</i> should be reversible, and be reversed when circumstances permit.	Changes resulting from the demolition of the “Willow Grove (and potential archaeological site)” and the “St George’s Terrace (and potential archaeological site)” would be irreversible.
<b>15.3</b> Demolition of significant <i>fabric</i> of a <i>place</i> is generally not acceptable. However, in some cases minor demolition may be appropriate as part of <i>conservation</i> . Removed significant fabric should be reinstated when circumstances permit.	Demolition of the “Willow Grove (and potential archaeological site)” and the “St George’s Terrace (and potential archaeological site)” would be required to fulfil the vision and functional requirements of the proposal.  Removed significant fabric would be salvaged, archived, re-used and/or interpreted.
<b>15.4</b> The contributions of all aspects of <i>cultural significance</i> of a <i>place</i> should be respected. If a place includes <i>fabric</i> , <i>uses</i> , <i>associations</i> or <i>meanings</i> of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.	Removed significant fabric would be salvaged, archived, re-used and/or interpreted at the site, contributing to the cultural significance of the place.
<b>Article 24. Retaining associations and meanings</b>	
<b>24.1</b> Significant <i>associations</i> between people and a <i>place</i> should be respected, retained and not obscured. Opportunities for the <i>interpretation</i> , commemoration and celebration of these associations should be investigated and implemented.	The social and cultural connections between people and place would be explored through opportunities for interpretation of the “Willow Grove (and potential archaeological site)” and the “St George’s Terrace (and potential archaeological site)”.
<b>24.2</b> Significant <i>meanings</i> , including spiritual values, of a <i>place</i> should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.	Refer to Article <b>24.1</b> .
<b>Article 25. Interpretation</b>	
The <i>cultural significance</i> of many <i>places</i> is not readily apparent, and should be explained by <i>interpretation</i> . Interpretation should enhance	Opportunities for interpretation of the “Willow Grove (and potential archaeological site)” and the “St George’s Terrace (and potential archaeological site)” would be



Article	Response
understanding and engagement, and be culturally appropriate.	explored and then implemented to enhance an understanding of, and engagement on, the heritage significance of these heritage items at the place.
<b>Conservation Practice</b>	
<b>Article 33. Removed fabric</b>	
Significant <i>fabric</i> which has been removed from a <i>place</i> including contents, fixtures and objects, should be catalogued, and protected in accordance with its <i>cultural significance</i> .  Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.	Refer to <b>Article 10</b> .  Removed significant fabric would be salvaged, archived, re-used and/or interpreted. In addition, salvaged significant fabric including contents, fixtures and objects would be appropriately catalogued and protected.

## 9.2 Heritage impact assessment table

The impact of the proposal on the significant elements of the place is provided in Table 9-4. Reference is made to each element's grading of significance.

Table 9-4 Impact on the significant elements of the place

Element	Grading	Heritage Item	Impact
Two-storey villa c.1887	High	<i>"Willow Grove (and potential archaeological site)"</i>	The proposal would have a major physical impact and major visual impact on all elements. The impact would be to significant fabric and views to, and from, the element.  In consideration of (a) the nature and scale of the proposal; (b) potential impact to heritage by other nearby current and future developments, and; (c) the perspective of local communities, the proposal is considered to have a minor cumulative impact on the loss of heritage in the Parramatta area.
Garden and gravel driveway	High		
Period façade details at the front elevation	High	<i>"St George's Terrace (and potential archaeological site)"</i>	
1990s glazed courtyard	Moderate	<i>"Willow Grove (and potential archaeological site)"</i>	
Auditorium extension	Little	<i>"Willow Grove (and potential archaeological site)"</i>	
Modern alterations and additions	Intrusive	<i>"St George's Terrace (and potential archaeological site)"</i>	

## 9.3 Options Analysis

It is considered that no alternatives schemes were considered during the design process which could have retained the “Willow Grove (and potential archaeological site)” and the “St George’s Terrace (and potential archaeological site)”. For further detail, refer to the Design Excellence Report<sup>13</sup> which addresses SEARs Issue No. 3.

### 9.3.1 Options Description

#### Alternative locations

Alternative locations for the proposal were considered prior to the NSW Government’s acquisition of the site from the City of Parramatta Council. It is understood that the site was selected given the following:

- central location within the Parramatta CBD, part of the metropolitan centre comprising the core of Sydney’s Central City.
- iconic location on the banks of the Parramatta River.
- ability to integrate with the future Parramatta Civic Link which is a green, pedestrianised public space and cultural route through the heart of the Parramatta CBD to the Parramatta River.
- physical and spatial characteristics capable of accommodating the functional requirements of the proposal.

#### Alternative designs

The *Powerhouse Precinct at Parramatta International Design Competition* was a two-stage process which began with an open Expression of Interest. The competition’s objective was to identify and select an outstanding design team and concept design for the Powerhouse Parramatta. All finalist design teams in the competition were asked to consider aspects of heritage and cultural significance within their submissions, including local heritage items. Other considerations included the activation of transport and pedestrian access consistent with the City of Parramatta Council’s vision for a Parramatta Civic Link. The competition was run in accordance with the procurement requirements of the NSW Government and was formally endorsed by the Australian Institute of Architects. In addition, the competition was managed by independent competition specialists Malcolm Reading Consultants.

The jury selected the team led by Moreau Kusunoki (lead design architect) and Genton (local design architect) as the winner of the competition for the Powerhouse Parramatta. It is considered that the winning design would maximise design and placemaking outcomes.

#### Do nothing

The ‘do nothing’ approach would not facilitate the delivery of the winning design, as selected in the *Powerhouse Precinct at Parramatta International Design Competition*, at the site. In addition, it is considered that the ‘do nothing’ approach would not align with key NSW Government strategies including the *Greater Sydney Region Plan*, the *Central City District Plan* and the *Cultural Infrastructure Plan 2025+*.

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<sup>13</sup> Museum of Applied Arts & Sciences (2020).

## The preferred option

The proposal was selected as the preferred option as it would maximise social and cultural outcomes for the community and would be consistent with key NSW Government policies and strategies.

The NSW Minister for the Arts noted the following in Parliament on 25 February 2020:

*"The Government understands its importance to the community and the international design competition for the new Powerhouse Parramatta focused on developing concept designs to get the best outcome for the people of New South Wales. All finalist design teams in the Powerhouse Parramatta international design competition were asked to consider aspects of heritage and cultural significance within their submissions, including the local heritage buildings..."*

*Other considerations included the activation of transport and pedestrian access consistent with the City of Parramatta Council's vision for a Civic Link. While the retention of heritage was considered carefully during the judging process, the jury was unanimous in its decision on the final chosen concept. The winning design will reflect and engage with the multiple histories of the site, including its Indigenous histories. These histories will be considered and interpreted through the next stage of the design process. The New South Wales Government is working closely with the City of Parramatta Council to ensure the new museum will be the anchor of a new and vibrant Parramatta arts and cultural precinct. The Government is proud of its decision to build an iconic, fit-for-purpose museum in western Sydney that will be recognised around the world for the excellent institution it will be."*

Using a high level of design excellence criteria, the Powerhouse Parramatta is expected to be a landmark development, responding to its context and setting. It is considered that the detailed design would ensure a practical resolution of heritage, architectural and landscape design matters for Parramatta.

## 9.4 Summary of Heritage Impact Assessment

### 9.4.1 Heritage items located on the site

This section describes the impact of the proposal to heritage items located on the site.

The impact of the proposal on the heritage significance of the "Willow Grove (and potential archaeological site)" and "St George's Terrace (and potential archaeological site)" is summarised below in accordance with the following considerations outlined in the NSW Heritage Office's *Statements of Heritage Impact* (2002) guidelines.

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

The proposal would require the demolition of the "Willow Grove (and potential archaeological site)" and the "St George's Terrace (and potential archaeological site)". However, it is considered that significant fabric from demolished heritage items would be salvaged, archived, re-used and/or interpreted at the site to contribute to the cultural significance of the place.

Interpretation of the "Willow Grove (and potential archaeological site)" and the "St George's Terrace (and potential archaeological site)" would recognise their heritage significance and acknowledge the changing quality of relationships between people and place within urban and cultural landscapes. The proposed forms of interpretation are described in Section 7.2. In addition, it is recommended that the

detailed design ought to interpret the heritage significance of the site in accordance with the City of Parramatta draft Heritage Interpretation Guidelines 2017.

**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:**

***Demolition of existing buildings and structures***

The demolition of the *"Willow Grove (and potential archaeological site)"* and the *"St George's Terrace (and potential archaeological site)"* would have a major physical and visual impact on the heritage significance of these heritage items (Figure 9-1). The demolition would result in the total irreversible loss of the conservation values that constitute heritage significance, including significant fabric and the visual setting. Finally, the proposal would result in statutory delisting of these heritage items.

Section 8 describes the potential community sense of loss and loss of social and cultural connections between people and place as a result of demolition of the heritage items. These connections would be explored through opportunities for interpretation.

Considering the nature and scale of the impact of demolition, the design would contribute to the cultural significance of the place through an urban design and landscape approach. As a leader in the collection and interpretation of social history and the built environment, Powerhouse Parramatta would be uniquely placed to undertake programmatic interpretation of these heritage items and their social histories.

***Removal of trees and vegetation***

The landscape design indicates that existing trees and vegetation at the site would be removed to accommodate the built form of the proposal (Figure 9-2). As part of the strategy for a 'welcome to country gateway', the landscape design proposes the use of indigenous species. In addition, the mature Monterey Cypress located in the front garden of the *"Willow Grove (and potential archaeological site)"*, whilst not directly impacted by the built form of the proposal, would obstruct construction of the proposal as well as the Parramatta Civic Link axis through the site. The tree would be removed. Finally, the existing trees along the foreshore of the Parramatta River would be removed to accommodate levelling of the area for flood storage.

It is considered that some of the existing trees at the *"Willow Grove (and potential archaeological site)"* contribute to heritage significance, as described in the CMP. As a result, the removal of existing trees and vegetation at the site would detrimentally impact on the cultural significance of the place with regard to its garden setting.



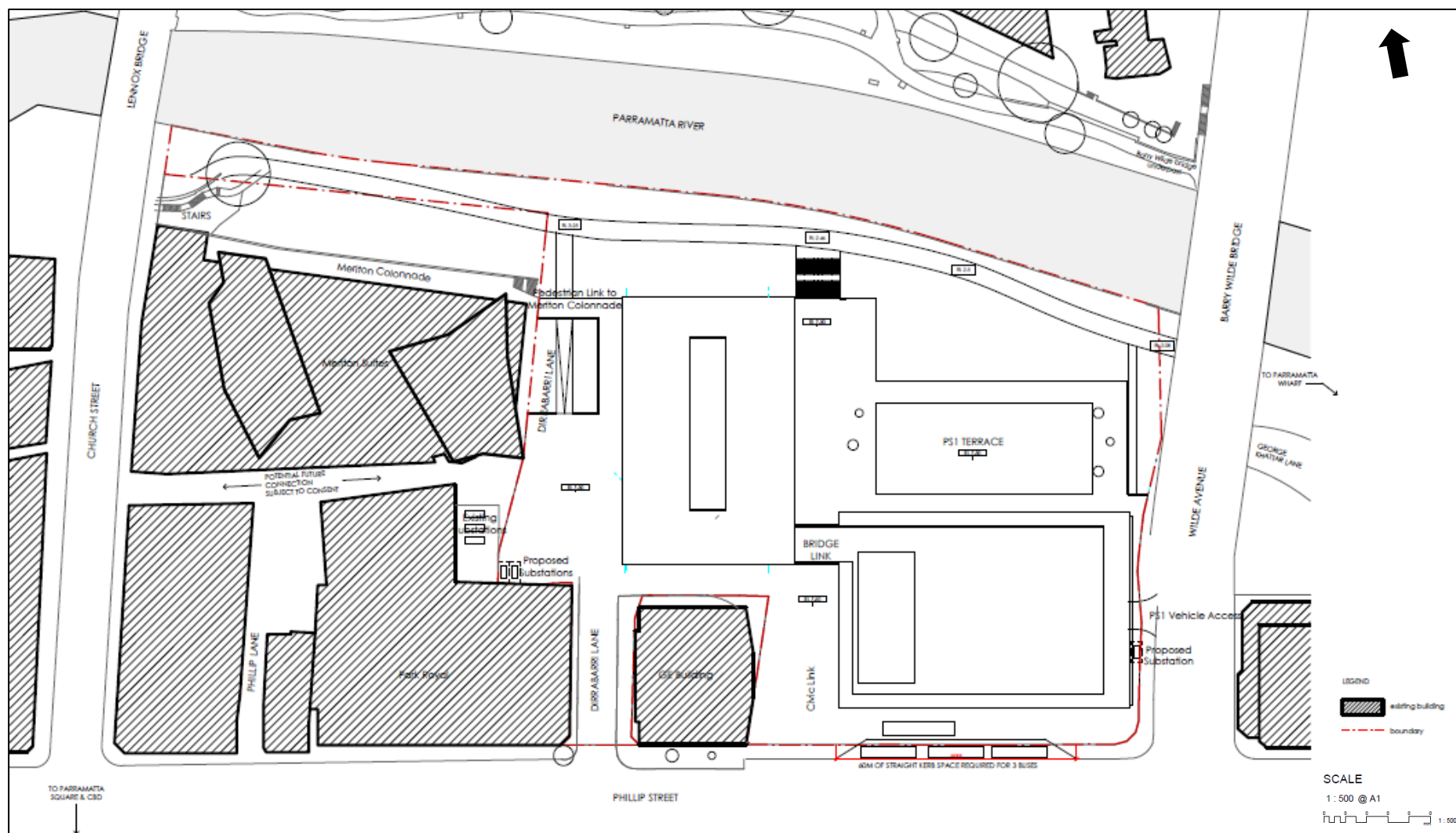


Figure 9-1 Proposed site master plan (Source: Moreau Kusunoki-Genton, 2020).



Figure 9-2 Proposed tree retention and removal plan (Source: McGregor Coxall, 2020).

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

Refer to Section 9.3 regarding alternative options considered for the proposal.

#### **9.4.1.1 Comparative analysis**

##### ***“Willow Grove (and potential archaeological site)”***

A comparative analysis for the *“Willow Grove (and potential archaeological site)”* was undertaken in the CMP prepared for the heritage item. The analysis identified that the item is *“rare as one of the last remaining grand villas that is retained within the central part of the Parramatta City Centre.”*<sup>14</sup>. The CMP also identified the following comparative examples located outside the Parramatta CBD in the surrounding suburbs of the Parramatta area:

- *“Comfort Lodge”* at 62 Prospect Street, Rosehill.
- *“Camden”* at 60 Prospect Street, Rosehill.
- *“Norfolk House and potential archaeological site”* at 465-473 Church Street, North Parramatta.
- *“Tara (also known as Ellengowan)”* at 153 George Street, Parramatta.

It is considered that the *“Willow Grove (and potential archaeological site)”* is the only Victorian Italianate residence located in the core of the Parramatta CBD, with another comparative example being a Victorian architectural style house (c.1897) located at 41 Hunter Street, Parramatta. Therefore, the demolition of the *“Willow Grove (and potential archaeological site)”* would have a major impact on the representation of this architectural style in the Phillip Street streetscape and Parramatta CBD townscape.

##### ***“St George’s Terrace (and potential archaeological site)”***

It is considered that the *“St George’s Terrace (and potential archaeological site)”*, as a collective group, are the only remaining examples located in the core of the Parramatta CBD of this style of attached Victorian terrace housing in a row. Other examples in the Parramatta CBD are typically single-storey terraces. However, two other examples of two-storey terraces in the Parramatta CBD are:

- *“Attached houses”* at 49 and 51 High Street, Parramatta.
- *“Attached houses”* at 21 Wentworth Street, Parramatta.

Both examples are a pair of attached terraces as opposed to a row of terraces.

It is considered that the demolition of the *“St George’s Terrace (and potential archaeological site)”* would have a major impact on the representation of this architectural arrangement and style in the Phillip Street streetscape and Parramatta CBD townscape.

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<sup>14</sup> FORM architects (2017).

#### **9.4.2 Heritage items and archaeological sites located in the vicinity of the site**

Table 9-5 describes the impact of the proposal on heritage items and archaeological sites located in the vicinity of the site. In addition, the impact of the proposal on the World and National Heritage-listed "*Old Government House and the Government Domain*" is described in Section 9.4.4.

The impact of the proposal has generally been assessed in terms of visual and vibration impacts, as well as impacts to setting and curtilage, as relevant. Potential vibration impacts are discussed in Section 9.4.3.



Table 9-5 Impact on heritage items and archaeological sites located in the vicinity of the site

Address	Item Name	Statutory Listing(s)	Impact Type	Impact Rating
349-351 Church Street, Parramatta (adjacent)	<i>"Lennox Bridge"</i>	State Heritage Register (SHR No. 00750) Section 170 Heritage and Conservation Register (RMS – now TfNSW) LEP (Item No. I00750)	Potential physical; visual; vibration, setting; curtilage.	No impact
353D Church Street, Parramatta	<i>"Alfred Square (and potential archaeological site)"</i>	State Heritage Register (SHR No. 01997) LEP (Item No. I686)	Potential setting	No impact
2 Horwood Place, Parramatta	<i>"Redcoats' Mess House (and potential archaeological site)"</i>	State Heritage Register (SHR No. 00218) LEP (Item No. I00218)	-	No impact
1 Marist Place, Parramatta	<i>"St Patrick's Cathedral, presbytery and precinct (and potential archaeological site)"</i>	State Heritage Register (SHR No. 00238) LEP (Item No. I00238)	-	No impact
90 George Street, Parramatta	<i>"Shop and office (and potential archaeological site)"</i>	State Heritage Register (SHR No. 00278) LEP (Item No. I00278)	-	No impact
24 and 24A O'Connell Street and 3 Marist Place, Parramatta	<i>"Marsden Rehabilitation Centre (and potential archaeological site)"</i>	State Heritage Register (SHR No. 00826 and No. 00771) LEP (Item No. I00826 and I00771)	-	No impact
69 George Street, Parramatta	<i>"Roxy Cinema"</i>	State Heritage Register (SHR No. 00711) LEP (Item No. I00711)	-	No impact
27 Elizabeth Street, Parramatta	<i>"All Saints Parochial School" and "All Saints Hall"</i>	LEP (Item No. I469 and Item No. I552)	-	No impact
267 Church Street, Parramatta	<i>"Shop (and potential archaeological site)"</i>	LEP (Item No. I666)	-	No impact

Address	Item Name	Statutory Listing(s)	Impact Type	Impact Rating
279 Church Street, Parramatta	<i>"Shop, office (and potential archaeological site)"</i>	LEP (Item No. I670)	-	No impact
281 Church Street, Parramatta	<i>"Shop"</i>	LEP (Item No. I671)	-	No impact
286 (rear), 288 and 290 Church Street, Parramatta	<i>"Sandstone and brick wall"</i>	LEP (Item No. I672)	-	No impact
298 Church Street, Parramatta	<i>"Shop"</i>	LEP (Item No. I677)	-	No impact
306 Church Street, Parramatta	<i>"Former ANZ Bank (and potential archaeological site)"</i>	LEP (Item No. I678)	Potential setting	No impact
317 Church Street, Parramatta	<i>"Shop"</i>	LEP (Item No. I680)	-	No impact
321 Church Street, Parramatta	<i>"Shop"</i>	LEP (Item No. I681)	-	No impact
325 and 327 Church Street, Parramatta	<i>"Shop"</i>	LEP (Item No. I682)	-	No impact
356 Church Street, Parramatta	<i>"St Peter's Uniting Church and studio theatre (and potential archaeological site)"</i>	LEP (Item No. I687)	-	No impact
48 George Street, Parramatta	<i>"Civic Arcade (former theatre) (and potential archaeological site)"</i>	LEP (Item No. I704)	-	No impact

Address	Item Name	Statutory Listing(s)	Impact Type	Impact Rating
52 George Street, Parramatta	<i>"Dr Pringle's Cottage"</i>	LEP (Item No. I705)	-	No impact
Marsden Street, Parramatta	<i>"Parramatta Dam archaeological site weir"</i>	LEP (Item No. I732)	-	No impact
64 and 66 Phillip Street, Parramatta	<i>"Barnaby's Restaurant (and potential archaeological site)"</i>	LEP (Item No. I739)	-	No impact
68A and 70 Phillip Street, Parramatta	<i>"Office (and potential archaeological site)"</i>	LEP (Item No. I740)	-	No impact
11 Victoria Road (corner of Sorrell Street), Parramatta	<i>"Rose and Crown Hotel (and potential archaeological site)"</i>	LEP (Item No. I746)	-	No impact
323 Church Street, Parramatta	<i>"Archaeological and terrestrial"</i>	LEP (Item No. A7)	-	No impact
329 Church Street, Parramatta	<i>"Archaeological and terrestrial"</i>	LEP (Item No. A8)	-	No impact
331 Church Street, Parramatta	<i>"Archaeological and terrestrial"</i>	LEP (Item No. A9)	-	No impact
331A Church Street, Parramatta	<i>"Archaeological and terrestrial"</i>	LEP (Item No. A10)	-	No impact
302 Church Street, Parramatta	<i>"Archaeological site"</i>	LEP (Item No. A13)	-	No impact

### 9.4.3 Potential vibration impacts

The Noise and Vibration Impact Assessment<sup>15</sup> considered potential vibration impacts of the proposal on structures, including heritage items, located in the vicinity of the site in accordance with British Standard 7385-2. In addition, the Assessment identified that the nearest heritage items (excluding the two heritage items proposed to be demolished) are located more than 70 metres from the site, as well as the *"Lennox Bridge"* which is located adjacent to the site.

The potential use of impact piling during construction may generate adverse vibration impacts at structures immediately adjacent, and in close proximity to, the site. To minimise potential structural damage and potential adverse impacts to human comfort, minimum working distances for vibration intensive plant and vibration monitoring are recommended during construction. It is generally considered that the nearest heritage items are located a greater distance from the site than the minimum working distances identified in Table 25 of the Assessment.

### 9.4.4 *"Old Government House and the Government Domain"*

The proposal is located outside the World Heritage Buffer of the *"Old Government House and the Government Domain"* but is situated in the 'sensitive' (but not 'highly sensitive') area mapped in *Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values: Technical Report*<sup>16</sup> (Figure 9-3).

Furthermore, the proposal is located within the Riverside Edge Precinct which is comprised of the following important views (Figure 9-4):

- View 1: Old Government House towards the city
- View 3: Looking north-east towards former Old Kings School from Old Government House
- View 5: Bath house area to city
- View 8: Parramatta river views.

The proposal would not have a significant impact on World or National Heritage values of the *"Old Government House and the Government Domain"* for the following reasons:

- it is considered to satisfy the future development guidelines for the Riverside Edge Precinct
- it is located in the 'sensitive' mapped area, as opposed to the 'highly sensitive' area
- it would generally be obscured from important views by the existing intervening 'Aspire' and 'Altitude' Meriton developments located adjacent to the west of the site.

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<sup>15</sup> Arup (2020).

<sup>16</sup> Planisphere (2012).



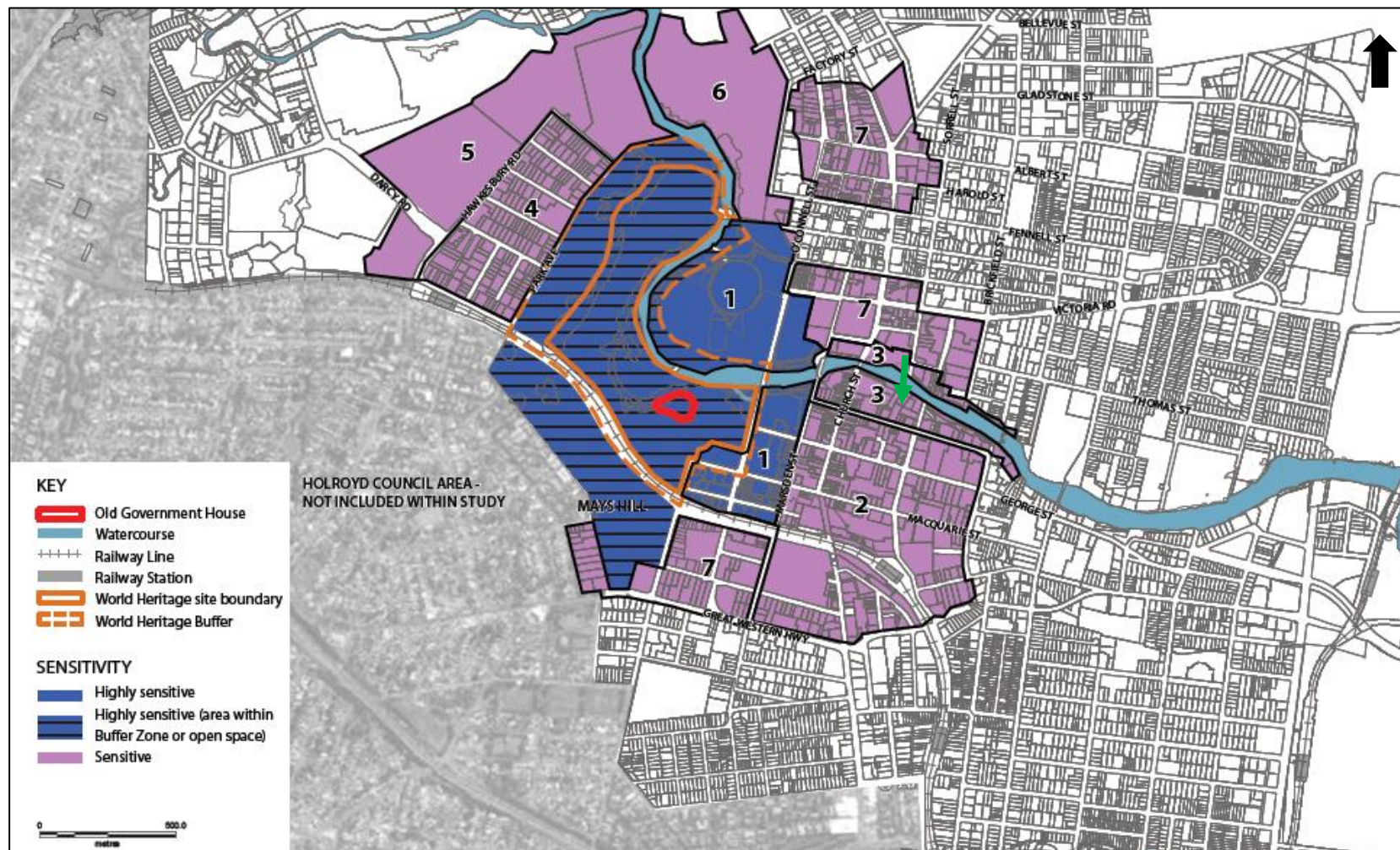


Figure 9-3 Precinct map showing the sensitivity of sensitive area based on Old Government House views and setting. The location of the site is shown by the green arrow (Source: Planisphere, 2012).

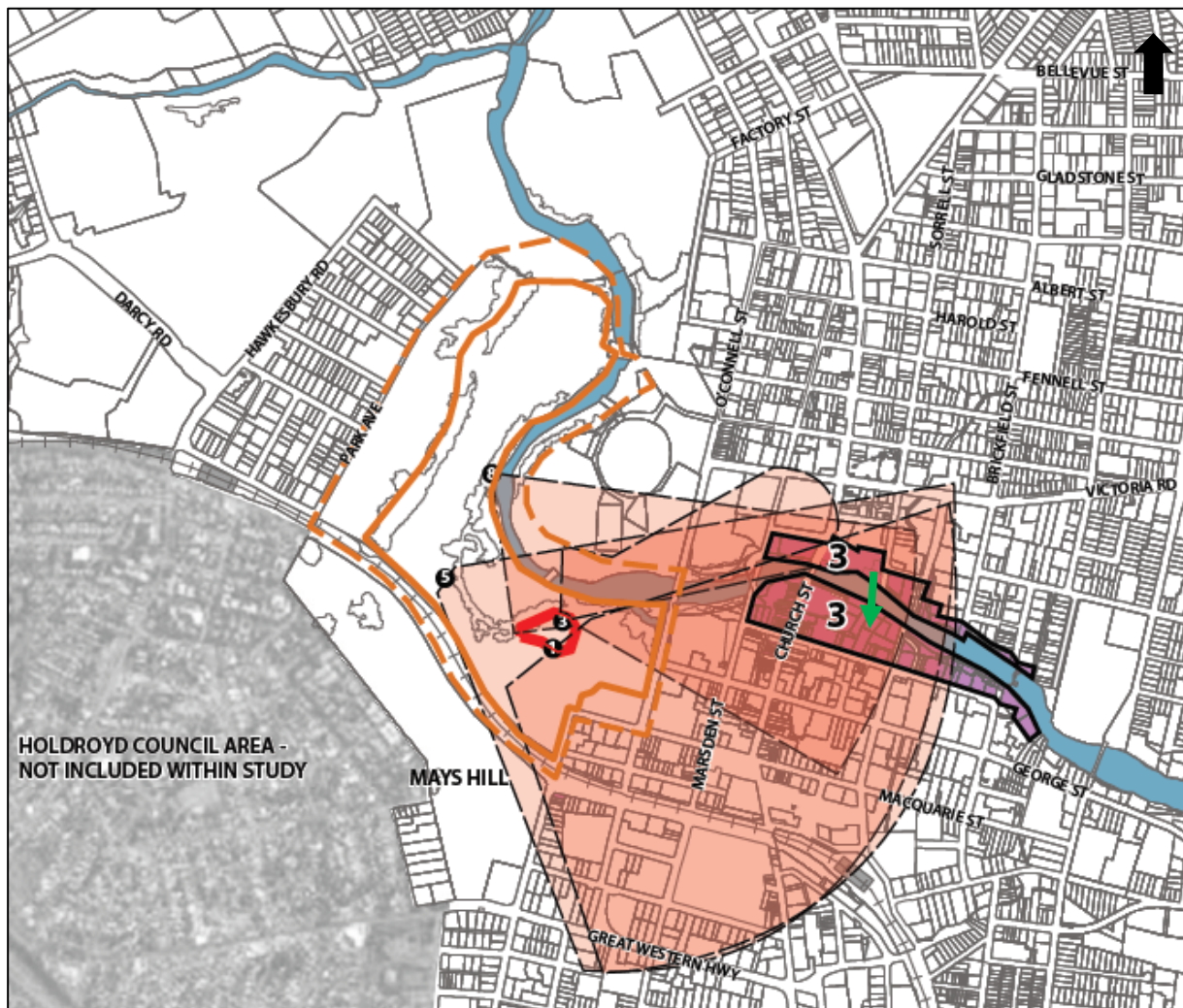


Figure 9-4 Important views to and from Old Government House. The location of the site is shown by the green arrow (Source: Planisphere, 2012).

#### 9.4.5 Potential heritage items

There are considered to be no existing buildings located on, or in the vicinity of, the site currently subject to an IHO or have potential heritage significance (refer to Section 5.3). Therefore, the proposal would have no impact on potential heritage items.

#### 9.4.6 Historical archaeology impact

The Historical Archaeological Research Design<sup>17</sup> assessed the potential impact of the proposal on historical archaeology. Proposed excavation for activities including pile footprints, service corridors and tree plantings are identified as having the potential to have a physical impact on the archaeological resource from areas of low local significance to areas of potentially State significant archaeology (Figure 9-5).

<sup>17</sup> Curio Projects (2020).



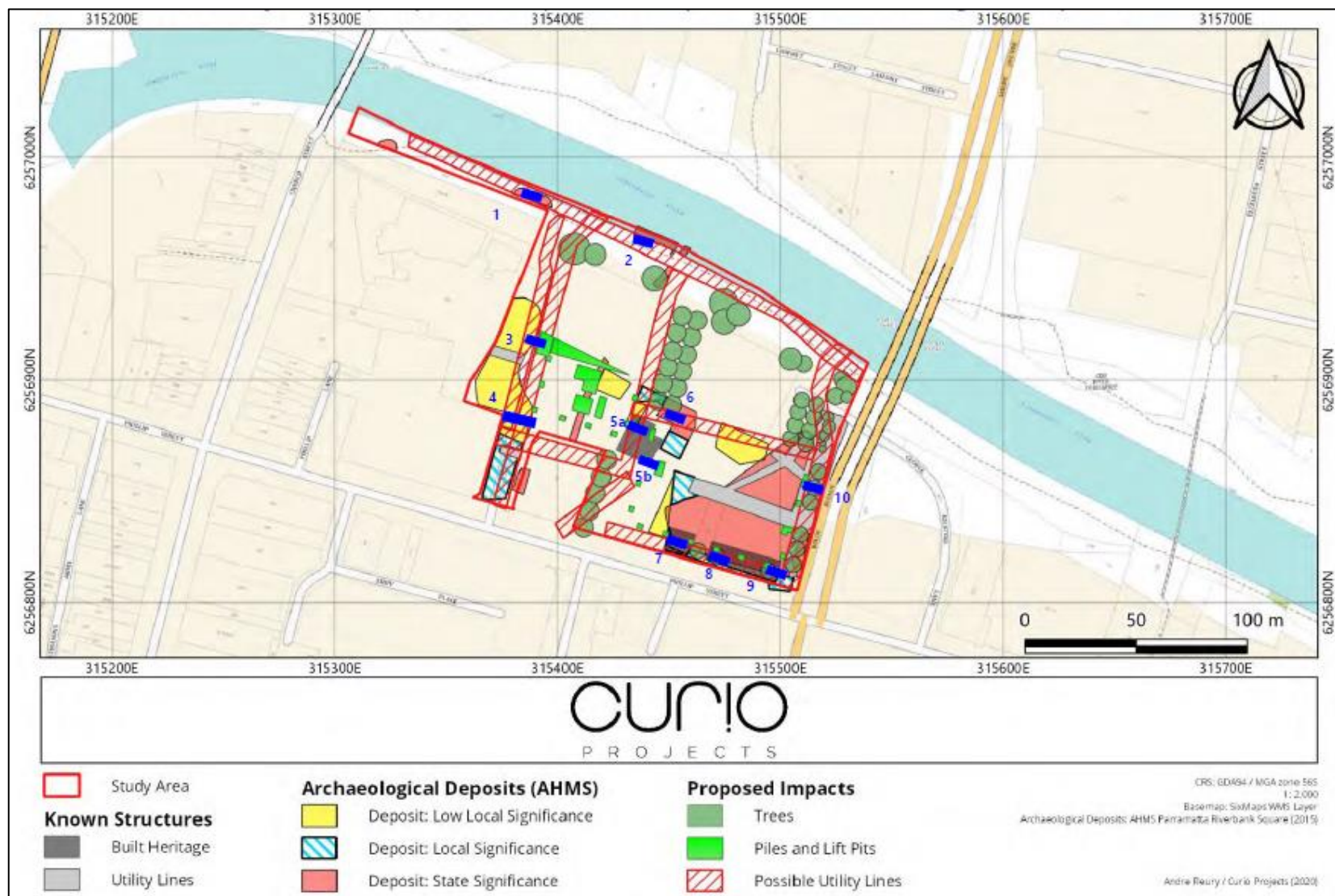


Figure 9-5 Location of archaeology and the proposed siting of test trenches (in blue) (Source: Curio Projects, 2020).

#### 9.4.7 Historical arrangements and access

The principal historic access route to the *"Willow Grove (and potential archaeological site)"* and the *"St George's Terrace (and potential archaeological site)"* is from the Phillip Street frontage. The demolition of these heritage items would have a major impact on the existing historical arrangements and access, both to and from, these heritage items.

The removal of Oyster Lane and termination of George Khattar Lane would have no impact on nearby heritage streetscapes nor the character of the Parramatta CBD townscape.

#### 9.4.8 Cumulative impacts

This section considers the cumulative impact of the proposed on the loss of heritage items in the Parramatta area.

The Parramatta Light Rail is located in the vicinity of the site, extending south across the *"Lennox Bridge"* and along Church Street. It is understood that the construction of the Parramatta Light Rail would result in the demolition of the Royal Oak Hotel and Stables on the corner of Ross and Church Streets in the North Parramatta precinct, as well as two individually listed bridges (Camellia Bridge and Carlingford Bridge)<sup>18</sup> to facilitate the infrastructure alignment. Physical, visual and potential vibration impacts were also considered for other heritage items located in the Parramatta CBD. The Parramatta Light Rail was assessed as having a moderate physical impact and major visual impact on the *"Lennox Bridge"*. The project was generally assessed as having minor, negligible, neutral and/or no impact on other heritage items located on Church Street, Parramatta.

In addition, the future Sydney Metro West and Parramatta Civic Link would have the potential to contribute to cumulative impacts on heritage items in the Parramatta area. The SEARs for the Sydney Metro West Project were issued on 11 December 2019 and it is understood that the EIS is in preparation. It is also understood that the Parramatta Civil Link is in the concept design phase.

In consideration of (a) the nature and scale of the proposal; (b) potential impact to heritage by other nearby current and future developments, and; (c) the perspective of local communities, the proposal is considered to have a minor cumulative impact on the loss of heritage items in the Parramatta CBD.

### 9.5 Conservation Management Plans

A CMP<sup>19</sup> has been prepared for the *"Willow Grove (and potential archaeological site)"*. The intention of the CMP is to serve as the principal guide for future planning, management and development works to the heritage item, where impacts are likely to occur.

The proposal would require demolition of the heritage item resulting in total irreversible loss of the conservation values that constitute heritage significance, including significant fabric and the visual setting. Demolition would not comply with the conservation policies identified in the CMP.

Furthermore, the conservation policy for adaptive re-use (Policy 24) is below:

*"Willow Grove" may continue to be adapted to future compatible uses if the use does not significantly alter the interpretation of the place and future uses respect the heritage significance*

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<sup>18</sup> WSP & Jacobs (2017).

<sup>19</sup> FORM architects (2017).



*reflected in the remaining significant fabric. Consideration also needs to be given for the best fit use for the site and not the building fitting the use."*

The proposal would not have the potential to enhance the adaptive re-use of the place without having a significant impact on heritage significance. Change resulting from demolition would have a major physical and visual impact on the heritage item.

Finally, it is recommended that interpretation of the heritage item is prepared in accordance with the conservation policies for interpretation (Policy 14, 15 and 16), as appropriate.

## 9.6 Conclusion

The proposal would deliver the Powerhouse Parramatta, a new cultural institution for Parramatta in the heart of Sydney's Central City.

The SoHI has been prepared to assess the potential impacts of the construction and operation of the Powerhouse Parramatta on heritage items and archaeological sites, as well as potential heritage items, heritage conservation areas and heritage landscapes.

### Summary of Findings

A summary of potential impacts is provided below.

#### Heritage items and archaeological sites

- The demolition of the heritage items "*Willow Grove (and potential archaeological site)*" and the "*St George's Terrace (and potential archaeological site)*" located at the site would have a major physical and visual impact on heritage significance of those items.
- The proposal would have no impact on heritage items and archaeological sites located in the vicinity of the site.
- It is considered that some of the existing trees at the "*Willow Grove (and potential archaeological site)*" contribute to heritage significance.
- The design would contribute to the cultural significance of the place through an urban design and landscape approach. This would be achieved through the salvage, archiving, re-use and/or interpretation of significant fabric at the site.
- The "*Willow Grove (and potential archaeological site)*" and the "*St George's Terrace (and potential archaeological site)*" are the only examples of their type located in the core of the Parramatta CBD. The demolition of these heritage items would have a major impact on the representation of these respective architectural styles in the Phillip Street streetscape and Parramatta CBD townscape.
- The proposal would not have a significant impact on World or National Heritage values of the "*Old Government House and the Government Domain*" including important views.
- The proposal is considered to have a minor cumulative impact on the loss of heritage in the Parramatta area.

#### Potential heritage items

There are considered to be no existing buildings located on, or in the vicinity of, the site currently subject to an IHO or have potential heritage significance.

#### Heritage conservation areas and landscapes

The site is not located on, or in the vicinity of, any heritage conservation areas (HCAs) nor heritage landscapes listed under Schedule 5 of the LEP.

### **Historical arrangements and access**

The demolition of the *"Willow Grove (and potential archaeological site)"* and the *"St George's Terrace (and potential archaeological site)"* would have a major impact on the existing historical arrangements and access, both to and from, these heritage items.

### **Historical Archaeology**

Proposed excavation for activities including pile footprints, service corridors and tree plantings are identified as having the potential to have a physical impact on the archaeological resource from areas of low local significance to areas of potentially State significant archaeology.

### **Mitigation Measures**

Finally, it is considered that the recommended mitigation measures in Section 10 provide an appropriate response to manage potential impacts during the detailed design, pre-construction, construction and post-construction phases.

## 10 Mitigation Measures

The proposal will be managed to ensure that, as far as practicable, potential heritage and archaeological impacts are avoided and/or mitigated. Table 10-1 provides the recommended mitigation measures to mitigate and manage potential impacts on heritage items and archaeological sites located on, and in the vicinity of, the site.

Table 10-1 Recommended mitigation measures

Proposed Measure	Timing
<p><b>Interpretation Plan</b></p> <p>As a leader in the collection and interpretation of social history and the built environment, Powerhouse Parramatta is uniquely placed to undertake ongoing programmatic interpretation of the heritage items and their social histories. The Interpretation Plan will focus on programmatic interpretation strategies that include the multiple histories of the site pre and post-Contact developed in collaboration with the community and other stakeholders to identify and interpret the key heritage conservation values of the <i>"Willow Grove and potential archaeological site)"</i> and the <i>"St Georges Terrace (and potential archaeological site)"</i> which are to be demolished. Any uncovered historical archaeology associated with these heritage items ought to be considered for their interpretive value.</p> <p>In addition, it is recommended that the Plan references the conservation policies for interpretation for the <i>"Willow Grove (and potential archaeological site)"</i>, as appropriate.</p> <p>Finally, it is recommended that the detailed design interprets the heritage significance of the site in accordance with the City of Parramatta draft Heritage Interpretation Guidelines 2017, particularly the site-specific criteria which are currently in progress. The Proponent will work in ongoing partnership with the Council to achieve this.</p>	Detailed Design; Operation
<p><b>Protection of the "Lennox Bridge"</b></p> <p>Proposed activities near the <i>"Lennox Bridge"</i> include re-turfing and a new ramp connecting the site to Church Street south of the bridge. Based on current design drawings, it is considered that the proposal would have no impact on the heritage item.</p> <p>The detailed design must also ensure that proposed activities have no impact on the State Heritage-listed item, particularly the significant stonework and eastern parapet.</p>	Detailed Design
<p><b>Design support for working with heritage items</b></p> <p>Where practical, heritage specialists (built heritage and historic archaeology) will provide input into the detailed design phase to assist in identifying opportunities to enhance an understanding of, and engagement on, the heritage significance of the place.</p>	Detailed Design



Proposed Measure	Timing
<p><b>Archival recording</b></p> <p>To maintain a record of changes to the <i>"Willow Grove (and potential archaeological site)"</i> and the <i>"St George's Terrace (and potential archaeological site)"</i> and its relationship to context and setting, prior to any demolition, an archival photographic record will be prepared in accordance with the relevant requirements of the NSW Heritage Office's <i>How to Prepare Archival Records of Heritage Items</i> (2003) and <i>Photographic Recording of Heritage Items Using Film or Digital Capture</i> (2006) guidelines. It is recommended that copies of the Archival Photographic Record be stored at the City of Parramatta Council.</p>	Pre-Construction
<p><b>Protection of significant fabric</b></p> <p>The Contractor(s) must identify and implement construction methods in a Construction Environmental Management Plan (CEMP) that minimise impacts to the significant fabric of the <i>"Willow Grove (and potential archaeological site)"</i> and the <i>"St George's Terrace (and potential archaeological site)"</i> during the salvaging process and incorporates the mitigation measures of this SoHI.</p> <p>Furthermore, the Construction Heritage Management Plan (CHMP) will also identify and implement methods as well as appropriate training and induction processes for construction personnel to minimise potential impacts during detailed design and construction.</p>	Pre-Construction; Construction
<p><b>Salvage of significant fabric</b></p> <p>The Contractor(s) must salvage significant fabric from the <i>"Willow Grove (and potential archaeological site)"</i> and the <i>"St George's Terrace (and potential archaeological site)"</i> for the purposes of re-use and interpretation at the site, including:</p> <ul style="list-style-type: none"> <li>significant internal and external elements at the <i>"Willow Grove (and potential archaeological site)"</i> graded as exceptional, high and moderate significance in the CMP<sup>20</sup> prepared for the heritage item.</li> <li>significant brick fabric at the <i>"St George's Terrace (and potential archaeological site)"</i>, including parapet brickwork with the façade inscription "St. George's Terrace 1881", where possible.</li> <li>internal elements of the <i>"St George's Terrace (and potential archaeological site)"</i> which may be of heritage significance, to be identified by a qualified heritage consultant.<sup>21</sup></li> </ul>	Pre-Construction; Construction

<sup>20</sup> FORM architects (2017).

<sup>21</sup> The internal spaces of the *"St George's Terrace (and potential archaeological site)"* were not accessible during the site inspection on 13 March 2020.

Proposed Measure	Timing
The salvage and re-use of significant fabric at the site must be detailed in the urban design and landscape approach.	
<b>Construction support for working with heritage items</b> Where practical, heritage specialists and/or a heritage engineer will provide construction support in order to manage the salvage of significant fabric during demolition of the <i>"Willow Grove (and potential archaeological site)"</i> and the <i>"St George's Terrace (and potential archaeological site)"</i> .	Construction
<b>Potential vibration impacts</b> Potential vibration impacts must be managed in accordance with the recommendations of the Noise and Vibration Impact Assessment. Where required, monitoring and the physical protection of significant fabric of heritage items located in the vicinity of the site ought to be provided for the duration of construction.	Construction
<b>Protection of historical archaeological resource</b> Potential impacts on the archaeological resource at the site must be managed in accordance with the recommendations of the Historical Archaeological Research Design, which include: <ul style="list-style-type: none"> <li>• avoid physical impacts through redesign and/or the use of previously disturbed areas, where possible.</li> <li>• undertake archaeological salvage and recording where archaeological disturbance or removal is unavoidable.</li> <li>• archiving of salvaged archaeological remains.</li> </ul> Enacting the unexpected find procedure in the event that potential relics are encountered during construction.	Detailed Design; Pre-Construction; Construction
<b>Potential social impacts</b> Potential social impacts on the local community resulting from the loss of heritage ought to be managed in accordance with the recommendations of the Social and Economic Impact Assessment.	Construction; Operation
<b>Archiving of significant fabric</b> Salvaged significant fabric including contents, fixtures and objects must be made available, through a process to be developed by INSW in consultation with the City of Parramatta Council and/or local stakeholders.	Post-Construction

## 11 References

AHMS (2015), Historical Archaeological Assessment, Research Design and Excavation Methodology, October 2015.

Arup (2020), Powerhouse Precinct Parramatta – Noise and Vibration Impact Assessment.

Australia ICOMOS (2013), The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance.

Curio Projects (2020), Aboriginal Cultural Heritage Assessment Report – Powerhouse Parramatta.

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Ethos Urban (2020), Social and Economic Impact Assessment – Powerhouse Parramatta SSDA.

FORM architects (2017), Conservation Management Plan | Willow Grove.

HMUP (2016), Statement of Heritage Impact: Temporary Council Chambers Willow Grove, January 2016.

Planisphere (2012), Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values: Technical Report.

Museum of Applied Arts & Sciences (2020), Powerhouse Parramatta Design Excellence Report, April 2020.

NSW Heritage Office (2002), Statements of Heritage Impact.

NSW Heritage Office (2001), Assessing Heritage Significance.

NSW Department of Planning, Industry and Environment (2020), Interim heritage orders.

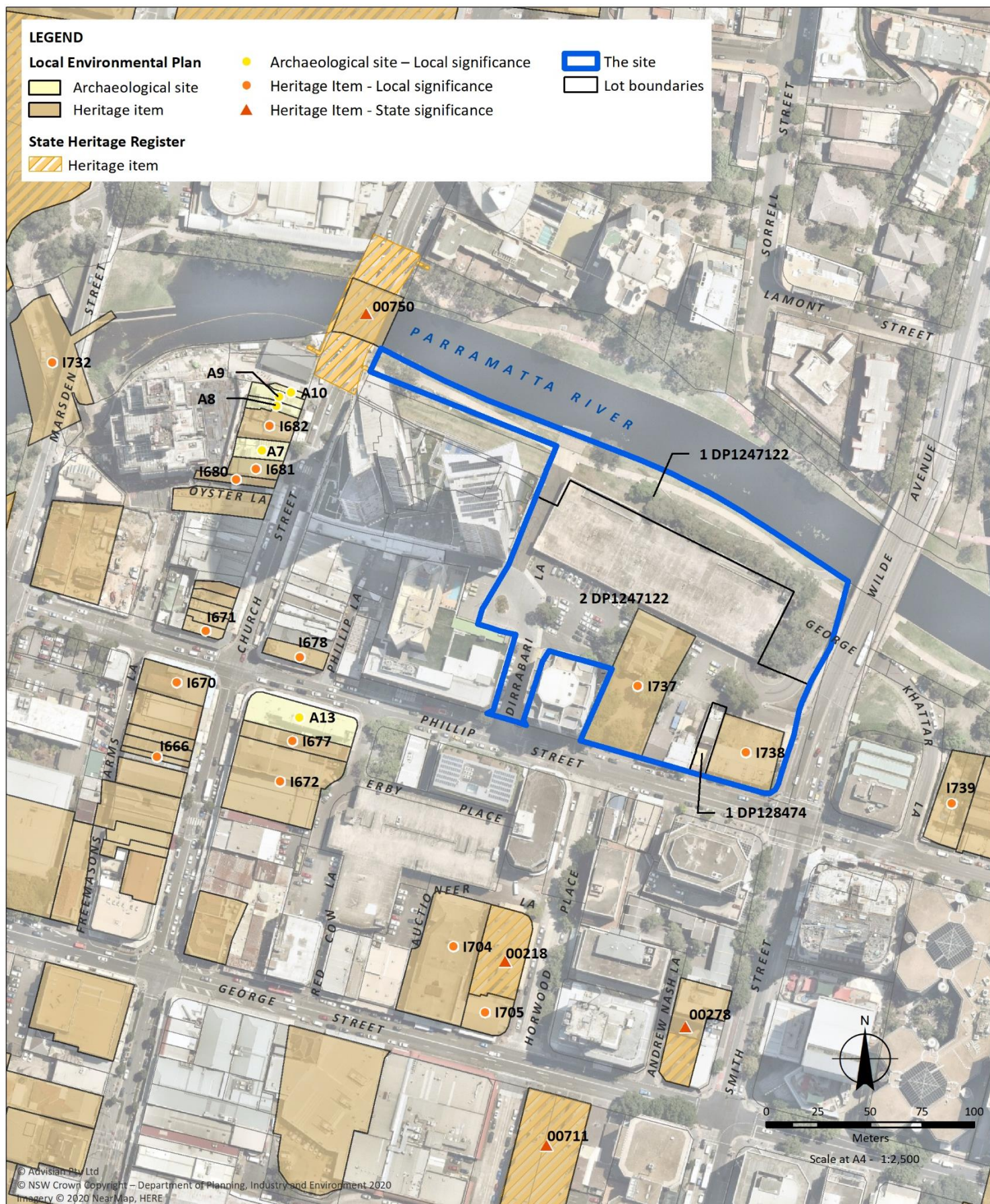
WSP & Jacobs (2017), Parramatta Light Rail (Stage 1) Westmead to Carlingford via Parramatta CBD and Camellia – Environmental Impact Statement.



## **Appendix A**

### **Detailed Heritage Mapping**





## Powerhouse Parramatta

### Heritage items and archaeological sites located on, and in the vicinity of, the site

Source Information:  
Heritage  
NSW Planning Portal  
Cadastral  
Spatial Services, NSW Department of Finance and Services

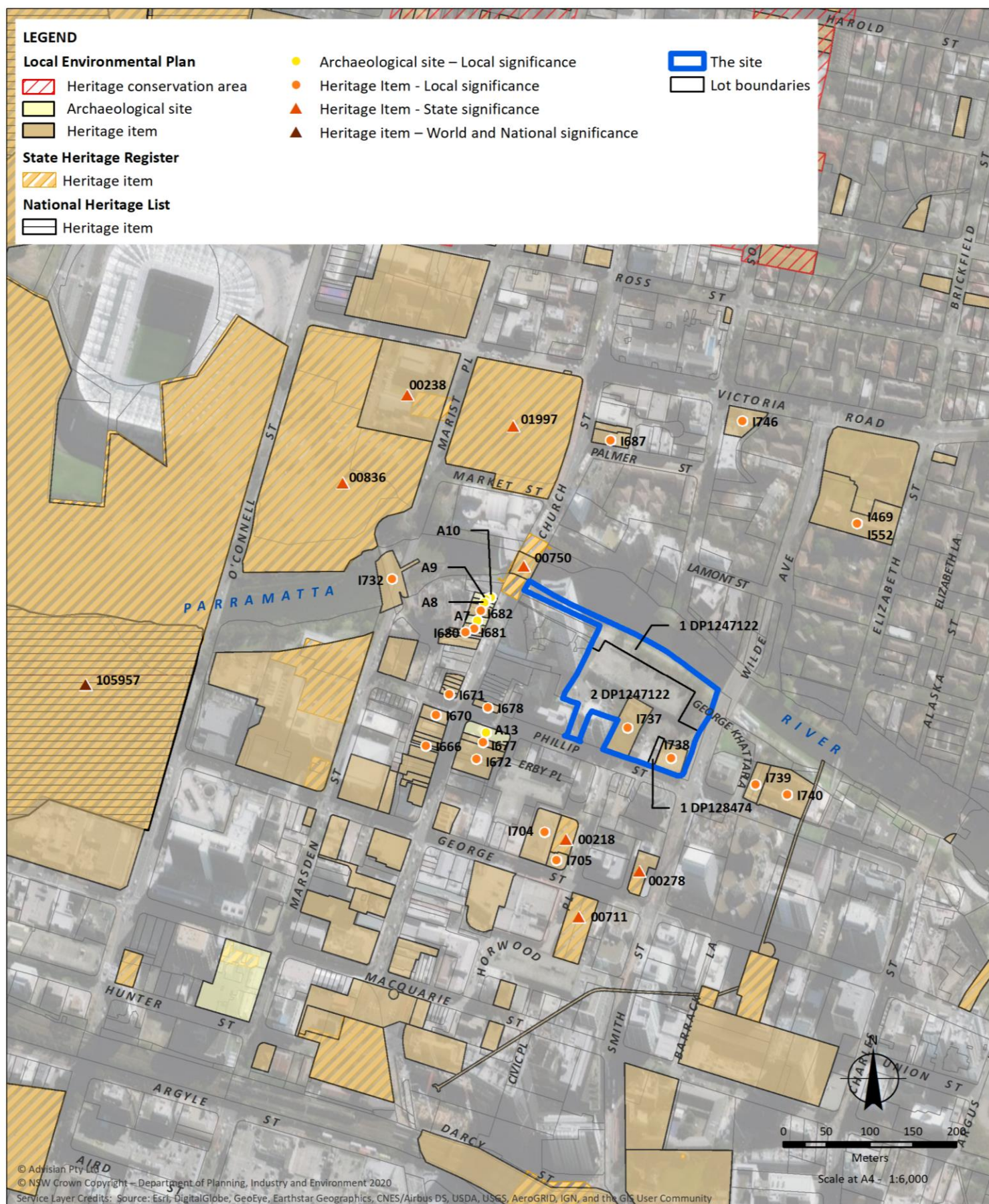
State Heritage Register - Curtilages v1.1  
Department of Premier and Cabinet (DPC)

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## Powerhouse Parramatta

### Heritage items and archaeological sites located on, and in the vicinity of, the site

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