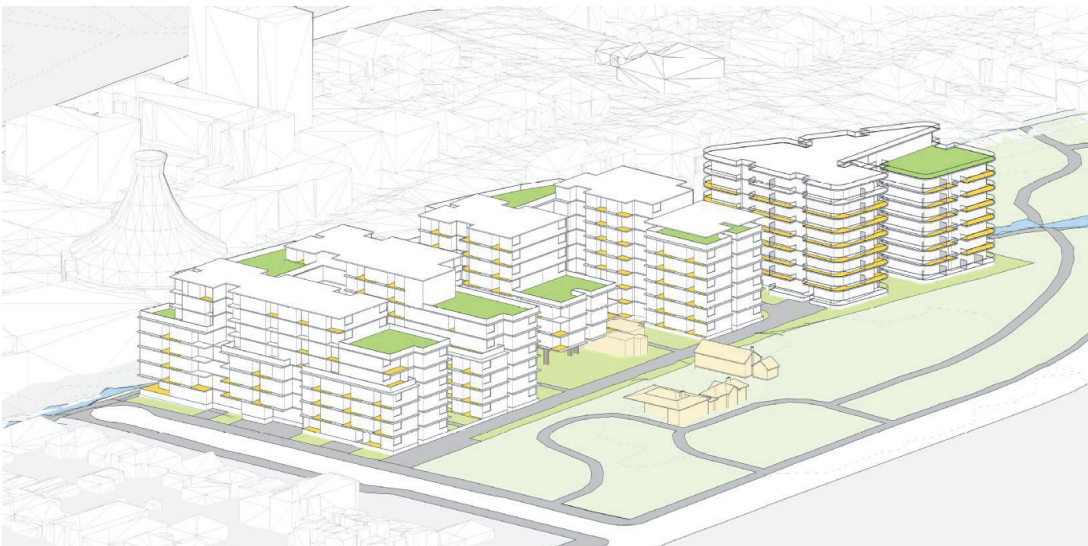


## STATEMENT OF HERITAGE IMPACT

2A Gregory Place, Harris Park

May 2022



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## EXECUTIVE SUMMARY

This Statement of Heritage Impact (SoHI) has been prepared as part of the Environmental Impact Statement (EIS) for State Significant Development (SSD) application number SSD-31179510, for the proposed development at 2A Gregory Place, Harris Park. The SSD DA is for the concept proposal for the demolition of the existing factory on the site and construction of an affordable housing and build-to-rent development comprising approximately 483 dwellings within three freestanding four to eight storey buildings.

This application is lodged with the NSW Department of Planning Industry and Environment (NSW DPIE) for assessment. This SoHI report has been prepared in response to the requirements outlined in the Secretary's Environmental Assessment Requirements (SEARs) dated 28 April 2022.

The subject site at 2A Gregory Place, Harris Park is located within a rich, multi-layered and evolved historic cultural landscape, on the eastern edge of the Parramatta CBD. Many of these integrated, interlocking values are related to both the Harris Park locality and the subject site. Extensive and multi-disciplinary research was undertaken, by GBA Heritage and the project team, into the evolution of the historic cultural landscape from early human habitation, colonial era settlement, and the contemporary multi-cultural character of Harris Park, Parramatta.

The site presents a unique opportunity to replace a large, redundant industrial complex with a new high quality, low rise, medium density residential project, containing a high proportion of affordable housing, in an evolved historic parkland setting, located in close proximity to the Parramatta CBD.

The subject site, a disused former pharmaceuticals assembly light industrial complex, is located within one of the most significant and sensitive historical cultural landscapes in the Parramatta locality. Although not individually heritage listed by either State or Local authorities, the site is located to the immediate south of the SHR listed Hambledon Cottage, and its historic landscaped setting. It is also in the vicinity of the SHR listed Elizabeth Farm and Experiment Farm properties and is set to the north of an expansive LEP listed Experiment Farm Heritage Conservation Area. It is also in the vicinity of LEP listed Elizabeth Farm and Harris Park West Conservation Areas.

The agreed development pathway commenced with the issue of a Site Compatibility Certificate as the framework for testing the capacity of the site for residential development. In July 2017, the NSW Department of Planning and Environment approved a Site Compatibility Certificate under Clause 37(1) of SEPP Affordable Rental Housing 2009 (ARHSEPP).

In 2018, an initial concept plan presented to the Heritage Council comprised perimeter forms and point towers in an orthogonal arrangement.

Following the consultation with City of Parramatta Council's Heritage Officer and NBRS that established a new design parameter to protect view corridors between three SHR listed items, an initial concept plan was based on a 'triangular' layout with a built edge that defined a potential through site link at the southern boundary of the subject site. As it transpired, this principal design guidance resulted in an awkward splayed planning layout, poorly configured building footprints and new buildings located very close to the common site boundary with Hambledon Cottage. Furthermore, a scheme with lower heights needed to be explored.

As part of the discussions with the NSW Heritage Council Approvals Committee (HCAC) during 2020, it became apparent that the location and setting of the subject site at 2A Gregory Place was set within a complex and evolved cultural and natural landscape, and in the vicinity of places of considerable State Heritage significance.

In mid-2020 The Heritage Council commissioned LSJ Heritage Consultants to prepare a review of the various CMPs that had been prepared for the three State items (Elizabeth Farm, Experiment Farm and Hambledon Cottage) and prepare a commentary on the evolving cultural landscape created by the Harris and Macarthur Estates that forms the immediate context for the subject site. The aim of the study was *to provide a synthesis of previous research undertaken in relation to the history and significance of each of the three identified properties and the interconnections between each property, both historically and currently.*

Simultaneously, GBA Heritage were commissioned by the proponent to carry out background research into the interaction between the natural landscape of the locality and the evolving land ownership and land use across the somewhat wider context of the early settlement of Parramatta township. This research ultimately tracked the subdivision of the Macarthur Elizabeth Farm estate in the 1880s through to the formation of the subject site and its physical relationship with the adjoining Hambledon Cottage property. A detailed historical research of the subject site formed a basis for the proposed concept plan.

Stanisic Architects, the architectural design team, were nominated as the design architect to develop the Concept DA with the oversight of the appointed Design Integrity Panel to ensure the preservation of design excellence. This includes review of the brief and proposed uses within the buildings and site, site analysis, place making and principles, design criteria, design concept, estimated project budget and construction costs.

Extensive working sessions with HCAC, City of Parramatta Council, and peer review process from 2018 to 2021, resulted in substantial changes to the initial concept. The Heritage Council did not see importance of maintaining view corridors and vistas that did not exist in reality between three SHR listed items. The preference was given to the site layout, based on an orthogonal layout of the overall subdivision and street patterns that currently define the contemporary cultural landscape of Harris Park. As such, the current scheme has been arranged into an orthogonal layout of five fingers varying in height from 4-8 storeys, responding to evolving cultural landscape and being consistent with the scale of development in the locality.

This SoHI report concludes that the proposed development has an acceptable heritage impact on the heritage significance and values of the SHR listed items in the vicinity of the subject site, and thus the consent Authority should have not hesitation, from a heritage perspective in approving the application.

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# 1.0

## INTRODUCTION

### 1.1 REPORT OVERVIEW

This report has been prepared as part of the Environmental Impact Statement (EIS) for State Significant Development (SSD) application number SSD-31179510, for the proposed residential development at 2A Gregory Place, Harris Park. The SSD DA is for the concept proposal for demolition of the existing factory on the site and construction of an affordable housing and build-to-rent development comprising approximately 483 dwellings within three freestanding four to eight storey buildings.

This application is lodged with the NSW Department of Planning, Industry and Environment (NSW DPIE) for assessment.

The report has been prepared in response to the requirements outlined in the Secretary's Environmental Assessment Requirements (SEARs) dated 28 April 2022. This report is the 'Statement of Heritage Impact (SoHI)' required by the SEARs to be addressed with regard to the heritage impact of the proposal are shown in Table 1 below.

This report evaluates the concept design proposed by Stanisc Architects, and concludes that, the proposal will have an acceptable heritage impact.



**Figure 1.1**  
Location map showing the subject site shaded in yellow.  
Source: NSW LRS SIX Maps website



**Figure 1.2**  
Extract from the LEP Heritage Map 010 showing the subject site shaded in blue.  
Source: NSW Government Legislation website

**TABLE 1. SEARs REQUIREMENTS**

Title	Description of Requirements	Section reference in this report
Item 19. Environmental Heritage	<p>Provide a Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual and the following:</p> <ul style="list-style-type: none"> <li>all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance;</li> </ul>	<p>In the preparation of this SoHI report, the guidelines in the NSW Heritage Manual have been considered.</p> <p>Section 5.0, 'Established Heritage Significance' focuses on the heritage items in the vicinity of the subject site.</p>
	<ul style="list-style-type: none"> <li>compliance with the relevant Conservation Management Plan;</li> </ul>	<p>Given that the subject site is not listed as an item of heritage significance, it does not have a CMP. However, a thorough review of the relevant CMPs for the heritage listed items in the vicinity of the subject site has been undertaken for the preparation of this report.</p>
	<ul style="list-style-type: none"> <li>compliance with the advice and recommendations provided by the Heritage Council Approvals Committee (HCAC) at its meeting on 2 March 2021;</li> </ul>	<p>Section 4.0, Background to the Concept Plan</p>
	<ul style="list-style-type: none"> <li>the impacts of the proposal on heritage item(s) including a visual impact assessment;</li> </ul>	<p>Section 7.0, Assessment of Heritage Impact</p>
	<ul style="list-style-type: none"> <li>the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items; and</li> </ul>	<p>Section 7.0, Assessment of Heritage Impact</p>
	<ul style="list-style-type: none"> <li>justification for any changes impacting on the heritage significance or cultural heritage values of the site and the surrounding heritage items including any options analysis.</li> </ul>	<p>Section 7.0, Assessment of Heritage Impact</p>
	<p>If the SOHI identifies impact on potential historical and/or maritime archaeology, an historical and/or maritime archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the guidelines Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009).</p>	<p>The archaeological assessment is beyond the scope of this report and has been undertaken by specialist consultancy practice, Dominic Steele Consulting Archaeology, and is presented under a separate cover.</p>
	<p>Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.</p>	<p>The archaeological assessment is beyond the scope of this report and has been undertaken by specialist consultancy practice, Dominic Steele Consulting Archaeology, and is presented under a separate cover.</p>

## 1.2 REPORT OBJECTIVES

The main objective of this Statement of Heritage Impact is to assess the heritage impact of the proposal against the relevant heritage guidelines and objectives established by the City of Parramatta Council in the *Parramatta Local Environmental Plan (LEP) 2011* and the *Parramatta Development Control Plan (DCP) 2011*, the assessment criteria established by the NSW Heritage Office (now Heritage NSW), the material threshold policy of Heritage NSW, and the SEARs.

## 1.3 METHODOLOGY AND STRUCTURE

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance, 2013*, known as *The Burra Charter*, and the Heritage NSW (in the NSW Department of Premier and Cabinet) publication, *NSW Heritage Manual*.

*The Burra Charter* provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

## 1.4 SITE IDENTIFICATION

The subject site at 2A Gregory Place, Harris Park, is an irregular lot located on the south side of Hambledon cottage, near the corner of Gregory Place and Hassall Street. It is described by NSW Land Registry Services (LRS) as Lot 2, DP 807801.

## 1.5 HERITAGE MANAGEMENT FRAMEWORK

The subject property is **not** listed as an item of heritage significance in any statutory instrument. However the subject site is listed as an Archaeological site, *Parramatta Archaeological Management Unit (AMU) 2932*.

### NSW Environmental Planning and Assessment Act 1979 (EP&A Act)

The Secretary's Environmental Assessment Requirements (SEARs) for SSD-31179510 note:

*Any Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and the State Significant Development Guidelines.*

### NSW Heritage Act 1977

The *NSW Heritage Act 1977* (Amended) is an Act to conserve the environmental heritage of New South Wales. The *Act* established the Heritage Council of NSW, and the State Heritage Register. The subject site is located in the vicinity of the several SHR listed places, the closest being:

- I01888 (I504) - *Hambledon Cottage, Grounds and Archaeology*, 47 Hassall Street Harris Park NSW 2150
- I00768 - *Experiment Farm Cottage and environs*, Part of the following land: 7, 9 and 14 Ruse Street and 25 Parkes Street, Harris Park; 97, 99, 101 and 103 Harris Street and 45 Hassall Street, Parramatta.
- I00768 - *Experiment Farm Cottage*, 9 Ruse Street, Harris Park.
- I00001 - *Elizabeth Farm*, 70 Alice Street, Rosehill.
- I00285 - *Public Reserve associated with Elizabeth Farm*, 72 Alice Street, Rosehill; 105A and 105B Alfred Street and 96 Arthur Street, Parramatta.
- A00768 - *Experiment Farm Archaeological site*, Part of the following land: 7, 9 and 14 Ruse Street and 25 Parkes Street, Harris Park; 97, 99, 101 and 103 Harris Street and 45 Hassall Street (part of), Parramatta.

As the subject site is not included on the State Heritage Register there are no heritage approvals required under the *NSW Heritage Act 1977* other than those that may be applicable to archaeology.

The subject site is in the vicinity of Experiment Farm Conservation Area, Experiment Farm Heritage Conservation Area, Harris Park West Conservation Area, and Parramatta Sand Body (A2) as listed in the Schedule 5 of the *Parramatta LEP 2011*.

Other listed heritage items in the wider locality are separated from the subject site by intervening development, distance, roadways, buildings, and public domain, and have no direct visual or physical connection to the site.

As such, the property is subject to the heritage provisions of the *Parramatta LEP 2011* and the *Parramatta Development Control Plan (DCP) 2011* under the *Environmental Planning and Assessment Act 1979*. City of Parramatta Council and the NSW Heritage Council must take into consideration the potential impact of any proposed development on the heritage significance of the listed items in the vicinity of the subject site.

## 1.6 INFLUENCES ON THE EVOLVING CULTURAL LANDSCAPE

Extensive and multi-disciplinary research was undertaken by GBA Heritage and the project team of the evolution of the historic cultural landscape from early human habitation, colonial era settlement, and contemporary multi-cultural character of Harris Park, Parramatta. This detailed Statement of Heritage Impact has captured the following influences on the evolving cultural landscape, guiding the proposed concept plan:

### 1.6.1 EXPLORATION OF PARRAMATTA (ROSE HILL)

- Aboriginal habitation
- Gentle topography and fertile geology
- Confluence of salt (river) and fresh water (creeks)
- Ridge line behind Clay Cliff Creek
- Early land clearing
- Land alienation to privatise agricultural production
- Initial urbanisation
- Establishment of the town

### 1.6.2 DEVELOPMENT OF CULTURAL LANDSCAPE

- Transportation routes and technologies provided massive economic stimulus from 1850s
- Mid to late 19th century and 20th century subdivision of Harris and western section of Macarthur estates
- Slow initial development due to external economic factors
- Post war industrial building on subject site and larger scale development to the south
- Growing public awareness of and protection for the early cottages and their immediate landscape settings.

### 1.6.3 PRIMARY EVOLUTIONARY INFLUENCES

- Productivity of the eastern landscape
- Fresh water
- Inertia of intergenerational large estate ownership
- Economic stimulus from transportation and suburban subdivision

### 1.6.4 EXISTING SITE DEVELOPMENT AND CONTEXT

- Industrial building
- Adjoining Hambledon Cottage
- Dedicated parkland
- Gregory place
- Stormwater channel
- OLOL Cathedral
- Medium + high rise residential
- Realignment of Hassall St

## 1.7 THE PROJECT NARRATIVE

The subject site at 2A Gregory Place, Harris Park is located within a rich, multi-layered and evolved historic cultural landscape, on the eastern edge of the Parramatta CBD. Many of these integrated, interlocking values are related to both the Harris Park locality and the subject site

The site presents a unique opportunity to replace a large, redundant industrial complex with a new high quality, low rise, medium density residential project, containing a high proportion of affordable housing, in an evolved historic parkland setting, located in close proximity to the Parramatta CBD.

The project brings together a deep understanding of the natural and geological background at the tidal head of Parramatta River, of the Aboriginal connections to country, of the evolving historic cultural and natural landscape of Harris Park, with its three early 19th century cottage complexes, and of the urban context of the current site. The site planning and architectural massing have responded to this overlapping complexity to provide a maximum residential yield within an acceptable and well considered development proposal.

## **1.8 AUTHORSHIP**

This report has been prepared by Graham Brooks, Managing Director of GBA Heritage, and Dr Shabnam Yazdani Mehr, Senior Heritage Consultant, of GBA Heritage and has been reviewed by the Director, Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

## **1.9 ACKNOWLEDGEMENT OF COUNTRY**

We acknowledge the Darug people as the Traditional Owners of the land on which the subject of this report is located. We recognise the continuing Darug connection to land, waters and culture. We pay our respects to their Elders, past, present and emerging.

## **1.10 REPORT LIMITATIONS**

While this report is limited to the investigation of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological and landscape assessment of the subject site is outside the scope of this report.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

## **1.11 COPYRIGHT**

Copyright of this report remains with GBA Heritage. Unless noted all images have been taken by GBA Heritage.

# 2.0

## HISTORICAL DESCRIPTION

### 2.1 ABORIGINAL HABITATION OF PARRAMATTA - PRE 1788

The following information is taken from 2021 Aboriginal and non-Aboriginal Archaeological Heritage Impact Assessment:<sup>1</sup>

*Archaeological evidence shows Aboriginal people were living in Parramatta during the Last Glacial Maximum (27-17,000 years ago) and the landscape and setting of the place had continuously changed prior to the arrival of the British. Changes to country included dramatic landscape transformations that resulted from long-term processes of climate change and sea-level rise and drops.*

*The period from the Last Glacial Maximum (LGM) through to the Holocene (last 11,700 years) saw frequent and often rapid changes in sea-level that were caused by melting and freezing of global ice sheets where cool and dry glacial periods with lower sea-levels alternated with warmer interglacial periods with higher sea-levels. At the LGM, about 20,000 years ago, sea-level was about -120m lower than it is at present. As a result, the now submerged offshore coastal shelf was above sea-level and the Sydney coastline was located about 25km further to the east than it is today. Parramatta was therefore more distant from the coast that today and was situated within an inland valley drained by a freshwater stream.*

*As global climate conditions changed from the LGM, rising sea-levels that resulted from the melting ice sheets flooded across the terrain of the continental shelf and eventually the sea reached and inundated Port Jackson and the rising water-level progressively moved up and 'drowned' the Parramatta River valley.*

*Post-glacial sea-level rise will have had a massive impact on the lives of Aboriginal people living in both coastal areas and within hinterland-inland valleys within reach of the rising water. Nunn and Reid (2016:41) speculate that generation after generation of Aboriginal people around the Australian continent are likely to have had to continuously re-negotiate and realign land tenure and share arrangements with neighbours and ultimately make stay and go decisions about 'lowland clan estates'. This line of thinking will also have applied to the Aboriginal communities living in Parramatta.*

*It is probable that one ongoing effect that rising (and dropping) sea-levels is likely to have had on the lives of Aboriginal communities living in the valley was the constant shifting of the relative landscape positions of freshwater, estuarine and saltwater ecological zones because these determined the location and availability and distribution of resources people used at different times in the past.*

*As a result of rising sea-level, Parramatta's freshwater river valley environments progressively gave way over time to estuarine environments featuring a complexity of sub-tidal, intertidal and supratidal environments with ecosystems ranging from saltwater-freshwater wetlands to savanna grasslands and woodlands. The changes in the landscape position of these environmental zones and development time for new ecological zones to transition from or to replace those effected by rising sea-levels with comparable carrying capacity suggests the position and nature of Aboriginal land use will have continuously changed as environmental conditions changed in the lead up to and following stabilisation of sea-levels about 2,000 years ago.*

<sup>1</sup> Aboriginal and non-Aboriginal Heritage Assessment of 2A Gregory Place, Harris Park prepared by dominic steele consulting archaeology (dsca) in 2021.

During the late-Pleistocene the conditions were much drier and colder than today with periods of extreme cold and aridity occurring around the LGM when temperatures were about six to ten degrees colder than present. It was also drier, windier and precipitation was about half than today. The vegetation was semi-arid grassland where shrubs and herbs were restricted, and tree dominated vegetation was reduced to survival in refugia.

The first phase (38,000-36,000 cal. years BP) showed the vegetation was dominated by open sclerophyll forest featuring *Eucalyptus viminalis* and *Leptosperum*, 'spineless Asteraceae', and possibly *Cassinia arcuata* prominent in understorey representing cold tolerant species. The pollen for following phase (27,000-16,000 cal. years BP) showed a change to shrubland/grassland featuring *Cassinia arcuata* with the lack of eucalypts suggesting a cold, arid climate (and which agrees with estimates that the rainfall was about half that of today). The final phase (6,000 cal. years BP to present) documents woodland with grassy understorey (*Eucalyptus tereticornis* and *Leptospermum juniperinum*).

### **Parramatta River**

The current alignment of Parramatta River is at least 64,000 years old based on OSL dating of sediments in Parramatta Park (and similar dating at 140 Macquarie Street).

### **Clay Cliff Creek**

Mitchell (2006) describes that almost no floodplain landscape survives along Clay Cliff Creek because the watercourse has been almost totally modified by conversion into a concrete channel. Two small examples of the original channel remain intact. The first is a small meander cut into the shale hillslope below Elizabeth Farm adjacent to Alfred Street and the second is a larger meander also cut into a shale bank between Grand Avenue North and Hassall Street.

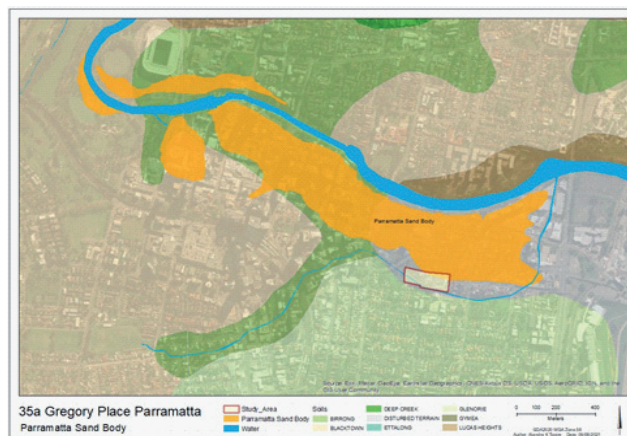
### **Parramatta Sand Body**

The Quaternary-age soils and sediments associated with the river that represent a sedimentary archive of these long-term environmental and landscape changes include the Parramatta Sand Body (PSB) that is a flood and wind-born sand deposit that is currently known to extend (on the southern bank of the river) between Parramatta Park in the west and east to about James Ruse Drive.

The PSB contains a culturally and scientifically significant archaeological record about Aboriginal life in Parramatta dating back over 35,000 years and contains information about how the landscape has evolved over this timeframe.

The main part of the sand body originally extended along the river from Church Street to Arthur Street and back from the river to the eastern end of Macquarie Street, along Hassall Street, from Harris Street on the north side of Oak Street, and to about Arthur Street where it interfaces with the clay terrace of Clay Cliff Creek. A smaller section of the sand body was also present in the area bounded by O'Connell, Macquarie and Marsden Streets. Between these two locations an area of high ground (about 10m ASL) appears to be underlain by another body of alluvium that is a mixture of clay and sand that is probably older than the main sand body and may even be of Tertiary age (Michell 2006).

Moving east the sandy terrace declines to 4m-6m in the vicinity of Charles Street and 2m-5m above the river along Grand Avenue and this general decline downstream is consistent with the gradient of the modern stream. At the eastern extremity of the sand body the presence of sand has been confirmed in auger holes in Tramway Avenue and at the intersection of George Street and Arthur Street Mitchell 2004). Beyond Arthur Street the sand body probably interfingers with clay sediments on a terrace formed along Clay Cliff Creek (but no exposures of this relationship were found).



**Figure 2.1**  
Approximate distribution of the PSB in the City of Parramatta. The subject site is outlined in red.  
Source: *Aboriginal and non-Aboriginal Heritage Impact Assessment, 2021*

## 2.2 EUROPEAN EXPLORATION - 1788

Shortly after establishing the initial settlement at Farm Cove in 1788, Governor Arthur Phillip realised that the surrounding area was not sufficiently fertile to support the agriculture that would be necessary for the new Colony.

Exploration parties were urgently dispatched into the surrounding plains, eventually as far as the Nepean River that ran along the base of the Blue Mountains, with the hope of finding more productive landscapes.

One of these parties explored up the Parramatta River, which fed into Sydney Harbour from the west. After some time and passing through grassland, they came across a southern tributary of the main river now known as Duck Creek and a fresh water stream, Clay Cliff Creek, which emptied into the main river from the southern embankment. The navigable and tidal saltwater nature of the river was blocked by rocks not much further upstream.

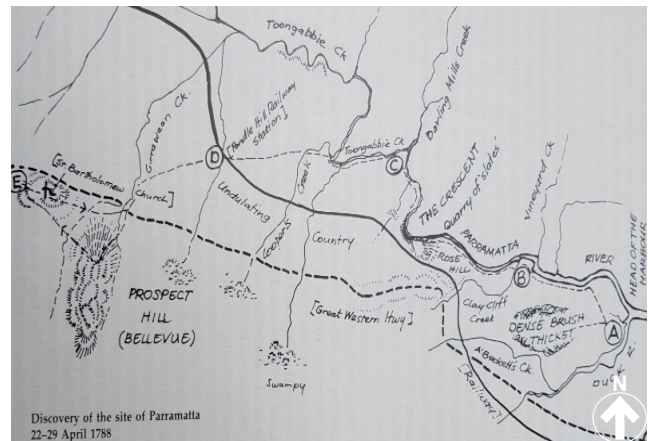
The surrounding landscape was relatively flat and open, dominated by immense large trees scattered across grassland, on the south side of the Parramatta River, and free of dense underbrush, presented as having a good soil and potentially fine arable land. The land in the vicinity of today's Queens Wharf and west towards today's Smith Street, was flat and low, covered with long grass and shrubs, as well as immense trees spaced at a considerable distance from each other.

The landscape in this location was markedly different from that which they had just past near the junction with Duck Creek, which was covered with dense trees and impenetrable scrub. Further west the exploration party noticed a prominent hill, where the main river turned north and had scoured out the embankment edge of the hillside.

The country at Rose Hill and westward to Eastern Creek was seen to be open grassland with widely spaced trees and shrubs free of underwood and was consistently described as resembling 'park-like country'.

The exploration party quickly recognised the potential benefits of this location with its rich soil as an agricultural site to help the young Colony overcome its critical food shortage. The location was named Rose Hill, in honour of George Rose, Secretary to the Treasury in London.

Watkin Tench adds details about the nature of the grass and trees at Parramatta. Similar to previous observations made by others, he recorded that the



**Figure 2.2**  
Discovery of Rose hill as a new settlement, before 1790. 'A' shows landing place, B and C are camping places, and D is probable campsite.  
Source: Kass et al, 1996



**Figure 2.3**  
Rose Hill and the Parramatta River in c.1789 (Flats at the head of Port Jackson & channel up to Rose Hill, surveyed by Wm Bradley 1789). The settlement mainly formed on the south side of the river, while other than a small area cleared across the river for the barracks and storehouse, no land was granted for farming purposes on the northern side of the river until well into 1791, probably as this side of the river was considered unsuitable for farming.  
Source: *The Dictionary of Sydney*

trees were spaced a considerable distance from each other and the intermediate space was filled not with underwood but with a thick rich grass. In addition, he added that the grass did not 'overspread the land in a continued sward', but grew 'in small-detached tufts, growing every way about three inches apart, the intermediate space being bare'. Tench further describes that this grass grew in every place but the swamps with the 'greatest vigour and luxuriancy' and (was 'found to agree better with horses and cows than sheep').

In November 1788, several months after its original discovery, Governor Phillip led a group of 11 soldiers and 10 convicts to further assess the potential of the location. They were impressed by the freshwater, timbers, soils, open countryside and picturesque landscape. Phillip selected land on the southern slope of the hill for a defensive fortification and above it a site for a future governor's house. A redoubt was erected to enclose a barrack for the soldiers and a store for supplies.

The elevated position of the redoubt allowed for surveillance over the river, the landing stage for supplies near the head of the navigable river, the surrounding landscape and the growing number of convict tents and then wattle and daub framed huts. These were arranged, at about 60 feet intervals, initially located on the bottom of the Crescent, forming a line in front of the barracks. Following the expansion of the town, huts were further erected along the initial straight roadway that ran from the new wharf to the site of government house, now known as George Street. Each of the convict huts was provided with a small area of land for the cultivation of vegetables and fruit trees by the occupants.

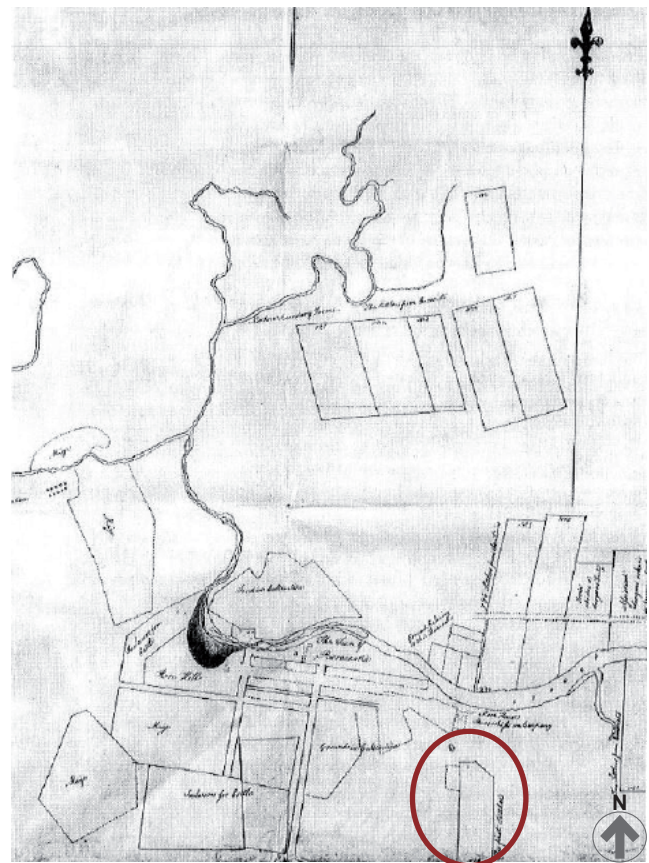
An overland connection from Sydney to the new settlement, running along the southern side of the river, was cut through in 1789 and ultimately turned north towards the small riverside township to create the alignment of the future Church Street.

By 1789, with the small settlement beginning to take shape, Phillip determined that it was time to test the arable qualities of the surrounding land. He appointed Henry Edward Dodd, who had used his knowledge to cultivate some of the land near Farm Cove, to supervise around 100 convicts to clear some land and establish a small farm in close proximity to the site selected for government house. The initial, small scale venture was successful, but it became clear that most of the grain needed to be kept for future crop planting.

In order to consolidate the small settlement, Phillip proposed to construct a small house to be his residence during his visits. Known as "Government House" and



**Figure 2.4**  
Looking east to Government House on the Crown of Rose hill, c. 1819, showing the large area west of the settlement which was set aside as the Governor's Domain and used to pasture privately-owned stock by the government.  
Source: SLNSW, Call Number V1B/Parr/18



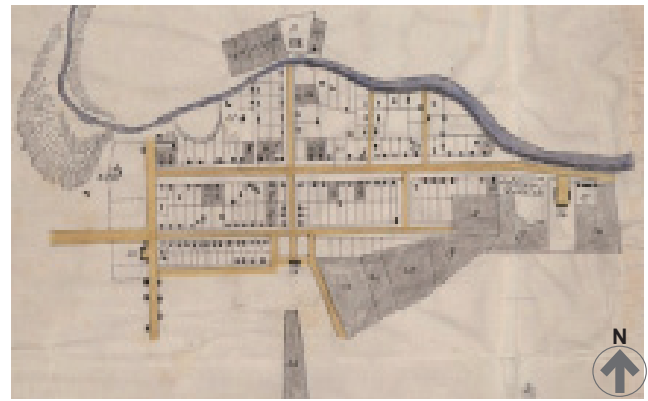
**Figure 2.5**  
Early plan of Rose Hill c. 1790. Experiment Farm is located on the east side of the township, circled in red. At this time, north side of the river was confined by the military grants along the river.  
Source: Kass et al, 1996

located on the crown of Rose Hill, the small single storey cottage was built of lathe and plaster and completed in 1790. A large area to the west of the house was set aside as the Governor's Domain for use in grazing privately owned stock on public land.

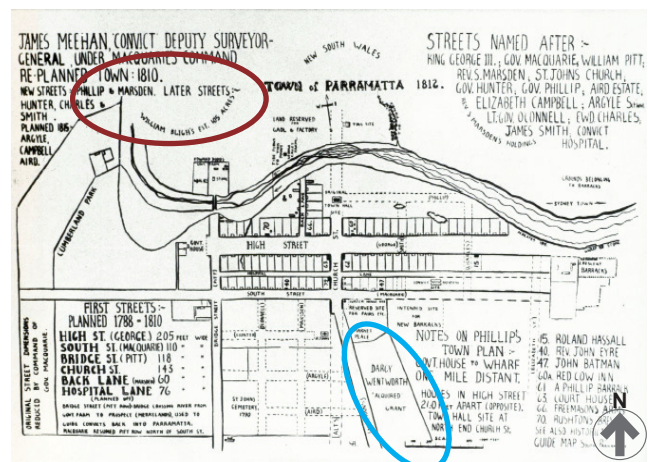
Following the early establishment of the town of Parramatta, the location of military barracks, houses and store were initially marked and subsequently constructed on the east side of the township along High Street (today's northern end of the Robin Thomas Reserve, fronting what is now known as George Street).

Phillip was quick to appreciate the need for larger scale farming. Before the end of 1789 he had offered one and half acres of land and a hut to James Ruse, a Cornish farmer who had arrived as a convict with the First Fleet the previous year and had already served out his sentence. In addition to the initial land parcel, Phillip promised Ruse that his grant would be increased to 30 acres if his farming venture succeeded, and he became self-sufficient. At the same time, and probably as part of his program for a larger scale independent farming, Phillip granted two 30-acre parcels of land on the south side of the river to Charles Williams (also known as Christopher Magee) and James Stuart, former convicts who arrived in Australia on the First Fleet. They settled there and started cultivation of their lands.

Ruse's initial grant, located to the south of the military barracks, on the eastern edge of the small township on elevated land that reached down to a frontage on the south bank of Clay Cliff Creek, thus having direct and important access to fresh water which played a central role in the agricultural use of the land. Aside from being a source of fresh water, it was on the alluvial flats of Clay Cliff Creek above the river. By 1791 the small farm enabled Ruse to become independent of the Government Stores, but not to the extent that he could also support his wife. Phillip subsequently confirmed his grant as the first private farm in Rose Hill and named it "Experiment Farm. By 1791, Magee was also successful in farming his grant, confirming the suitability of the land on the south side of the river for agricultural purposes.



**Figure 2.6**  
Plan of the township of Parramatta, c. 1804, showing the large grants on the east and south-east of the town.  
Source: SLNSW, M Z/M2 811.1301/1813/1



**Figure 2.7**  
Map of the town of Parramatta in 1812, prepared by James Meehan, a deputy surveyor, showing large grants on the north and south-east side of the township which prevented the growth of the town in these directions. The Bligh's grant (in 1806) is on the north side of the river (circled in red) and the Wentworth's grant is on the south-east side of the township (circled in blue).  
Source: City of Parramatta Research and Collection, Parramatta History and Heritage.



**Figure 2.8**  
Plan of the township of Parramatta in 1814. During this time, additional streets were added running north-south including Pitt (later Pitt Row), O'Connell, Smith, Charles and Elizabeth (later Harris), as well as east-west including Hunter and Argyle Streets.  
Source: SLNSW, Call Number M Z/M2 811.1301/1814/1

## 2.3 LARGE SCALE GRANTS HINDER GROWTH OF THE TOWNSHIP - 1790s

During this time, Phillip began a wider campaign of making land grants of varying sizes to free settlers within the immediate vicinity of the central area of the township, restricting the on-selling the grants within five years. Larger grants were reserved for government officials and later military officers, while smaller grants went to soldiers and ex-convicts. Many of the owners attempted intensive farming activities that soon exhausted the land, reducing its fertility and leading to many of the grants actually being on-sold for other purposes. This was especially the case in the centre of the town, where Phillip decided to build on the depleted land and consequently open new farms on the outskirts.

The process of granting larger lots of land to the south and east of the town, in addition to land on the northern side of the river, gathered momentum in the early 1790s. They were usually reserved for prominent people with farming experience or the resources to develop sizeable estates, including D'Arcy Wentworth, John Macarthur, John Harris and Phillip Shaeffer. Other smaller grants were allocated to Robert Webb, William Reid, and William Cummings. Many of these grants, on the south side of the river, benefited from direct frontages to the western, upstream sections of Clay Cliff Creek, while that of John Harris stretched south to Duck Creek. Within a short time, the town settlement was ringed to the east and south by privately owned parcels of land (Figure 2.13).

Also in 1790, when troops were stationed in Parramatta on a permanent basis, they needed better accommodation than their initial redoubt, work commenced on the construction of a more substantial military barracks. The site chosen was at the east end of the High Street near the wharf, partly to help guard this vital communication link with Sydney. The design of these barracks was of the usual horseshoe-shaped form, with the other ranks' accommodation flanked in the front by quarters for the officers. These barracks served for nearly 30 years.

Phillip Shaeffer was an exception, taking up a grant on the opposite side of the river, where the ground was to prove unsuitable for normal agriculture. Shaeffer took advantage of its shaley nature to successfully establish the first large scale vineyards in Australia.

Despite the instructions that no approvals were given to grant land to army/military officials, Lieutenant William Cummings was an exception, receiving a grant on the south side of the river in 1792. His land holding was enlarged in 1794 when Governor Grose granted him 100 acres, expanding his land eastward. Cumming's land was further expanded upon his purchase of Magee's grant.

The two largest land grants, both made in c1793 were to John Macarthur (100 acres) and John Harris (110 acres). These men were bitter rivals before they arrived with the Second Fleet in 1790 and remained so for decades. Macarthur had joined the NSW Corps in 1785 and was sent to Rose Hill for four months immediately after his arrival. By 1793 he had been appointed Inspector of Works in Parramatta and had access to a sizeable workforce of convicts. His grant on the southern side of the river to the east of the town adjacent to the Clay Cliff Creek was regarded as some of the best land in the district. Macarthur's initial grant was immediately to the east of James Ruse's grant but extended north to the river foreshore, with the exception of a small section at its north-west corner that skirted around the Wharf and Military Barracks.

As described in the 2021 Aboriginal and non-Aboriginal Heritage Impact Assessment report, it is likely that the land taken in by what was to become Elizabeth Farm contained a diversity of food and resource ecologies and many long-used campsites and other social places that were important to Aboriginal people. Today this land slopes down from west to east from a high point (about 12m AHD) adjacent to Rosehill Railway Station after which the land falls to 7m AHD at Rosehill Racecourse and then it drops again to about 3m AHD near the confluence of the Parramatta and Duck Rivers. This landscape will likely to have contained a complex mosaic of shaped and maintained savanna grasslands, woodlands and saltwater-freshwater wetlands. Fabric of the country provided the raw materials used for the first Elizabeth Farm buildings including hand-moulded bricks that were made from clay sourced from nearby Clay Cliff Creek and the roof was formed of pit-sawn timber baulks with shingles made from swamp oaks.

Harris, a well-established medical practitioner with the role of Surgeon General, was initially offered a large grant in Woolloomooloo, but rejected it for a grant located just to the south-eastern edge of the township, on the west side of Experiment Farm and near to that of John Macarthur. Harris's grant surrounded the Experiment Farm on the north, west, and south, and

was described as a heavily wooded hill, in which as part of the terms of the grant, Harris was required to improve the land by clearing and cultivating it. Harris' grant extended south to A'Beckets Creek and enjoyed a long frontage to the Sydney Road. In addition to Becketts Creek the grant included a section of Clay Cliff Creek on the south.

Following his grant, John Macarthur started cultivation on the land, and constructed 'Elizabeth Farm cottage' in 1793 on a low ridge above the banks of Clay Cliff Creek with commanding views to the river and the King's wharf, the adjacent 1790 Soldiers Barracks and store.

It is reported that Macarthur's began interacting with Aboriginal people soon after their arrival in Rosehill and several historically known Aboriginal people visited and camped on Elizabeth Farm including Tedbury (Pemulwuy's son) and two young men called Harry and Bill. Citing Joy Hughes' transcription of William Macarthur's reminiscences concerning Aboriginal people. The tale of Harry and Bill who were frequent visitors to Elizabeth Farm in the early nineteenth century is described by Bennett (2014): Harry and Bill were two youth of the same age, related to each other and inseparable companions. But unfortunately, they both became attached to the same girl and Harry (who was of more gentle disposition) was favoured by girl. Bill in an evil temper speared Harry whilst he was asleep. Harry survived, but his people were highly incensed and according to customs Bill would have to face spears thrown at him from several Aboriginal men in ritual punishment including from Cogy who was from the Cowpastures. Bill was speared by Cogy and died in an Elizabeth Farm outhouse and was buried nearby (but it is uncertain if this was within the grounds of Elizabeth Farm).

By 1794, 40 acres of the Harris Farm were cropped with wheat, 70 acres were about to be planted with maize, there were 120 sheep and 300 goats, and the clays of Clay Cliff Creek were also extracted for brick making. There are no direct historical references to Aboriginal people in the earliest historical records for the place.

Harris and Macarthur were prominent figures and successful farmers who were determined to expand their initial grants. Harris soon took the opportunity by purchasing the adjoining Experiment Farm from James Ruse, who had found his land infertile due to exhausted soil.

Upon the sale of Experiment Farm, Ruse secured a grant in Hawkesbury. Harris named his estate 'Harris Farm' and in 1798 built a cottage on the site which was replaced with a new cottage in c.1835, known as 'Experiment Farm Cottage'.



**Figure 2.9**  
View of Governor's House on the crown of Rose hill, showing convicts' huts forming a line in front of the house, c. 1790s  
Source: National Library of Australia, Call Number: PIC Volume 26 #S11111/2



**Figure 2.10**  
Convicts' huts forming a line in front of the Government House, on either side of the High Street that ran from the Government House east to the main Wharf., c. 1804.  
Source: Sydney Living Museum.



**Figure 2.11**  
View of Parramatta, c. 1793. The early Redoubt is on the left.  
Source: King George III's Personal Colored Views Collection: Maps K.Top.124 Supp.fol.44. Accessed via: <http://george3.splrarebooks.com/collection/view/view-of-parramatta-from-near-rose-hill>

Although both Elizabeth Farm cottage and Experiment Farm cottage were within sight of each other, given their competitive animosity, it is unlikely that Harris and Macarthur were close neighbours.

In 1794, John Macarthur expanded his grant by purchasing an adjoining 100 acre parcel from William Cummings who had also been unsuccessful. Macarthur also purchased James Stuart's adjoining parcel, progressively expanding his estate. At this time, Macarthur became interested in raising sheep and started to selectively crossbreed his flock at Elizabeth Farm. In 1796, Macarthur purchased a flock of sheep from Captain Foveaux who was also an officer in the NSW Corp.

The early years of intensive agricultural effort close to the township Parramatta, along with poor drainage, severely reduced the land's fertility, especially in the centre of the town. These areas were later reserved for further development and the construction of important buildings. Suitable lands for agriculture purposes were thus mainly located on the outskirts of the town, where the soil was fertile and there was an ample supply of freshwater.

During the 1790s, the town of Parramatta started to take shape through the subdivision of land on both sides of the river, laying out the line of main streets, laying the foundation for the first Town Hall, the erection of the first gaol, the conversion of convict huts to private use as houses and business premises, and the replacement of temporary buildings centred around the Redoubt. The grant of subdivided lands in the township centre started in c. 1796, when one of the first town leases was granted to John Macarthur, (later known High (George) Street). However shortly after, Macarthur transferred his town grant to James Larra who was an emancipated convict. He seemed to regard land in the town as a place for lower classes, given the presence of ex-convicts.

By 1799, other town grants along the southern edge of the town centre were made to prominent figures including William Balmain, D'Arcy Wentworth, and John Piper, of which Wentworth had the largest grant of 140 acres. Given that large acreages outside of the town of Parramatta were more appealing to prominent figures, 19 leases outside the township were granted by c.1800, while 55 small leases, located mainly along the principal streets of the town, had also been granted.

From the 1800s to the 1820s, the town of Parramatta was gradually growing, with many buildings constructed, and additional streets created. In the 1800s the town was described as having "about 180 houses, which form a very wide street, parallel to the

river, cut at right angles by another smaller street, which extends from the stone bridge up to the church." More leases were granted, confining the town as a result of the Governor's domain in the west and western road to the south, the 1790s grants of James Ruse, John Harris, John Macarthur, Balmain, and Wentworth in the east and south-east. The north side of the river was also confined by the 1790s grants to the military along the river, and the 105 acres grant of Governor Bligh along the north-west side of the river.

The first substantial planning of Parramatta occurred during Macquarie's Governorship between 1811 to 1821, when he extended the town and ordered the extension of Bridge (Pitt) Street and the formation of Phillip Street. Developments/improvements to the town included, laying out Smith, Charles, and Hunter Streets, and opening of the Female Orphan School, St. John's Church, new gaol, brewery, new hospital, military barracks, and Convict Barrack. Governor Macquarie also resumed the Bligh grant on the grounds of its dubious legality.

During the 1820s, the best situations and streets were secured by prominent figures who were also successful in farming and grazing and thus considered the fertile land on the outskirts of Parramatta more favourable, while the lower class were obliged to choose their allotments in less attractive parts of the town. The large grants and consolidated estates on the outskirts, mainly on the east and south sides of the town, continued to constrain the urban development. It was a situation that lasted either for many decades, or for most of remainder of the 19th century.

The years of growth/progress of Parramatta in the 1800s coincided with Macarthur's intention to return to England, and thus to sell all his stock and holdings to the government. However, the sale did not proceed, and Macarthur had no choice but to remain in the colony. Nine years later, when Macarthur did sail for England, he once again offered his land and stock for sale, again without result. He therefore left Elizabeth, his wife, in charge of his pastoral and trading affairs.

During this time, his rival, John Harris, was expanding his land southward by purchasing Thomas Clark's 30 acres between A'Beckett's Creek and Parramatta Road. However, relatively little is known of the physical development of Harris Farm in the nineteenth century.

Upon his return from England in 1817, Macarthur purchased 825 acres, known as 'Glenfindless Farm', enlarging Elizabeth Farm into an estate of 925 acres. It stretched along the southern bank of the river from the township and Duck River, bounded on the south by A'Beckett's Creek and the renamed Macarthur's Creek which flowed into Duck River and, on the west

by Experiment Farm, and Clay Cliff Creek on the north-west. This expansion was largely funded by an unprecedented price for Macarthur's wool in London, and awards of three gold medals from the Society of Arts for the quantity and quality of his exported wool. With the fortune of his family established, he sought the accompaniments of wealth, started the house planning and building, remodelling of Elizabeth Farm and his house in Sydney, the building of Hambledon Cottage, and the replacement of the old hut by a new cottage at his large Camden estate, which was the focus of his wool empire.

While it appears that from 1805 John Harris did not make any further extensions or improvements on his Harris Farm estate, apart from extensive landscape changes, John Macarthur built Hambledon Cottage in the early 1820s as accommodation for the family's governess, Penelope Lucas, who had accompanied him back from London. Hambledon Cottage was located on the north-west side of his property, nearly midway between the ridge and the river on a lower flood plains flat land to the immediate north of Clay Cliff Creek and the escarpment behind. The background high ground could have provided some protection from south-westerly winds.

Macarthur possibly chose the site for its convenient location close to the entry roadway from the township to Elizabeth Farm cottage. Hambledon cottage was designed by Henry Kitchen who also designed Elizabeth Farm Cottage and the Macarthur's cottage at Camden. However, the gabled kitchen added to the main building later, which is connected to Hambledon cottage by a flat roof structure.

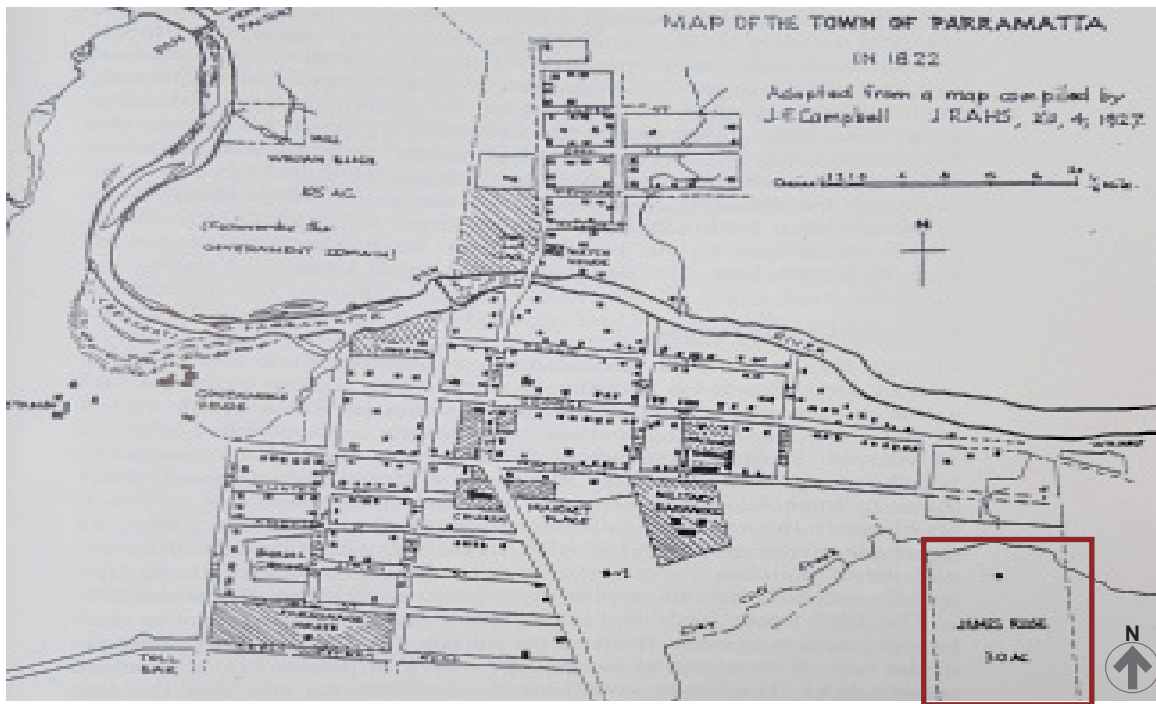
The 1844 Map of Parramatta shows the considerable development of gardens and a "pleasure ground" in the immediate surrounds of the Elizabeth Farm homestead, across the sloping land above Clay Cliff Creek. The land to the immediate east was planted for intensive cultivation as a kitchen garden.

During this time, town allotments only extended as far south as Argyle Street on the eastern side of Church Street and Wentworth's property remained vacant, though a number of buildings were constructed along the Church Street frontage.

An extract of the 1844 plan (Fig 2.17) illustrates Edward Macarthur's intentions, possibly based on John Macarthur's initial idea of the potential urban subdivision of Elizabeth Farm estate on the prime riverside land on the approach to the town from the east. However, the actual large scale subdivision of both the Macarthur and adjacent Harris estates did not happen until the early 1880s.

Although Hambledon cottage was initially constructed in 1824 for the family governess, it was initially occupied in 1825 by Thomas Hobbs Scott, the first Anglican Archdeacon of NSW and made major improvements in form of planting the garden, as well as building a stable and coach house during his stay in the cottage.

The coachman's cottage was a single storey brick structure which was constructed as an addition to Hambledon cottage on its western side. The cottage was originally designed by Henry Kitchen in the 1820s and was referred to as the coach house; however, it was not constructed at that time.



**Figure 2.12**  
 Map of the town of Parramatta in 1822 prepared by G. C. Stewart and redrawn by J. F. Campbell in 1927. During this time, unallocated lands to the south and south-west had been granted away. However, at this time individual lots had not been defined, while structures were scattered throughout the town and district. Although large grants such as Harris Farm, Elizabeth Farm, and Wentworth grant are not shown in this plan, James Ruse's grant, known as 'Experiment Farm', is shown (outlined in red). Experiment Farm was distinguished as a separate property in survey plans throughout the 19th century and remained almost intact until the 1880s.  
 Source: Parramatta Heritage Centre LSP00431



**Figure 2.13**  
 Map of the town of Parramatta in 1822 showing the large grants around the township on the south side of the Parramatta River preventing the further extension/development of the town during this time.  
 Source: 0436\_Allotments of land at Parramatta, NSW\_IE8775000.



**Figure 2.14**

Map of Saint John, County of Cumberland in 1828. During this time, the Sydney Gazette noted “Parramatta is improving in point of respectable and capacious buildings. We have often been surprised that a town so near the capital should have so much vacant ground.”

Source: Land Registry Services, parish of St John county of Cumberland



**Figure 2.15**

The 1844 map of Parramatta showing the subdivision of land in the center of township, the considerable development of gardens and a ‘pleasure ground’ in Elizabeth Farm estate. Note Wentworth’s grant was not subdivided at this time; however, a number of buildings were constructed along the Church Street frontage.

Source: State Library of New South Wales, FL3690457



**Figure 2.16**

An extract of the 1844 map of Parramatta, showing the relationship of Elizabeth Farm cottage (circled in red), Hambledon cottage (circled in blue), and Experiment Farm cottage (circled in green) with the town of Parramatta. As it can be seen, Macquarie Street continued through the subject area.

Source: State Library of New South Wales, FL3690457



**Figure 2.17**

An extract of the 1844 plan of the town of Parramatta showing gardens and pleasure grounds around the Elizabeth Farm cottage (circled in red).

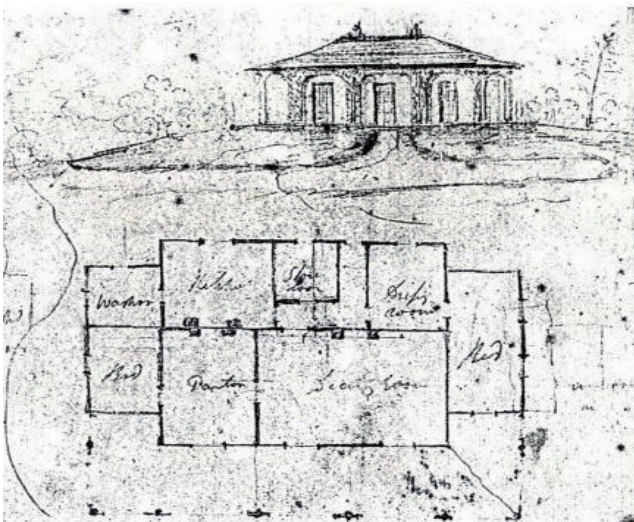
Source: State Library of New South Wales, FL3690457



**Figure 2.18**

An extract of the 1844 plan of the town of Parramatta, showing the planned subdivision of Elizabeth Farm estate along the river frontage.

Source: State Library of New South Wales, FL3690457



**Figure 2.19**

Plan and north elevation of Hambledon cottage.

Source: Hambledon cottage CMP 2001.



**Figure 2.20**

Looking south to Elizabeth Farm Cottage, showing the fence separating Elizabeth Farm estate from Harris Farm estate. The Hambledon cottage and Experiment Farm cottage (shown by red arrow) are on the right, 1825. Note the pastoral context and density of vegetation.

Source: By Joseph Lycett From the collections of the State Library of New South Wales.

## 2.4 MID-19<sup>TH</sup> CENTURY ESTATE OWNERSHIP INERTIA - 1830s

Following the growth and development of by the 1830s, Macarthur began to explore the advantages of having a large river-side estate on the edge of the growing town. His initial idea was for the potential subdivision of sites along the river frontage. Parramatta River remained the main route for much of the traffic from Sydney Town, it had long been an important location for loading wharves and industrial activities that needed access to large amounts of water. However, John Macarthur died in 1834 before any major ventures could be commenced. The Elizabeth Farm estate was inherited by his son, Edward Macarthur who, as he was living in England, appointed his brothers to manage the estate.

In 1831, George Neale with his wife Bridget Neale and their daughter Mary lived in a small timber cottage that had been constructed between Hambledon Cottage and Clay Cliff Creek. The 1895 detailed survey of Parramatta shows the cottage was facing east, while stable and outbuildings were to the south and west sides of the cottage, which might have been constructed over the years. The Neale's family stayed in the cottage until c.1882. Given that the subject site was vacant in 1943, it is assumed that the Neale's cottage was demolished during works that changes the original creek to a stormwater channel (Figures 2.22 and 2.23).

In 1838, shortly after his John Macarthur' death, John Harris also died and the Harris Farm estate was inherited by Thomas Harris, son of his brother William Harris.

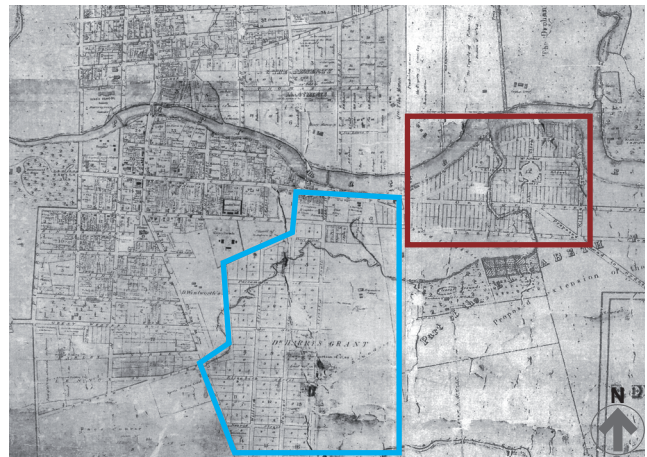
By the early 1840s stock and land were hard to sell as a result of a drought that started in 1839 and was followed by the economic depression. The colony was thrown into deep financial stress, affecting many landowners who experienced a fall in land values due to the sudden decrease in the price of Australian wool, wheat, and livestock.

Initially Thomas Harris lived in Shane Park and then moved to Harris Farm estate. He started breeding cattle and horse, farming the estate, cutting timber, brickmaking, and operating a slaughter yard at A'Beckett's Creek. However, the Depression made it difficult for him to generate income from the property.

In 1842, he started surveying with the intention of subdividing part of his land, however he was prevented from selling any part of his property, as his father's will had stipulated the inheritance could not be sold. Being in a financial hardship, he signed an agreement with John Brown, his cousin, with whom he had an uneasy relationship, to lease the cottage and paddocks at Parramatta for one year.

By contrast, Edward Macarthur had no problems in managing the Elizabeth Farm estate. In 1840, he received an offer for a 40-year lease of land on the river front to construct a steam mill, from James and William Byrnes who were trying to avoid the complications of a town lease. The location was favourable as it could provide a cheap and easy shipment of goods to Sydney. The offer was accepted by Macarthur, and the building was completed in 1841, and named 'Australian Steam Mills and Cloth Factory'.

The growth of Parramatta was impeded by the economic depression until the mid-1840s when a slow economic recovery gathered pace. This coincided with the end of transportation of convicts to Australia, the end of the convict regime, and the consequent withdrawal of the imperial garrison that changed status of Australia from a penal colony to a free society.



**Figure 2.21**

Plan of the town of Parramatta and the adjacent properties as surveyed by W. Meadows Brownrigg surveyor in 1844. During this time, town allotments only extended as far south as Argyle Street on the eastern side of Church Street and Wentworth's property remained vacant, though a number of buildings were constructed along the Church Street frontage. This map illustrates the intentions of Thomas Harris and Edward Macarthur, and probably John Macarthur's initial idea of residential subdivision of Elizabeth Farm estate (outlined in red) and Harris Farm estate (outlined in blue) to exploit the expected future development of the town. This subdivision did not get underway until the early 1880s.

Source: *City of Parramatta Research and Collections, Plan of the Town of Parramatta and the adjacent properties as surveyed by W. Meadows Brownrigg, Surveyor, 1844.*

Both Thomas Harris and Edward Macarthur wanted to capitalise on the emerging economic recovery by preparing subdivision plans for parcels of land on their estate. Harris was looking to exploit the main road from Sydney and the future potential of a railway line by subdividing the western portion of his land. Macarthur planned a large subdivision along the southern embankment of the river, even laying out a future “Macarthur Square”. These were illustrated in Brownrigg’s 1844 Plan of Parramatta. Neither subdivision was realised at such an early date.

Following the economic recovery Parramatta again experienced growth, with a number of buildings constructed along Church Street and a new stone bridge was constructed by Mr Lennox to boost the extension of Church Street as a major thoroughfare to the north. At this time, Byrnes brothers constructed a five-storey brick addition to their original mill building.

In the 1850s, Thomas Harris established a dairy farm and fenced off the paddocks, changing the open character of Experiment Farm. During this time, Edward Macarthur built a brick cottage between Hambledon Cottage and the Creek for George Neale, a wheelwright who worked for the Macarthur family for most of his adult life.

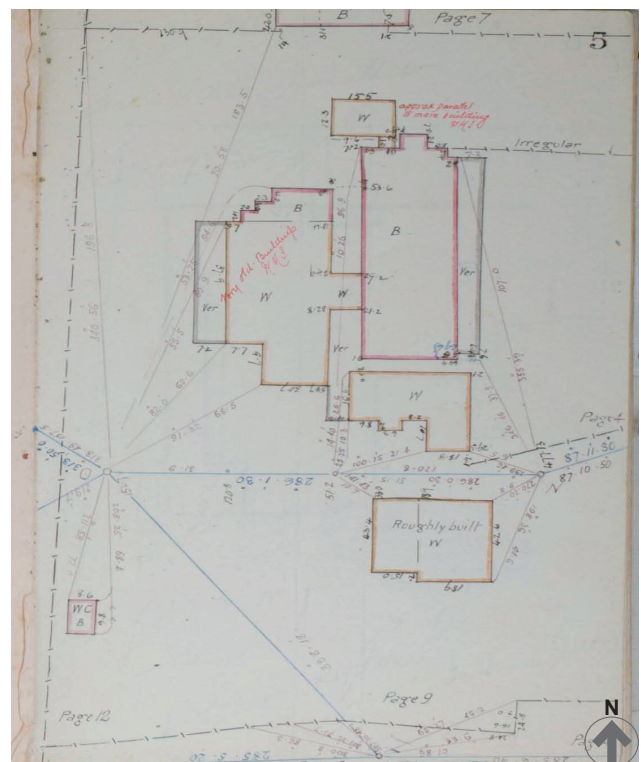
Macarthur also leased around three acres of land on the bank of the river east of Clay Cliff Creek to Silas Sheather, on the condition of him improving the land and building a house. Silas established his Camellia Grove Nursery, from which the suburb was to gain its name. In subsequent years, Silas expanded his lease to around five acres, and finally, following the subdivision and sale of Elizabeth Farm estate, he purchased the land.

In spite of the economic recovery, Thomas Harris was still experiencing financial problems, was planning to sell his property to Andrew Murray. This did not take place as Murray knew about the entailment of the will made by John Harris specifying the inheritance could not be sold. Harris then mortgaged the Harris Farm estate to Murray in 1847, enabling him to establish a dairy farm and fence paddocks.

Harris Farm estate and Elizabeth Farm estate, the largest grants on the east of the township hindered the expansion of the town eastward until the 1870s – 1880s when Parramatta was to experience another phase of growth as a result of the establishment and extension of the railway line, and subsequent subdivision of large lands and estates.



**Figure 2.22**  
The 1895 detailed survey of Parramatta showing Neale’s cottage with stable and outbuildings (outlined in blue) on the south-east side of Hambledon cottage (outlined in red). The coachman’s cottage is located on the south-west side of Hambledon cottage (outlined in green).  
Source: SLNSW, Z/M Ser 4 811.1301/1



**Figure 2.23**  
Field Book 2353 Sheet 5 Parramatta, June 1893, page 5. W.M. Thomas, Surveyor (Detail Survey Branch). Shows form of former Neale’s cottage and relation to fence lines.  
Source: Sydney Water/WaterNSW Historical Research Archive



**Figure 2.24**  
View of Elizabeth Farm showing Neale's cottage and stable on the left side, c. 1894.  
Source: SLNSW, V1B-Parr-1\_FL627342



**Figure 2.25**  
The Neale's family in front of Neale's cottage, undated.  
Source: <http://onthehooftour.blogspot.com/2006/06/neales-cottage-1854.html>



**Figure 2.26**  
Looking south to the Elizabeth Farm cottage, showing the front garden and density of vegetation around the cottage in the 1850s.  
Source: Sydney Living Museum.

## 2.5 IMPACT OF THE RAILWAY - 1851

In 1851, Parramatta experienced a major economic and social boost with the opening of a rail line connecting the principal towns of the county of Cumberland with Sydney.

The influx of capital and population growth resulted in a building boom and accelerated further subdivision of the land, especially on the western side of the Domain. Large grants on the east and south-east of Parramatta remained almost undeveloped until around the 1860s, when the extension of the railway line across Wentworth' land a part of the Harris estate into and beyond Parramatta was completed.

The Harris grant was further mortgaged to James Purchase who had acquired the land directly adjoining the Harris grant to the north to establish a nursery, known as 'Somerset Nursery'. The Nursery took great advantage of the presence of Clay Cliff Creek, which crossed the area, and was generally not suitable for urban development.

The mortgage of land and establishment of the nursery eventuated by the late 1870s, in the erection of glass houses and water tanks in the flat landscape between the high ground of James Ruse's initial grant or Experiment Farm Cottage, which were not part of the mortgaged property, and the river. Silas Sheather's nursery on the north east side of the Elizabeth Farm estate along the Parramatta River, was also well established at this time, surrounded by shrubs, flowers, fruit trees, and beehives, being a recognisable landmark for ferry boat travellers.

In c. 1872, a two-storey Victorian house known as 'Ellangowan' was constructed on a land owned by James Purchase. The area was associated with the Queens Wharf commissariat store in the early 19th century. The house changed hands several times in the course of its history.

From 1876 to the early 20th century, the northern side of Experiment Farm was occupied by various Chinese market gardeners who started planting the area in a bed system.

Also taking the advantage of railway extension, Edward Macarthur decided to lease the Elizabeth Farm estate and the cottage, which was in poor condition as it had not been used for several years. Upon its lease in 1860 to Thomas Icely, an old colonist and respected landholder and grazier, the Elizabeth Farm cottage underwent major repairs, while parts of Elizabeth Farm estate were probably used for pasture and agriculture purposes. Icely and his family lived in Elizabeth Farm until his death in 1874.

The death of Thomas Harris in 1870, and of Edward Macarthur in 1872, resulted in a substantial change and the eventual subdivision of both Harris Farm estate and Elizabeth Farm estate.

Following the death of Thomas Harris in 1870, his son, John Harris, inherited Harris Farm estate, while Elizabeth Farm estate was inherited by Elizabeth Onslow, Edward's niece in 1872. Following the expiry of the lease to Byrnes brothers, in which as part of the agreement Macarthur was obliged to compensate the Byrne's business for the value of the Mill at the end of the lease, the Macarthur family found themselves in series debt and were forced to sell the Elizabeth Farm estate.

By the 1880s, after a succession of tenants, Elizabeth Farm and the cottage were again in poor condition and dilapidated, pasture was ruined or returned to scrub, roads were unkept, and fences were broken which necessitated an extensive refurbishment and repair before the whole property could be offered for sale. During this time, Coachman's cottage was extended to the north and south by timber structures with skillion roof, forming the existing coachman's cottage on the site. At this time, following the extension of coachman's cottage, the stable was probably demolished. These changes were probably undertaken by Wickham who was the owner of Hambledon Cottage at this time.

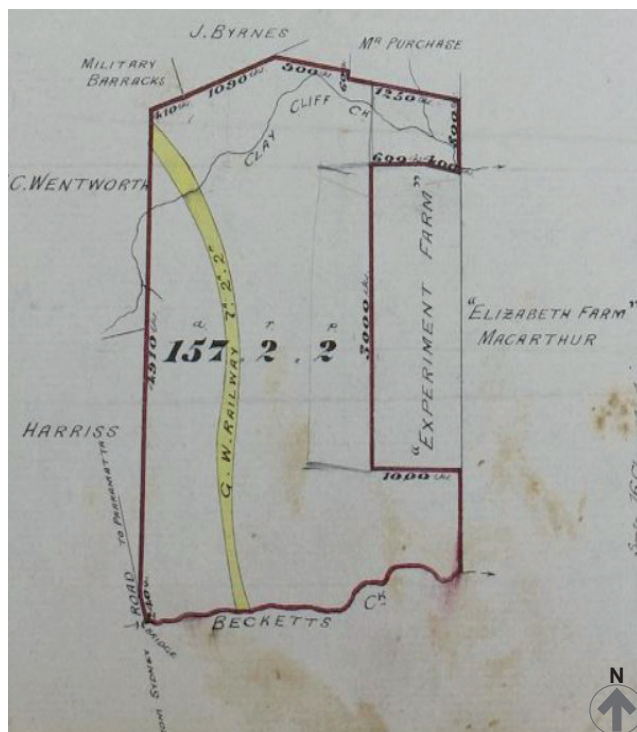
The Harris Farm estate was willed that the heir to the estate must always be John Harris, which hindered its subdivision and sale. An 'Enabling Act' had to be passed through Parliament before the land could be subdivided and sold. A disentailing deed in 1875 enabled John Harris to dispose of his inherited property.

Following the establishment of railway line and Harris Park station, the Harris Farm estate was finally subdivided under the name 'Harris Park', and a street grid was created. Harris Farm was described as "beautiful wooded hills which have been the pride of the town and district for years past." The northern part of Experiment Farm was leased to various Chinese gardeners who stayed there until the early 20<sup>th</sup> century. The land was described as "the beautiful, wooded hills which have been the pride of the town and district for years past."

In 1876, a large portion of Harris Farm estate was sold to Sir Wigram Allan, and then to J. Y. Mills who further subdivided it and placed 280 lots to be auctioned, however, most of the allotments remained unsold.



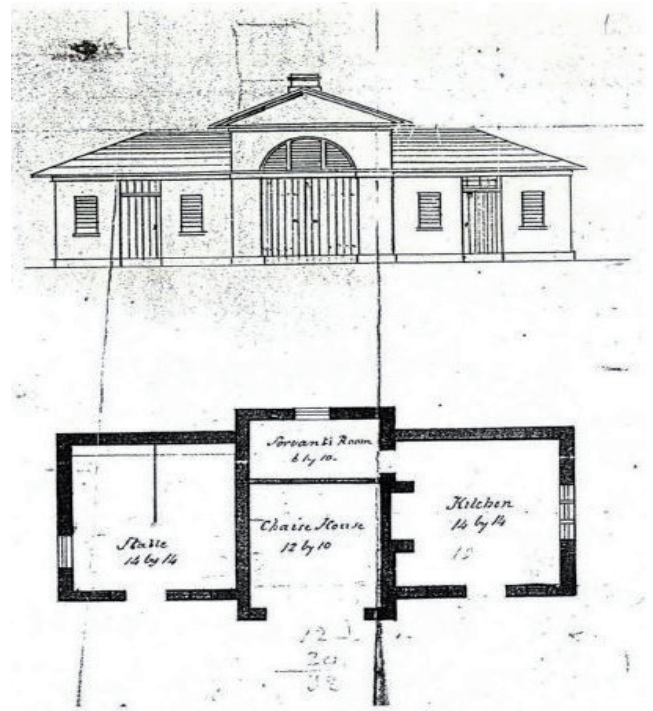
**Figure 2.27**  
1859 Reuss and Browne's map of the subdivisions of Parramatta and environs, including the alignment of the railway from Sydney into and through the Township. During this time, the land east of the town of Parramatta (Elizabeth Farm) remained undeveloped. The Wentworth's grant remained relatively undeveloped. As it can be seen, settlement was southward towards the Western Road, concentrated between Harris Street in the east and Parramatta Park in the west. The map shows that at this time, western side of Experiment farm was subdivided, probably by Thomas Harris. However, they remained undeveloped.  
Source: State Library of New South Wales, Call number: M Z/ M3 811.13gbbd/ 1859/ 1



**Figure 2.28**  
Approximate boundary of Harris Farm estate (in red) inherited by John Harris in 1872, excluding Ruse's initial grant and Elizabeth Farm cottage. Somerset Nursery is located on the north-east corner of the Harris Farm estate, and Military Barrack is on the north-western side.  
Source: Land Registry Services, Vol. 133 Fol. 127

Following the 1876 subdivision and sale of Harris Farm estate, James R. Neale who had a government job with the railways, and two generations of his family lived on Elizabeth Farm, purchased two lots in Hassall Street. The exact location of Neal's lots is unknown.

Having been unsuccessful with its the first subdivision, in 1879 Harris Farm estate was again subdivided into around 75 quarter-acre building blocks between Elizabeth Farm boundary and Harris Street, however they mainly remained unsold. This subdivision laid out the present Alice, Weston and Crown Streets running east-west, to the immediate south of Experiment Farm Cottage. The large parcel of land north of Alice Street and the west of land surrounding Hambledon Cottage, remained undeveloped, retaining a large open curtilage around Experiment Farm Cottage, on both the high and low ground stretching north towards the river.



**Figure 2.29**  
Original plan and elevation of Stables/Coachman's cottage designed by Henry Kitchen in the 1820s.  
Source: *Hambledon Cottage CMP 2001*.



**Figure 2.30**  
 The first subdivision plan of Harris estate in c.1879, showing 75 building blocks (in colour) located between Harris Street and the western boundary of Elizabeth Farm. At this time, around 75 quarter-acre building blocks were offered for sale, while the section of land on which the old Experiment Farm cottage located was not offered for sale. However, the subdivided lots mainly remained unsold.  
 Source: SLNSW, Z-SP-P6-94



**Figure 2.31**  
 Town and district of Parramatta in 1877, showing the important buildings which were constructed during this time following the growth and development of the town of Parramatta.  
 Source: State Library of New South Wales, Call number: XV1B/Parr/1.

## 2.6 LATE 19<sup>TH</sup> CENTURY PROSPERITY AND SUBDIVISION

Although Harris Farm estate was subdivided and offered for sale two times in 1875 and 1879, it almost remained undeveloped until around the 1880s, when Parramatta experienced major growth followed by population growth, building boom, and subsequent suburbanisation growth. At this time, first Parramatta Council Chambers and Parramatta Town Hall were erected.

The growth of Parramatta necessitated the subdivision of large lands and estates to meet the needs of increasing population. Accordingly, Harris Park and Elizabeth Farm estates were further subdivided and offered for sale, while a number of new streets were created. The sale of subdivided land on Harris Farm estate was more successful than the previous attempts, with around 30 acres sold. The subdivision of Harris Park produced 20% of the rates income for Parramatta municipality, and should have made an extensive contribution to the income of the Granville Council which included most of the Harris Park and Elizabeth Farm estates.

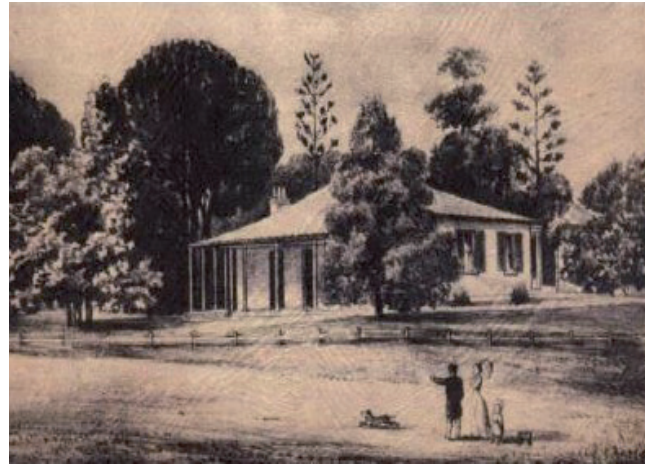
From this time, the subdivision and sale of both Harris Farm estate and Elizabeth Farm estate happened almost in parallel.



**Figure 2.32**  
The map attached to the Certificate of Title for the purchase of the Elizabeth Farm estate by Stephen in 1884, showing the formation of streets in Harris Farm estate. The 1881 survey of Macarthur's land showed it increased to 1100 acres through grants and purchases over time.  
Source: *Lsnd Registry Services, Vol. 696 Fol. 242*

n 1881, Elizabeth Farm estate, comprising some 1,110 acres, was sold to Septimus Alfred Stephen who subsequently subdivided the land and put Elizabeth Farm cottage, Macarthur (Hambledon) cottage, and Neale's cottage for auction, with all three properties sold in 1883. The Neale's family stayed in the cottage until c.1882.

The 1883 auction notice (Fig 30) shows an extensive subdivision running south from Hambledon and Elizabeth Farm properties to A'Becket's Creek. This south-west section of the original Elizabeth Farm Estate created three new north south streets, Elizabeth (now Good) Street on the boundary with the Harris Farm Estate, plus Alfred and Arthur Streets. The grid of east west streets on the adjoining Harris Estate, shown laid in the 1879 Plan (Fig 26) was largely extended east over the new subdivision. Crown Street became Prospect Street, and Brisbane Street became Virginia Street. The deep lots on the south of the southernmost cross street in this subdivision, Eleanor Street, all had frontages to A'Becket's Creek. These were subsequently subdivided to form Richie Street.



**Figure 2.33**  
Elizabeth Farm cottage in c.1883.  
Source: State Library of New South Wales, The "Elizabeth" farm estate, Parramatta / Mills & Pile, Auctioneers - PAM 88/653



**Figure 2.34**  
Fuller's map of Parramatta compiled from the latest authentic sources by Gordon M'Kinnon Architect and Building Surveyor, 1883. During this time, Elizabeth Farm estate and Harris Farm estate were subdivided, and a number of new streets were created. An area of around 140 acres of the estate was laid out as a recreation ground  
Source: Sydney Living Museum, Record 36877, Call No: map: McKinnon

These big, grid-like subdivisions of the southern portions of the Harris and Elizabeth Farm Estates between 1875 and 1883 were generally located south of the escarpment line that provided the backdrop to Clay Cliff Creek.

The 1883 Subdivision began the enclosure of both Elizabeth Farm and Hambledon cottages at its northern edge by the creation of new roads across what had previously been a relatively unstructured landscape. The two main road alignments north of Clay Cliff Creek in the 1880s subdivision were the newly created Hassall Street that defined the northern boundary of Hambledon Cottage, and George Street, that had long linked the township with a landing stage at the junction of the Parramatta and Duck Rivers. The 1883 subdivision also showed the Elizabeth Farm cottage property extending south past Alice Street to Weston Street. This did not change in the 1884 subdivision of land, while the Elizabeth Farm cottage and its surrounding land were bounded by Hassall, Arthur, Alfred, and Weston Streets (Block J in Fig 32).

The former Neale's cottage, set on Lot 13, between Hambledon Cottage (on Lot 14) and the escarpment was re-named 'Simpson cottage', showing its ownership by Joseph William Simpson. Macarthur (Hambledon) cottage was re-named 'Wickham cottage', showing its ownership by Francis John Wickham, who remained the owner of Hambledon cottage and ground until 1927, and renamed the cottage 'Firholme'. Elizabeth Farm cottage was sold to J. W. Cliff who then leased the house to F. A. Artlett with the intention of establishing a glue factory on the site.

The former Neale's Cottage having passed through various owners, was demolished before the construction of the factory on the subject site, as the 1943 aerial photo (Figure 2.80) shows that the subject site was vacant at this time.

Following the 1883 subdivision, the landscape and location of Hambledon cottage was described in the Mills and Pile Real Estate advertisement as follows:

*On ground mostly laid out as plantation and shrubbery, and is well planted with a large variety of ornamental trees, including a very large English Hawthorn. Being in close proximity to the Parramatta River, almost adjacent to the new tramway from Duck River to Parramatta Park, a few minutes' walk from the Railway Station, near the Town with all its incidental local advantages, and within easy reach of the wharves, with steamers to Sydney every alternate hour, it will be seen that the advantages enjoyed by this property are as varied as they are numerous.*



**Figure 2.35**  
Real estate advertisement for Elizabeth Farm Estate 1st subdivision in 1883. At this time, Hambledon cottage was re-named as 'Macarthur cottage', on lot 13. The Neale's cottage is on lot 14.  
Source: SLNSW, Z-SP-H3-8

Although the 1884 map (Figure 2.36) indicates that the land on which Hambledon Cottage was situated had been formed into two lots (13 and 14) the subsequent history of land ownership in this immediate locality (See Section 2.7) evolved to the extent that Lot 13 was subsequently incorporated into the subject land at 2a Gregory Place. Lot 14 remained to form the core of the current, late 20th century, site of Hambledon Cottage.

It is apparent from the 1884 plan (Figure 2.36) that the detailed subdivision of individual street blocks into smaller residential house lots took place in a random fashion and developers purchased particular blocks for detailed subdivision.

The 1884 Map (Fig 2.36) also shows the piecemeal manner in which roads were actually constructed within the alignment boundaries set up in the 1883 overall subdivision.

The plan attached to the 1884 Certificate of Title (Fig 32) for the purchase of Elizabeth Farm estate by Stephen shows that at this time Alice, Weston, and Crown (extended to be Prospect) Streets were created in Harris Park. These streets were further extended into the former Elizabeth Farm Estate.

Following the death of John Harris in 1884, Harris Farm Estate was inherited by his widow, Edith who undertook further subdivisions, and released the initial James Ruse grant to her children John, Percy, and Stella Harris. In the subsequent years, she transferred the remainder of the Harris Farm Estate to them.

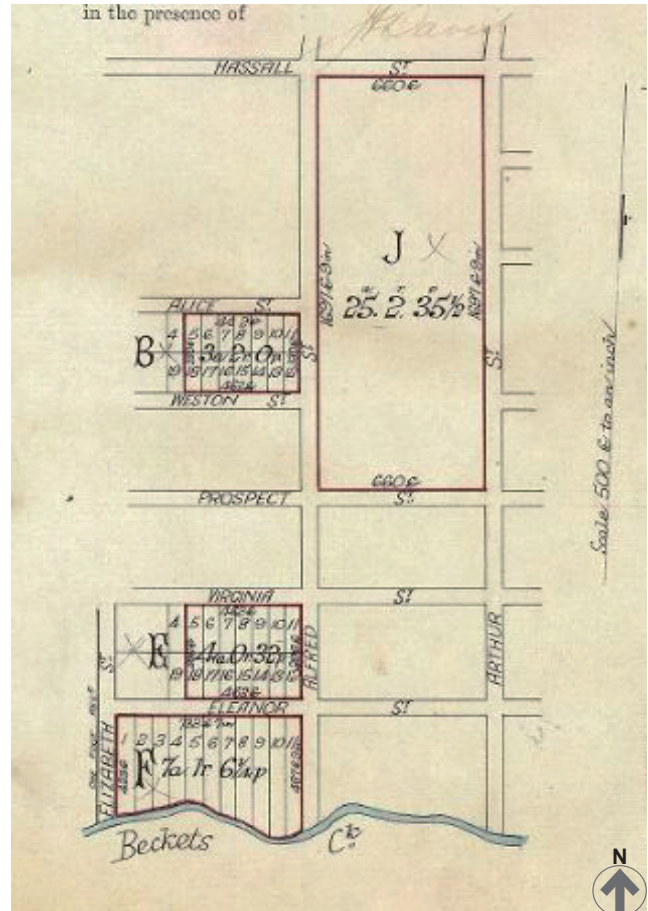
The eastern subdivision of Elizabeth Farm estate created two suburbs of Rosehill (east side) and Camellia (north side). Camellia became an industrial suburb on the southern bank of the Parramatta River. At the same time, the Harris estate also became available for sale; however, Experiment Farm remained under

the ownership of the Harris family well into the 1920s when the land was further subdivided.

The east side of Elizabeth Farm estate was subdivided and considered for industrial purposes, which was sold in three different periods. An area of 140 acres was kept for recreation purposes, which consequently was sold to John Bennett who established the racecourse, known as 'Rosehill Racecourse' (Fig 2.38). However, the subdivision map of Elizabeth Farm at this time shows that Elizabeth Farm estate was mainly allocated for residential purposes while only 380 acres were considered for industrial purposes on the eastern end of the estate which had river frontage.



**Figure 2.36**  
Real estate advertisement for the 2nd subdivision of Elizabeth Farm estate in 1884. At this time, an outbuilding (coach house) behind Hambleton cottage (in the 1883 real estate advertisement) had been demolished. Byrne's Mill was purchased by the government, while the government owned more lands on the north side of Elizabeth Farm estate, which were labeled as 'Government Premises'.  
Source: SLNSW, Harris Park Subdivision Plan, Z-SP-H3-8



**Figure 2.37**  
In 1884 Elizabeth Farm cottage and some portions of Elizabeth Farm estate (outlined in red) were in the possession of John William Cliff who was a landowner  
Source: HLRV, Vol. 718 Fol. 172



**Figure 2.38**

Subdivision of Elizabeth Farm in c.1880, showing areas of residential land, Rosehill Racecourse, and 380 acres for industrial purposes. Note the railway line from George Street in Parramatta township east to the junction of the Parramatta and Duck Rivers, speeding up the overall journey time along the river into the nearby township. It appears that the initial subdivision of land to the north and north-east of Elizabeth Farm cottage happened during this time, which further extended over the flat land towards the river.

Source: SLNSW, *Harris Park Subdivision Plan, Z-SP-P6-80*



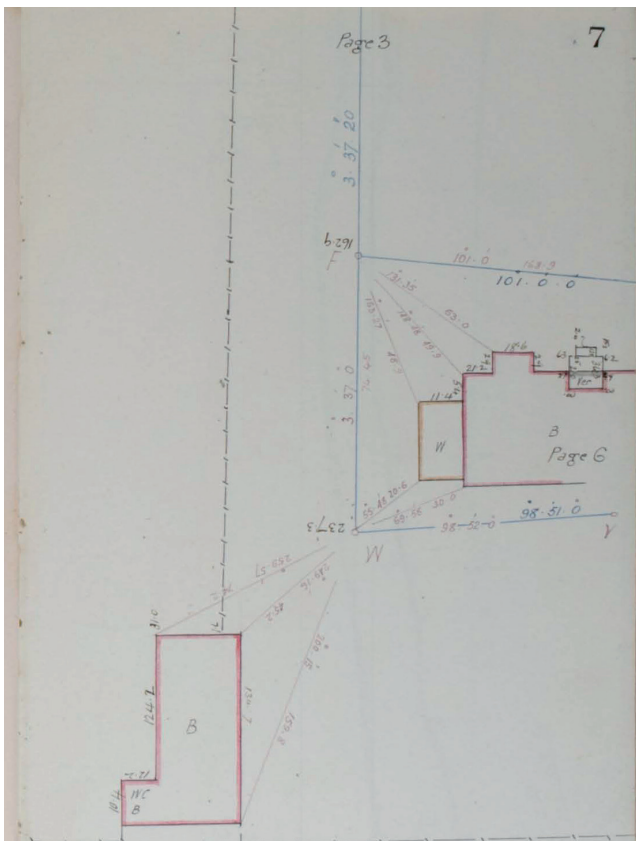
**Figure 2.39**

The 1943 aerial photo showing the subdivision pattern of Elizabeth Farm estate at this time. Although, in c.1880s subdivision (Figure 2.38) some parts of land on the east side of Rosehill Racecourse were considered for residential purposes, this aerial photo shows the land around Rosehill Racecourse was used for industrial purposes. James Ruse Drive was a boundary line between residential and industrial zones.

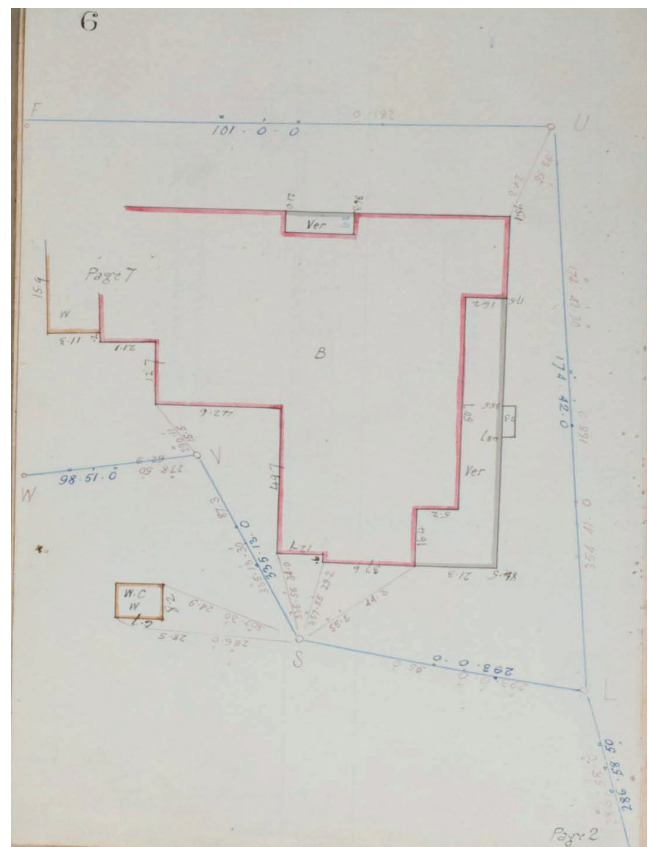
Source: SIXMAPS

In 1886, in order to attract more visitors to the newly established Rosehill Racecourse, Benneth who was a theatrical entrepreneur, sought an agreement from the NSW government for the construction of a private railway line, which had a significant impact on the value of land, and consequently on further subdivision and sale of land. The railway line was completed in 1888, which could serve the property subdivisions on the north side of the racecourse and provide transport for farming products.

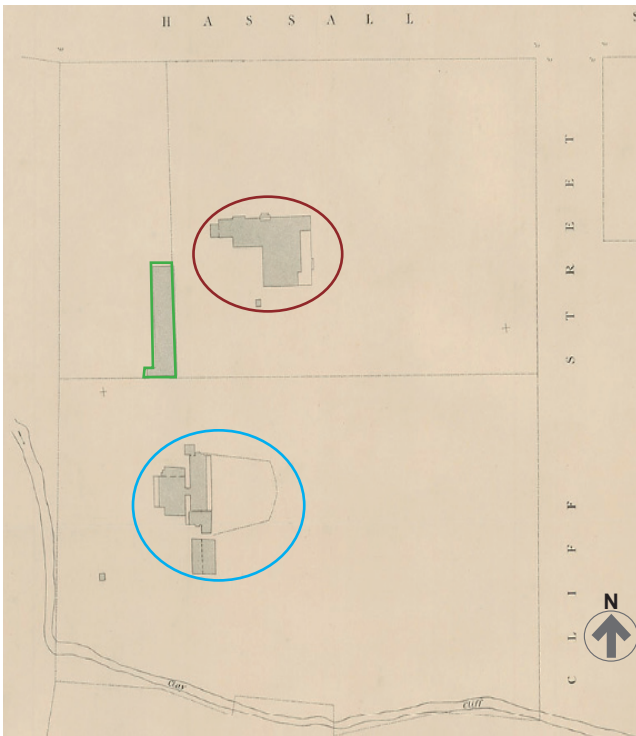
A detailed survey of Parramatta in 1895 shows that although Elizabeth Farm estate and Harris Farm estate were not remarkably developed, the land on the north side of both estates was developed.



**Figure 2.40**  
An extract of field book 2353, showing Coachman's cottage (south-west side of Hambleton cottage) and some parts of Hambleton cottage (north and west sides) in 1893.  
Source: Sydney Water/WaterNSW Historical Research Archive.



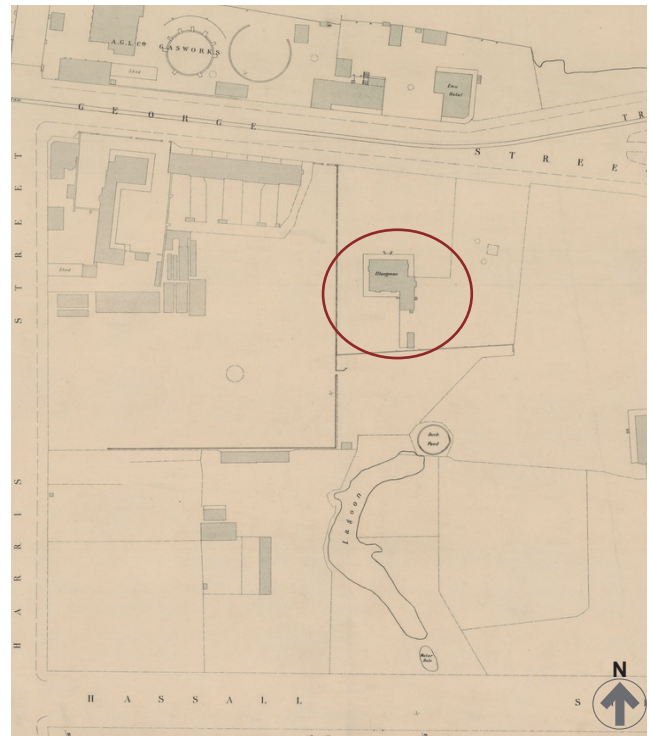
**Figure 2.41**  
An extract of field book 2353, showing some parts of Hambleton cottage (mainly east and south sides) in 1893.  
Source: Sydney Water/WaterNSW Historical Research Archive.



**Figure 2.42**

A detailed survey of Parramatta in 1895, showing large lots, Hambledon cottage (circled in red), Neale's cottage (circled in blue) and main streets which were mainly created following the 1880s subdivision. The stable/coachman's house is on the south-west side of Hambledon cottage (outlined in green).

Source: SLNSW, Parramatta Sheet No. 5, 1895 (Z/M Ser 4 811.1301/1, M Ser 4 811.1301/1).



**Figure 2.43**

1895 detailed survey of Parramatta showing development of the north side of Harris Farm estate (Hassell Street). Note Ellangowan (later known as Tara House) fronting George Street (circled in red). At this time the southern foreshore of the Parramatta River was occupied by a large Gasworks. Several structures were located on the corner of George and Harris Streets, which were probably associated with the Somerset Nursery and initial military barracks. This area is currently Robin Thomas Reserve.

Source: SLNSW, Parramatta Sheet No. 9, 1895 (Z/M Ser 4 811.1301/1, M Ser 4 811.1301/1).



**Figure 2.44**

1895 detailed survey of Parramatta showing Experiment Farm cottage (circled in red), while the surrounding land is undeveloped at this time.

Source: SLNSW, Parramatta Sheet No. 8, 1895 (Z/M Ser 4 811.1301/1, M Ser 4 811.1301/1).

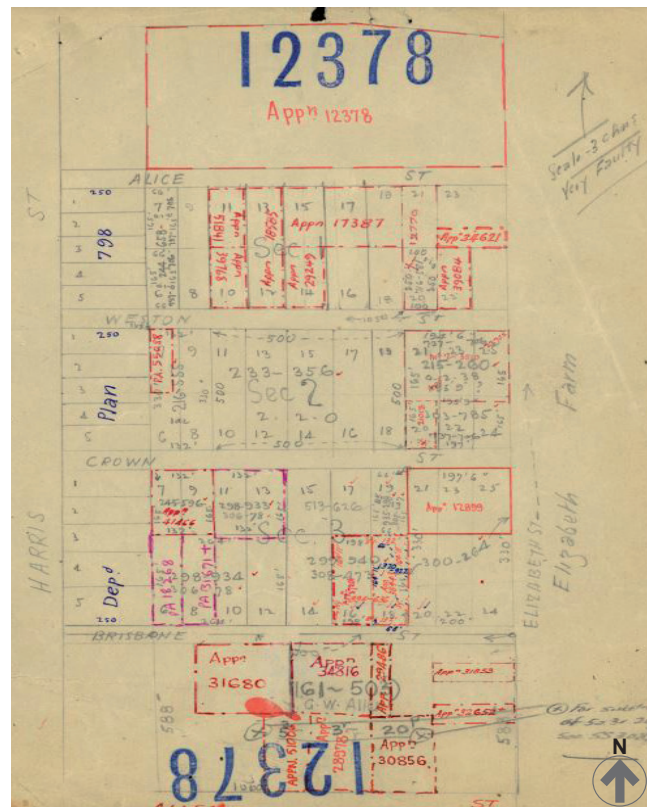
The rapid urbanisation of the land within the catchment of Clay Cliff Creek from the late 1870s had resulted in deterioration of the flow and sanity condition of the creek. This situation necessitated channelling the water course by 1890. In the late 1890s, the creek was completely channelled. As Harris Street was the terminus of the channel, there was continued periodic flooding of the old creek course east of Harris Street. Although from 1895 storm water drain has been shown of plans attached to certificate of titles, it is believed that the section of stormwater channel crossing the Gregory Place was constructed in c.1917.

In 1897, following Purchase's bankruptcy the Bank of New South Wales took the possession of his land, known as 'Purchase Estate' on the north side of the Harris Farm estate; however, the Purchase family continued the operation of Somerset Nursery well into the 1900s when the bank started the subdivision and selling of the land. However, the land mainly remained unchanged until around the 1950s.

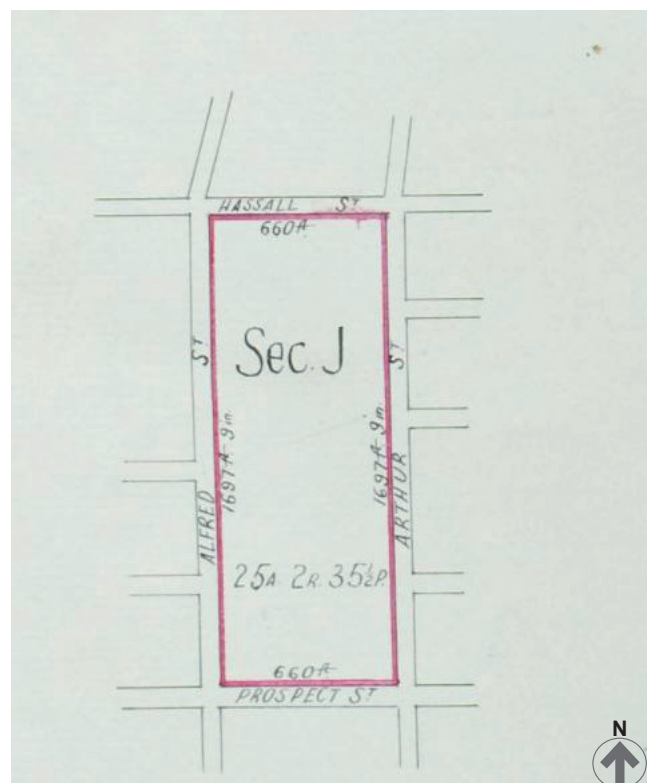
Harris Farm estate was further subdivided in 1903 when Sir Matthew Harris purchased 8 acre of the initial James Ruse grant including Experiment Farm cottage and entered into a tenancy in common with Frederick William Todhunter for the remainder of the Harris estate, which lasted until 1913.

In 1903, Section J of the former Elizabeth Farm Estate including Elizabeth Farm cottage, bounded by Hassall Street on north, Prospect Street on south, Alfred Street on west, and Arthur Street on east, was owned by Eric Kendall Bowden and Arthur Latimer McCredie, in joint tenancy.

Section J was further subdivided and auctioned in 1903, significantly decreasing the land holding around the old Elizabeth Farm buildings. Elizabeth Farm which was in poor condition due to its consecutive use as a boarding house and then glue factory, was also offered for sale. In 1904, the Elizabeth Farm cottage and its reduced surrounding land purchased by William Swann who owned the building complex until the 1960s.



**Figure 2.45**  
Subdivision of portion of Harris Farm estate including Experiment Farm cottage in 1903.  
Source: HLRV, Application Number 12378.



**Figure 2.46**  
In 1903, over 25 acres of Elizabeth Farm estate including Elizabeth Farm cottage was in a joint tenancy of Eric Kendall Bowden and Arthur Latimer McCredie.  
Source: HLRV, Vol. 1496 Fol. 105



**Figure 2.47**  
 Map of the town of Parramatta parish of St. John and Field of Mars, county of Cumberland, c. 1904. At this time Elizabeth Farm estate and Harris Farm estate were further subdivided; however, they mainly remained undeveloped until the 1920s, primarily into house lots. This map shows another extensive subdivision of land in the Elizabeth Farm estate; however, the land around Elizabeth Farm cottage and Experiment Farm cottage has remained unsubdivided. At this time, the land comprising current Experiment Farm Conservation Area and Elizabeth Farm Conservation Area remained unsubdivided. A large lot on the west side of Hambledon cottage (part of the subject site) remained unsubdivided, probably as used for pasture purposes. There are several unsubdivided large lots in the Harris Farm estate.  
 Source: HLRV, parishes of St. John and Field of Mars, county of Cumberland.



**Figure 2.48**  
Elizabeth Farm House, view of east elevation, in state of disrepair, c.1900s.  
Source: City of Parramatta Research and Collections, LSP00300.



**Figure 2.49**  
Elizabeth Farm House, view of east elevation in state of disrepair, c.1900s.  
Source: City of Parramatta Research and Collections, LSP00610.



**Figure 2.50**  
Elizabeth Farm cottage before restoration, c.1900s.  
Source: City of Parramatta Research and Collections, LSP01019.



**Figure 2.51**  
Looking to Elizabeth Farm cottage, front (north) elevation, probably after the restoration of the cottage undertaken by the Swann's family, c.1900-1927.  
Source: SLNSW



**Figure 2.52**  
Experiment Farm cottage, view of front exterior and garden as seen from the north west, c.1909. Note the pastoral context and density of vegetation in front of the cottage.  
Source: City of Parramatta Research and Collections, LSP00619.



**Figure 2.53**  
Experiment Farm cottage, view of front exterior and garden as seen from the north east, c.1908. Note the pastoral context and density of vegetation in front of the cottage.  
Source: City of Parramatta Research and Collections, LSP00620.

Due to financial issues, the Swann family subdivided the land on the north and south sides of Elizabeth Farm cottage, reducing the original lot to around half an acre (Figure 2.54).

It appears that under the influence of the 1890s recession and the First World War, most of the 1880s subdivided land in the former Harris Farm and Elizabeth Farm estates remained relatively undeveloped until well into the 1920s.

In 1915, some portions of land including portions of Todhunter's subdivision, Harris and Hassall Streets, were declared unfit for building purposes by the 'Board of Health'. As reported by the Board of Health, building upon in its present condition, would be prejudicial to health. In order to render the land fit to be built upon, it was recommended by the Board of Health that:

*(a) the present surface be covered with clean soil or sand to a height of 12 inches above the level of the crown of Hassall Street, and evenly graded from north and south boundaries to the top of an approved stormwater channel, properly constructed along the line of the present open drain;*

*(b) the surface of all that part of the land which is included within the walls of every building which may be built upon it (in case any weatherboard building is built upon such land, raised on piles or piers, the whole of the surface occupied by such structure) be covered with a layer of concrete, composed of the following ingredients, namely: one measure of cement of approved brand, three and a half measures of clean, sharp sand, free from loam or organic matter, and six and a half measures of broken metal or gravel of 2 ½ inch gauge, laid 6 inches thick, properly spread and well rammed;*

*(c) all floors to be laid on joints not less than 1 foot 6 inches above the concrete covering; the space thus formed to be ventilated by the insertion of airbricks, each measuring 9 x 6 inches, to every 6 feet (lineal) of foundation;*

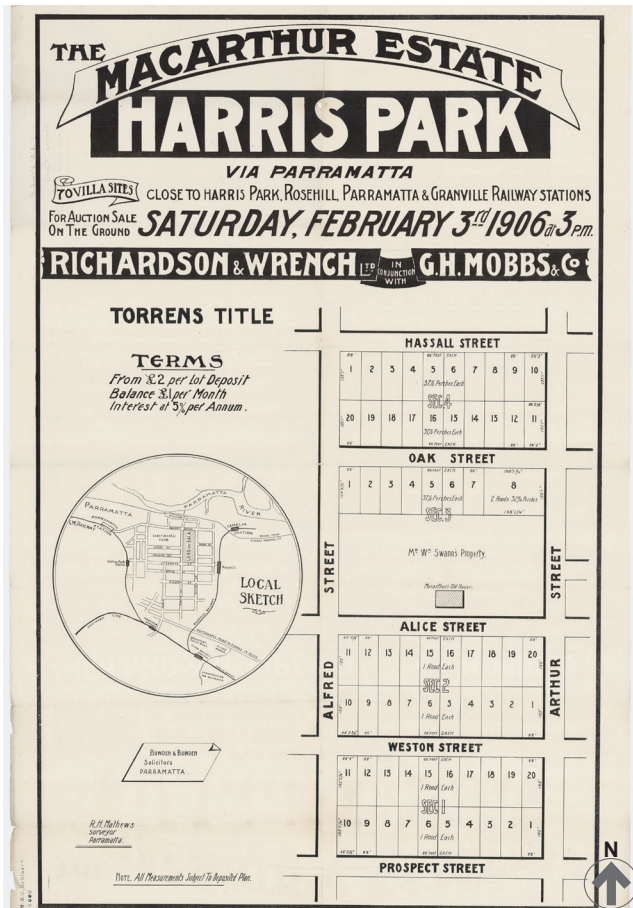
*(d) the space between piles or piers be left open, but protected by wire-netting of ½ inch mesh.*

After the World War I and its subsequent shortage of housing, many owners of larger lots took the opportunity to subdivide their land into house lots. The intensity of new housing dating from the 1920s and 1930s across these newly created properties gave the former Harris Estate to the south of Experiment Farm Cottage and the former Elizabeth Farm Estate to the north and northeast of Hambledon Cottage, a distinctive early interwar character.

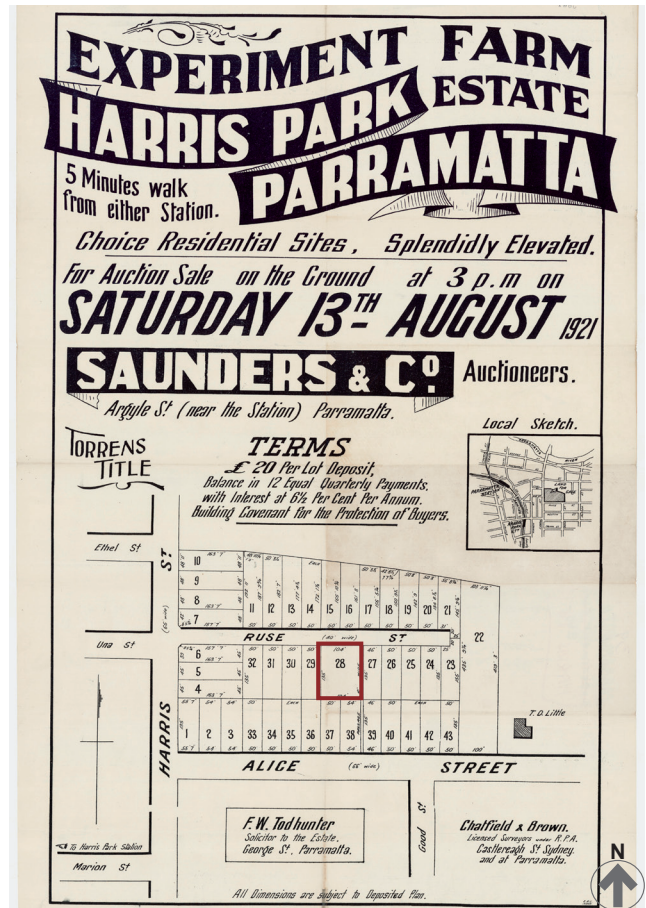
Following the 1920s subdivision, a portion of land around Experiment Farm cottage was subdivided and a new street, named 'Ruse Street', was created, and the modern suburb of Harris Park took shape, and the rural setting of Experiment Farm was severely reduced. Houses in the Harris Park area were mainly constructed during this time. Substantial houses were constructed on the south side of Alice Street, while to the north more modest weatherboard houses were more common.

In the 1920s, Ald. L. A. Simpson, mayor of Parramatta, purchased Experiment Farm cottage and grounds (Fig 38, lot 28) to secure its protection. He planned to use it as an historical park within the Harris Park portion of the municipality of Parramatta. However, this plan was rejected by the government as no money was available for the purchase of parks. Being unsuccessful in his plan, Simpson sold Experiment Farm cottage (Lot 28) to Henry Sellen who was an Estate agent and remained the owner of the cottage until the 1960s.

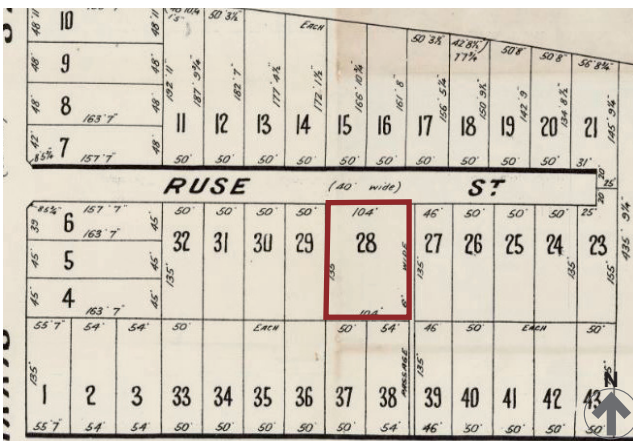
Elizabeth Farm estate also underwent further subdivision at this time, and a small portion of its western side adjoining Experiment Farm was re-subdivided. All these new subdivisions were referred to as "choice residential sites, splendidly elevated." By 1930, much of the Parramatta district was well advanced towards suburbanisation and the early rural character of the area changed. At this time, most of the allotments on the south side of the Elizabeth Farm cottage were built on. However, due to the irregular flooding and course change of Clay Cliff Creek, the land on the north side of Elizabeth Farm cottage mainly remained unchanged until after 1940 when the creek was channelled.



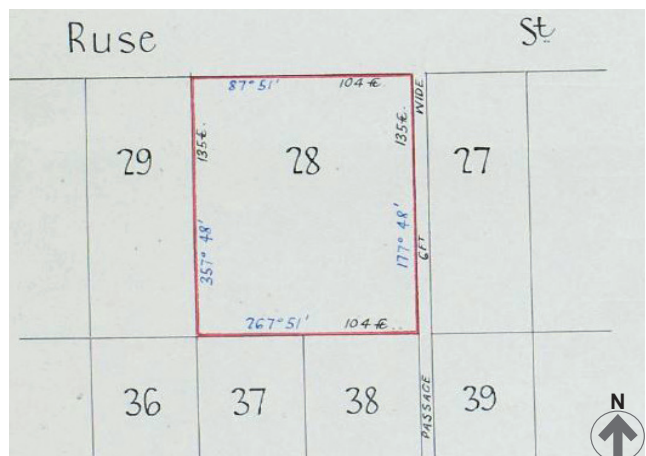
**Figure 2.54**  
Real estate advertisement in 1906 for the sale of portion of land between Hassall Street and Prospect Street, including Elizabeth Farm cottage. Elizabeth Farm cottage is labeled as Swann's Property. At this time the land on the north and south sides of Elizabeth Farm cottage (Figure 2.46, Section J) was subdivided for the first time. By the 1930s, most of the allotments on the south side of the Elizabeth Farm cottage were built on.  
Source: SLNSW, Harris Park Subdivision Plans, Z-SP-P6-80



**Figure 2.55**  
In 1921, 8 acres including Experiment Farm cottage owned by Frederick William Todhunter and Leicester Stuart Anderson Simpson (tenancy in common). The land was subdivided in 1921, forming a new street, named Ruse Street. Experiment Farm Cottage was located on lot 28 (outlined in red).  
Source: SLNSW, Harris Park Subdivision Plans, Z-SP-P6-80



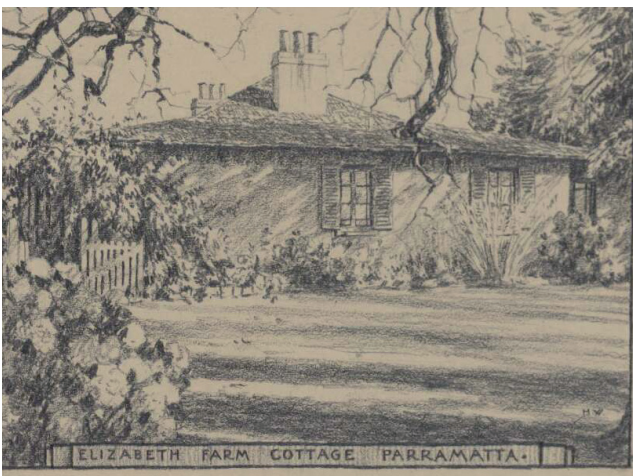
**Figure 2.56**  
1921 subdivision of land around Experiment Farm cottage located on lot 28, outlined in red.  
Source: SLNSW, Harris Park Subdivision Plans, Z-SP-P6-80



**Figure 2.57**  
Following the auction of Lot 28 in 1921, Experiment Farm cottage was purchased by Henry Sellen, who remained the sole owner of the site until 1960. At this time, a passage was created on the east side of the lot.  
Source: HLRV, Vol. 3426 Fol. 155



**Figure 2.58**  
Looking east to Elizabeth Farm cottage, 1914. Note fences around the house and density of vegetation on the north side of the cottage.  
Source: National Gallery of Australia.



**Figure 2.59**  
Elizabeth Farm cottage in 1918.  
Source: National Library of Australia



**Figure 2.60**  
Elizabeth Farm House as seen from the north west, c. 1920s. Picture taken by Father Frazer - he climbed a pine tree to take this photograph. Note the density of vegetation and northern boundary fence. At this time, the land on the north side was undeveloped.  
Source: City of Parramatta Research and Collections, LSP00295.



**Figure 2.61**  
Looking to the south (rear) elevation of the Elizabeth Farm cottage as seen from south-west, showing Alice Street, c. 1925.  
Source: Sydney Living Museum, Record number 48097.



**Figure 2.62**  
Looking to the Elizabeth Farm cottage as seen from north-east, 1930s.  
Source: City of Parramatta Research and Collections, ACC198/020.



**Figure 2.63**  
Looking to south (rear) elevation of Elizabeth Farm cottage as seen from south-west side, Alice Street, c. 1935..  
Source: SLNSW



**Figure 2.64**  
West elevation of Elizabeth Farm cottage fronting Arthur Street, c. 1935. Note the density of vegetation and garden on this side.  
Source: SLNSW



**Figure 2.65**  
Main (north) elevation of Elizabeth Farm cottage fronting the Parramatta River as seen from north-west, c. 1935.  
Source: SLNSW



**Figure 2.66**  
Looking north to the Elizabeth Farm cottage, c. 1935. Note undeveloped land on the north side of the cottage and density of vegetation.  
Source: SLNSW



**Figure 2.67**  
Looking south to Experiment Farm cottage. Note the density of vegetation and fences in front of the cottage. Although the photo is undated, it is probably taken before the subdivision of land around the Experiment Farm cottage and the establishment of Ruse Street in the 1920s.  
Source: Royal Australian Historical Society.



**Figure 2.68**  
Macarthur Cottage at Rosehill between 1910 and 1962, showing the use of land mainly for pastoral purposes.  
Source: National Library of Australia.



**Figure 2.69**  
 Back entrance and kitchen garden of Hambleton cottage, 1918. On the left is the kitchen wing which has a small veranda. The veranda is shaded by vines and there is a path leading to the back door of the house.  
 Source: City of Parramatta Research and Collections, LSP00103.



**Figure 2.70**  
 Looking to Hambleton cottage's veranda from east garden, 1918  
 Source: City of Parramatta Research and Collections, LSP00102.



**Figure 2.71**  
 Hambleton Cottage, view of cork oak tree with gentleman seated on garden bench, 1918. Note density of vegetation.  
 Source: City of Parramatta Research and Collections, LSP00104.



**Figure 2.72**  
 Looking to the north (main) facade of Hambleton cottage in 1924. Note density of vegetation in front of the cottage.  
 Source: State Library of Victoria.



**Figure 2.73**  
 Looking to the north (main) elevation of Hambleton cottage fronting Hassall Street Parramatta, 1932. Note density of vegetation around the cottage.  
 Source: State Library of Victoria, FL 15936035.



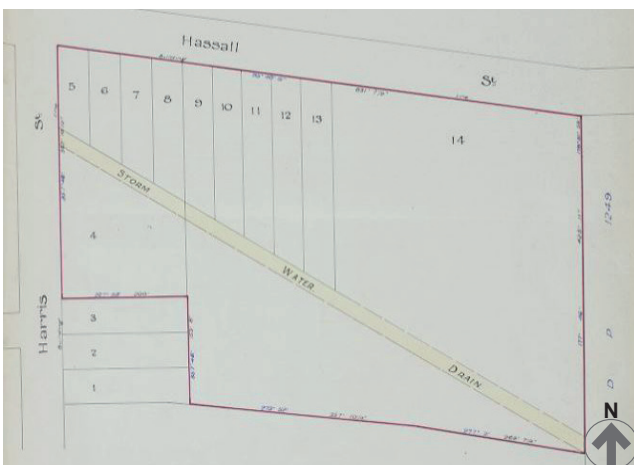
**Figure 2.74**  
 Looking to Experiment Farm cottage from north-east of Ruse Street, c. 1935.  
 Source: SLNSW

## 2.7 FORMATION OF THE SUBJECT SITE AND FACTORY (1920s - 1940s)

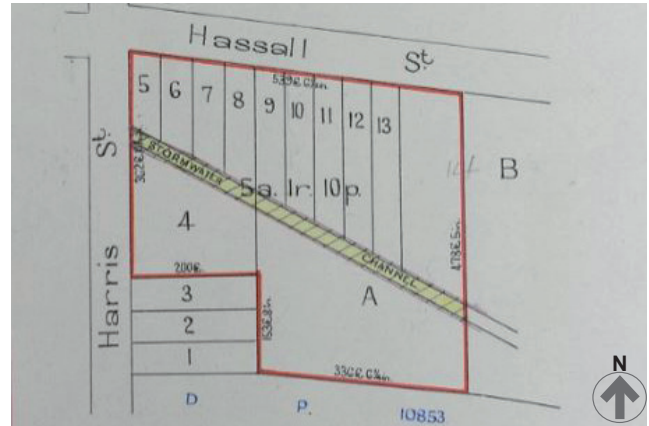
Although the land around Elizabeth Farm estate and Harris Farm estate was further subdivided, the lot boundary of two cottages have almost remained unchanged from the 1920s subdivision.

In 1918, 8 acres of land at the north-eastern corner of the former Harris Farm estate, (Figure 2.75) adjoining the north-western boundary of the former Elizabeth Farm Estate in the vicinity of the land area around Hambledon Cottage, was sold to George Alexander who was a farmer and dairyman from Kiama. The land was bounded on the north by the original alignment of Hassall Street, which was realigned in the 1980s as part of a major traffic upgrade, to cut across the smaller north-western lots on the overall land holding. Alexander used the land for farming and pasture purposes. The land changed hands within the family. In 1921 it was transferred to Samuel Alexander, and in 1934 to Joseph Ernest Alexander, who was also a dairyman, and expanded his pastoral land by purchasing lot 13 (south side of lot 14) at the same time. The land was probably used for grazing purposes.

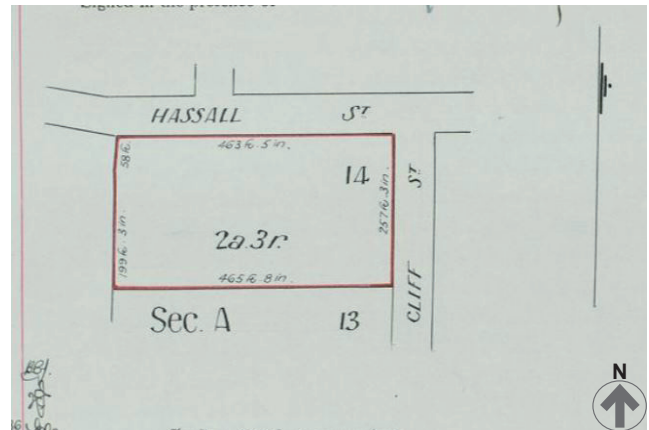
In 1940, Joseph Alexander subdivided his land and sold 3 acres (lot B on its eastern boundary) to the Goodyear Tyre and Rubber Co., including lot 13.



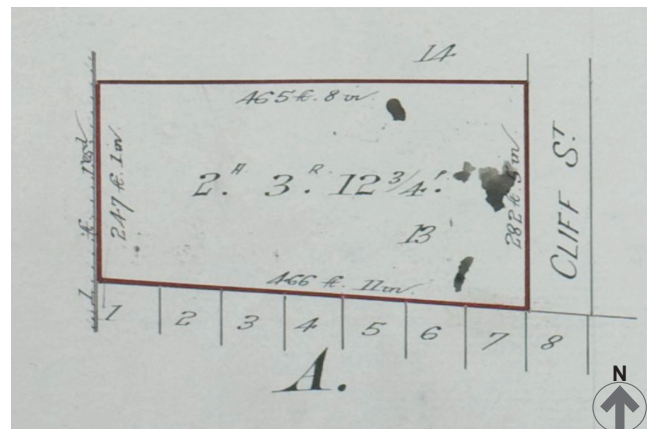
**Figure 2.75**  
In 1918, 8 acres of the Harris Farm estate adjoining Hambledon grounds was in the ownership of George Alexander, a farmer and dairyman from Kiama, 1918 (Vol. 2814 Fol. 223). The land changed hands within the family and in 1938, it was owned by Joseph Ernest Alexander who was a dairyman. Storm water drain is shown in this plan, which was constructed in c.1895.  
Source: Land Services Registry, Vol. 2814 Fol. 223



**Figure 2.76**  
Land adjoining Hambledon cottage was subdivided in 1940, while 5 acres remained in the possession of Joseph Alexander, the remaining 3 acres (lot B) was sold to Goodyear Tyre and Rubber Co.  
Source: Land Services Registry, Vol. 5188 Fol. 168



**Figure 2.77**  
In 1927 lot 14 including Hambledon cottage was in the possession of retired publicans Albert Hector Carter and William Steward Carter.  
Source: Land Services Registry, Vol. 4087 Fol. 22/23



**Figure 2.78**  
In 1934, lot 13 was purchased by Joseph Ernest Alexander who remained the owner of the site until 1940 when it was transferred to Goodyear Tyre and Rubber Co.  
Source: Land Services Registry, Vol. 828 Fol. 27

In 1927, Hambledon Cottage (Lot 14) was sold to retired publicans Albert Hector Carter and William Steward Carter, as tenants in common. In 1929, William transferred his share to Albert who remained the sole owner of the site well into 1940s, when it was also purchased by Goodyear, to create a large lot for the construction of a factory.

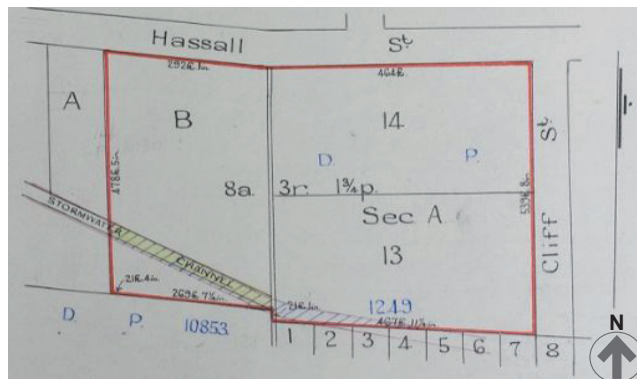
In addition to Hambledon Cottage, Goodyear also purchased its adjoining southern land (Lot 13) which had been formed following the 1884 subdivision of Elizabeth Farm estate.

Areas of the flat land to the south of the river had been envisaged as an industrial district, as was common on many sites downstream along the Parramatta River. In 1927 the Goodyear Tyre and Rubber Co. started tyre manufacturing at its large riverside site at Grand Avenue, Granville (Now Camelia suburb). The boundaries of Granville was describes as on the north to Parramatta River, South to Sydney Water Pipe Line, east to Duck River, and west to Railway line from Sydney Water Supply Pipe Line to Cambridge, Allen, Harris, Crown, Good, Weston, Alfred streets thence Clay Cliff Creek to Parramatta River. They planned to expand their facilities, providing manufacturing and storage facilities.

However, the potential construction of a factory on the amalgamated land around the old Hambledon Cottage raised extensive community concerns regarding the demolition of Hambledon cottage. This resulted in the sale of land to Kolynos Limited in 1945. Consequently, the Goodyear Tyre and Rubber Co expanded their business on the banks of the Parramatta River.

In 1928, the Wyeth Chemical Company, a division of an American firm, established its Australian branch in Sydney, and consequently looking for suitable land for industrial development. The land in Parramatta was considered an ideal site, and was transferred to Whitehall Pharmacal Company in 1945, which prepared to build a new factory on the site. However, decision to built was delayed by immediate post WWII problems until well into 1949.

The land was considered suitable by the Whitehall Pharmacal Company as they had to consider provision of adequate water and sewerage facilities. Sewerage particularly was a big factor because disinfectants were used to clean factory floors. The building planned by the company was considered to be a district showcase, in which no fumes, noise or dust were caused in their manufacture.



**Figure 2.79**  
In 1940, Hambledon cottage and its surrounding land amalgamated with two other lots of which one from Harris Park estate subdivision (lot B), formed the 5acres owned by Goodyear Tyre and Rubber Co. Source: Land Services Registry, Vol. 5188 Fol. 163



**Figure 2.80**  
1943 aerial photo shows the land around the subject site remained undeveloped/unsubdivided during this time and likely was still used for pasture purposes. The land on the west side of the subject site (outlined in red) and Hambledon cottage remained undeveloped for a long time and is currently part of Hambledon Cottage and Experiment Farm Reserve. As the subject site is vacant land, the Neale's cottage was demolished earlier in c.1940s. Note Clay Cliff Creek concrete channel cutting through the south and southwest sides of the subject site. Source: SIX maps

Although no restrictions existed at that time against the erection of factory building on the land, given the community concern about the demolition of historic Hambledon cottage, it was stated by the architect, Eric Nichollas, that “Firholme, a partly old residence, and a building known as the School House (Coachman’s cottage), both on our property, will be preserved and in our comprehensive plan, will be landscaped in their own historical precinct”.

During this time, technical officers of the Cumberland County Council favoured the relocation of Parramatta High School on the land, as the site was an open space and a high school could well serve as custodian of an historic area. At this time, an area of 34 acres including an 8 acres land belonging to the Whitehall Pharmacal Co. was zoned as Open Space by the Cumberland County Council. However, this proposal was rejected.

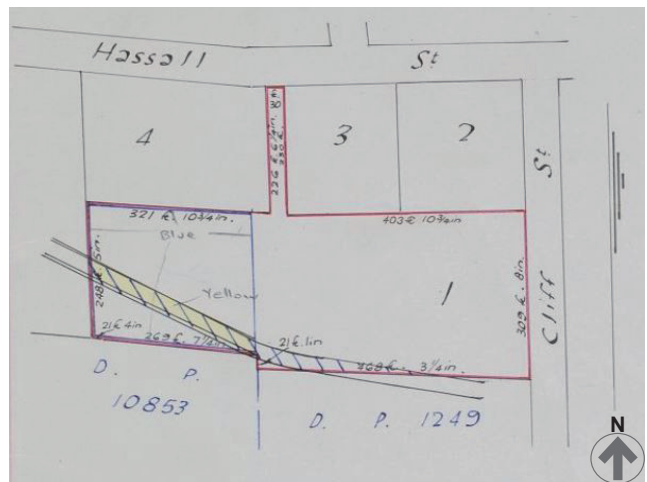
The Cumberland County Council claimed the establishment of the factory would change completely the residential and historical character of the area, while a factory of the proposed size would have been contrary to the intended administration of living areas. However, negotiations began with Parramatta Council and Cumberland County Council, resulted in a re-subdivision of the overall Whitehall Pharmacal site. The northern portion facing Hassall Street, containing Hambledon Cottage (lot 3) and its associated garden/park setting was transferred to the Council of the City of Parramatta in the 1950s in return for rezoning of the block to the south for light industrial use. An agreement was also made to allow Council to purchase three acres surrounding Hambledon cottage for park purposes. However, Council just purchased lots 2 and 4 (part of the John Harris and John Macarthur grants), which together with Hambledon formed around 1 acre.

In appreciation, the former Cliff Street was renamed “Gregory Place”, after the Australasian Managing Director of the Company, Mr E. S. Gregory.

The subject site comprises a consolidation of land that was subdivided (in c.1880s) from two early 1790s historical land grants (Experiment Farm and Elizabeth Farm) that are significant to the history of the City of Parramatta. The land has had a long history of agricultural use prior to the development of the site in the early 1950s. The land may have been used in the past for growing crops, for animal grazing, as a source of drinking water, and possibly for clay-extraction for brick-making. The land was not built upon until the second half of the nineteenth century.



**Figure 2.81**  
Field with grazing cow, Parramatta, scene includes an abandoned residential property, and an industrial building with a smokestack, ca. 1949. This figure shows that during this time, the land, especially on the east side of the town of Parramatta, was mainly used for pastoral purposes.  
Source: City of Parramatta Research and Collections, LSP00752.



**Figure 2.82**  
Re-subdivision of land, forming the subject site (outlined in red- around 4 acre) and transferring Hambledon cottage and its surrounding grounds (lot 3) to the Council of the City of Parramatta in 1956. Council further purchased lots 2 and 4 for the purpose of creating a public park or recreation area, which did not happen on an economic ground.  
Source: Land Services Registry, Vol. 7079 Fol. 22

Following negotiations with the Cumberland County Council and Parramatta City Council, a factory, designed by Eric Nicholls, was constructed and opened by the Parramatta Mayor in 1955.



**Figure 2.83**

Town of Parramatta in 1961, showing further subdivision of land after Post WWII. However, lot boundary of the Elizabeth Farm cottage and Experiment Farm cottage from the 1920s subdivision. This map shows that the land surrounding Hambledon cottage was amalgamated for park purposes by the City of Parramatta and was labeled 'Hambledon Park'. Council proposed as part of its beautification scheme for the area, to construct a large park and establish a municipal nursery.

Source: NSW LRS HLRV/ Town of Parramatta (SHEET 2B).

## 2.8 EXPANSION OF THE CURRENT FACTORY

Although the subject site has a Residential District Proclamation which prevented the construction of a factory, following negotiations and given that Parramatta needed industries to assist in the development of municipal trade, the subject site was re-zoned industrial and in 1949, Parramatta City Council granted approval for the construction of a factory on the subject site in Gregory Place.

The project was described as comprising the provision of three unit buildings which would be constructed as required and the inclusion of sports grounds and recreation area for employees. The whole of the frontage and approached to the factory buildings would be treated in a most ornate manner and it would harmonise with, rather than detract from, the residential surroundings. It was observed that quite adjacent to the subject land, directly opposite at one part, are some established non-residential undertakings in the form of a produce merchant, woody yard and workshops. A hill at the back of the subject land (south side Clay Cliff Creek) intended to separate it from the development extending to the main Western Road (now Great Western Highway), and consequently kept the land unrelated to any other in the district.

In its original format the factory comprised to main bays with a small administration wing on the Gregory Place frontage. It was constructed of concrete columns with a flat concrete roof. The span between columns enabled the space to be flexibly used for manufacturing and storage. A long driveway down the northern side of the site provided vehicle access to each main bay.

The factory underwent additions and alterations several times in the course of the following decades.

In 1961, a large canopy was erected along the southern side to provide sheltered loading and unloading facilities.



**Figure 2.84**  
Site of 2A Gregory Place prior to construction of Wyeth Factory, 1945, showing the land was used for grazing and pastoral purposes.  
Source: Parramatta and District Historical Society, 1992.



**Figure 2.85**  
Looking to the west elevation of Coachman's cottage located on the south-west side of Hambleton cottage in 1945 before the construction of factory on the subject site, behind the cottage. Note density of vegetation to the rear of the cottage.  
Source: Society of Australian genealogists 5/5511 and 5/8691.



**Figure 2.86**  
Looking north to Coachman's cottage in 1949, before the construction of the factory.  
Source: Hambleton Cottage - Conservation Management Plan 2011, p. 75.



**Figure 2.87**

Looking to Hambledon cottage as seen from north-east in 1945 before the construction of factory on the south side of the cottage. Note density of vegetation around the cottage.

Source: *Society of Australian genealogists, glass plate negative 5/5291.*



**Figure 2.88**

Concrete drainage canal, Parramatta, view along canal includes adjacent vegetation and residential properties, c. 1949. The scene in the image was within the surrounds of Hambledon Cottage. Note the pastoral context and the density of vegetation on either side of the channel.

Source: *City of Parramatta Research and Collections, LSP 00751.*



**Figure 2.89**

Looking to the west elevation of Hambledon cottage in 1950 before the construction of factory on the south side of the cottage, showing Mrs Wynne Jones, tenant.

Source: *Australian Women's Weekly magazine, 14 January 1950.*



**Figure 2.90**

Looking to the south and west elevations of Coachman's cottage in 1950, before the construction of factory on the subject site.

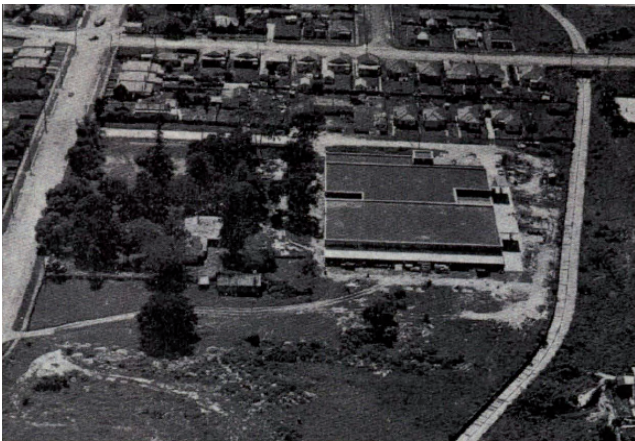
Source: *Australian Women's Weekly magazine, 14 January 1950.*



**Figure 2.91**  
1955 aerial photo, showing the factory on the subject site (outlined in red), adjoining hard-surface yard occupying the eastern half of the site and the pre-existing ground occurring intact to the east. As it can be seen, the subject site is not planted, while there are trees around Hambleton cottage and on the adjoining east lot, and appears to had been used for pastoral purposes.  
*Source: Historical Imagery*



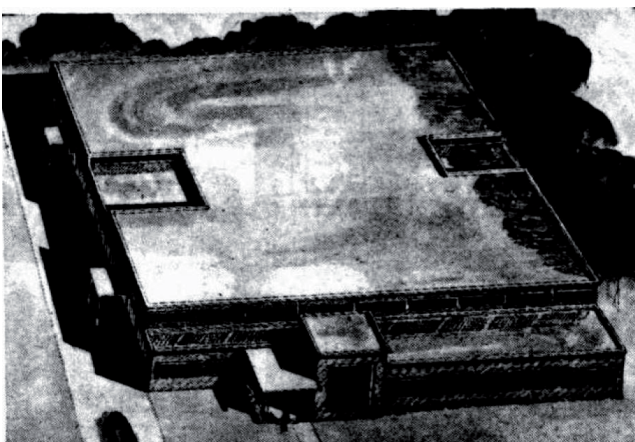
**Figure 2.94**  
1965 aerial photo, showing the construction of a bay on the west side of the main building, extending the factory westward. The subject site is outlined in red.  
*Source: Historical Imagery*



**Figure 2.92**  
Aerial view of Whitehall pharmaceutical co.'s premises alongside Hambleton cottage (on the left side) and Clay Cliff Creek (on the right side).  
*Source: Published in building lighting engineering journal, 1955.*



**Figure 2.95**  
1970 aerial photo showing the parking on the south side of the factory, along the stormwater channel frontage. The subject site is outlined in red. Note the original alignment of Hassall Street.  
*Source: Historical Imagery*



**Figure 2.93**  
The Whitehall Pharmaceutical factory was designed by Eric Nicholls and proposed to be built with a roof designed to hold water and not shed it. The roof could carry six inches of water over its 50,000 square feet to act as an insulator and protect bitumen against breakdown.  
*Source: Trove*



**Figure 2.96**  
1986 aerial photo, showing further extension of the factory westward and the re-alignment of Hassell Street. At this time, the western end of the subject site was planted and acarpark was provided at this side. The subject site is outlined in red.  
*Source: Historical Imagery*

In the subsequent year, Wyeth Pharmaceuticals Pty Ltd took out a lease over the property, which was transferred into ownership in 1971.

During the early 1960s, the factory was extended westward with the construction of an additional bay (Fig 68). In 1963, the building was used by Wyeth Pharmaceuticals Pty Ltd, becoming its headquarters and administration.

In 1980, Parramatta City Council approved the construction of an evaporator room and the relocation of four tanks. Soon after, in 1983, the erection of new warehouse area was approved by Council. In 1986, a Development Application was approved by Council for alterations and extensions to the factory including an extension to the existing factory of approximately 180m<sup>2</sup>, on the northern side, which blocked the northern access road to internal traffic access to the western portion of the site.

It was admitted that the factory was not sympathetic to a historic building; however, the scale of extensions in relation to the present factory structure was not great and little if any additional impact was expected to occur.

It was proposed that additional storage tanks would be shielded by brickwork and Colourbond sheeting. Extensions would maintain setback to Hassall Street and only slightly reduce the present buffer to the cottage itself.

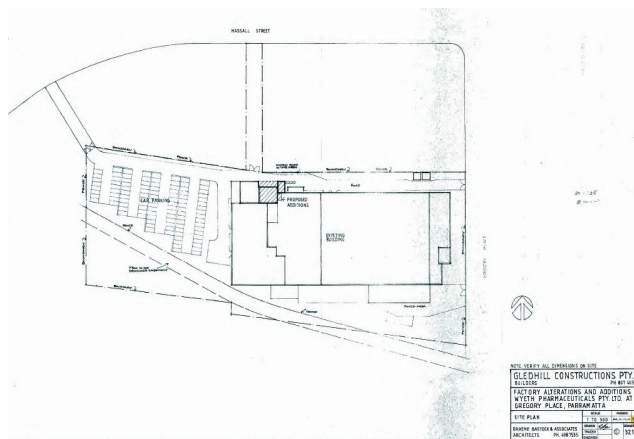
By 1986 the previously vacant land to the west of the factory had been converted to an open staff carpark. This was accessed by a short informal and unpaved roadway across the parkland to connect with the recently realigned Hassall Street, due to the impossibility of vehicle access around the southern side of the factory by the proximity of the stormwater channel.

In 1987, Wyeth Pharmaceuticals requested Council a variation to the approved Development Application. The variation included a reduction in a size of cyclone room on the basis that most of the space in that area would be unused and would make the building bulkier than it really needed to be.

In 1989, another Development Application (DA1126/89) was lodged for further alterations and extensions to the existing development. At this time, it was proposed to add four floors to the factory at the north-western corner of the existing plant and install required machinery. The appearance of the building was to be 4 metres higher than the existing building, while the presentation of the total site “would be quite pleasing”.



**Figure 2.97**  
Entrance to Wyeth Pharmaceuticals from Gregory Place, 1981.  
Source: Gettyimages, Fairfax Media Archive



**Figure 2.98**  
Architectural Plans prepared by Graeme Bastock & Associates, Architects, Sept 1986. Note the introduction of the concrete driveway from Gregory Place along the northern edge of the site to the new additions.  
Source: Phase 1 Contamination Investigation, 2015.

The materials were selected to harmonise with the surrounding buildings and area. The following is an extract from the Chief Town Planner's report to Council in 1989 related to the proposed additions and alterations:

**Landscaping**

*Five trees will have to be removed from the first strip section of the carpark as the proposed project will cover this area. An inspection revealed that they are not very large or well-advanced trees. However, the proponent will plant additional trees along the canal and western boundary to make up for the loss. Also, it will be conditioned that tree are planted along the northern boundary of the site in order to create a green buffer between the development and the Firholme Reserve, where the historic "Hambledon Cottage" is located.*

**Reasonableness**

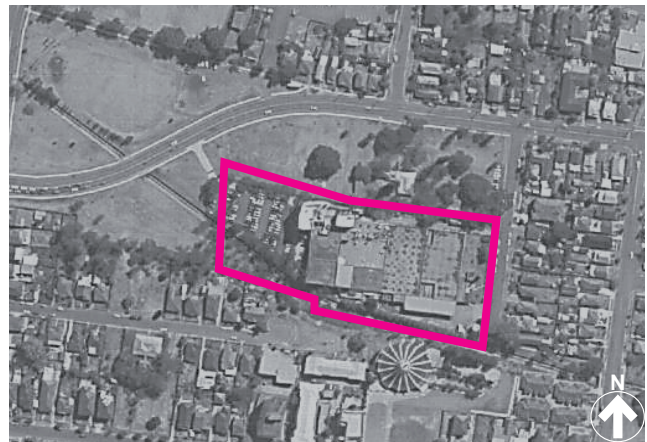
*The proposal as submitted is a considerable addition to the existing pharmaceutical plant (total additional floor space of 1,172m<sup>2</sup> If constructed as to harmonise with the surrounding buildings and area, it should result in a high standard of treatment. It is considered that the building will be of aesthetic appearance and should not create an effect of "visual pollution". Planting of new trees along the northern and western boundaries of the site as well as along the canal will be conditioned in the development approval.*

**Desirability**

*The proposed extra plant will accommodate a whole range of equipment to produce Wyeth's baby powder milk. Extension of these activities in order to fully satisfy the needs of the Australian market seems desirable.*

The proposal as approved by Council in 1989, contained condition of consent, requiring the surrender of the narrow strip of land running north-south adjacent to the Hambledon cottage property. This strip had been an anomaly in the historic lands titles and ran along the shared boundary between the Harris and Macarthur estates.

A year later, in 1990, Council approved the installation of an 80,000-litre hydrant water tank and pumps, as a requirement of the Board of Fire Commissioners, at the south-west corner of the site, contained condition of consent, requiring an increase in the landscaping along the Gregory Place frontage in the vicinity of the proposed tank.



**Figure 2.99**  
1994 aerial photo showing the subject site (outlined in red) and the extensions to the factory on the west, north-west, and south-east sides of the building. Note the driveway from the north-west corner of the site over the parkland. Trees were planted on the south side of the subject site along the stormwater drain channel. During this time, Hassall Street was realigned as part of a major traffic upgrade. Source: Historical Imagery



**Figure 2.100**  
Wyeth Factory in 1992, facing Hassall Street. Hambledon cottage is on the left. Source: Parramatta and District Historical Society, 1992



**Figure 2.101**  
2009 aerial photo showing the subject site (outlined in pink). Although the factory has not changed remarkably from the 1990s, apart from an addition of the south side of the building, the landscape has extensively changed through more trees planting around the subject site. There is no driveway on the north-west corner of the site. Note the landscape changes around Hambledon cottage. Source: Nearmap

By the late 1990s, the factory had become redundant and was offered for sale. Initially, the subject site was offered to become part of the parkland and curtilage around Hambledon Cottage; however, Council refused to buy it, probably on economic grounds. In 2000, a contract for sale was prepared and the subject site was purchased by its current owner, primarily for its long term development opportunities. A property report prepared by Steven Skipper<sup>2</sup> described the subject site as “Gregory Place, Parramatta represents the opportunity to acquire a manufacturing facility close to the Parramatta Central Business District of the chance to totally redevelop the site for residential use, subject to Parramatta City Council’s approval.”

Due to its specific industrial nature, the factory building was unsuitable for adaptive reuse. The area was predominately residential and this manufacturing facility, established in the early 1950s, was no longer a suitable use. The residential character of the locality and the land’s inherent 50 years values made it unsuitable for industrial uses. An option was considered for single houses. However, given the subject site is on flood-prone land, this option did not proceed further.

The former factory had benefitted from a secondary vehicle access to its expansive western parking area from Hassall Street. This access arrangement across the parkland expired when the factory closed and is no longer available. All vehicle access is now via Gregory Place.

The subject site is currently used as offices and storage facilities for Hallmark Construction; however, most of the subject site has been disused and in decay following its abandonment by Wyeth Pharmaceuticals Pty Ltd in the 2000s.

## 2.9 HERITAGE AWARENESS AND PROTECTION - 1945

Post-World War II coincided with gradual growth and development of Parramatta followed by population growth. At this time, the government focused on solving the urban planning issues and upgrading infrastructure facilities which resulted in the demolition of old buildings, and the construction of high-quality structures. Consequently, many early colonial buildings were at risk of demolition. The concern and awareness regarding the protection of heritage buildings, which started earlier in the 1930s by the Institute of Architects, took a new direction with the establishment of the National Trust of Australia in 1945 and then the Australia Council of National Trust in 1965.

Annie Forsyth, who was a conservationist, had a driving force behind the establishment of the National Trust movement in Australia, leading to the protection of Sydney’s historic natural and built heritage. Given her passion for the heritage buildings and their preservation, the demolition of Burdekin House at Macquarie Street in 1934, and the Commissariat Stores at West Circular Quay in 1939 made her to take an action. Being aware of the work of the National Trust in Britain, she proposed to establish a similar organization that enabled the permanent protection of heritage buildings and landscapes. Due to the Second World War and its subsequent outbreak, this did not happen until 1945 by the establishment of the National Trust of Australia.

Following the heritage awareness and protection, three cottages were considered as historic places which needed to be protected. The protection of historic cottages started with the initial proposed construction of a factory on the site of Hambledon cottage in the 1940s which resulted in the community concern and objection, and consequently the donation of the cottage and its surrounding land to Parramatta Council in 1954.

In 1960 Elizabeth Farm cottage was listed as a historic site. In 1968 the cottage was purchased by the Elizabeth Farm Management Trust. Five years later, the building was in the control of the State Planning Authority and underwent restoration, and then in 1983 it transferred to the Historic Houses Trust of NSW and opened to the public as a house museum. At this time, Elizabeth Farm cottage was listed as historic site, part of the Cumberland Planning Scheme.

In 1964, the Council of the City of Parramatta accepted to lease the Hambledon cottage to Parramatta and District Historical Society and approved interior restoration of the cottage. From 1965, Hambledon cottage has been the headquarters of the Parramatta and District Historical Society, operating as a house museum within a public reserve. In 1988, the lease of Hambledon cottage was extended and included the coachman’s cottage which became the society’s headquarters and used as a resource centre for its research, library, archives, and storage of parts of the collection not on display. While the Hambledon Reserve has been maintained as open space for passive recreation, the ground within the cottage inner fence is part of the house museum.

In 1983, Elizabeth Farm cottage was also transferred to the Historic House Trust of NSW (now Sydney Living Museum) and has opened as a house museum.

<sup>2</sup> Property Report for Gregory Place Parramatta prepared by Steven Skipper, Chesterton International (NSW) Pty. Limited, 2000.

Following the establishment of the Women's Committee which was responsible to raise funds for the trust and included women such as Dame Helem Blaxland (an Australian charity fundraiser and heritage conservationist who joined the National Trust of Australia in 1959) and Rachel Roxburgh (conservationist and architectural heritage campaigner), the necessary funds of £4,500 was raised, and Experiment Farm cottage was acquired by the National Trust of Australia as their first property in 1960.

In 1950 Experiment Farm cottage, owned by Henry Selle, was described in the Australian Women's Weekly magazine as follows:

*Four times a week tourist buses stop outside the cottage and visitors from other States step on to the footpath and gaze at the house. They are told that on this ground the first wheat in Australia was grown by ex-convict James Ruse. What the tourists see from the pavement is: A house like "Firholme," with a long verandah and steep roof; cracked walls where the paint is peeling away; a dangerously sagging roof on one side of the house. They also see a rickety fence supported by a few palings, looking like an old comb with most of the teeth missing.*

As such, the Experiment Farm cottage underwent restoration and was used as the first house museum operated by the National Trust, while the on-site caretaker's residence was leased as a private residence. In 1972, the Commonwealth Government operated by the Labour Party, initiated and funded the renewal of inner-city areas as parts of its policy of providing affordable urban housing for working people, and protecting the heritage fabric of Australian cities. As part of this program, in the 1970s, the Federal Government resumed properties around the Experiment Farm cottage and demolished houses to reinstate a garden and rural setting of the cottage. Consequently, an open space in the ownership of the Parramatta City Council was created which became part of the James Ruse Reserve. This open space improved the setting of Experiment Farm, re-established views to the north towards the Parramatta River and the Clay Cliff Creek, and created a separation between the cottage and the surrounding residences.

The continuous park area now extends from Hambledon cottage and Hassall Street south to Experiment Farm cottage and Alice Street in the south. From this time, the suburb has not experienced further subdivision. Recent development in the suburb has made a modern setting which makes it difficult to appreciate the initial rural setting of three cottages and their visual connection. However, the pastoral context of the land around the subject site is still visible through Elizabeth Farm Reserve, James Ruse Reserve, and Robin Thomas Reserve which have formed the green edge of Parramatta CBD.



**Figure 2.102**  
Looking to the north (main) elevation of Hambledon cottage and front garden as seen from north-west, c. 1940s - 1960s.  
Source: City of Parramatta Research and Collections, LSP 00903.



**Figure 2.103**  
Looking to the east elevation of Hambledon cottage as seen from south-east, c. 1940s - 1960s.  
Source: City of Parramatta Research and Collections, LSP 00768.



**Figure 2.104**  
Looking to the east elevation of Hambleton cottage as seen from north-east, c.1940s - 1960s.  
Source: City of Parramatta Research and Collections, LSP 00962.



**Figure 2.105**  
Looking to the north (main) elevation of Experiment Farm cottage from Ruse Street in the 1960s, before reinstating the front garden and rural setting of the cottage in the 1970s.  
Source: City of Parramatta Research and Collections, LSP 00617.



**Figure 2.106**  
Looking to the north (main) elevation of Experiment Farm cottage, c. 1960s.  
Source: City of Parramatta Research and Collections, LSP 00889.



**Figure 2.107**  
Looking to the north (main) elevation of the Experiment Farm cottage as seen from north east side, c.1970s. Note the landscape and pastoral context in front of the cottage as a result of reinstating garden and rural setting of the cottage.  
Source: Royal Australian Heritage Society.



**Figure 2.108**  
Looking to the north (main) elevation of Elizabeth Farm cottage, showing the front garden, c.1983.  
Source: City of Parramatta Research and Collections, ACC002/053/009.



**Figure 2.109**  
Looking to the Elizabeth Farm cottage as seen from north-east side, c.1970s. Note the landscape in front of the cottage.  
Source: Royal Australian Historical Society.

## 2.10 CHANGES TO THE LANDSCAPE AND RECENT DEVELOPMENT AROUND THE SUBJECT SITE - 1980s - 2021

Around 20,000 years ago, Parramatta was an inland valley drained by freshwater streams. Warmer interglacial periods saw melting of ice sheets and rising sea levels. The vegetation changed from sclerophyll forest to grassland. Prior to 1788, the area was woodlands of grey box (*Eucalyptus moluccana*), forest red gum (*Eucalyptus tereticornis*) and open grasses.

The early observations of landscape in 1788, was of open grassland and widely spaced trees and shrubs free of underwood, described as resembling 'park-like country'. Evidence of land management, mosaic patterns of fire use, was observed. The land in which subject site is located on, was mainly used for agricultural and pastoral purposes by early European settlers.

Although, the land comprising the subject site underwent subdivision and development over time to meet the needs of growing population, its park-land character remained evident until well into the 1950s, in which the parkland policies of the time saved the land from rapid urbanisation followed by the post WWII.

When Elizabeth Farm cottage was transferred to the Historic Trust of NSW in 1983, it was described as having no real sense of a garden while it was just a scattering of shrubs and trees with a driveway through the middle. Accordingly, probably during the same time as Experiment Farm cottage and Hambledon cottage, a landscape work was carried out around Elizabeth Farm cottage. The landscape work included the restoration the garden to its 1830 incarnation. Although the restored garden is not an exact replica of the original garden, it is considered as a well-informed interpretation of it.

As it can be seen from the following aerial photos from 1920 to the present time, another phase of development around the subject site occurred in the 1970s by the construction of Our Lady of Lebanon's (OLOL) Hall and School in 1970, on the south side of the subject site. In 1980s, a portion of land on the north-western side of the overall site comprising the subject site was subdivided and Hassall Street was re-aligned to address traffic issues. At this time, an informal access to the subject site was created on the north-western corner in parallel to the Clay Cliff Creek. The subdivided land became part of the James Ruse Reserve.

Major changes happened during the early 21<sup>st</sup> century, when many tall buildings were constructed on the city edge, western side of Harris Street, and along the Parramatta River. Some open spaces were planted for recreation/park purposes. A large section of the land on the south side of the subject site has been occupied by the Maronite Church, School and Youth and Community Centre. Contemporary medium-rise buildings were constructed along Ruse Street. The nature and scale of development during this time remarkably changed.

Since the 1940s, Parramatta City Council has given consideration to the locating and interpreting of the colonial past of the three SHR listed items, through purchasing land for the purposes of public reserve. This resulted in the acquisition and demolition of 1920s development and the landscaping of public reserves (James Ruse Reserve), as well as the establishment of a Heritage Walk.

In 1996, Parramatta City Council prepared the *Harris Park Cultural Landscape Masterplan* with financial assistance provided by the NSW Heritage Office. The masterplan aimed to provide an appropriate setting for Hambledon cottage, Elizabeth Farm cottage, and Experiment Farm cottage, and to reinstate their physical and visual links to each other and the Parramatta River via circular Heritage Walk.

In 2000-2001, the NSW National Trust undertook a landscape work around Experiment Farm cottage including the reconstruction of some of the immediate 19<sup>th</sup> century pleasure garden and carriage drive north of the cottage. This followed by landscape works undertaken by Parramatta City Council including the installation of a new pedestrian footbridge over Clay Cliff Creek on the north side of Experiment Farm cottage as part of the Harris Park Heritage Walk, as well as landscaping and interpretive signage along a series of heritage items such as Hambledon cottage and Experiment Farm cottage. This landscape work coincided with the Centenary of Federation in 2001/2 in which the Federal Government allowed and funded the implementation of a reinstated simple farm garden based on evidence of early – mid 19<sup>th</sup> century garden plantings around Experiment Farm cottage and appropriate farm fencing.

The aerial photo of 2021 (Fig 2.114) shows recent developments around the subject site and on the east side of the town of Parramatta from the early 21<sup>st</sup> century to the present time including the construction of many medium to high rise buildings in different locations especially on the city edge, west side of Harris Street. An informal access way to the subject site from Parkes (Hassall) Street was removed and the area has been planted, becoming part of the Experiment Farm Reserve. Many medium-sized buildings have been constructed on the south side of the subject site. A large industrial building on the river frontage has been replaced by three large scale high-rise buildings.

Recent development throughout the locality has mainly obscured original expansive distant views to and from three state listed cottages.

## 2.11 OPTIONS FOR THE USE OF SUBJECT SITE

From the late 1940s, the subject site was zoned 'industrial' and a factory was constructed on the site, which further expanded over time in the periods of 1970s, 1980s, and early 1990s, occupying two thirds of the subject site. The industrial use of the subject site remained unchanged until c.2000 when the operation became redundant and the subject site was sold to its current owner, Hallmark Construction.

Between 2000 and 2015 a range of different options for the use of the subject site and building was considered. The site has constraints including its large size, one access point from Gregory Place, located on a flood-prone land, and light industrial zone, all of which made it difficult to use or develop the subject site over time.

The land was offered to Council for an extension of Hambledon curtilage and parkland spaces around the historic cottage; however, Council did not take up the offer, given the inherent value of such a large site.

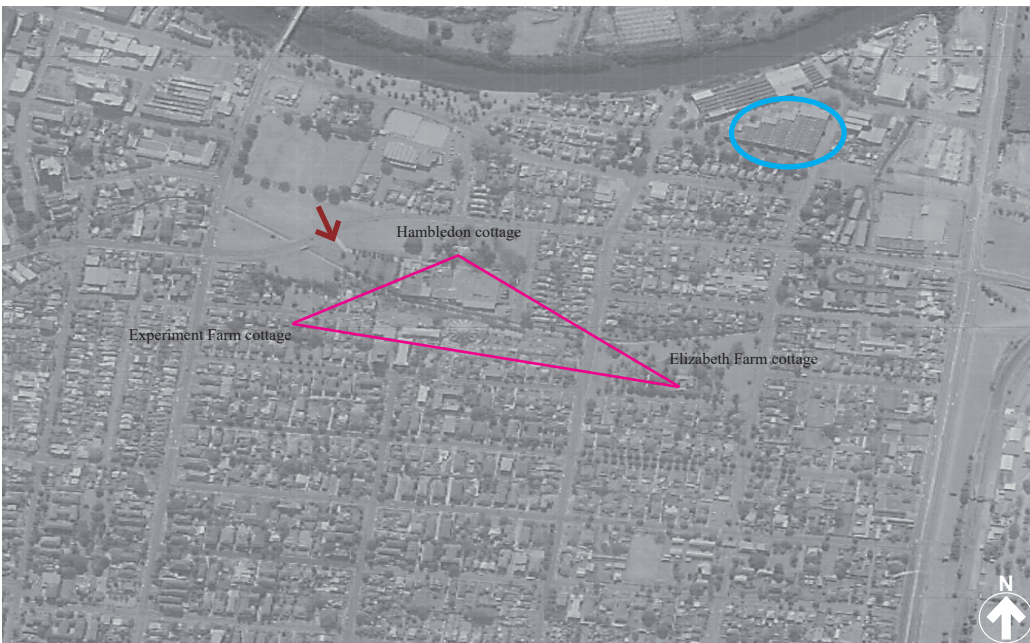
Given the height of the factory building with many internal columns and a flat concrete roof, the subject building was considered unsuitable for adaptive reuse to other functions rather than industrial. The residential character of the locality and the inherent values of the land also made the existing building unsuitable to be used for industrial purposes.

Detailed historic research undertaken by GBA Heritage revealed that the remnant integrity of the early sections of the factory, designed by Eric Nicolas, had been swamped by later additions and alterations to the extent that retention and some forms of adaptive re-use were not warranted or worthwhile.

Under such circumstances, one option was to construct a large number of single storey houses on the site. However, being located on flood-prone land, this option did not proceed further. Medium to large scale residential development emerged in c.2015 as an option.



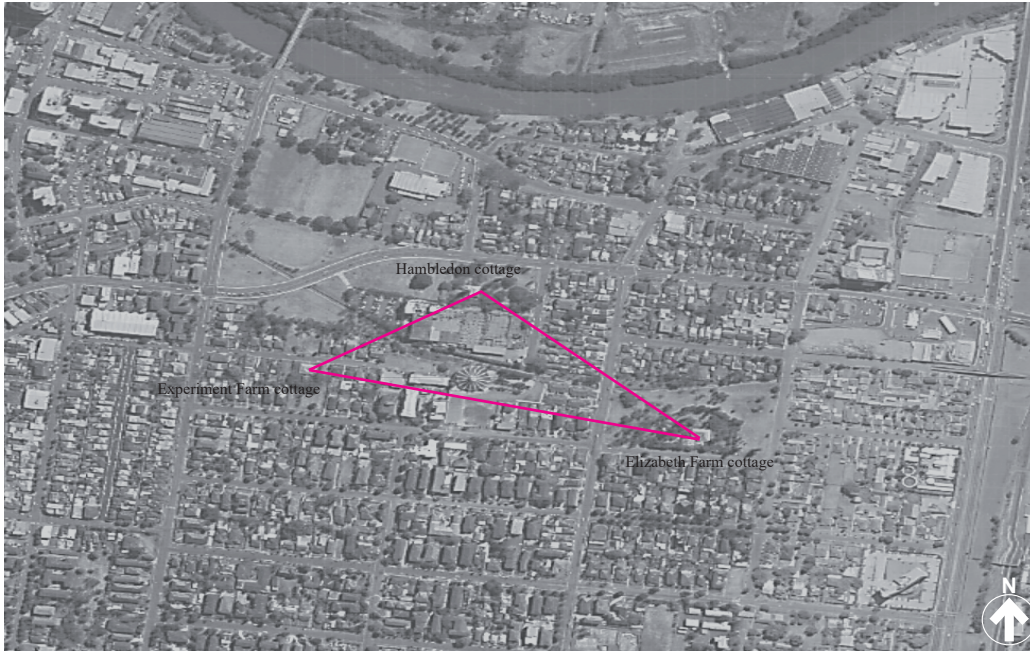
**Figure 2.110**  
 1970 aerial photo showing the OLOL church on the south side of the subject site, shaded in yellow. The subject site is located within the significant heritage triangle formed by three SHR listed items. The relationship/visual connection between three state heritage listed items is shown by pink triangle. Development and landscape changes around three cottages partially obscured their views to and from the locality. Note the residential development of Harris Park, industrial development along the Parramatta River, and the pastoral context on the west side of the subject site.  
 Source: Historical Imagery



**Figure 2.111**  
 1986 aerial photo showing the subdivision of the north-western corner of the overall site comprising the subject site and re-alignment of Hassall Street. The relationship/visual connection between three state heritage listed items is shown by pink triangle. The subject site is located within the significant heritage triangle formed by three SHR listed items. An informal entry to the subject site (shaded in yellow) was provided from Hassall Street (shown by red arrow). A new factory, warehouse and industrial building was constructed at River Road, behind the existing large enterprise/industrial building (circled in blue). Buildings around Experiment Farm cottage and on the north side of Ruse Street were demolished to reinstate the garden and rural setting of the cottage, forming current Experiment Farm Reserve.  
 Source: Historical Imagery



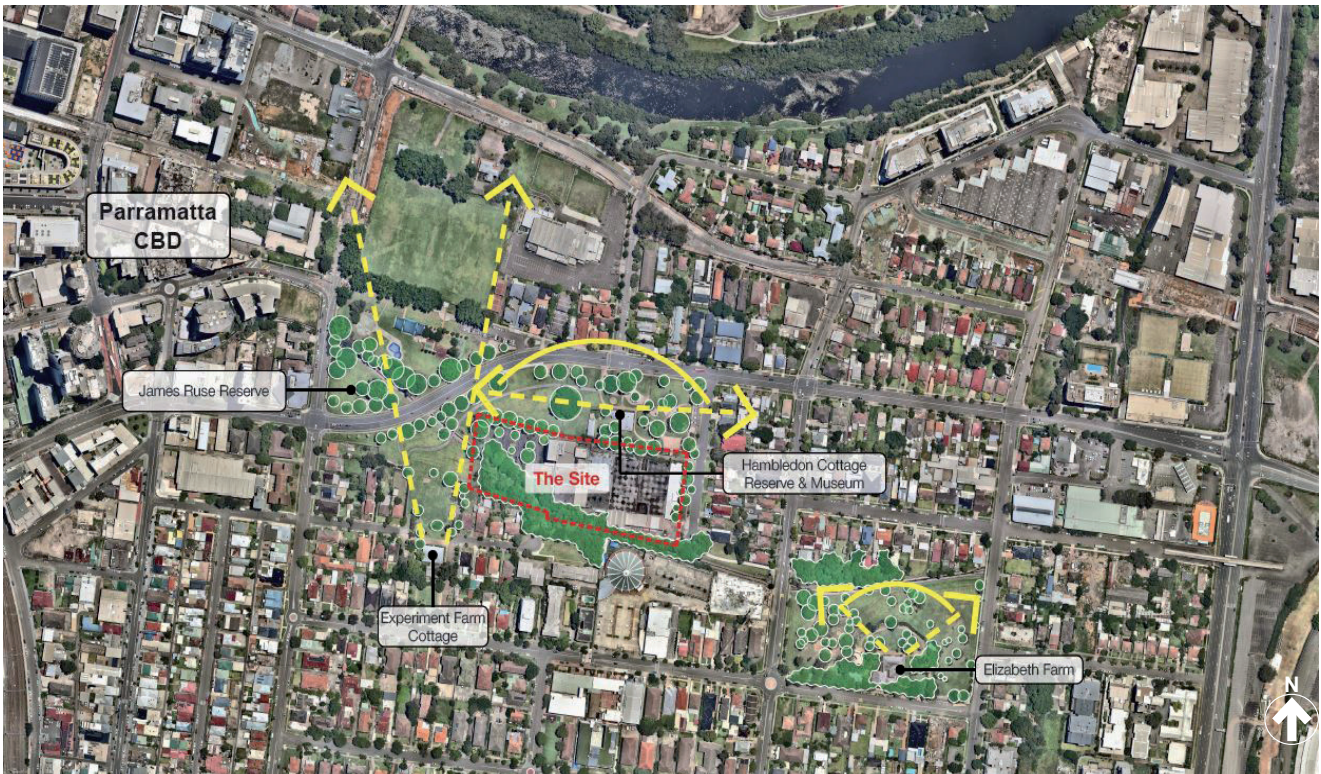
**Figure 2.112**  
Aerial view of Parramatta City Centre from north to south, showing the Harris Park and subject site (shown by pink arrow) in the background, 1985. Note the mixed density development on the east side of the town of Parramatta.  
*Source: City of Parramatta Research and Collections, ACC002/080/005.*



**Figure 2.113**

1994 aerial photo showing the relationship or visual connection between three state heritage listed cottages (shown by pink triangle). The subject site, shaded in yellow, is located within the significant heritage triangle formed by three SHR listed items. Recent development around three state listed cottages over time has mainly obscured their original/expansive views. The topography of the subject site (shaded in yellow) along with the surrounding development obscured broad range views of the locality to and from the subject site.

Source: Historical Imagery



**Figure 2.114**

2021 aerial photo showing the landscape heritage curtilage analysis between three state heritage listed cottages. Note the pastoral context on the west side of the subject site, and rural character around three cottages.

Source: Taylor Brammer Landscape Architects



**Figure 2.115**  
 2021 aerial photo showing recent developments in around the subject site.  
 Source: Google map

# 3.0

## SITE DESCRIPTION

### 3.1 SITE DESCRIPTION

The subject site is located within one of the most significant Aboriginal and non-Aboriginal cultural heritage landscapes in the City of Parramatta which forms part of and is embedded within a very old and evolved cultural and natural heritage landscape. The subject site is positioned within close proximity to several places of heritage significance that are listed on the State Heritage Register (SHR) and which are protected and managed under the provisions of the Heritage Act 1977 (as amended) and the National Parks and Wildlife Act 1974 (as amended).

The site is located immediately to the south of the SHR-listed Hambledon Cottage and its historic landscape setting, and immediately to the northeast of SHR-listed Experiment Farm. The Gregory Place site is also within close proximity of the Parramatta Sand Body (PSB) that contains a significant Aboriginal and early colonial archaeological record that is listed on the SHR for its archaeological, historical and environmental values.

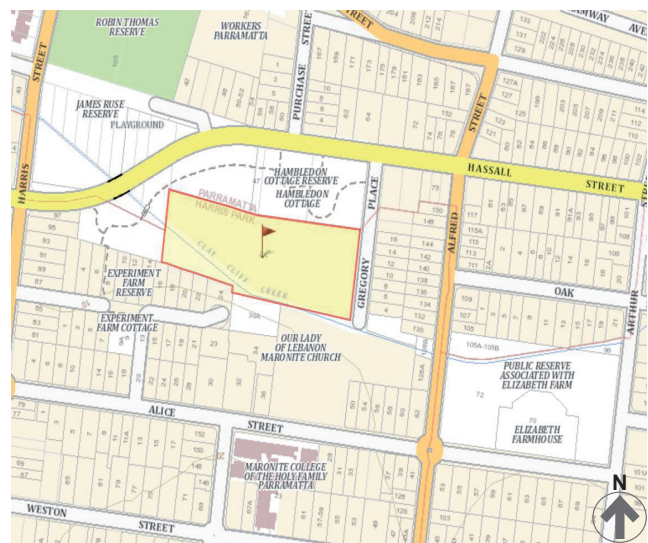
As reported in the Phase 1 Contamination Investigate Report (2015), the subject site is located on quaternary period sediments consisting of silty to peaty quartz sand, silt and clay with ferruginous and humid cementation in places and common shell layers. This paleoenvironment is documented as stream alluvial and estuarine sediment (Sydney 1:100,000 Geological Series Sheet 9130 1983. The soil landscape according to eSPADE is Disturbed Terrain, with this type of soil group having traits including the 'complete disturbance, removal or burial of soil' and 'turfed fill areas commonly capped'.

The subject site comprises a main building consisting of a large office, warehouse and factory covering approximately two-thirds of the site area, an asphalt sealed carpark covering the western area, a concrete sealed forecourt and loading dock covering part of the southern area, and a large open storm-water channel running the length of the southern boundary then cutting through the site in the southwest corner.

Access to the site is from two driveway entries off Gregory Place. The northern entry accesses the rear car park, while the southern entry accesses the forecourt and loading dock area. The carpark comprises landscapes kerb and gutter and houses around 50 or more parking spaces.



**Figure 3.1**  
Aerial photo showing the subject site outlined in blue, within the suburb of Harris Park.  
Source: Nearmap



**Figure 3.2**  
The subject site, shaded in yellow, and the surrounding area, showing three state-heritage listed items shaded in pink, blue, and green.  
Source: NSW LRS Six Maps website.

The stormwater channel for Clay Cliff Creek is approximately 6m wide and 3m deep from the ground level. It drains east for approximately 400m then runs for approximately 500m before it empties into the Parramatta River adjacent to James Ruse Drive.

The vacant triangular shaped area in the south-west corner is grassed and vegetated with gum trees, and cannot be accessed from the main site area.

### 3.2 URBAN CONTEXT

The subject site at 2A Gregory Place, Harris Park is located within a rich, multi-layered and evolved historic cultural landscape, on the eastern edge of the Parramatta CBD. The subject site is located within a triangle formed by three early Colonial NSW state listed heritage properties by the escarpment backdrop of the central portion of the historic Clay Cliff Creek.

The subject site is part of the original grants of both Experiment Farm and Elizabeth Farm. The subject site is located in the modern suburb of Harris Park which took shape following the establishment of the railway line and Harris Park station in the 1850s. However, the subdivisions of Elizabeth Farm and Experiment Farm estates in 1883 and 1884 formed the pattern of development and suburban roadways of the Harris Park locality.

Although Harris Park has a connection to the industrial suburb of Rosehill on the east side, it is mainly a residential suburb located to the south-east side of the town of Parramatta and west side of the Sydney CBD, within the local government area of the City of Parramatta Council.

Harris Park is a historic suburb associated with the early stages of European colonialism. Harris Park is considered as a strategic precinct in *the Parramatta DCP 2011*, and described as follows:

*Harris Park is bounded by the Parramatta River to the north, James Ruse Drive to the east, A'Beckett's Creek, the M4 motorway to the south, and the railway line to the west. It lies immediately to the east of the commercial centre of Parramatta, with the northern and western parts of the suburb within easy walking distance of the CBD.*

*Harris Park contains some of the most important parts of Parramatta's heritage. It has an extensive collection of nineteenth and early twentieth century houses, shops, public buildings and landscapes. Of particular note are Australia's first land grant and oldest European building, Elizabeth Farm House, as well as two other important colonial houses, Experiment Farm and Hambledon Cottage.*

Harris Park is mainly a residential suburb with a small shopping area and a mix of restaurants, which is described as having a village-like vibe with a combination of 3-4 storeys apartments and single storey houses. However, recent developments in form of medium to high-rise buildings has changed its character especially on the west side, edge of the Parramatta CBD.

The subject site is located at Gregory Place which is a relatively flat cul-de-sac off Hassell Street. Gregory Place is located on the southern side of Hassell Street, and the area is predominately residential. Low-density residential buildings are located on the east side of the street. The Wyeth factory, as well as Hambledon cottage and grounds are on the west side. At the end (south side) Gregory Place is closed by the OLOL church and school on the higher land to the south, which are mainly blocked from the public domain by fence, boundary brick wall, mature tall trees, and shrubs. There is a pedestrian/bicycle access way parallel to the lot boundary of OLOL Church, connecting Gregory Place to Alfred Street.



**Figure 3.3**  
Looking west to Parramatta CBD from Hassell Street. Note high-rise buildings on the edge of city. Hambledon cottage is on the left, which is partially blocked by boundary plantings on this side.  
Source: Google map



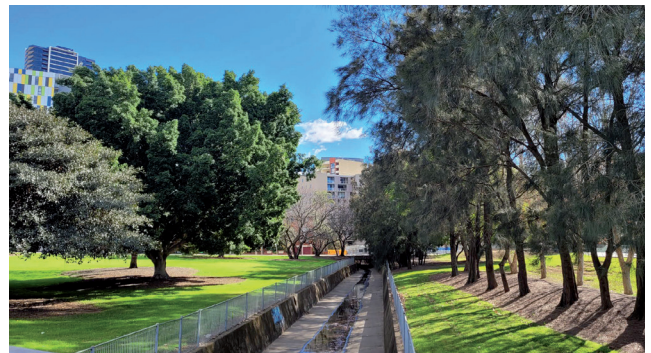
**Figure 3.4**  
Looking west to Parramatta CBD from Ruse Street. Experiment Farm cottage is on the left. Note the high-rise buildings.  
*Source: Google map*



**Figure 3.8**  
Looking to Hambledon cottage and grounds on the intersection of Gregory Place and Hassall Street. Note Parramatta CBD and high-rise buildings on the west (right side).  
*Source: Taylor Brammer Landscape Architects*



**Figure 3.5**  
Looking to OLOL Church and community centre from Alice Street, on the south side of the subject site.  
*Source: Google map*



**Figure 3.9**  
Looking west to Parramatta CBD from Clay Cliff Creek. Note density of vegetation, and high-rise buildings on the left.  
*Source: Taylor Brammer Landscape Architects*



**Figure 3.6**  
Looking east from Hassall Street. Hambledon cottage and grounds are on the right. Note the low-density residential character of the area on this side.  
*Source: Google map*



**Figure 3.10**  
8 storey residential building at Alice Street, to the south side of the subject site.  
*Source: Google map*



**Figure 3.7**  
Looking west to Parramatta CBD and landscape from Parkes Street. Note James Ruse Reserve on the right.  
*Source: Taylor Brammer Landscape Architects*

### 3.3 VIEWS TO AND FROM THE SITE

The subject site is an irregular rectangle shape, located on a relatively flat concrete or asphalt sealed surface at the southern side of heritage-listed Hambledon Cottage and its setting, fronting Gregory Place on the west side. The subject site is mainly surrounded by tall mature trees, and shrubs on all directions which make the subject site partially visible from the public domain.

The subject site is surrounded by Hambledon cottage and grounds on the north side, Clay Cliff Creek stormwater channel, OLOL church and school, as well as mixed density residential on the higher land to the south, the low density residential on the east, and Experiment Farm Reserve on the west side.

The landscaped open land on the north-west side of the subject site makes the factory partially visible from Hassall Street.



**Figure 3.11**  
Looking to the subject site from Gregory Place. Note the high-rise buildings of Parramatta CBD in the background.  
Source: Google map



**Figure 3.12**  
Looking north to Gregory Place. The Wyeth factory is on the left. Note the low-density residential on the east side of Gregory Place.  
Source: Google map



**Figure 3.13**  
Looking south to Gregory Place. The Wyeth factory is on the right. Note the medium-density development at the end of Gregory Place (shown by red arrow).  
Source: Google map



**Figure 3.14**  
Looking west to the subject site from Gregory Place. Note OLOL church on the left (shown by red arrow).  
Source: Google map



**Figure 3.15**  
Looking to the subject site from Gregory Place, showing OLOL Church and its associated community centre on the left. An entry to the subject site is on the right.  
Source: Google map



**Figure 3.16**  
Looking south to Gregory Place. Note contemporary development on the left. Hambledon cottage and grounds are on the right. OLOL church is visible at the end (shown by red arrow).  
Source: Google map



**Figure 3.17**  
Looking to Hambledon cottage from the corner of Gregory Place and Hassall Street. The Wyeth factory is seen in the background behind the Hambledon cottage (shown by red arrow).  
Source: Google map



**Figure 3.18**  
Looking south to Hambledon cottage and grounds from Hassall Street. The cottage is partially visible (shown by red arrow) due to tall mature trees. Source: Google map



**Figure 3.19**  
Looking west to Parramatta CBD from Hassell Street. The Wyeth factory is on the left (shown by red arrow). Note high-rise buildings in the background.  
Source: Google map



**Figure 3.20**  
Looking to Hambleton cottage and grounds from Hassell Street, with Parramatta CBD to the west (right side). Note the cottage is mainly blocked by mature trees.  
*Source: Google map*



**Figure 3.21**  
Looking to the subject site from Ruse Street. The subject site is on the lower ground and is mainly blocked from the public domain by dense vegetation, and shrubs. Note OLOL Church in the background (shown by red arrow) and medium density residential building on the right.  
*Source: Google map*



**Figure 3.22**  
Looking east to the subject site from Hambleton grounds. The Wyeth factory is partially visible (shown by red arrow). Note the density of vegetation, which was planted on the northern boundary of the subject site to create a background to the setting of Hambleton cottage. The Stable/Coachman's cottage is on the left.  
*Source: GBA Heritage*



**Figure 3.23**  
Looking east to the subject site from Experiment Farm Reserve. The Wyeth factory is seen in the background, shown by red arrow.  
*Source: GBA Heritage*



**Figure 3.24**  
Looking east to the subject site from Experiment Farm Reserve, showing the fence at the western end of the subject site. Note the Clay Cliff Creek stormwater channel and the density of vegetation on this side, showing pastoral context. The Wyeth factory (shown by red arrow) is partially obscured by tall mature trees and dense vegetation.  
*Source: GBA Heritage*



**Figure 3.25**  
Looking south to the subject site from Hambleton cottage grounds. The Stable/Coachman's cottage is on the left. The low-density vegetation on this side has made the Wyeth factory visible.  
*Source: GBA Heritage*



**Figure 3.26**  
Looking to Hambleton Cottage front (north) elevation. Note the Wyeth factory in the background.  
Source: GBA Heritage



**Figure 3.27**  
Looking south to the subject site from Hambleton cottage grounds. Note the Wyeth factory and the density of vegetation on this side.  
Source: GBA Heritage



**Figure 3.28**  
Looking south to the subject site from Hambleton cottage grounds, showing a vacant undeveloped area at the western end of the subject site. Note the density of vegetation on this side, which has made a background to the setting of Hambleton cottage, and has blocked the subject site. The Wyeth factory is on the left.  
Source: GBA Heritage



**Figure 3.29**  
Looking south to the subject site from Hambleton cottage grounds, showing the Wyeth factory and planting area on the northern boundary of the subject site, providing a background for the setting of Hambleton cottage. The Wyeth factory is visible from this direction.  
Source: GBA Heritage



**Figure 3.30**  
Looking south to Hambleton cottage, showing the Wyeth factory on the right and OLOL church in the background (shown by red arrow). Note the density of vegetation in the background, at the rear of Hambleton cottage.  
Source: GBA Heritage



**Figure 3.31**  
Looking to the subject site and Experiment Farm Reserve from Parkes Street, showing pastoral context. The Wyeth factory is partially visible on the left (shown by red arrow). Note the density of vegetation and overall park character.  
Source: Taylor Brammer Landscape Architects

### 3.4 DESCRIPTION OF THE BUILDING

The subject site is currently occupied by a post-WWII factory development for office and storage use. The following information related to the description of the building is taken from Phase 1 Contamination Investigation Report 2015:

*Gregory Place Parramatta consists of an Office/ Manufacturing Plant situated in a landscaped environment with existing residential development close to Parramatta Central Business District.*

*The building has been developed over a period of time with various extensions to suit the manufacturing use of the site.*

*The arrival entry to the site is down a concrete driveway via the security gate system at Gregory Place into the Visitor and Staff parking area, which is bitumen sealed, and landscaped.*

*From the carpark entry into the reception area which is serviced by two doors, one being manual, the other being automatic.*

*The reception area has a reception/arrival desk, carpeted floor, long life fluoro lighting, air-conditioned, with aluminium framed glass exterior walls.*

*Through a second set of automatic security doors, access to the first floor area is via the carpeted staircase which gives access to male and female amenities, conference room, canteen and general office.*

#### 3.4.1 CANTEEN

*Incorporated in the main office area, carpeted floor, dropped ceiling, fully air-conditioned, fluorescent lighting, painted rendered walls and stainless steel kitchen fittings.*

#### 3.4.2 CONFERENCE ROOM

*Carpeted floor, dropped ceiling, fluorescent lighting, panelled timber walls and fully air-conditioned.*

#### 3.4.3 MALE AMENITIES

*Airlock - Vinyl tiled floors, rendered painted walls, 3 basins and 1 shower. In the toilet section, 2 WC, one stainless steel urinal, tiled floor, walls tiled to 1.8 metres, fluorescent lighting and fully ventilated.*



**Figure 3.32**

Looking east to Wyeth factory, c. 1992

Source: Parramatta and District Historical Society, 1992



**Figure 3.33**

11KV Transformer on the north side near driveway entry to the subject site from Gregory Place.

Source: Phase 1 Contamination Investigation Report, 2015.



**Figure 3.34**

Car park on the western end of the subject site. Note the density of vegetation at this side.

Source: Phase 1 Contamination Investigation Report, 2015.

### 3.4.4 FEMALE AMENITIES

Airlock - Vinyl tiled floors, rendered painted walls, fluorescent lighting. In the toilet section, 4 WC, 4 basins, walls tiled to 1.8 metres, fully ventilated.

### 3.4.5 MAIN OFFICE

Carpeted floor, dropped ceiling, fluorescent lighting, five (5) separate offices with metal and timber partitioning on the western side. Meeting room was fully carpeted, timber partitioning, walls are wall papered, dropped ceiling, fluorescent lighting and fully air-conditioned.

The boardroom was fully carpeted, wall papered and timber panelled wall, dropped ceiling, fluorescent lighting and is adjacent to the Boardroom ensuite.

The ensuite had 1 WC, 1 basin and 1 shower, tiled floor, walls tiled to 1.2 metres, shower tiled to 1.8 high, fully ventilated plus fluorescent lighting.

Kitchen serving the Boardroom has tiled floor, rendered painted walls, stainless steel sink, and timber cupboards.

Five (5) offices were established on the Southern side, and ten (10) offices on the eastern side. All these offices were not fully enclosed.

Four (4) offices were established in the middle of the main office floor, they were not fully enclosed.

Serving these offices were three (3) separate areas on the northern side, being the Old Storage room, main room and photocopy service area.

### 3.4.6 UPPER OFFICE

Access to this area was from the eastern side of the main office up four (4) steps into an office area having twelve (12) separate offices, and open plan secretarial area, having rendered painted walls, dropped ceiling, fluorescent lighting, carpeted floors and being fully air-conditioned.

### 3.4.7 GROUND FLOOR

This area consists of a variation of uses, being office, manufacturing, laboratory, production and warehouse.

Access from the reception area leads into the passageway that services laboratory, office and staff amenity areas. The floor has a terrazzo finish, fluorescent lighting, rendered painted walls, and dropped ceiling.



**Figure 3.35**

Clay Cliff Creek Stormwater channel along the southern boundary of the subject site. Note the density of vegetation around the channel. Source: Phase 1 Contamination Investigation Report, 2015.



**Figure 3.36**

Effluent Treatment Plant on the southern side of the factory, along the Clay Cliff Creek stormwater channel. Note the density of vegetation on the right. Source: Phase 1 Contamination Investigation Report, 2015.



**Figure 3.37**

Loading bay from southern driveway entry to the subject site from Gregory Place. Source: Phase 1 Contamination Investigation Report, 2015.

The laboratories have terrazzo finished floors, dropped or finished walls, dropped ceiling, with fluorescent lighting. All these areas are fully ventilated.

Offices located in the area had carpeted floors, sealed ceilings, fluorescent lighting, no air-conditioning with a height of 5.29 metres to the underside of the slab.

The warehouse had a concrete floor, 4.63 metre height to the underside of the slab, sealed concrete floor, fluorescent lighting with columns at 5.57 metres approximately apart.

The warehouse was serviced by five (5) roller shutter entrance, four (4) on the southern side and one (1) on the northern side. These entrances varied in width from 2.7m wide to 6.30m wide.

Attached to the southern side of the building is a steel framed awning with metal walls and roof, approximately 4.7 metres high to the underside of the truss.

Access from Gregory Place for large vehicles allows for raw and finished products to be located undercover under this awning.

The site is fully fire sprinklered through the office, laboratory, production and warehouse areas.

Section of the site situated on the southern boundary parallel to the concrete drain is bunded, plus the site has an exciting effluent plant.

The site is fully secured by a cyclone wire security fence.



**Figure 3.38**  
Northern driveway entry to the subject site from Gregory Place. 11KV Transformer is visible on the north boundary of the subject site (shown by red arrow).  
Source: Google map, 2021



**Figure 3.39**  
The southern driveway entry to the subject site from Gregory Place. Fire Water Tank is on the left, shown by red arrow. LOL church adjacent to the subject site on the south side. High-rise buildings of the Parramatta CBD are in the background.  
Source: Google map, 2021



**Figure 3.39**  
Existing factory directly behind Hambledon Cottage.  
Source:



**Figure 3.40**  
Existing factory and open space along the northern boundary.  
Source: Hallmark, 2018



**Figure 3.41**  
Existing factory space. Note the height of ground floor level.  
Source: Hallmark, 2018



**Figure 3.42**  
General factory space currently on the subject site. Note the high height of the ceiling, making it unsuitable for adaptive reuse as a residential building.  
Source: Hallmark, 2018



**Figure 3.43**  
View of the existing factory space. Note the high height of the ceiling, making it unsuitable for adaptive reuse as a residential building.  
Source: Hallmark, 2018



**Figure 3.44**  
General factory spaces.  
Source: Hallmark, 2018



**Figure 3.45**  
Existing factory, administration and staff offices.  
Source: Hallmark, 2018

### 3.5 CURRENT FEATURES OF THE SITE

A redundant light industrial building occupies two thirds of the subject site which is in close proximity to the rear of Hambledon Cottage. While largely low scale in massing, one portion of the industrial complex on the north-west side rises to the equivalent of six storeys, above its flat topography.

The eastern side of the factory site comprises paved parking areas. The north-west frontage of the redundant industrial to the adjacent parkland is lined with mature trees that provide a tall visual screen to the building behind. There is no other substantial trees or other landscaping on the subject site.

The eastern frontage to Gregory Place faces across to single and two storey interwar housing that continues out to the east and north across the former Elizabeth Farm Estate, with an increasing number of contemporary infill residential buildings.

The southern boundary of the subject site runs in close proximity to the substantial concrete storm water channel that was built in the early 20th century to control flooding in the Clay Cliff Creek. On the opposite side of the storm water channel is enclosed by the escarpment that rises to the high ground containing the interwar housing areas that stretch away to the south.

A small triangular parcel of the subject site located on the rising topography of the escarpment on southern side of the stormwater channel extends to the east from the northern parkland foreground of Experiment Cottage.

### 3.6 CONDITION AND INTEGRITY

The subject site is currently occupied by a disused former pharmaceuticals assembly light industrial complex. As a small part of the main building is used by Hallmark Constructions as their office spaces and storage facilities, the remaining site is vacant and disused, running into disrepair.

The early sections of the factory, designed by Eric Nichols, have undergone extensive additions and alterations, losing their early integrity.

Being an industrial building with solid concrete roof, as well as losing its original architectural presentation and integrity over time, occupying two third of the subject site, have made the building unsuitable for further preservation or some form of adaptive reuse to affordable housing in accordance with the Compatibility Certificate.

# 4.0

## BACKGROUND TO THE CONCEPT PLAN

### 4.1 BACKGROUND TO THE CONCEPT PLAN

The subject site, a disused former pharmaceuticals assembly light industrial complex, is located within one of the most significant and sensitive historical cultural landscapes in the Parramatta locality. Although not individually heritage listed by either State or Local authorities, the site is located to the immediate south of the SHR listed Hambledon Cottage, and its historic landscaped setting. It is also in the vicinity of the SHR listed Elizabeth Farm and Experiment Farm properties and is set to the north of an expansive LEP listed Experiment Farm Heritage Conservation Area. It is also in the vicinity of LEP listed Elizabeth Farm and Harris Park West Conservation Areas.

The agreed development pathway was for the issue of a Site Compatibility Certificate as the framework for testing the capacity of the site for residential development.

Although the subject site is not heritage listed, given its location in the vicinity of a number of SHR listed items and Heritage Conservation Areas, a detailed heritage assessment was prepared by NBRSPARTNERS in 2016, as part of application for the Site Compatibility Certificate.

### 4.2 SITE COMPATIBILITY CERTIFICATE

In July 2017, the NSW Department of Planning and Environment approved a Site Compatibility Certificate under Clause 37(1) of SEPP Affordable Rental Housing 2009 (ARHSEPP). The certificate certified that:

- *The development prescribed in Schedule 1 is compatible with the surrounding land uses;*
- *development for the purposes of affordable rental housing is not likely to have an adverse effect on the environment and will not cause any unacceptable environmental risks to the land uses.*

The following requirements imposed on the determination:

1. Consultation with the NSW Office of Environment and Heritage and the Heritage Council of NSW regarding bulk and scale, and design principles to protect surrounding heritage items is to be undertaken through the development application process.
2. The final development layout, design and number of dwellings will be subject to the consent authority being satisfied with the resolution of issues relating to:
  - Surrounding heritage items;
  - Form, height, bulk, scale, setback, landscaping and residential amenity; and
  - Traffic and access, flood risk management and soil contamination.

As part of the discussions with the NSW Heritage Council Approvals Committee during 2020, it became apparent that the location and setting of the subject site at 2A Gregory Place was set within a complex and evolved cultural and natural landscape, and in the vicinity of places of considerable State Heritage Significance.

In mid-2020 The Heritage Council commissioned LSJ Heritage Consultants to prepare a review of the various CMPs that had been prepared for the three State items (Elizabeth Farm, Experiment Farm and Hambledon Cottage) and prepare a commentary on the evolving cultural landscape created by the Harris and Macarthur Estates that forms the immediate context for the subject site. An Historical Analysis report on the three SHR properties prepared by LSJ and Partners, commissioned by the Heritage Council. The aim of the study was *to provide a synthesis of previous research undertaken in relation to the history and significance of each of the three identified properties and the interconnections between each property, both historically and currently.*

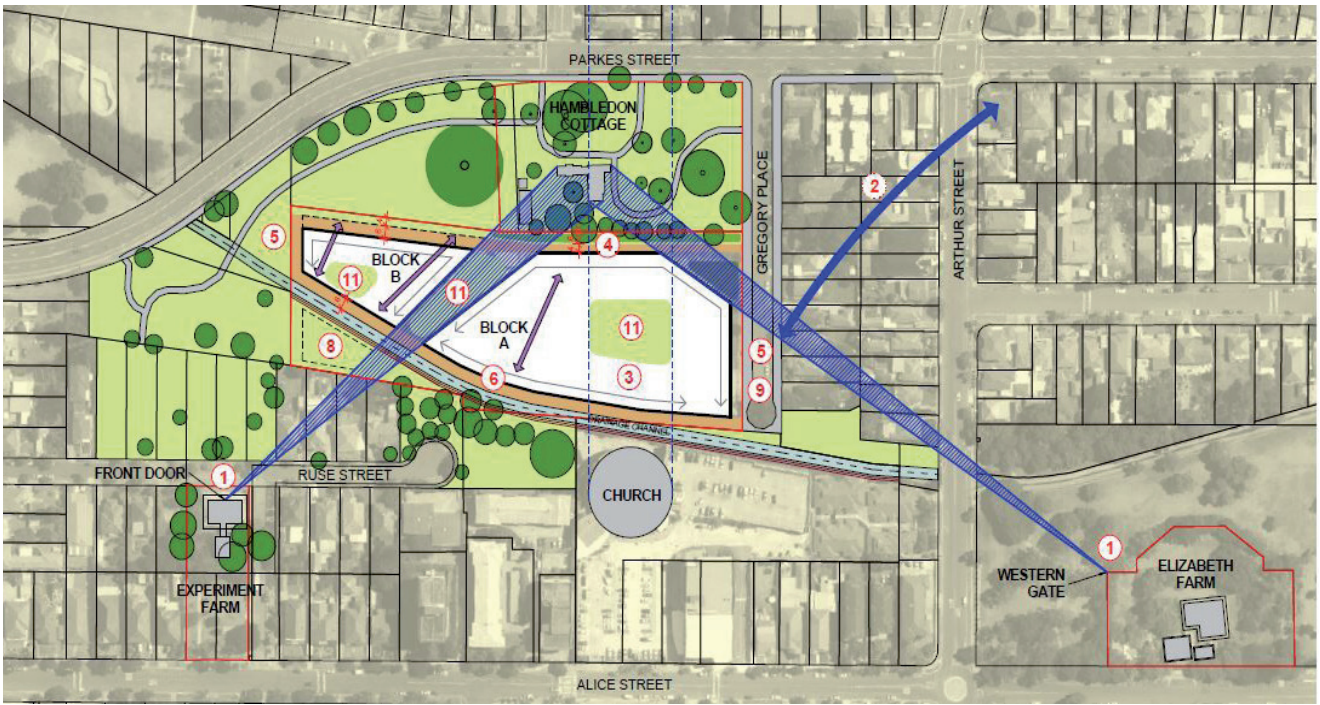
Simultaneously, GBA Heritage were carrying out background research into the interaction between the natural landscape of the locality and the evolving land ownership and land use across the somewhat wider context of the early settlement of Parramatta township. This research ultimately tracked the subdivision of the Macarthur Elizabeth Farm estate in the 1880s through to the formation of the subject site and its physical relationship with the adjoining Hambledon Cottage property. A detailed historical research of the subject site formed a basis for the proposed concept plan.

This section summarises the changes to the concept plan based on the liaison that has taken place with the Heritage Council of NSW from 2018 to the present, particularly in regard to the issues of bulk and scale of potential development on the subject site, changing the concept plan from a 'radial' concept to an 'orthogonal' concept that derived from the orthogonal late 19<sup>th</sup> century and interwar urban grid of the residential areas to the south of the three cottages, largely established from the location, orientation and settings of the three Early Colonial cottages.

### 4.3 CONCEPT DA

The first development application will utilise the concept DA provision from Division 4 of the EPA Act. The concept DA will form the detailed development control for the site and will draw on all the review and study process and advice from the HNSW process to date since the issuing of the SCC in 2017. A concept development application is described as a development application that sets out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications.

Stanisic Architects, the architectural design team, has been nominated as the design architect which will develop the Concept DA with the oversight of the appointed Design Integrity Panel to ensure the preservation of design excellence. This will include review of the brief and proposed uses within the buildings and site, site analysis, place making and principles, design criteria, design concept, estimated project budget and construction costs.



**Figure 4.1**  
 The proposed concept plan submitted as part of application for a Site Compatibility Certificate.  
 Source: Stanisic Architects, Proposed development, April 2016



**Figure 4.2**  
 3D view of the proposed concept plan submitted as part of the application for a Site Compatibility Certificate.  
 Source: Stanisic Architects, Proposed development, April 2016

## 4.4 CONCEPT PLAN 2018

### 4.4.1 CONCEPT PLAN - APRIL 2018

In 2014, the concept plan started with Option A - Perimeter form and point tower scheme. The concept plan was revised and updated, changing to Option B - Radial point tower scheme. An initial presentation to the Heritage Council for development of the site in accordance with the Site Compatibility Certificate took place on 4 April 2018.

Option B was proposed to reflect the triangulation connection of three SHR listed items in the vicinity of the subject site. The height of buildings within the subject site varied from 2 to 30 storey, while a 4 storey low rise form was deemed appropriate to northern boundary of the site behind Hambledon cottage. The perimeter forms to the south of the site were deemed to be appropriate at an 8 storey height, matching the height of the Clay Cliff and maintaining views from the park to Parramatta River.

The Heritage Council's advice from that meeting was issued on 7 May 2018. The key extracts from that advice were:

*The Approvals Committee was of the view that the proposal is inappropriate for the location, and is of a bulk and scale which is inappropriate for the wider setting, and has detrimental impacts on several state significant items in its immediate vicinity.*

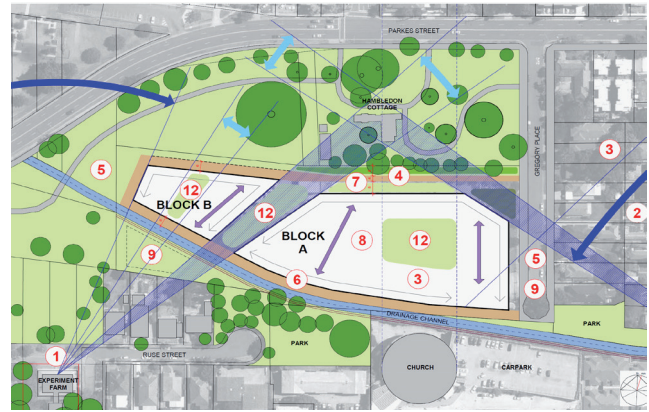
*The Heritage Council did entertain future consultation with Pacific Planning as its proposal is refined, specifically relative to issues raised. Similarly, the Heritage Division OEH invites Pacific Planning to maintain ongoing dialogue.*

### 4.4.2 CONCEPT PLAN - NOVEMBER 2018

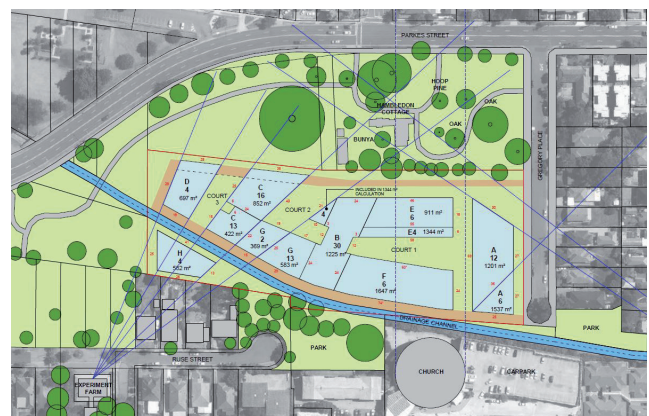
On 7 November 2018, a further presentation was made to the Heritage Council Approvals Committee (HCAC).

The following design principles formed the concept plan:

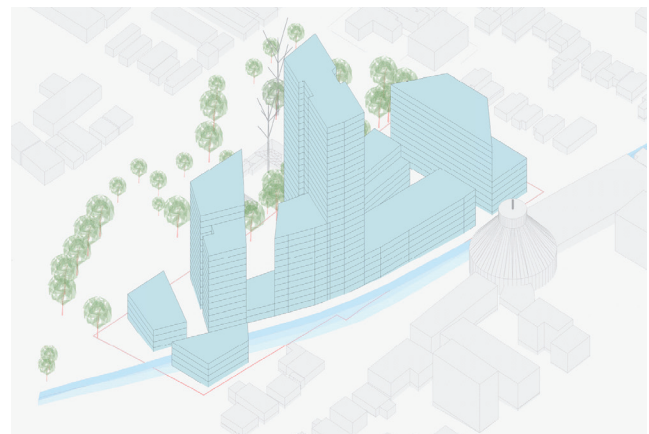
1. Maintain historical valley setting from front door of Experiment Farm
2. Maintain historical valley setting from western gate of Elizabeth Farm and the possibility to restore vista towards ridge
3. Maintain district views to OLOL Church from to Parramatta River + Hassall Street and from the east travelling towards Parramatta: maintain daylight to stained glass windows



**Figure 4.3**  
Design principles, forming a triangulation concept plan based on the location of three SHR listed items in the vicinity of the subject site.  
Source: Stanasic Architects, Proposed development, April 2018



**Figure 4.4**  
Concept plan. Note the proposed built form.  
Source: Stanasic Architects, Proposed development, April 2018



**Figure 4.5**  
3D view of the concept plan. Note the proposed built form, height, mass and bulk.  
Source: Stanasic Architects, Proposed development, April 2018

4. Create 18 metre buffer from southern boundary of Hambledon Cottage to built form with a 6m planting zone
5. Create 6 metre setback to Gregory place
6. Create 6 metre setback to channel for pedestrian + bicycle pathway (heritage trail): raise level above 1:100 year FPL (to be confirmed by Sydney Water)
7. Create low rise perimeter/ courtyard as backdrop to Hambledon Cottage: extend additional open space into site
8. Create grading of built form height towards the centre of the site
9. Locate low rise community/ church accessible facility adjacent to channel + park along heritage trail
10. Locate carparking in basement levels
11. Provide clearly defined and accessible entries/ address for all buildings + clear way finding
12. Maintain high level of residential amenity to courtyard for the enjoyment of all residents

For this concept plan, the maximum height of buildings was reduced to 15 storey, while a 4 storey low rise form deemed appropriate for the northern boundary and an 8 storey perimeter form to the south of the site.

Resolution 2018-44 from that presentation noted that the project team had made substantial changes to the proposal, particularly the reduction in building heights, in respect to the Committee's previous comments on the proposal. However, HCAC remains concerned about the potential impacts on the setting of the three State Heritage listed items surrounding the site.

The minutes also noted that HCAC was keen to understand City of Parramatta's (PCC) views in relation to the proposed exceedance of the existing 9.2m height limit over the site, and expressed their willingness to meet with PCC and maintain an understanding of PCC's view of the proposal.

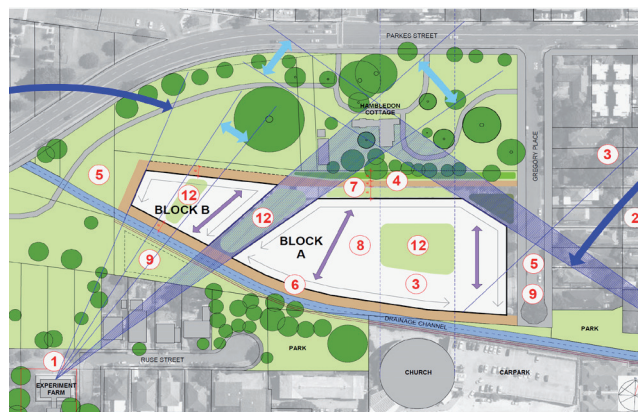
## 4.5 CONCEPT PLAN 2020

### 4.5.1 CONCEPT PLAN - MARCH 2020

The proposal was re-presented to HCAC on 31 March 2020. Although no changes to the overall design principles and triangulation concept plan were proposed, the built form was re-considered.

From the presentation, the following key extracts have been summarised:

- The Committee supports previous concerns and does not support the current proposal.



**Figure 4.6**  
Design principles, forming a triangulation concept plan based on the location of three SHR listed items in the vicinity of the subject site. Note no changes to the design principles from the previous concept plan.  
Source: Stanisic Architects, Proposed development, September 2018



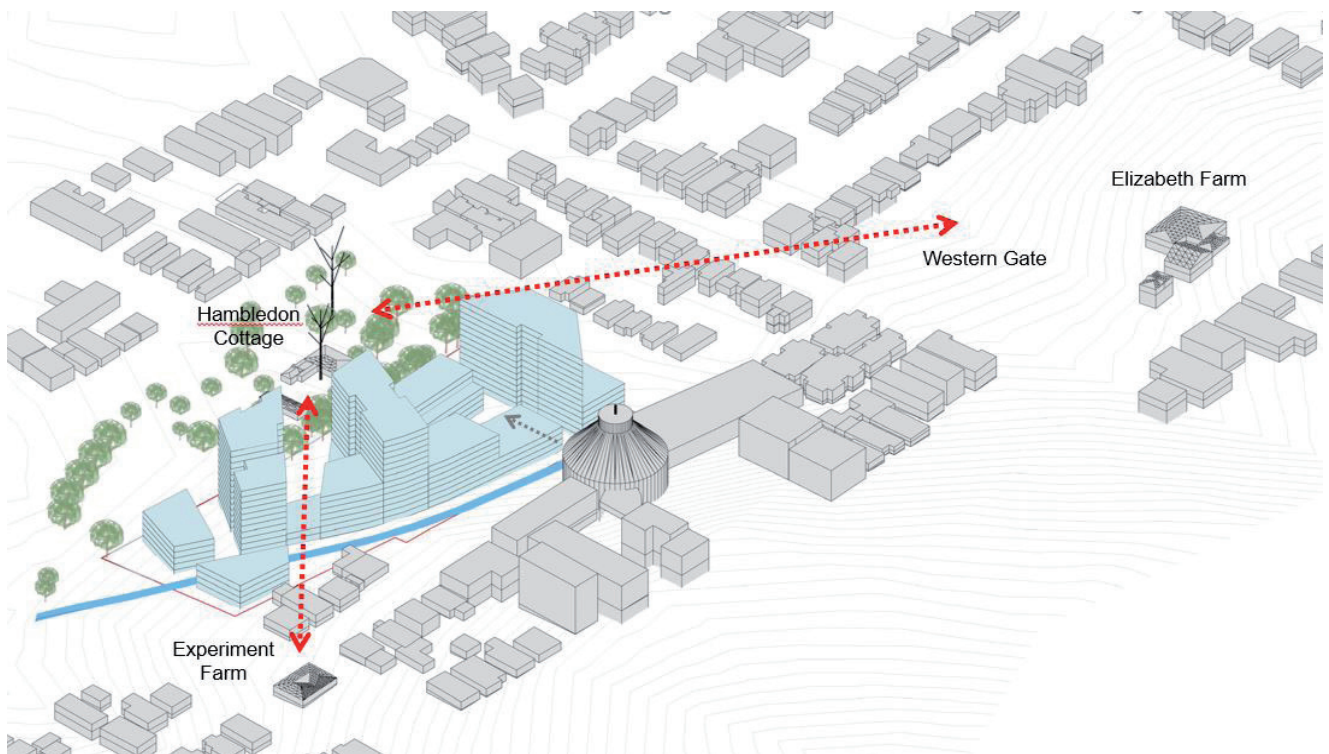
**Figure 4.7**  
Concept plan, showing the proposed built form. Note changes to the building height from the previous concept plan.  
Source: Stanisic Architects, Proposed development, September 2018



**Figure 4.8**  
3D view of the concept plan. Note the proposed built form, height, mass and bulk. Note changes to buildings' height from the previous concept plan.  
Source: Stanisic Architects, Proposed development, September 2018

- The Design Principles set out in the presentation lack adequate consideration of the cultural landscape, including the creek line and engagement with Aboriginal culture.
  - The proposal is missing adequate consideration of today's cultural context.
  - The Factory on the subject site may have heritage significance and could be considered for adaptive re-use.
  - HCAC request that City of Parramatta provide context for this development regarding proposed changes to height and zoning in the CBD.
  - HCAC would like to continue to work with the applicant regarding the heritage principles for the site and how they will ultimately shape the development of the site.
- To support this work, the Committee would like to undertake a synthesis of previous heritage research done around the SHR sites including their past and present cultural landscape.

This resolution by HCAC generated a considerable amount of detailed research, investigations, design and liaison between the HCAC representatives and the proponent during 2020, resulted in substantial changes to the initial concept design.



**Figure 4.9**  
3D view of the Concept plan, showing changes to the built form and height from the previous concept plan.  
Source: Stanisic Architects, *Proposed development, March 2020*

#### 4.5.2 CONCEPT PLAN - SEPTEMBER 2020

Option C - represented a major breakthrough when the triangulation concept was replaced by an orthogonal grid layout that efficiently extended the surrounding urban landscape onto the site and reduced the height to 8 storey. Extended grid scheme with lower heights formed a basis of the new concept plan. The new scheme created a very large amount of landscaped open space immediately to the south of the Hambleton Cottage building, a concept of a two storey base to ground the new buildings to the scale of the historical cottage, varying heights of new buildings, extensive new screen landscaping, completion of a pedestrian pathway along the southern boundary to link Elizabeth Farm to Experiment Farm and a variable massing pattern that respects the scale, character and complexity of the surround cultural landscape.

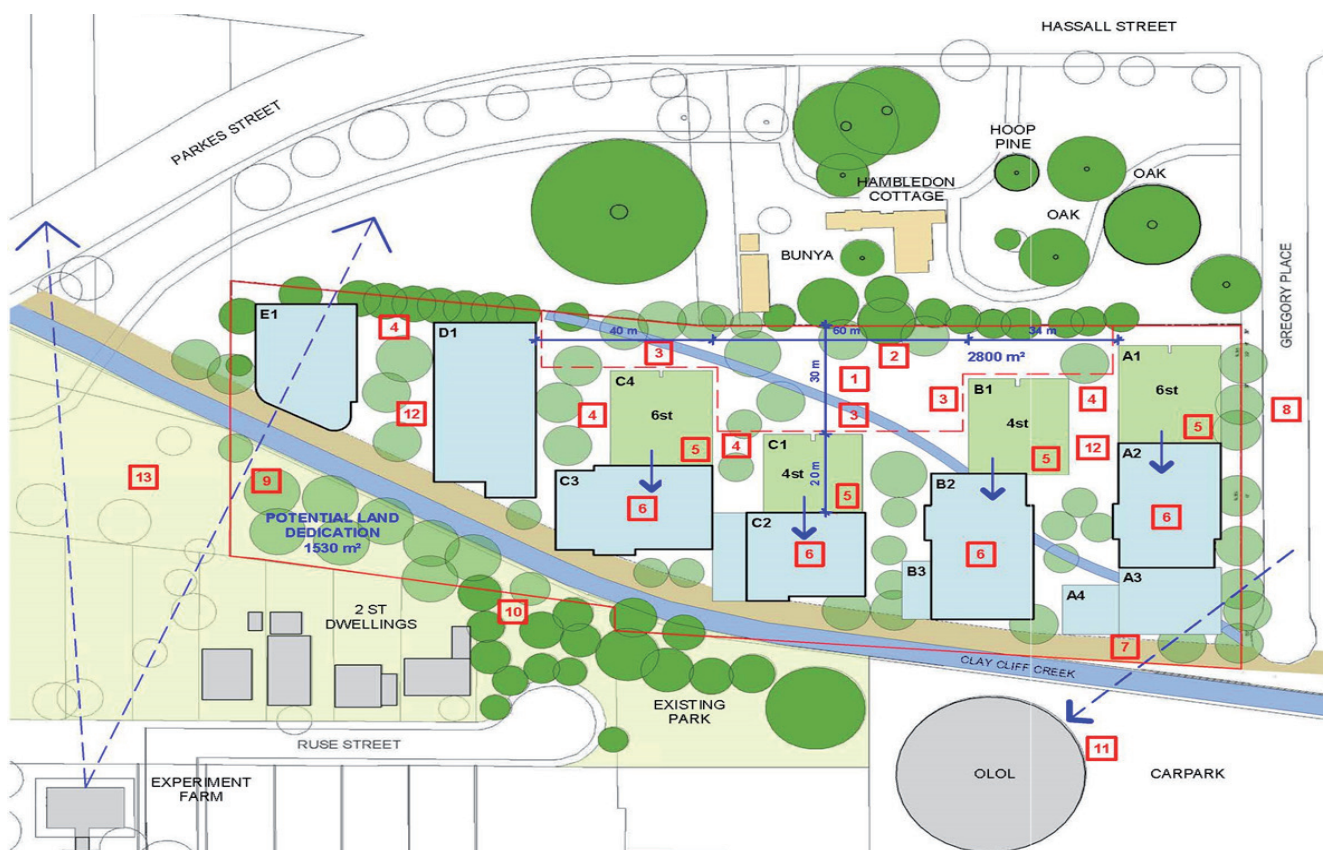
Given the remnant integrity of the early sections of the factory, designed by Eric Nichols had been swamped by later additions and alterations, the retention and some form of adaptive re-use in the context of the Compatibility Certificate were not warranted or worthwhile.

The amended concept plan included:

- Increased open space– north/south and east/west pathways;
- Orthogonal building layout ‘6 fingers’ – front row facing Hambleton Cottage and back row clay cliff creek. Removal of building at southwest corner of site to preserve views from Experiment Farm;
- Opportunity for different architectural expression;
- New walkway through site connecting Elizabeth Farm to Experiment Farm;
- 30m setback behind Hambleton Cottage, screened by trees;

The following placemaking and design principles formed the concept plan:

1. Creation of new open space + 30m setback to Hambleton boundary;
2. Screen planting
3. Aboriginal + colonial heritage interpretative elements;
4. Orthogonal layout and courts \_ 6 fingers
5. Roof gardens on 4/6 storey buildings stepping up higher buildings;



**Figure 4.10** Concept plan, 2020. Note substantial changes to the built form and scale of development from the previous concept plan. The south-east corner of the site is dedicated to park.  
Source: Stanisc Architects

6. Solid base with higher transparent buildings above;
7. Heritage walks + emergency shared way;
8. Relate to 2 storey dwelling scale;
9. Potential park extension;
10. Cliff top trees;
11. Consider view to OLOL;
12. Basement carparking.

From the presentation, the the following key extracts have been summarised:

1. The Committee notes that the project will follow the Design Excellence pathway from here.
2. The applicant has explored up to 12 storeys, above the previously recommended height of 4 storeys up to a maximum of 8 storeys. The Committee appreciates that there is a degree of public amenity including affordable housing, however the extra height negatively impacts the broader landscape setting.
3. The Committee recommends that the redistribution of accommodation at the ground level is explored to reduce the open space and height of the concept development.
4. The Committee recommends that Hambledon Cottage is considered in relationship with the new development spatially from a landscape perspective, as opposed to the landscaping dividing the two properties.
5. The Committee recommends considering the on-flow impacts of the increased density of occupation on the surrounding Parklands in terms of lighting, pathways and the movement of people.
6. The Committee recommends that opportunities to recognise the Aboriginal cultural heritage of the area should be embedded in the design and planning, in collaboration with the local Aboriginal community. This would include the interpretation of the original creek line.

## 4.6 CONCEPT PLAN 2021

### 4.6.1 CONCEPT PLAN - FEBRUARY 2021

Option C underwent changes, looking at varying the heights of buildings to achieve diversity, while complying with the ADG building separation guidelines, at a slightly higher density.

Based on the comments provided by the HCAC, the amended proposal was re-presented in February 2021.

The design principles included:

1. Creation of new open space + 30m setback to Hambledon boundary;
2. Screen planting
3. Aboriginal + colonial heritage interpretative elements;
4. Orthogonal layout and courts \_ 6 fingers
5. Roof gardens on 4/6 storey buildings stepping up higher buildings;
6. Solid base with higher transparent buildings above;
7. Heritage walks + emergency shared way;
8. Relate to 2 storey dwelling scale;
9. Potential park extension;
10. Cliff top trees;
11. Consider view to OLOL;
12. Basement carparking;
13. Lighting, pathways + movement of people in surrounding parklands + reserve;
14. Protect visual outlook.

Key compatibility considerations for the proposed concept plan included:

#### **Heritage Impact**

- Detailed consideration of the drivers of the cultural landscape;
- Consider heritage linkages as a 'Synthesis Drawing' that develops the narrative for the overall design;
- Impact to Hambledon Cottage is important but the concept needs to be understood from a broader perspective that includes Aboriginal, pedestrian network, bike network and river setting;
- Design excellence process to guide and preserve design excellence.

#### **Bulk, scale and form**

- Reduction in height to 8 storeys from 35 storeys;
- Creation of 2,800m<sup>2</sup> of open space;
- Tree screen planting along cottage boundary;
- Orthogonal layout of buildings and spaces, with a stepped southern edge to the stormwater channel, reflecting the 19th century urban subdivision pattern.

The Following comments were provided by the HCAC:

1. The Committee supports progression of the scheme to Stage 1 Development Application.
2. The Committee provides the following advice to the applicant:

- a) Preserve and enhance public access between Elizabeth Farm and Hambledon Cottage.
- b) Interpret the original creek line and re-naturalise the current creek (e.g. by adding reed beds).
- c) Consider carefully the location and extent of car parking under the building, associated access arrangements and archaeological considerations.
- d) Engage with Aboriginal community prior to submission of a Development Application.
- e) Reconsider the bulk of Building E by using a stepped profile to match the other buildings.

As it transpired, this principal design guidance resulted in an awkward splayed planning layout, poorly configured building footprints and new buildings located very close to the common site boundary with Hambledon Cottage. Furthermore, a scheme with lower heights needed to be explored.

## 4.7 THE CURRENT CONCEPT PLAN

In 2018, an initial concept plan presented to the Heritage Council comprised perimeter forms and point towers in an orthogonal arrangement.

Following the consultation with City of Parramatta Council's Heritage Officer and NBRs that established a new design parameter to protect view corridors between three SHR listed items, an initial concept plan was based on a 'radial' layout with a built edge that defined a potential through site link at the southern boundary of the subject site.

Extensive working sessions with HCAC, City of Parramatta Council, and peer review process from 2018 to 2021, resulted in substantial changes to the initial concept plan. The Heritage Council did not see importance of maintaining view corridors and vistas that did not exist in reality between three SHR listed items. The preference was given to the site layout, based on an orthogonal layout of the overall subdivision and street patterns that currently define the contemporary cultural landscape of Harris Park. As such, the current scheme has been arranged into an orthogonal layout of five fingers varying in height from 4-8 storeys, responding to evolving cultural landscape and being consistent with the scale of development in the locality.



**Figure 4.11**  
Concept plan, 2021. Note changes to the built form, open spaces, and distribution of buildings within the subject site.  
Source: Stanisic Architects



**Figure 4.12**  
3D view of the concept plan, 2021. Note changes to the built form, bulk, scale, open spaces, and distribution of buildings within the subject site.  
Source: Stanisc Architects

# 5.0

## ESTABLISHED HERITAGE SIGNIFICANCE

### 5.1 ESTABLISHED SIGNIFICANCE OF THE SUBJECT SITE

The subject property is **not** listed as an item of heritage significance in any statutory instrument. However, the subject site is listed as an Archaeological site, *Parramatta Archaeological Management Unit (AMU) 2932*.

### 5.2 ESTABLISHED SIGNIFICANCE OF THE HERITAGE ITEMS IN THE VICINITY OF THE SUBJECT SITE

There are a number of individually listed heritage items in the vicinity of the subject site. These are listed as items of state heritage significance on Schedule 5 of the *Parramatta LEP 2011*.

#### 5.2.1 STATE ITEM: I01888 - HAMBLEDON COTTAGE, GROUNDS AND ARCHAEOLOGY

The NSW Heritage Inventory contains the following information for database entry number 5052762:

**Statement of Significance:**

*Hambledon Cottage, its grounds and associated archaeology have State significance for their important and direct associations with the Macarthurs, one of the most influential families in Australian history as well as other figures of state and local renown.*

*The house is a fine and rare example of an 1820s domestic building and is expressive of the taste, aspirations and needs of its several owners. Its landscape includes plantings dating from its earliest construction and are now some of Australia's oldest surviving European tree plantings. The Hambledon Cottage site is an important component of an estate (Elizabeth Farm) that became a prototype of Australian land management. It also has strong associations with a number of individuals and families important in the development of Parramatta, New South Wales and Australia, including Thomas Hobbes Scott and Henry Kitchen. The archaeology at*

*Hambledon Cottage and grounds has a high archaeological research potential and is likely to be highly intact and of state significance.*

*Hambledon Cottage also has significance for its role in illustrating the development of the status of Parramatta, and holds great value for contemporary society for these reasons. The archaeological resource will be able to contribute to more accurately documenting the development, use and life style associated with the cottage, Parramatta and early colonial society.*

#### 5.2.2 LOCAL ITEM: I504 - HAMBLEDON COTTAGE AND ALL TREES

The NSW Heritage Inventory contains the following information for database entry number 2240279:

**Statement of Significance:**

*Hambledon Cottage is one of the oldest houses in the area. It was built in 1824 by John Macarthur for his children's governess, Penelope Lucas. The house was subsequently used by the Macarthur family for various members of their family and to house visitors from time to time.*

*This association was recognised by Parramatta City Council that acquired the cottage in 1955 and made it the headquarters of the Parramatta and District Historical Society. Hambledon Cottage site is a landmark in the local and the wider area. It was designed by architect Henry Kitchen (1793-1822, active in NSW from 1816), notable in architectural history of the State and Francis Greenway's main rival at the time.*

*The site has high archaeological research potential. Hambledon Cottage is a rare and intact example of an early cottage. The garden retains much of the layouts and species associated with the early colonial period of use. It also has a strong association with the Macarthur family.*

*The physical archaeological evidence within this area may include built landforms, structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts which have potential to yield information relating to major historic themes including Agriculture, Accommodation, Land Tenure, Persons, and Pastoralism. Archaeological evidence at this site is likely to be intact and of State significance.*

*Hambledon Cottage is rare as an example of surviving Macarthur family residences. It is both rare and representative of the early NSW cottages and of the work of the early NSW architect and builder Henry Kitchen.*



**Figure 5.2**  
Looking to Hambledon cottage, north and east elevations.



**Figure 5.3**  
Looking south to Coachman's cottage that is located on the south-west side of Hambledon cottage.



**Figure 5.1**  
Looking south to Hambledon Cottage, 2020.



**Figure 5.4**  
Looking west to Hambledon cottage.

### 5.2.3 STATE ITEM: I00768 - EXPERIMENT FARM COTTAGE

The NSW Heritage Inventory contains the following information for database entry number 5051403:

#### **Statement of Significance:**

*Experiment Farm Cottage and the site of Experiment Farm is of exceptional cultural significance to Australia, NSW and Parramatta because:*

- *it forms part of the first European land grant in Australia;*
- *it is associated with the early agricultural pursuits, including Governor Phillip's "experiment" to determine the period required in which a settler could become self-supporting. The initial success of Experiment Farm encouraged Phillip to open the Parramatta area to free settlement;*
- *the location demonstrates the importance of the Parramatta area in the agricultural development and early survival of the European colony;*
- *Following its purchase by Surgeon John Harris, it became part of "Harris' Farm", one of several large properties established by the "Parramatta Gentry" from the late 18th- mid 19th century, including those owned by the Macarthurs, Marsdens, Kings, Wentworths and Blaxlands. The current Experiment Farm Cottage formed part of "Harris' Farm";*
- *It contains evidence of the various phases of the site from the late 18th century to the present, including:*
  - *the topographical features associated with Ruse's Experiment Farm;*
  - *the establishment of Harris' Farm and the construction of Experiment Farm Cottage;*
  - *patterns of subdivision and the emergence of the present suburban setting;*
  - *Experiment Farm Cottage is a finely detailed colonial bungalow dating to c.1834. Its sophisticated design is demonstrated through the architectural treatment of the front facade, including French doors, delicate columns and main entrance, and the internal treatment of room configuration and its methods of integrating the verandah into the main area of the house;*
  - *of its visual prominence in the surrounding landscape. The position of Experiment Farm Cottage demonstrates important relationships with the landscape. Situated on a once prominent rise, the current house addresses the north towards Parramatta River and Clay Cliff Creek;*

*- of its surviving fabric (both extant and archaeological), and the vast body of records documenting its historical development. In particular, resources from the 19th century provide information on the development and layout of Harris' Farm, including Experiment Farm Cottage and associated farm features such as former fence lines, carriage drive, farm roads, plantings, stables, outbuildings and pattern of subdivision;*

*- of its documented association with individuals who have helped shape its form and use, including Governor Phillip, James Ruse, Surgeon John Harris and his descendants, Pieter Laurentz Campbell and the Fraser family;*

*- it is a place highly valued by the community. Efforts by the community since the 1920s have assisted in its conservation, culminating in the acquisition of the property by the NSW National Trust in 1961. Local residents have expressed great interest in the ongoing conservation of the property and recognise its heritage significance as contributing towards the identity of Harris Park (Britton & Morris, 2001).*

*Experiment Farm cottage has a strong association with the earliest free settlement of land in Australia and with the first grant to a freed convict, James Ruse. It also has a strong association with John Harris. The house is a rare example of an early farmhouse in very intact condition. Site possesses archaeological potential to contribute to an understanding of early development in Parramatta.*



**Figure 5.5**  
Looking to Experiment cottage (north/main elevation) from Experiment Farm reserve, 2020.

#### 5.2.4 STATE ITEM: I00768 - EXPERIMENT FARM COTTAGE AND ENVIRONS

The NSW Heritage Inventory contains the following information for database entry number 2242775:

**Statement of Significance:**

*Site possesses potential to contribute to an understanding of early agricultural development in Parramatta and district. National Trust (Parramatta Branch): Site possesses archaeological potential to contribute to an understanding of early development in Parramatta.*

#### 5.2.5 STATE ITEM: I00001 - ELIZABETH FARM

The NSW Heritage Inventory contains the following information for database entry number 5051394:

**Statement of Significance**

*Elizabeth Farm is associated with major figures who were prominent in the 19th century development of the colony, including John and Elizabeth Macarthur, and the Swann family in the 20th century. There is a large surviving collection of documentary evidence connected to the house, which contains part of the oldest surviving European construction in Australia. The garden contains some of the earliest European plantings in Australia including a Chinese elm (*Ulmus parvifolia*), 1805-planted olive (*Olea europaea*), kurrajong (*Brachychiton populneus*), Bunya pine (*Araucaria bidwillii*) and hoop pine (*A.cunninghamii*). It is an example of early colonial architecture and early agricultural experiments (Bravery 1997:13-14, 24, modified Read, S., 11/2006).*

*The property forms the core of a major historic farm estate which was highly influential in the development of the wool industry in Australia, the introduction and acclimatisation of plants and economic crops such as olives and vines. By its size, location and history of subdivision the property was influential on the development of the town of Parramatta.*

*The property is also significant in the history of conservation in NSW, being the first to be preserved by direct acquisition by the State Government, and the second property to have a permanent conservation order placed over it under the Heritage Act 1977.*



**Figure 5.6**  
Experiment Farm cottage, 2020.



**Figure 5.7**  
Looking east Elizabeth Farm Cottage and grounds, 2020  
Source: *Landscape Heritage Curtilage Analysis, 2021*



**Figure 5.8**  
Looking to Elizabeth Farm Cottage (north/main elevation), 2005  
Source: *Dictionary of Sydney.*

### 5.2.6 STATE ITEM: I00285 - PUBLIC RESERVE ASSOCIATED WITH ELIZABETH FARM

The NSW Heritage Inventory contains the following information for database entry number 5045136:

#### Statement of Significance

*Elizabeth Farm is associated with major figures who were prominent in the 19th century development of the colony, including John and Elizabeth Macarthur, and the Swann family in the 20th century. There is a large surviving collection of documentary evidence connected to the house, which contains part of the oldest surviving European construction in Australia. The garden contains some of the earliest European plantings in Australia. It is an example of early colonial architecture and early agricultural experiments (Bravery 1997:13-14, 24).*

*The property forms the core of a major historic farm estate which was highly influential in the development of the wool industry in Australia, the introduction and acclimatisation of plants and economic crops such as olives and vines. By its size, location and history of subdivision the property was influential on the development of the town of Parramatta.*

*The property is also significant in the history of conservation in NSW, being the first to be preserved by direct acquisition by the State Government, and the second property to have a permanent conservation order placed over it under the Heritage Act 1977.*

### 5.3 ESTABLISHED SIGNIFICANCE OF THE HERITAGE CONSERVATION AREAS IN THE VICINITY OF THE SUBJECT SITE

The subject site is located in the vicinity of three Heritage Conservation Areas listed on Schedule 5 of the *Parramatta LEP 2011*.

While a small portion of the south boundary of the subject site is located on the north boundary of the Experiment Heritage Conservation Area, the subject site is sufficiently separated from other HCAs.

### 5.3.1 ELIZABETH FARM CONSERVATION AREA

The NSW Heritage Inventory contains the following information for database entry number 2245004:

#### Statement of Significance

*This area provides an appropriate low scale suburban setting for Elizabeth Farm House, and retains and provides opportunities to reinstate important historic views to and from the House from within and outside the area. It is the core of and demonstrates one of the last Macarthur grant subdivisions. This government standard subdivision pattern remains (including road widths and allotment size), together with most of the original houses and large gardens. Through the consistency of scale, form, siting setbacks, materials and street planting, the area retains a visual coherence representative of Sydney's early 20th century middle class suburbs.*



**Figure 5.9**  
Elizabeth Farm Precinct Map - Elizabeth Farm Conservation Area is shaded in orange. The subject site is located on the west side of the Conservation Area, part of it outlined in red.  
Source: Parramatta DCP 2011.

### 5.3.2 EXPERIMENT FARM CONSERVATION AREA

The NSW Heritage Inventory contains the following information for database entry number 2245001:

#### Statement of Significance

*Through its subdivision alignments this Conservation Area clearly shows the outline of the first grant proclaimed in Australia to James Ruse and the two periods of its subdivision from the Harris Estate. Many of the allotments retain the original house built after subdivision. Though the consistency of development with large lots, age, scale, shape, siting, setbacks and materials, the houses provide a visual coherence representative of Sydney's early 20th century middle class suburban development.*



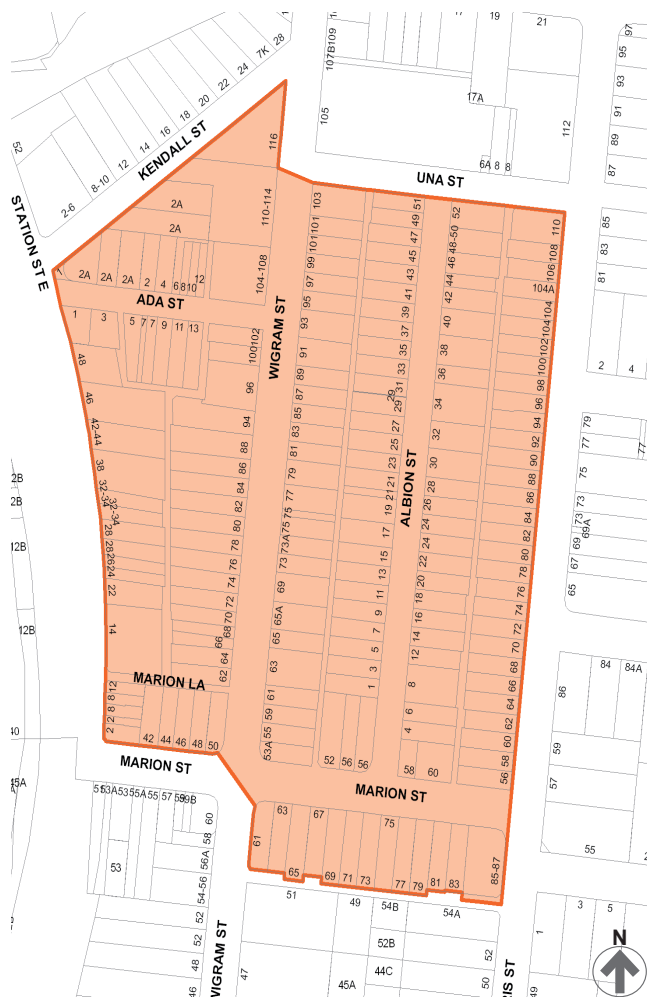
**Figure 5.10**  
Experiment Farm, Harris Park. Experiment Farm Conservation Area is shaded in orange. Part of the subject site on the north side of the Conservation Area is shaded in blue.  
Source: Parramatta DCP 2011.

### 5.3.3 HARRIS PARK WEST CONSERVATION AREA

The NSW Heritage Inventory contains the following information for database entry number 2241047:

#### Statement of Significance

*The area demonstrates an early 1870s-90s subdivision and speculation of modest residential development part of colonial surgeon John Harris' land grant, made in response to the railway. Many of the original houses remain and it retains a consistency of development with narrow lots, back lanes and small scale, simple form timber and brick cottages, built close together. The use of timber was typical in many parts of Sydney but is now rare. This area is important because it provides evidence of mid 19<sup>th</sup> century subdivisional and surveying practice and with the relative absence of modern development is the most consistent historical urban area in central Parramatta.*



**Figure 5.11**  
Harris Park West Conservation Area, shaded in orange. The subject site is located on the east side.  
Source: Parramatta DCP 2011.

# 6.0

## DESCRIPTION OF THE CONCEPT DESIGN

The proposed concept plan, designed by Stanistic Architects, is based on the following placemaking principles:

1. Orthogonal layout + courtyards
2. Stepped building form
3. Roof gardens on 4-7 storey buildings
4. Aboriginal and colonial heritage interpretative elements
5. Creation of new open space + 24m setback to Hambledon cottage
6. Visual connection between Hambledon Cottage and proposed courtyard
7. Existing screen planting
8. Lighting, pathways + movement of people in surrounding parkland + reserve
9. Protect visual outlook
10. Cliff top trees supplement
11. 2 storey dwelling scale facade arrangement
12. Potential park dedication (1,530m<sup>2</sup>)
13. Emergency shared way
14. Basement carparking access

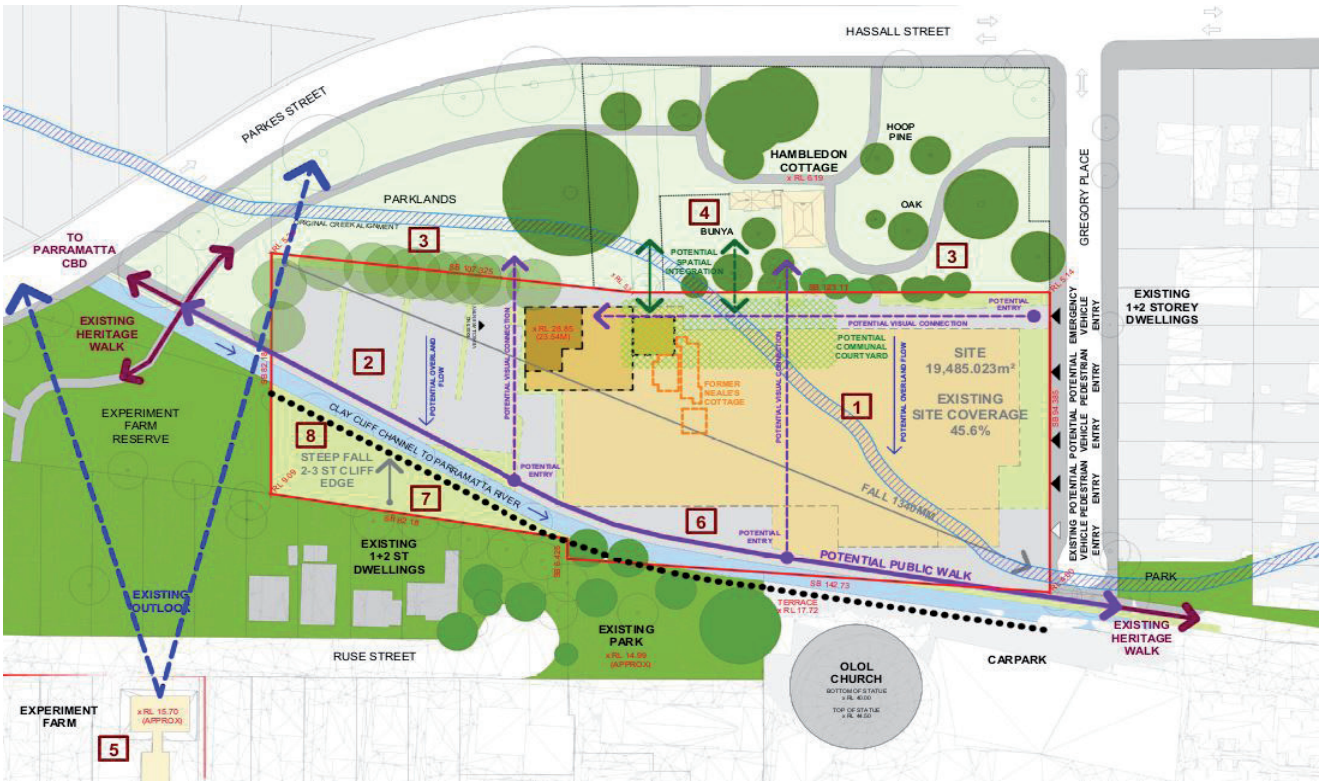
The main considerations in designing the concept plan includes:

1. Aboriginal desing and interpretation - Caring for Country
2. Hambledon Cottage curtilage
3. Elizabeth Farm curtilage
4. Extension to Experiment Farm curtilage
5. Clay cliff edge
6. Existing screen planting
7. Potential public walk to connect existing heritage
8. Demolish existing industrial buildings
9. Demolish existing hardstand area

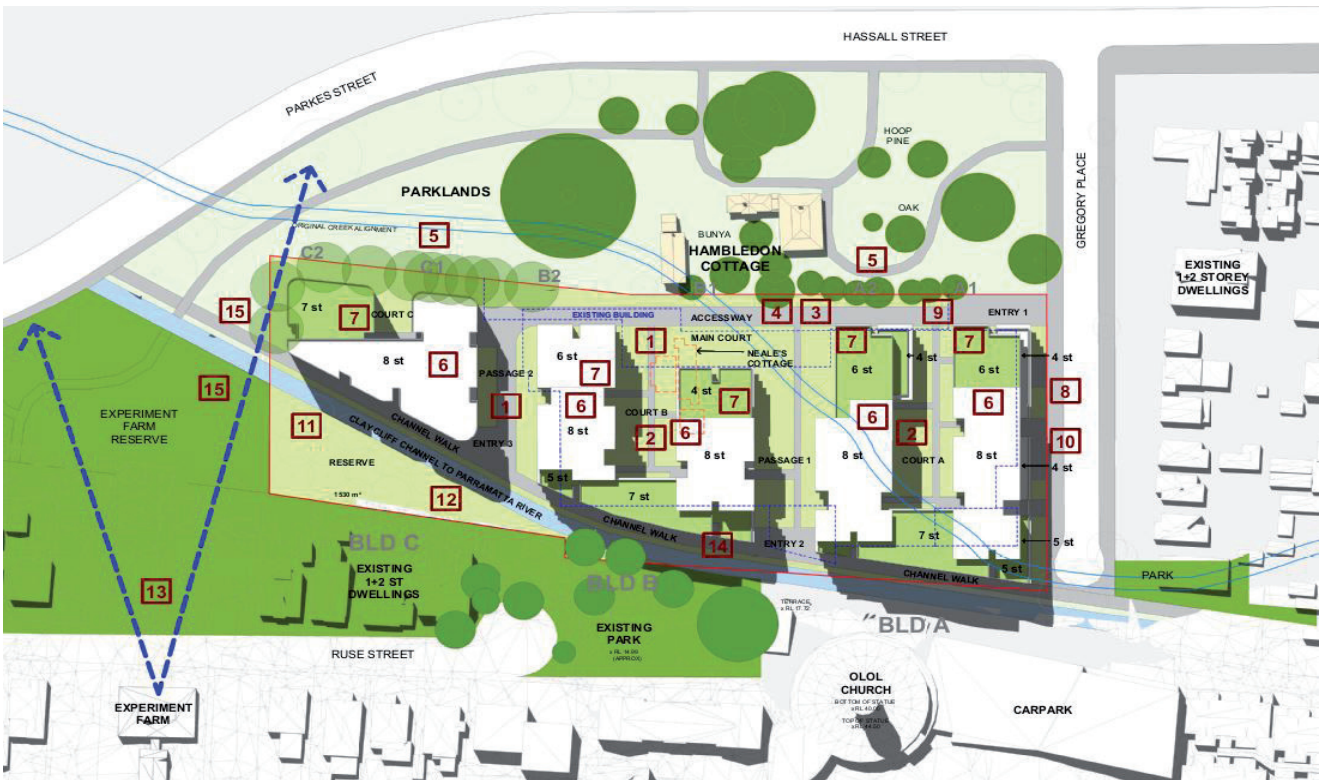
In summary, the concept design includes:

- 3 x freestanding building forms that are arranged into an orthogonal layout of five fingers that vary in height from 4-8 storeys;
- A site coverage of 32.9%, supporting an approximate density of 2.5:1;
- The northern setback, along the boundary with Hambledon Cottage, varies from 6 metres to the west, 24 metres directly behind Hambledon Cottage and 10 metres to the east. These setbacks are consistent with the built form supported by the HCAC;
- The proposed street setback along Gregory Place is 5.5 metres to 8.0 metres, setting back to 8 metres above the street wall;
- The southern setback is 6 metres from the stormwater channel easement to the south of the site. Other existing buildings along the channel have a 0 – 3 metres setback;
- 13,210m<sup>2</sup> (67.10%) landscaped area on the ground plane, comprising courts, passages, accessways, parks and the channel walk;
- 5,700m<sup>2</sup> (29.3%) landscaped deep soil;
- All parking is proposed to be contained within two basement levels including a loading area for garbage collection, accessible from Gregory Place; and
- A shared way along the northern boundary of the site, similar to what currently exists that will be used primarily by pedestrians, but will permit access for emergency services when required.

The vision for the development is to create a breathing, living environment that is responsive to the sun, light, air and outlook that complements its residential parkland setting and rich cultural history. The proposed development is a large project that is embedded in being different to its context, while also being compatible. Most importantly, the site would be able to better Connect with Country.



**Figure 6.1**  
The proposed concept plan - Site analysis  
Source: Stanisic Architects, 2021



**Figure 6.2**  
The proposed concept plan - Placemaking + Principles  
Source: Stanisic Architects, 2021



**Figure 6.3**  
The proposed development - North and South Elevations.  
Source: Stanisic Architects, 2021



**Figure 6.4**  
The proposed development - North-west 3D view, showing Hambleton Cottage in front of the proposed development.  
Source: Stanisic Architects, 2021

# 7.0

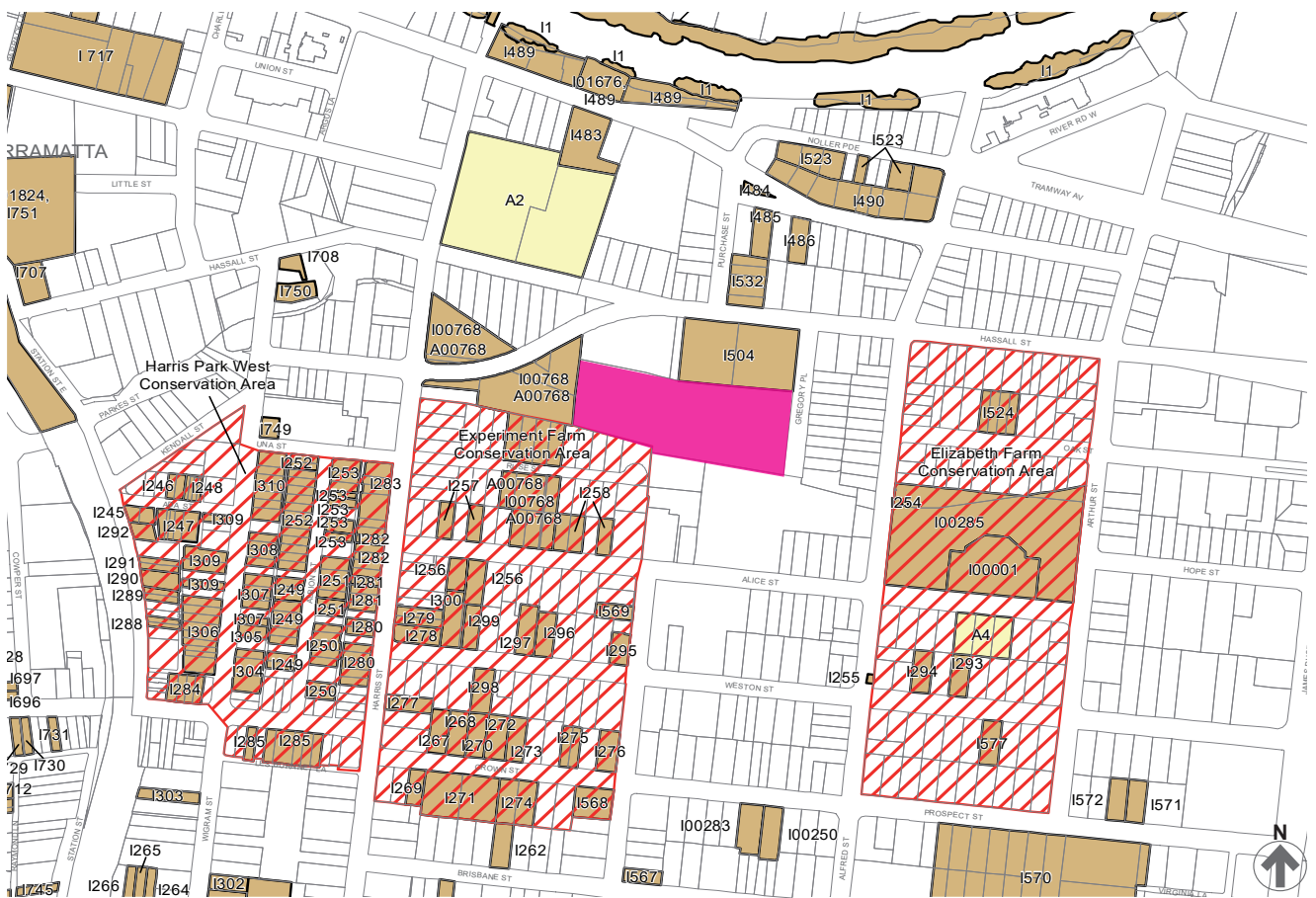
## ASSESSMENT OF HERITAGE IMPACT

### 7.1 INTRODUCTION

Each of the three nearby SHR listed items are also listed in Schedule 5 of the Parramatta LEP 2011, along with HCAs.

This section of the report provides a detailed analysis of the statutory controls applying to this site, with regard to heritage.

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria, Compatibility Certificate, the *Parramatta Local Environmental Plan (LEP) 2011*, the *Parramatta Development Control Plan (DCP) 2011* and Heritage NSW (in the NSW Department of Premier and Cabinet) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.



**Figure 7.1**  
Extract from the LEP Heritage Map 010 (2011) showing the subject site shaded in pink.  
Source: NSW Government Legislation website

## 7.2 EVALUATION AGAINST COMPATIBILITY CERTIFICATE

In July 2017, the NSW Department of Planning and Environment approved a Site Compatibility Certificate under Clause 37(1) of SEPP Affordable Rental Housing 2009 (ARHSEPP).

The following requirements imposed on determination:

1. *Prior to lodgement of a development application, a partnership with a social housing provider will be in place in accordance with Division 5 of State Environmental Planning Policy (Affordable Rental Housing) 2009.*

As stated in the design report prepared by Stanisc Architects (2021), 50% of apartments will be used for affordable rental housing, all of which will be managed in partnership with a social housing provider.

2. *Consultation with the NSW Office of Environment and Heritage and the Heritage Council of NSW regarding bulk and scale, and design principles to protect surrounding heritage items is to be undertaken through the development application process.*

As required by the Site Compatibility Certificate, extensive liaison has taken place with the Office of Environment and Heritage, now Heritage NSW, particularly in relation to the issues of bulk and scale of the proposed development.

An initial briefing to the Heritage Council took place in April 2018, in which the Heritage Council encouraged the design team to engage in future consultation with them as well as City of Parramatta Council. Urban design studies were concentrated on advice from City of Parramatta Council Heritage Officer and NBRS that established a new design parameter to protect view corridors between Hambledon Cottage, Elizabeth Farm and Experiment Farm Cottages, leading to an outline concept in a radial layout.

Three working sessions with Heritage Council Approvals Committee were undertaken, commenting on the developed design. In order to have expert advice on specific issues raised by the HCAC, three peer review process were undertaken with Alec Tzannes and Otto Cserhalmi, both highly experienced and respected architects.

The peer review process allowed for design testing to balance the need to achieve a level of density in the scheme to maintain economic viability that supports the social benefits outcomes of reduced-cost affordable rental housing, the impact on the heritage landscaped setting, proposed built form, amenity, and sustainable framework for the development.

Following extensive consultations, a new scheme emerged that created a very large amount of landscaped open space immediately to the south of the Hambledon Cottage, varying heights of new buildings, extensive view screen landscaping, completion of a pedestrian pathway along the southern boundary to link Elizabeth Farm to Experiment Farm and a variable massing pattern that respects the scale, character and complexity of the surrounded cultural landscape.

3. *The final development layout, design and number of dwellings will be subject to the consent authority being satisfied with the resolution of issues relating to:*
  - *surrounding heritage items;*
  - *form, height, bulk, scale, setbacks, landscaping and residential amenity; and*

Detailed discussions during a series very productive workshops with the Heritage Council Approvals Committee (HCAC), has resulted in the Committee providing its support in principle for the project to move forward.

Through the HCAC consultation and design process, a set of primary design responses to the evolving cultural landscape and surrounding heritage items were established. This includes:

1. Celebrate the importance of Clay Cliff Creek and Aboriginal habitation.
2. Retain and enhance the SHR settings and historical linkages.
3. Change from previous radial planning layout to extension of orthogonal grid from surrounding late 19<sup>th</sup> and early 20<sup>th</sup> century subdivisions, to south, east and west.
4. Remove incongruous light industrial factory to facilitate residential continuity.
5. Continue the emerging urban scale of 8 storey buildings along Alice Street and Our lady of Lebanon.

The distribution of height has been subjected to detailed review by Heritage NSW and Peer Review and is consistent with the outline concept plan supported by the Heritage Council Approvals Committee on 29 September 2020 to proceed to a design excellence process. This progressive review and guidance process through Heritage NSW has been a successful and important process to assist and achieve the requirements of the Site Compatibility Certificate schedule in considering the appropriate building height.

The reduced setback to Gregory Place is offset by increased open space directly behind Hambledon Cottage as recommended by Heritage NSW (HCAC) and is the result of redistributing accommodation across the site to maintain lower building heights in accordance with HCAC further guiding recommendations.

- *traffic and access, flood risk management and soil contamination.*

Traffic and access, flood risk management and soil contamination have thoroughly considered in the proposed development.

The site has only one street frontage to Gregory Place. A second access point to Hassall Street was extinguished many years ago, when the parkland surrounding Hambledon Cottage and Experiment Farm Cottage was consolidated. All parking is contained within two basement levels including a loading area for garbage collection.

The site, like much of Parramatta City Centre, is on flood prone land which existed prior to colonisation, on low lying land which has been managed in recent times by the formalisation of the creek or series of ponds into a stormwater channel. The existing factory occupies 45.6% of the site area, whereas, the proposed residential apartment buildings occupy 32.9% of the site area. Combined with the added permeability of the site with new passages and walkways, the overland flow paths are able to be directed towards the stormwater channel, the increased deep soil able to absorb more water and the flood risk to neighbouring sites is unchanged or reduced subject to further detailed study.

### 7.3 MATERIAL THRESHOLD POLICY OF HERITAGE NSW

Heritage NSW, the delegate of the Heritage Council of NSW, has developed this policy as a response to the requirement of the Heritage Act 1977 to consider the 'material effect' of proposals when assessing applications. While the primary intention of the policy is to determine whether the assessment of a proposal can be delegated to local councils, for example, assessing material effect is also a useful means of measuring overall heritage impact.

The material threshold is reached when State heritage significance is considered to be 'materially affected'. Such effect occurs when a proposal results in either 'major adverse impact' or 'total loss of significance'. Proposals which have 'minor' or 'moderate' adverse impact, or which have 'positive, little or no' impact, do not cross the material threshold.

Total loss of significance	<b>Above material threshold</b>
Major adverse impact	
Moderate adverse impact	<b>Below material threshold</b>
Minor adverse impact	
Little adverse impact	
Positive impact	

An assessment of the impact of the current proposal on the parameters of significance identified in the Statement of Significance for the SHR listed items in the vicinity of the subject site, and the assessment of significance included in the listing for that item in the NSW Heritage Inventory are provided below. From the analysis, it is concluded that the proposal will have no more than 'moderate' adverse impact on the State significance of SHR listed items in the vicinity and thus does not cross the material threshold.

### 7.3.1 MATERIAL IMPACT ASSESSMENT - HAMBLEDON COTTAGE

<b>Hambledon Cottage, Grounds and Archaeology</b>			
<b>State Significance features</b>	<b>Proposed action</b>	<b>Impact</b>	<b>Comment</b>
Hambledon Cottage, its grounds and associated archaeology have State significance for their important and direct associations with the Macarthurs, one of the most influential families in Australian history as well as other figures of state and local renown.	Retain Hambledon cottage in its setting.	Positive impact	The proposed development is well separated from Hambledon cottage. The increased northern setback provides an ample open space directly behind Hambledon Cottage, mitigating the impact of the built form directly behind the heritage cottage.
The house is a fine and rare example of an 1820s domestic building and is expressive of the taste, aspirations and needs of its several owners.	Retain Hambledon cottage, its grounds, and its original early outbuildings, e.g. Stable/Coachman's cottage.	No impact	The proposed development is well separated from Hambledon cottage.
Its landscape includes plantings dating from its earliest construction and are now some of Australia's oldest surviving European tree plantings.	Retain the landscape around Hambledon cottage.	Positive impact	Retain the landscape of Hambledon cottage unchanged. The increased northern setback of the proposed development from Hambledon Cottage, allowing for the retention of the existing large tree screen planting on this side.
The Hambledon Cottage site is an important component of an estate (Elizabeth Farm) that became a prototype of Australian land management. It also has strong associations with a number of individuals and families important in the development of Parramatta, New South Wales and Australia, including Thomas Hobbes Scott and Henry Kitchen.	Retain Hambledon cottage and its significant outbuildings, the original Coachman's cottage, as an important component of an estate.	No impact	No changes to the established site and setting of Hambledon cottage is proposed, while the proposed development will enhance the landscape of the heritage cottage to the south.
Hambledon Cottage also has significance for its role in illustrating the development of the status of Parramatta and holds great value for contemporary society for these reasons.	Retain Hambledon cottage and provide interpretation.	Positive impact	The proposed development comprises the interpretation and discussion on Aboriginal land management and those of early colonial times. The proposal includes Creek walk with interpretation of Indigenous and European shared experiences.

<b>Assessment Criterion A: Historical Significance</b>			
<b>Significant features</b>	<b>Proposed action</b>	<b>Impact</b>	<b>Comment</b>
<p>Hambledon Cottage has State historical significance for its close association with the Macarthurs, one of the most prominent and influential families in Australian History. It has particular associations with aspects of the family history, especially the relationship with Penelope Lucas and the impact of John Macarthur's declining health on the family. The cottage contributes to documentation of the use and management of the greater Elizabeth Farm Estate, a prototype for Australian land management. It is one of the earliest surviving houses in Parramatta and NSW</p>	<p>Retain Hambledon cottage, its setting, outbuildings, and landscape. Celebrate the early connection of three cottages via interpretation. Ensure visibility and appreciation of Hambledon cottage from the public domain.</p>	<p>Positive impact</p>	<p>The proposed development has an increased setback from the northern boundary and Hambledon cottage, providing an ample open space behind the heritage cottage, and allowing for the retention of large tree screen planting on this side.</p> <p>The proposed Creek walk with interpretation of Indigenous and European shared experiences, enhances the historic connection between three colonial dwellings which is currently compromised or lost.</p>
<p>The garden contains elements from several periods of occupation including some from the earliest period of development and contribute to appreciation of the site as a domestic place.</p>			
<p>Hambledon Cottage is an important part of a group of colonial era dwellings in Parramatta that include Elizabeth Farm and Experiment Farm. Its later history is representative of the growth of Parramatta through the subdivision of large estates in the later nineteenth century.</p>			
<b>Assessment Criterion B: Historical Association Significance</b>			
<p>Hambledon Cottage has State significance for its associations with John Macarthur, his Elizabeth Farm Estate, his wife Elizabeth, their son Edward and early Australian architect and rival to Francis Greenway, Henry Kitchen. It also has associations with significant such figures such as Archdeacon Thomas Hobbes Scott, Penelope Lucas, Dr Matthew Anderson and local settlers such as Francis John Wickham.</p>	<p>Celebrate via interpretation</p>	<p>Positive impact</p>	<p>While the proposed development is sufficiently separated from Hambledon cottage and its grounds, the proposed interpretation elements within the subject site contribute to the understanding of the rich cultural heritage of the site.</p>

<b>Assessment Criterion C: Aesthetic/Technical Significance</b>			
<b>Significant features</b>	<b>Proposed action</b>	<b>Impact</b>	<b>Comment</b>
Hambledon Cottage has State aesthetic significance as a fine and rare colonial era cottage, the plan configuration of which is very intact, and which has retained a relatively large amount of fine early fabric.	Retain Hambledon cottage.	No impact	The proposed development is sufficiently separated from Hambledon cottage, respecting and retaining its aesthetic/technical significance as a fine and rare colonial era cottage.
It has significance as a part of the Macarthur's Elizabeth Farm Estate and because of its setting, which contains trees planted by the Macarthur family, views and vistas to Elizabeth Farm's surviving early tree plantings, nearby Experiment Farm cottage's estate, and the Queen's Wharf precinct on Parramatta River.	Retain Hambledon cottage, early trees on the site.	Minor impact	Later subdivision and subsequent development of the area have already obstructed historic distant views and vistas from three heritage listed cottages.
The Hambledon Cottage landscape has state significance as an important and appropriate setting for what was an important private residence. It includes some of the oldest exotic tree plantings in Australia whose layout demonstrates the application of European influences to the local scene and the living style of colonial society at the time. They have great aesthetic significance due to their likely design by the important early Australian architect Henry Kitchen.	Retain the landscape of Hambledon cottage.	Positive impact	The proposed development is sufficiently separated from the remnant historic landscape of Hambledon cottage. The proposed increased northern setback, provides an ample open space behind Hambledon Cottage, contributing to its significant landscape, and enhancing public access and experience around the cottage.
The design of the wooded landscape associated with Hambledon Cottage achieves a unity of scale and balance of form that complement the architecture of the house. Landscape works carried out around Hambledon in the later 20th century are less significant but nonetheless demonstrate more recent approaches to amenity planting associated with local government conservation action.			No changes to the significant landscape of Hambledon Cottage are proposed.

<b>Assessment Criterion D: Social/Cultural Significance</b>			
<b>Significant features</b>	<b>Proposed action</b>	<b>Impact</b>	<b>Comment</b>
The acquisition of the cottage by council and its subsequent history has State social significance as an illustration of the growing appreciation of the role of historic sites in the community that commenced in the mid twentieth century and is today reflected in the number of tourists which visit the site. It has local social significance for its strong associations with the contemporary community of Parramatta where it is a local landmark.	Provide interpretation	No impact	
<b>Assessment Criterion E: Research Potential</b>			
The landscape of Hambledon has State significance for its potential to yield information that will contribute to an understanding of NSW's cultural history. The garden and grounds have a considerable archaeological, educational and interpretive potential as a resource for the study of subjects such as architecture, design, social history, landscape architecture and horticulture for present and future generations of Australians and has high archaeological research potential. The cottage is an important educational resource because of the place it occupies in the development of Australian colonial architecture, its early fabric demonstrating construction and joinery techniques from the beginning of the nineteenth century.	Retain Hambledon cottage and its grounds. Provide interpretation.	No impact	The proposed development is sufficiently separated from Hambledon cottage and its grounds. No changes to the landscape of Hambledon Cottage are proposed, respecting and retaining its archaeology and high archaeological research potential.
The archaeology at Hambledon Cottage and grounds has high archaeological research potential and is likely to be highly intact and of State significance. The physical archaeological evidence within this area may include built landforms, structural features, intact subfloors deposits, open deposits and scatters, ecological samples and individual artefacts which have potential to yield information relating to major historic themes including Agriculture, Housing, Land Tenure, Persons, Pastoralism and Cultural Sites			

Significant features	Proposed action	Impact	Comment
<p>The Hambledon Cottage site contains a section of a sand body, thought to be deposited by the Parramatta River during periods of flood. From a geomorphic perspective, the sandbody has the potential to provide insight into patterns of river flow and flood events that could lead to a better understanding of the formation of the Parramatta River Valley. Excavation of sections of sand body on George Street, Parramatta have uncovered archaeological artefacts and deposits associated with Aboriginal people occupying the Parramatta area prior to the arrival of non-Aboriginal settlers. The section of sand body location on the site of Hambledon Cottage and Garden may have the potential to provide insight into the diet and lifestyle of Aboriginal People living in Parramatta and more broadly the Cumberland Plain.</p>	Retain and interpret	No impact	
<b>Assessment Criterion F: Rarity</b>			
<p>Hambledon Cottage has State significance as a rare example of an early nineteenth century cottage that is representative of a particular class of society, their tastes and means and is a particularly fine example of its type. By virtue of its early date of construction, historical associations and surviving landscape elements, the landscape of Hambledon also has rarity value. Many of the plants in the garden have high landscape architectural value and ornamental qualities. Some of the trees are among the oldest exotic plantings in NSW and Australia. The Osage orange tree (<i>Maclura pomifera</i>) is a very rare surviving specimen in Sydney, of a species once common on rural estate hedgerows</p>	Retain Hambledon cottage, its landscape and early plantings. Provide interpretation.	No impact	The proposed development is sufficiently separated from Hambledon cottage and its grounds. No changes to the landscape of Hambledon Cottage are proposed. The proposed open space to the northern boundary of the subject site contributes to the landscape of Hambledon Cottage.

<b>Assessment Criterion G: Representative</b>			
<b>Significant features</b>	<b>Proposed action</b>	<b>Impact</b>	<b>Comment</b>
<p>Hambledon Cottage has representative value at a State level for its ability to demonstrate a class of early nineteenth century domestic building. The garden at Hambledon also has State significance at a representative level for its ability to demonstrate colonial cultural landscapes developed by the wealthy early European settlers, particularly in the use of European horticultural practices and the planting of exotic tree species such as English oak (<i>Quercus robur</i>), cork oak (<i>Q.suber</i>) and indigenous species such as hoop pine (<i>Araucaria cunninghamiana</i>), Bunya pine (<i>A.bidwillii</i>) and Port Jackson figs (<i>Ficus rubiginosa</i>). The mixed planting of deciduous and evergreen trees and shrubs, together with the vistas and views have produced a landscape with considerable character, which is now in stark contrast with the garden's more developed urban surroundings.</p>	<p>Retain Hambledon cottage and its original historic garden.</p>	<p>No impact</p>	<p>The proposed development respects and retains Hambledon Cottage and its significant landscape.</p>
<b>Assessment Criterion H: Integrity/Intactness</b>			
<p>Hambledon Cottage has a good level of intactness, although some of the interior surfaces were replaced with more modern fabric during the 1960s. It is a rare and intact example of an early cottage. The garden retains much of the layouts and species associated with the early colonial period of use. It also has a strong association with the Macarthur family. The physical archaeological evidence within this area may include built landforms, structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts which have potential to yield information relating to major historic themes including Agriculture, Housing, Land Tenure, Persons, Pastoralism and Cultural Sites. Archaeological evidence at this site is likely to be intact. This Archaeological Management Unit (AMU 2884) is of State significance.</p>	<p>Retain Hambledon cottage.</p>	<p>No impact</p>	<p>No changes to Hambledon Cottage and its significance landscape are proposed, while the proposed development will contribute to the landscape of the heritage cottage by providing ample open spaces on the north side of the subject site behind the cottage.</p>

**Conclusion:**

Hambledon cottage is part of a group of early colonial era dwellings including Experiment Farm cottage and Elizabeth Farm cottage. Views and vistas to Elizabeth Farm's surviving early tree plantings, nearby Experiment Farm cottage's estate, and Queen's wharf precinct on Parramatta River are considered significant. Being located on the lowest topographical point, Hambledon cottage has had visual connection with two other SHR listed items in the vicinity. However, views and vistas to Elizabeth Farm's surviving early plantings are largely obscured by plantings and subsequent development in the locality. The proposed development is located to the south side of Hambledon Cottage, thus has no adverse impact on views and vistas to Queen's wharf precinct on Parramatta River. Given that the views and vistas to Experiment Farm cottage's estate is currently limited due to the development and density of planting, the proposed development on the south side of the cottage will have minor adverse impact on its existing views and vistas. Accordingly, the SHR listed item is not materially affected by the proposed development.

The proposed open space to the northern boundary of the subject site, behind Hambledon Cottage, allowing the retention of large tree screen planting on the south side of Hambledon Cottage, minimising the impact of the proposed built form behind the heritage cottage.

The Hambledon cottage and its significant grounds are not considered to be materially affected by the proposed development.

### 7.3.2 MATERIAL IMPACT ASSESSMENT - EXPERIMENT FARM COTTAGE

<b>Experiment Farm Cottage</b>			
<b>State Significance features</b>	<b>Proposed action</b>	<b>Impact</b>	<b>Comment</b>
<p>Experiment Farm Cottage and the site of Experiment Farm is of exceptional cultural significance to Australia, NSW and Parramatta because:</p> <ul style="list-style-type: none"> <li>• it forms part of the first European land grant in Australia;</li> <li>• it is associated with the early agricultural pursuits, including Governor Phillip's "experiment" to determine the period required in which a settler could become self-supporting. The initial success of Experiment Farm encouraged Phillip to open the Parramatta area to free settlement;</li> <li>• the location demonstrates the importance of the Parramatta area in the agricultural development and early survival of the European colony;</li> <li>• Following its purchase by Surgeon John Harris, it became part of "Harris' Farm", one of several large properties established by the "Parramatta Gentry" from the late 18th- mid 19th century, including those owned by the Macarthurs, Marsdens, Kings, Wentworths and Blaxlands. The current Experiment Farm Cottage formed part of "Harris' Farm";</li> </ul>	Retain Experiment Farm cottage and provide interpretation	No impact	The proposed development is sufficiently separated from Experiment Farm cottage.

Significant features	Proposed action	Impact	comment
<ul style="list-style-type: none"> <li>• It contains evidence of the various phases of the site from the late 18th century to the present, including:</li> <li>• the topographical features associated with Ruse's Experiment Farm;</li> <li>• the establishment of Harris' Farm and the construction of Experiment Farm Cottage;</li> <li>• patterns of subdivision and the emergence of the present suburban setting;</li> <li>• Experiment Farm Cottage is a finely detailed colonial bungalow dating to c.1834. Its sophisticated design is demonstrated through the architectural treatment of the front facade, including French doors, delicate columns and main entrance, and the internal treatment of room configuration and its methods of integrating the verandah into the main area of the house;</li> </ul>	Retain Experiment Farm cottage and its historic grounds.	No impact	
<ul style="list-style-type: none"> <li>• of its visual prominence in the surrounding landscape. The position of Experiment Farm Cottage demonstrates important relationships with the landscape. Situated on a once prominent rise, the current house addresses the north towards Parramatta River and Clay Cliff Creek;</li> <li>• of its surviving fabric (both extant and archaeological), and the vast body of records documenting its historical development. In particular, resources from the 19th century provide information on the development and layout of Harris' Farm, including Experiment Farm Cottage and associated farm features such as former fence lines, carriage drive, farm roads, plantings, stables, outbuildings and pattern of subdivision;</li> </ul>	Retain the cottage and its visual prominence in the surrounding landscape.	Minor impact	Subsequent subdivision and development around Experiment Farm Cottage as well as dense vegetation have already reduced its distant views, particularly towards the Parramatta River. The proposed landscape open space within the subject site and the dedication of a small triangular parcel of the subject site with significant tree planting will extend the physical and visual pastoral landscape from Experiment Farm cottage to Hambledon Cottage.

Significant features	Proposed action	Impact	Comment
<ul style="list-style-type: none"> <li>of its documented association with individuals who have helped shape its form and use, including Governor Phillip, James Ruse, Surgeon John Harris and his descendants, Pieter Laurentz Campbell and the Fraser family;</li> <li>it is a place highly valued by the community. Efforts by the community since the 1920s have assisted in its conservation, culminating in the acquisition of the property by the NSW National Trust in 1961. Local residents have expressed great interest in the ongoing conservation of the property and recognise its heritage significance as contributing towards the identity of Harris Park.</li> </ul>	Retain the cottage and provide interpretation.	No impact	
<b>Assessment Criterion A: Historical Significance</b>			
Experiment Farm cottage was built and occupied by John Harris (1754-1838), surgeon of the colony and pioneer farmer. It was the site of the first successful agriculture in Australia, commenced by the first owner of the property James Ruse (1760-1837) and continued and developed by Harris and, on the adjacent property, John and Elizabeth Macarthur. It demonstrates the lifestyle of the early propertied colonial gentry, those in positions of power and influence in post-1788 Australian society.	Retain the cottage and its grounds, provide interpretation.	Positive impact	The proposed development includes interpretation of Indigenous and European shared experiences including stories of land dispossession and conflict, contributing to the understanding of historical significance of Experiment Farm Cottage.
<b>Assessment Criterion C: Aesthetic/Technical Significance</b>			
Experiment Farm cottage is an archetypal Australian colonial house and helped pioneer the use of the verandah which became a major identifying feature of Australian architecture. The cottage is an elegant example of colonial Georgian rural architecture and demonstrates with substantial intactness the layout and functions of such buildings	Retain the cottage and its architectural presentation.	No impact	

<b>Assessment Criterion D: Social/Cultural Significance</b>			
<b>Significant features</b>	<b>Proposed action</b>	<b>Impact</b>	<b>Comment</b>
Experiment Farm cottage is widely held in high regard (both locally and nationally) as a strong link with Australia's early colonial past, this regard being demonstrated also in past attempts to recover some of the original setting of the house.	Retain the cottage and its reinstated setting. Provide interpretation.	Positive impact	The proposed development includes interpretation and discussion of early colonial times, contributing to the understanding of the cultural significance of Experiment Farm Cottage.
<b>Assessment Criterion E: Research Potential</b>			
The cottage and its site have the potential to yield worthwhile historical and archaeological information.	Retain the cottage and its site. Provide interpretation	No impact	
<b>Assessment Criterion F: Rarity</b>			
Experiment Farm cottage demonstrates with rare quality early colonial processes, customs and activities. The cottage is likely to be one of the oldest extant structures in Australia.	Retain the cottage and its rare early features.	No impact	
<b>Assessment Criterion G: Representative</b>			
Experiment Farm cottage is an outstanding characteristic example of an early colonial farmhouse built and occupied by the propertied gentry.	Retain the cottage and its outstanding characteristics.	No impact	
<b>Assessment Criterion H: Integrity/Intactness</b>			
Fully professionally conserved.	Retain the historic cottage.	No impact	
<p><b>Conclusion:</b>  Experiment Farm Cottage is in a group of early colonial building including Old Government House, Elizabeth Farm cottage, and Hambledon cottage. Although, there was visual connection between Experiment Farm Cottage, Elizabeth Farm Cottage, and Hambledon Cottage in the early colonial time, the subsequent subdivision and development of the locality have largely obscured the visual connection between three SHR listed items. Given its location on the highest topographical point, it has only north views towards Parramatta River and Clay Cliff Creek. However, recent development and dense plantings have largely blocked its distant northward views. The proposed development would have an impact on north-east views towards the Parramatta River; however, this impact is mitigated by the proposed built form and open spaces which appropriately respond to Experiment Farm Cottage and its elevated location. Accordingly, the SHR listed item is not materially affected.</p>			

### 7.3.3 MATERIAL IMPACT ASSESSMENT - ELIZABETH FARM COTTAGE

<b>Elizabeth Farm Cottage</b>			
<b>State Significance features</b>	<b>Proposed action</b>	<b>Impact</b>	<b>Comment</b>
Elizabeth Farm is associated with major figures who were prominent in the 19th century development of the colony, including John and Elizabeth Macarthur, and the Swann family in the 20th century. There is a large surviving collection of documentary evidence connected to the house, which contains part of the oldest surviving European construction in Australia. The garden contains some of the earliest European plantings in Australia including a Chinese elm ( <i>Ulmus parvifolia</i> ), 1805-planted olive ( <i>Olea europaea</i> ), kurrajong ( <i>Brachychiton populneus</i> ), Bunya pine ( <i>Araucaria bidwillii</i> ) and hoop pine ( <i>A.cunninghamii</i> ). It is an example of early colonial architecture and early agricultural experiments.	Retain Elizabeth Farm cottage and its significant historic garden.	No impact	
The property forms the core of a major historic farm estate which was highly influential in the development of the wool industry in Australia, the introduction and acclimatisation of plants and economic crops such as olives and vines. By its size, location and history of subdivision the property was influential on the development of the town of Parramatta.	Retain the existing remnant historic farm.	No impact	
The property is also significant in the history of conservation in NSW, being the first to be preserved by direct acquisition by the State Government, and the second property to have a permanent conservation order placed over it under the Heritage Act 1977.	Provide interpretation	No impact	

<b>Assessment Criterion A: Historical Significance</b>			
<b>Significant features</b>	<b>Proposed action</b>	<b>Impact</b>	<b>Comment</b>
<p>Elizabeth Farm is significant because of its association with major figures, in particular Elizabeth and John Macarthur, who were prominent in the early 19th century agricultural, political, cultural and architectural development of the colony.</p> <p>It was the centre of an estate on which some of the first experiments in pastoral and agricultural land use in Australia took place, particularly in the early development of the wool industry.</p> <p>It is associated with the Swann family for over sixty years, including their preservation of the buildings.</p>	Retain the heritage cottage and provide interpretation	No impact	
<p>The farm house is part of a group of early colonial buildings (including Old Government House, Hambledon Cottage and Experiment Farm) which reflect Parramatta's importance as an early agricultural area and as the second most important settlement in the colony.</p>	Retain the heritage cottage.	Positive impact	<p>The proposed southern walkway along storm water channel on the south side of the subject site links three SHR listed cottages, enhancing their original historic connection.</p> <p>The proposed landscaped open spaces within the subject site contributes to the early agricultural context of the locality.</p>
<p>The houses' range of building styles reflect the adaption of traditional European architecture to the prevailing Australian climate.</p> <p>The house is a record of the architectural ideas and ambitions of the colony's first fifty years.</p> <p>The house shows growth from a vernacular cottage to a comfortable family home with some sophisticated detailing, all reflecting the development of colonial life.</p> <p>The house is representative of the work of architects Henry Cooper and John Verge.</p>	Retain the architectural presentation of the cottage and significant characteristics of the style	No impact	
<b>Assessment Criterion C: Aesthetic/Technical Significance</b>			
<p>The house is one of the most evocative houses relating to the earliest period of Australian European history and is one of the most aesthetically pleasing of colonial bungalows.</p>	Retain the heritage cottage.	No impact	

<b>Assessment Criterion D: Social/Cultural Significance</b>			
<b>Significant features</b>	<b>Proposed action</b>	<b>Impact</b>	<b>Comment</b>
The farm has strong links with the Parramatta community.	Provide interpretation	No impact	
<b>Assessment Criterion E: Research Potential</b>			
The garden contains remnants of some of the earliest European plantings in Australia, including the European Olive. Older indigenous species include kurrajong and bunya bunya and hoop pines.	Retain the significant garden and its early plantings.	No impact	
The farm has a large surviving collection of original documentary evidence relating to the house and its occupants, and the existence of some of the earliest provenanced furniture.			
The house is an example of the development of Australian building methods in the late 18th and early 19th centuries.	Retain and interpret	No impact	
<b>Assessment Criterion F: Rarity</b>			
The Elizabeth Farm house is part of the oldest surviving construction in Australia and a rare survival of the earliest period of colonial architecture.	Retain the heritage cottage and its significant architectural qualities as a rare surviving example of colonial architecture.	No impact	
<b>Assessment Criterion H: Integrity/Intactness</b>			
Elizabeth farm House has a relative intactness of form, interior spaces and detailing predating 1834.	Retain the heritage cottage and its significant detailing internally and externally.	No impact	
<p><b>Conclusion:</b>  Although Elizabeth Farm cottage is part of a group of early colonial buildings including Old Government House, Hambleton Cottage, and Experiment Farm cottage, currently there is no significant visual connection between these three SHR listed cottages. Given that the subject site is sufficiently separated from Elizabeth Farm Cottage and its garden/grounds, no changes to the SHR listed item is proposed. The proposed landscaped open spaces, the installation of interpretation elements, and the provision of a public walkway connecting to the existing heritage walk, contribute to the understanding of the rich cultural landscape of the locality, and historic connection of three SHR listed cottages. Accordingly, the SHR listed item is not materially affected by the proposed development.</p>			

### 7.3.4 SUMMARY OF REMNANT OVERALL COLONIAL HERITAGE

The subject site at 2A Gregory Place, Harris Park is located within a rich, multi-layered and evolved historic cultural landscape, on the eastern edge of the Parramatta CBD. Many of these integrated, interlocking values are related to both the Harris Park locality and the subject site. Accordingly, the site presents a unique opportunity to replace a large, redundant industrial complex with a new high quality, low rise, medium density residential project, containing a high proportion of affordable housing, into an historic parkland setting, located in close proximity to the Parramatta CBD. The proposed concept plan is consistent with the residential character of the locality.

As it can be seen from early subdivision plans/maps of Parramatta, the three State listed items Experiment Farm cottage, Elizabeth Farm cottage, and Hambledon cottage originally had a visual connection, across the topography of the land in which both Elizabeth Farm cottage and Experiment Farm cottage were sited on a rise (above the river and south of Clay Cliff Creek). Over time, the density of plantings, and population growth followed by the subdivision of land and subsequent development of the area, have largely impacted on the visual connection of three cottages, retaining these properties in their self-contained curtilage rather than visually connected. It was also confirmed by the HCAC that no views and vistas between these three SHR listed cottages exist in reality.

Although there were long range early views between Elizabeth Farm cottage to Hambledon cottage and Experiment Farm cottage, the surviving views to Hambledon cottage and its grounds are now dominated by the mature tall (pine) trees. Due to development and density of planting, significant views from Elizabeth Farm cottage to the other two cottages are no longer available. Density of plantings around the cottage have constrained views to the cottage from the public domain.

Hambledon Cottage had historically significant views to Parramatta River, Elizabeth Farm cottage, and Experiment Farm cottage. However, given the topography of the land in which the cottage is located on a relatively flat landscape, the lowest topographical point to the north of Clay Cliff Creek, along with density of planting and development of the area have largely obscured its views, while significant distant views are no longer available.

Being located on the high topographical point, Experiment Farm cottage had distant views to Hambledon cottage and Clay Cliff Creek on the north-east side, to Elizabeth Farm cottage on the east side, and to the Parramatta River on the north side.

Although several early 20<sup>th</sup> century houses in front of the cottage were demolished to recapture the general sense of its front garden and rural setting, contemporary development and suburban setting around the cottage mainly on the east, south, and west sides have extensively limited its long distant views in other directions.

Elizabeth Farm Conservation Area is bounded by Hassall Street to the north, Prospect Street to the south, Alfred Street to the west, and Arthur Street to the east. This area was initially subdivided in 1906 by the Swann Family. The Conservation Area mainly developed in the 1920s, however the north side of the Elizabeth Farm cottage was not developed until the 1940s when the creek was channelled. While there might be some cottages from the time of initial late 19<sup>th</sup> century subdivision, the existing cottages mainly date back to the 1940s and 1950s. The Conservation Area is on the east side of the subject site, and is sufficiently separated from the subject site by streets and contemporary development.

From the three conservation areas, Harris Park West Conservation Area is the only area that has mainly retained its original houses and consistency of development. The conservation area is bounded by the Parramatta CBD to the north and west, in which high-rise buildings create a backdrop to the area. To the east, the conservation area is bounded by Experiment Farm Conservation Area. The Harris Park West Conservation Area is sufficiently separated from the subject site.

Elizabeth Farm and Experiment Farm Conservation Areas have experienced noticeable contemporary development of varying scales; however, many of the original cottages have largely remained intact, contributing to the established significance of the conservation areas.

The Experiment Farm Conservation Area, on the south side of the subject site, was initially subdivided in c.1879; however, the land mainly remained undeveloped. Although the land was further subdivided, the current size of lots reflects the initial subdivision pattern. The last subdivision in the conservation area dates back to 1921, around the Experiment Farm cottage. The Experiment Farm Conservation Area has experienced contemporary development of varying scales.

The proposed orthogonal concept is consistent with an orthogonal layout of the overall subdivision and street patterns that now define the contemporary cultural landscape of Harris Park, and the HCA. The built form and 8 storey maximum scale of the development is in keeping with the residential character and contemporary development in the locality.

## 7.4 STRATEGIC PRECINCTS - HARRIS PARK

The subject site is located in Harris Park, which is identified as a Strategic Precinct by the Parramatta City Council. The following information about Harris Park is sourced from the Parramatta DCP 2011:

### **Desire Future Character**

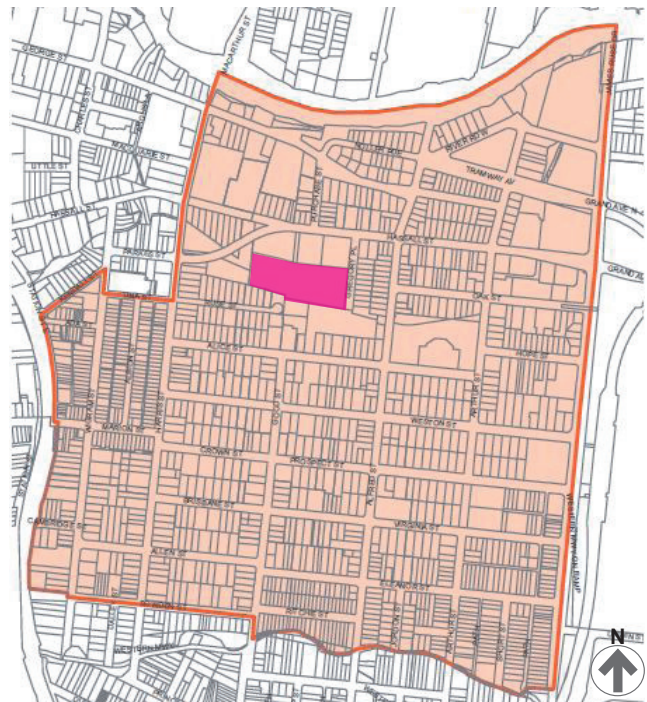
*Harris Park is bounded by the Parramatta River to the north, James Ruse Drive to the east, A'Beckett's Creek, the M4 motorway to the south, and the railway line to the west. It lies immediately to the east of the commercial centre of Parramatta, with the northern and western parts of the suburb within easy walking distance of the CBD.*

*Harris Park contains some of the most important parts of Parramatta's heritage. It has an extensive collection of nineteenth and early twentieth century houses, shops, public buildings and landscapes. Of particular note are Australia's first land grant and oldest European building, Elizabeth Farm House, as well as two other important colonial houses, Experiment Farm and Hambleton Cottage.*

*The preservation and enhancement of Harris Park's historic fabric is essential. The area also has an important strategic role in providing residential development because of its location on the fringe of the Parramatta CBD. All new development will need to be at a scale that is consistent with the existing character of the streets, not impede view corridors to major landscapes and the escarpment north of the Parramatta River, and provide opportunities to connect with the foreshore. Future development along James Ruse Drive will need to have a strong, unified, and visually attractive presence to reflect its status as a "gateway" to the Parramatta CBD.*

### **4.3.2 Harris Park Objectives**

- O.1 Conserve the heritage character of the locality and preserve those areas and sites that present as important cultural/tourist attractions.
- O.2 Retain the character and amenity of the area.
- O.3 Protect and enhance of the unique visual qualities of the Parramatta River with foreshore development that is of a scale and character in keeping with its location. Maximised public access to, and use of, foreshore land.
- O.4 New development in Harris Park should be compatible with the scale of existing development and represents high quality urban design.



**Figure 7.2**  
Harris Park Strategic Precinct outlined and shaded in orange. The subject site is located within this precinct, shaded in pink.  
Source: Parramatta DCP 2011.

- O.5 Protect and enhance the local and regional biodiversity, maximising the extent and integrity of aquatic and natural land areas, particularly the Parramatta River and Clay Cliff Creek corridors.
- O.6 Roof designs are to be compatible with existing roofs in the area in terms of their pitch, form and design detail.
- O.7 Development fronting James Ruse Drive is unified, has a strong presence to the street and facilitates pedestrian connectivity.
- O.8 New residential development has front and side setbacks similar to the majority of existing buildings with that street.
- O.9 Control the extent of building footprints where there is no floor space ratio.
- O.10 Protect and maintain the specific attributes and qualities of each of the Special Areas.

### **Comment**

Harris Park is of paramount importance as it contains some of the most significant parts of Parramatta's heritage including three colonial houses. The proposed development enhances the connection between three historic cottages by considering a public walkway at the southern side of the subject site along the Clay Cliff Creek, contributing to the cultural landscape of the locality, and preserving Harris Park's historic fabric.

While the sites and areas of the important cultural tourism attractions are respected and retained, the proposed development will contribute to the social benefit and enhance the public experience by extending the parkland space behind Hambledon Cottage and in the foreground of Experiment Farm Cottage.

The proposed development is sufficiently separated from the Parramatta River and have no adverse impact on the unique visual qualities of the Parramatta River.

No significant views and vistas currently exist between three SHR listed items. Density of development and heavy landscaping in close proximity to Elizabeth Farm Cottage and Experiment Farm Cottage encloses these two heritage cottages from outward views and their broader relationship to the landscape. However, the proposed open spaces, courtyards, roof terraces/gardens, stepped massing, and significant tree plantings on the subject site protects and enhances the existing historic view corridors between Hambledon Cottage and Experiment Farm Cottage.

The proposed public walkway along the Clay Cliff Creek escarpment on the south side of the subject site will be connected to the existing Harris Park Heritage walk, enabling the interpretation and appreciation of the three SHR listed cottages and their historic connection which has been largely compromised or lost over time following the development of the local area.

There are distant views to the high-rise buildings in the Parramatta CBD from the subject site. These buildings provide a backdrop to the subject site. The proposed density of the development is compatible with the context of the Parramatta City Centre which is in the close proximity to the subject site. The important strategic role of Harris Park in providing residential development is evident in the contemporary medium-rise residential buildings scattered in the area. The proposed development is consistent with the density of existing residential developments in the locality, particularly to the south of the subject site.

The original line of the Clay Cliff Creek will be planted by native grasses and reeds. Aboriginal and European heritage interpretation elements will be installed in the approximate alignment of the former Clay Cliff Creek and the location of the former Neal's cottage, enabling their interpretation and appreciation from the public domain.

Although the proposed roof designs are not compatible with the existing roofs in the locality, the proposed roof gardens expand the landscape imagery of the surrounding parkland and trees, contributing to the historic landscape of the locality.

The proposed access to the subject site is consistent with the existing two separated access points along Gregory Place. While the northern access point is proposed for residents and their visitors, the southern one is proposed for loading. The proposed parking will be contained within two basement levels, accessible from Gregory Place. Being located underground, the proposed parking respects and retains the existing visitor and staff access to and presentation of Hambledon Cottage from Gregory Place.

The proposed development has an increased setback from both Hambledon Cottage on the north side and the Clay Cliff stormwater channel on the south side. The increased setback from Hambledon Cottage provides more open space, respecting the heritage curtilage and setting of the heritage cottage. Although the proposed street setback is less than existing setbacks along the western side of Gregory Place, the reduced setback is offset by increased setback and open space directly behind Hambledon Cottage, allowing for the retention of large tree screen planting and a large main court to mitigate the impact of the built form.

The proposed development has a stepped massing, while highest buildings are located outside the visual backdrop of Hambledon Cottage, making the proposed development consistent with the scale of the heritage items in the vicinity and the residential character of the locality, particularly along Gregory Place. No view corridors to major landscapes and the escarpment north of the Parramatta River will be impeded as the result of the proposed development.

The subject site is identified as a key block within Harris Park Strategic Precinct. The following information is taken from *the Parramatta DCP 2011*:

**Key Block One: Wyeth Site**

*This is a large and important site currently in a state of flux after having been used for many years for light industrial purposes. It is zoned IN1 General Industrial under the Parramatta LEP 2011. It sits directly behind Hambledon Cottage and is within close proximity to Experiment Farm and Elizabeth Farm.*

*Vision: This site has the potential to be a 'linchpin' site in terms of appreciating the colonial history of the area. In the event of any redevelopment of this site, opportunities should be taken up to improve links between the three key historic sites of Hambledon Cottage, Experiment Farm and Elizabeth Farm House, and provide improved interpretation of Clay Cliff Creek. Any redevelopment of the site for purposes other than light industrial (such as residential development) would require site rezoning. A decision about rezoning would be critically dependent on an appropriate design response to the identified flooding constraints and would also have to be preceded by a close examination of the general suitability of the land for the proposed purposes. Some important issues that would influence future development of the site are outlined below.*

**Issues:**

- *Flooding - Clay Cliff Creek (now in the form of an open concrete channel) runs through the site and Council's current information indicates that most of the site is within the 1 in 100 year flood zone.*

The southern boundary of the subject site runs in close proximity to the substantial concrete storm water channel that was constructed in the early 20<sup>th</sup> century to control flooding in Clay Cliff Creek. The site, like much of Parramatta City Centre, is on flood prone land which existed prior to colonisation, and which has been managed in recent times by the formalisation of the creek into a stormwater channel. The channel commences to the south-west of the Parramatta CBD, crosses over land and drains into the River at James Ruse Drive. Almost no floodplain landscape survives along Clay Cliff Creek because the watercourse, which formerly could well have been described as a chain of ponds, has been almost totally modified by conversion into a concrete channel along the majority of its length.

The proposed development will carefully manage the historic flooding risks across the site and the locality, to also avoid or minimise flood risk to Hambledon Cottage.

As further stated in the Design Report prepared by Stanisc Architects (2021), flood engineering maps have confirmed that flooding on the site is focused to the west and along the edges of the stormwater channel. The flood planning levels are approximately 1m above the natural ground level.

The existing factory occupies 45.6% of the site area, whereas, the proposed residential apartment buildings occupy 32.9% of the site area. Combined with the added permeability of the site with new passages and walkways, the overland flow paths are able to be directed towards the stormwater channel, the increased deep soil is able to absorb more water and the flood risk to neighbouring sites is unchanged or reduced subject to further detailed study.

- *Vehicular Traffic - Access to this site can only be from Gregory Place, which in turn is only accessible from Hassall Street. Hassall Street is an RTA road, and it needs to be shown that traffic can come and go from the site without having an adverse impact on the efficient functioning of Hassall Street.*

There are two vehicle access to the subject site from Gregory Place. The northern access point provides access for residents and their visitors, and the southern access point will be used for loading. All of the parking and loading for the new development will be accessed from Gregory Place, its only street frontage, and is located in two extensive basements that still allow for deep soil planting around the subject site frontages. Accordingly, the proposed development will have no adverse impact on the efficient functioning of Hassall Street at the proposed signalisation of its intersection with Gregory Place.

- *Heritage - Hambledon Cottage sits immediately to the north of the site and there would be concerns about the scale of new development and its proximity to Hambledon.*

Hambledon Cottage is located on the flat topography immediately to the north of the subject site, surrounded on the north and west by public parkland. The proposed built form, setback, roof terraces, and increased open spaces immediately behind Hambledon Cottage mitigate the impacts of the proposed development. Furthermore, a through site line along the northern boundary of the subject site enhances public access to Hambledon Cottage, enabling its appreciation and interpretation from the public domain.

- *Views - There are identified views between Elizabeth Farm and Hambledon Cottage, and from Experiment Farm and nearby sites to the north.*

A detailed heritage assessment was prepared in 2015 by NBRSPARTNERS for the site and a number of workshops were held with Parramatta City Council and their heritage advisor, including a site visit and walk around the context to establish key principles to guide the development:

- It was acknowledged by Council Officers that the development control plan established view cone from Elizabeth and Experiment Farm to Hambledon Cottage. After visiting the site, the reality was that the actual view cones were impacted by existing built form and needed to be clarified or the Development Control Plan amended.
- The view cone from Elizabeth Farm was agreed to be from the Western Gate of Elizabeth Farm to the outer face of Hambledon Cottage. Although nothing can be seen from Elizabeth Farm to Hambledon Cottage, Council officers represented a view that it would be expected that any future development will not contain a built form or trees within its cone to reinstate the heritage view between buildings.
- The view cone from Experiment Farm was to determine to be from the front door of Experiment Farm to the outer face of Hambledon Cottage. The front door of Experiment Farm was marked as the point of significance and views could be reduced at either ends of the verandah.

At the first HCAC workshop in 2018, a proposal that incorporated view controls and guidance from Parramatta Council's heritage advisor was reviewed. Given that current views between three SHR listed items are obscured by buildings and tall trees, the Heritage Council did not see importance of maintaining view corridors and vistas that do not exist in reality. As such, a preference was given to versions of the orthogonal layout of the overall subdivision and street patterns that now define the contemporary cultural landscape of Harris Park.

- *Harris Park Cultural Landscape Master Plan - An interpretive walk has recently been completed as part of the implementation of this plan. New development on the Wyeth site has the potential to have both a positive and negative impact on the experience of people taking this walk.*

The proposed public walkway on the south side of the subject site, running in close proximity with the existing channel Clay Cliff Creek, connects and upgrades the existing Harris Park heritage walk between Elizabeth Farm and Experiment Farm Cottages, contributing to the understanding of their historic connection which has been lost over time.

- *Amenity - Development should not adversely impact on the amenity of the residential areas to the south.*

The Apartment Design Guide, Parts 3 + 4, contain objectives and design criteria and design guidelines for the siting, design and amenity of apartment development. The proposed development is compatible with its context which contains residential flat buildings and achieves a high level of residential amenity, also respecting the amenity of the residential areas to the south.

## 7.5 CONSIDERATION OF THE GUIDELINES OF HERITAGE NSW

Heritage NSW (in the NSW Department of Premier and Cabinet) has published a series of criteria for the assessment of heritage impact. The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact' guidelines relating to development adjacent to a heritage item have been considered in the preparation of the following commentary; they are:

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

- Given the subject site is currently occupied by former pharmaceuticals factory, the proposed development will recapture and rejuvenate the existing industrial land into the landscape, contributing to the regeneration of landscape, and enhancing its social benefits.
- The proposed heritage walk along Clay Cliff Creek on the south side of the subject site will contribute to the existing Harris Park Heritage Walk, improving the link and landscape experience between three SHR listed heritage items, enabling interpretation of Clay Cliff Creek.
- Heritage, landscape, built form, and movement principles have been incorporated to form the proposed concept design, regenerating the subject site.
-

- Building height will be distributed across the site to adjust to the surrounding context, including the remaining colonial cottages. The proposed built form, courtyards, and open spaces respect to the scale and residential character of the locality, and enhance connectivity across the subject site and within the wider locality.
- The proposed stepped built form, open spaces, and roof terraces/gardens, contribute to the low-rise residential character of the locality particularly along Gregory Place.
- While the proposed open space on the north side of the subject site provides sufficient separation between the proposed development and Hambledon cottage, it contributes to the heritage curtilage of Hambledon cottage, enabling its appreciation and interpretation from the public domain and residential occupants.
- Retention of screen plantings on the north side of the subject site, will contribute to the landscape and heritage curtilage of Hambledon cottage.
- The proposed park dedication of the south-east corner of the subject site contributes to the Experiment Farm Reserve, expanding the Experiment Farm cottage setting.
- The proposed development will be separated from the low-rise existing buildings along Gregory Place by mature tree planting along the western side of Gregory Place, partially blocking views to the subject site.
- The proposed court with interpretive elements on the north side of the subject site would acknowledge the original location of Neale's cottage which was constructed in the 1850s and demolished in c.1917, enabling its appreciation and interpretation from the public domain.
- The density of the proposed development is compatible with the contemporary development in the locality, particularly to the south of the subject site in Experiment Farm and Harris Park Conservation Areas.
- The proposed development is set well back from the southern boundary and the storm water channel easement, creating a potential public Creek walk on this side which will be connected to the existing heritage walk, enhancing the social experience and sense of place.
- Given the height of contemporary development in the locality and Our Lady of Lebanon Cathedral immediately adjoining the subject site to the south, the proposed development will not be visually dominant in the locality.
- The proposed increased northern setback provides sufficient space behind Hambledon Cottage, respecting and retaining its heritage curtilage.
- The proposed building material is well matched with the material of the nearby dwellings in the local area, particularly along Gregory Place, not

detracting from the heritage items and HCAs in the vicinity.

- The proposed landscape open space on the subject site is compatible with its pastoral landscape context, extending the physical and visual pastoral landscape from Hambledon Cottage to Experiment Farm with significant tree planting.

***The following aspects of the proposal could detrimentally impact on heritage significance:***

- The proposed height of buildings might have an adverse impact on the established significant views of Experiment Farm cottage northward to the Parramatta River, Hambledon cottage, and Clay Cliff Creek.
  - *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
  - *Why is the new development required to be adjacent to a heritage item?*
  - *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
  - *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
  - *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
  - *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
  - *Will the additions visually dominate the heritage item? How has this been minimised?*
  - *Will the public, and users of the item, still be able to view and appreciate its significance?*

The following aspects of the proposal respect or enhance the heritage significance of the adjacent item

- Retention of the buildings' street presentation
- Respecting and retaining three SHR listed items in their self-contained curtilage
- Retention of significant views to and from the heritage items in the vicinity, and their setting
- Retention of the existing screen planting between Hambledon cottage and the subject site.

Given the location of the subject site at Gregory Place, any proposed development would be in the immediate vicinity of a SHR listed item, Hambledon cottage, and within close proximity to two SHR listed items, Experiment Farm cottage, and Elizabeth Farm cottage.

The subject site is currently occupied by a light disused industrial complex, former pharmaceuticals factory. The existing factory buildings on the site vary in height from one to two storeys to the east along Gregory Place and up to 8 storeys to the west. A small part of the main building is used by Hallmark Constructions as their office spaces and storage facilities, while the remaining site is vacant and disused, running into disrepair. The proposed concept plan for affordable rental housing on the subject site recaptures and rejuvenates the site, contributing to social benefits by enhancing the amenity of the residential areas in the locality, and improving the landscape experience between three SHR listed items and the link between three historic sites.

The reduced site coverage compared to the existing factory and an increased open space particularly behind Hambledon Cottage contribute to the rejuvenation of the rich cultural landscape of the locality.

There will be no changes to the existing curtilages around the heritage items in the vicinity. The retention of the existing screen planting between Hambledon cottage and the subject site, along with the proposed increased open spaces to the north side of the subject site, creates sufficient separation between the heritage item and the proposed development, respecting, retaining, and enhancing the heritage curtilage and landscape around Hambledon cottage, contributing to its appreciation and interpretation from the public domain.

There is no physical connection between Hambledon cottage, Elizabeth Farm cottage, and Experiment Farm cottage. Original long-distant views between three historic cottages have been mainly compromised or lost by the density of vegetation, subsequent subdivision and development of land between these three sites. Currently, no significant views to and from the three SHR listed items have been identified. Heavy landscaping in close proximity to Elizabeth Farm Cottage encloses the historic buildings from outward view. Hambledon Cottage is also surrounded by large scale historic trees, blocking its distant views. However, the proposed open spaces create visual connections at ground level between the garden settings of Hambledon Cottage and the new development, enabling its appreciation and interpretation from the public domain.

Given that Experiment Farm Cottage is sited on rise, it still has partial views toward north, north-west, and north-east. However, the views to Hambledon cottage and Clay Cliff Creek are mainly blocked by the density of vegetation and the existing factory building on the subject site. The proposed development respects and retains the existing views of Experiment Farm cottage toward north. The proposed park dedication on the south-west corner of the subject site, contributes to the extension of Experiment Farm curtilage and Experiment Farm Reserve, enhancing its heritage curtilage.

Rising ground provides elevated landscape settings to the south-west (Experiment Farm Cottage) and south-east (Elizabeth Farm Cottage) of the subject site, contributing to the historic cultural landscape of the site.

The proposed public walkway to the south side of the subject site, as well as the proposed aboriginal and colonial interpretative elements along the walkway and within the subject site, connects and upgrades the existing heritage walkway between Elizabeth Farm and Experiment Cottage, enhancing the connection between three SHR listed items, and experience of people taking heritage walk. The proposed walkway contributes to the appreciation and interpretation of the colonial past of the three SHR listed items and Clay Cliff Creek from the public domain.

A comprehensive Aboriginal and non-Aboriginal Archaeological Heritage Impact Assessment (2021) has been undertaken for the subject site, which concludes that:

*The former creek has been entirely modified and the eastern two-thirds of the site has been cut down for building foundations and the western-third for a carpark. The site is highly disturbed and is unlikely to contain intact soil profiles with potential to contain Aboriginal objects. It is considered that the proposed redevelopment is unlikely to result in impacts to Aboriginal objects and that an AHIP approval under the NPW Act 1974 is not required.*

Accordingly, the subject site is not located on any known or potentially significant archaeological deposits.

The proposed new development will be clearly contemporary in design, however, its proposed stepped built form, roof terraces/gardens, open spaces, and landscaped courtyards, respect the general scale and residential character of the locality.

The stepped built form of the residential buildings on the north side and proposed roof terraces/gardens to the top of the buildings, create sufficient separation and backdrop to Hambledon Cottage, respecting and retaining its heritage curtilage.

The proposed development will incorporate built form, heritage, and landscape to recapture and rejuvenate the subject site, while no changes to the three SHR listed items which are self-contained in their curtilage are proposed. The proposed development, therefore, is considered sympathetic to the adjacent heritage items. Given the contemporary medium-rise development in the locality particularly to the south of the subject site, the proposed development will be consistent with the form and scale of current/existing development.

## 7.6 HERITAGE OBJECTIVES OF THE PARRAMATTA LEP 2011

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- Retains existing views to and from the adjacent heritage items.
- The proposed stepped built form, roof terraces/gardens, and open spaces ensure appropriate height and scale transitions between the proposed development, heritage items in the vicinity, and residential buildings in the locality.
- The proposed stepped built form fronting Gregory Place keep the proposal consistent with the scale of residential dwellings on the east side of the subject site along Gregory Place.
- The proposed development stepped down northward, respecting and retaining the visual prominence of Hambledon cottage.
- The established contribution of major tree lines around Hambledon Cottage and an increased open spaces behind the Hambledon Cottage on the north side of the subject site, respects and retains the heritage curtilage of the cottage and its prominent feature on the site.
- The proposed height of the development on the south side of the site is compatible with OLOL and contemporary development on this side, while the prominent feature of OLOL will be retained on the site and appreciated from the public domain when viewed from the northeast, particularly from Gregory Place.
- The planting of large and statuesque street trees along Gregory Place to define a vegetated interface to the low-rise built form to the east of Gregory Place, will largely block views the proposed development.

- There will be acceptable impact on the established heritage significance of the SHR listed items and the HCAs in the vicinity of the subject site.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Parramatta LEP 2011*, which are:

### 4.3 Height of buildings

- (1) *The objectives of this clause are as follows:*
- (c) *to require the height of future buildings to have regard to heritage sites and their settings,*
  - (d) *to ensure the preservation of historic views,*

### 5.10 Heritage conservation

- (1) *Objectives*
- The objectives of this clause are as follows:*
- (a) *to conserve the environmental heritage of Parramatta*
  - (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

## 7.7 HERITAGE GUIDELINES OF THE PARRAMATTA DCP 2011

The proposed development is generally consistent with the guidelines of the *Parramatta DCP 2011* that relate to development adjacent to heritage items:

### 3.5 Heritage

#### 3.5.1 General Objectives

- O.1 *Appropriate management of heritage in the Parramatta LGA.*
- O.2 *Retention and reinforcement of the attributes that contribute to the heritage significance of items, areas and their settings.*
- O.3 *Maintenance and improvement to residential amenity and open space areas.*
- O.4 *Development that is compatible with the significance and character of the area.*

#### Comment

The proposed development is located to the south side of Hambledon cottage and is set well back from its northern boundary by proposing an increased open space on the north side of the subject site. The existing screen plantings between the subject site and Hambledon cottage will be retained, reinforcing the landscaped screen along the shared site boundary with the heritage cottage, and minimising the visibility and visual presence of the proposed development. As such the prominent feature of the Hambledon Cottage on the site is respected and retained.

The proposed built form steps down northward, respecting the scale of Hambledon cottage and its dominant feature on the site. The proposed open spaces on the ground level provide visual connection between the Hambledon Cottage and the proposed development, enabling the interpretation and appreciation of the historic cottage from the public domain.

The proposed built form, as well as height and scale transitions create variation building heights and stepped massing, making the proposed development sympathetic to the residential character and contemporary development in the locality, particularly to the south of the subject site.

The proposed public walkway with interpretative elements on the south side of the subject site along the Clay Cliff channel connects to the existing Harris Park Heritage Walk, enhancing the connection between three SHR listed items, improving people's experience of taking heritage walk, enabling the appreciation and interpretation of Clay Cliff Creek, and the historical connection between three SHR listed cottages which has been compromised or lost over time.

The proposed development is contemporary in design, applying integral and sustainable materials and finishes. However, the proposed building materials are consistent with the predominant building materials in the locality, particularly along Gregory Place.

The proposed development is separated from other heritage items in the vicinity including Experiment Farm Cottage and Elizabeth Farm Cottage. Views to these heritage items are already blocked by the dense vegetation and subsequent development in the locality. Accordingly, the proposed development will not have an adverse impact on these listed historic cottages. The proposed

A triangular parcel of the subject site located on the rising topography of the escarpment on southern side of the stormwater channel will be landscaped, contribute to the northern parkland foreground of Experiment Cottage. This combination of modern parklands along with additional landscaping along and above the Clay Cliff Creek escarpment contribute to the early 19<sup>th</sup> century pastoral setting of three SHR listed cottages.

## 4.4 Heritage Conservation Areas

### 4.4.3 Harris Park

#### 4.4.3.2 Experiment Farm

##### Objectives

*O.1 Protect all the attributes which contribute to the heritage value and character of the Experiment Farm Conservation Area, and to maintain and improve its residential amenity.*

*O.2 Ensure that Experiment Farm will always have an appropriate setting so that it can continue to tell the history of Colonial Australia to citizens and international visitors.*

*O.3 Protect the pattern of the Harris estate subdivision and its remaining original houses.*

*O.4 Maintain the low scale suburban character of the area.*

##### Comment

The subject site is in the vicinity of the Experiment Farm Heritage Conservation Area, in which the south-western boundary of the subject site is located on the north boundary of the HCA.

The Experiment Farm Heritage Conservation Area has the following 'Distinctive Characteristics' which need to be respected and retained:<sup>1</sup>

- a north facing hillside sloping from the top of the ridge in Crown Street down to Clay Cliff Creek (now channelled through parkland). The natural shape of the land remains visible as the houses have been built without cut and fill.*

The proposed development has no impact on the natural hillside sloping and its visibility, while it is set well back from the southern boundary of the subject site and the storm water channel.

- a sense of spaciousness provided by wide straight streets (some with views east to the city centre), generous lots, wide setbacks between houses and hipped roofs*

The proposed development is compatible with the residential character of the locality and the HCA. Being contemporary in design, the proposed development has roof terraces that provides excellent amenity to all residents and contribute to the parkland character of the locality, mitigating the impacts of the built form on the site.

<sup>1</sup> Parramatta Development Control Plan 2011.

- *the pattern of suburban development - mostly single storey free standing dwellings separated from the street and neighbours by planted garden space*

The proposed extensive ground level landscaped open spaces on the subject site, and stepped massing with roof gardens that contribute to the parkland character ensure the proposed development is consistent with the residential character of the locality and the HCA.

- *two subtly different residential precincts:*
  - *South of Alice Street with a predominance of substantial houses of 1910-1930*
  - *North of Alice Street, a 1920s subdivision containing modest houses built over a short period of time and opening to views of parkland and the tree cover hills to the north*

The proposed development will not be the tallest within the locality, while the OLOL which is immediately adjoining the subject site to the south will continue to be the most dominating form within the local area. There are also other medium-rise residential flat buildings along Alice Street, in a precinct located between the Experiment Farm and Elizabeth Farm Conservation Areas. Although the character of the proposed development is different to the character of the cathedral, its scale is compatible within this locality.

- *the predominance of brick as a building material, with tiles and occasionally slate, as a roof cladding*

Given that brick used for the three early cottages, the proposed development will use brick as the major building material, celebrating Clay Cliffe Creek as a resource and connection to Country, being consistent with the predominant building material in the locality.

- *each building stands parallel to the street*

The proposed development has an 'orthogonal' arrangement, recognising the underlying orthogonal grid of the evolved cultural landscape, generated by the large-scale late 19th century suburban subdivision of the two former Colonial Estates. Late 19th century and Interwar suburban housing orthogonal subdivision patterns stretch away southward.

- *front gardens uncluttered by garages and visible from the street over fences. A considerable number of original brick fences remain*

Being sufficiently separated from Experiment Farm Heritage Conservation Area, the proposed development has no adverse impact on the residential character of the locality, front gardens, and front fences.

- *the familiar suburban paling fence to side and back boundaries*

The proposed development has no adverse impact on the side and back boundaries fences to the dwellings located within the HCA.

- *some very obvious intrusive buildings which disrupt the visual harmony of the area*

The proposed development has no impact on dwellings located within the HCA.

- *the focus of the Conservation Area, Experiment Farm Cottage, on the rise above Clay Cliff Creek and surrounded by open space*

The proposed development appropriately responds to the height and scale of the western parkland and Experiment Farm Cottage in its elevated location. The proposed dedication of the triangular parcel of land to the southwest of the stormwater channel to the public expands the foreground setting of Experiment Farm, contributing to the surrounding open spaces around the heritage cottage.

- *unifying and enclosing effect of street trees which also helps screen intrusive buildings of more recent construction and cools pavements in summer*

The proposed development has no impact on the street trees in the HCA.

## 7.8 REQUIREMENTS OF THE SEARs

The following requirements of the SEARs are considered in this section:

### 7.8.1 SEARs ITEM 19 - ENVIRONMENTAL HERITAGE

*Provide a Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the guidelines in the NSW Heritage Manual and the following:*

- *all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance;*

#### **Comment**

This Statement of Heritage Impact prepared by GBA Heritage satisfies this requirement.

Section 5.0 'Established Heritage Significance' focuses on the heritage items (State and Local) in the vicinity of the subject site and their heritage significance.

- *compliance with the relevant Conservation Management Plan;*

#### **Comment**

A thorough review of the relevant CMPs for the heritage listed items in the vicinity of the subject site has been undertaken in the preparation of this report, which are mainly included in Section 2.0 'Historical Description'.

No changes to any heritage listed items in the vicinity of the subject site is proposed. Accordingly, the assessment of the proposal against the conservation policies of heritage listed items in the vicinity is not relevant for this report.

- *compliance with the advice and recommendations provided by the Heritage Council Approvals Committee (HCAC) at its meeting on 2 March 2021;*

#### **Comment**

This requirement has been addressed in Section 4.0 'Background to the Concept Plan', summarising changes to the concept plan based on the liaison that were taken place with the Heritage Council of NSW from 2018 to 2021.

The advice and recommendations provided by the Heritage Council Approvals Committee (HCAC) were taken into consideration. The Heritage Council did not see importance of maintaining view corridors and vistas that did not exist in reality between three SHR listed items. The preference was given to the site layout, based on an orthogonal layout of the overall subdivision and street patterns that currently define the contemporary cultural landscape of Harris Park. As such, the current scheme has been arranged into an orthogonal layout of five fingers varying in height from 4-8 storeys, responding to evolving cultural landscape and being consistent with the scale of development in the locality.

- *the impacts of the proposal on heritage item(s) including a visual impact assessment;*

#### **Comment**

This requirement has been addressed in Section 7.0 'Assessment Heritage Impact'. This section concludes that the proposed development has an acceptable impact on the heritage significance of heritage listed items in the vicinity of the subject site.

- *the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items; and*

#### **Comment**

This requirement has been addressed in Section 7.3 'Material Threshold Policy of Heritage NSW'. The potential impact of the proposal on heritage listed items in the vicinity are discussed and the proposed action is recommended. From the analysis, it is concluded that the proposal will have no more than 'moderate' adverse impact on the State significance of SHR listed items in the vicinity and thus does not cross the material threshold.

- *justification for any changes impacting on the heritage significance or cultural heritage values of the site and the surrounding heritage items including any options analysis.*

**Comment**

Different options have been analysed in Section 4.0 ‘Background to the Concept Plan’ which show substantial changes to the concept plan over time following extensive working sessions with HCAC, City of Parramatta Council, and peer review process. The current scheme has been arranged into an orthogonal layout of five fingers varying in height from 4-8 storeys, responding to evolving cultural landscape and being consistent with the scale of development in the locality.

Justification for any heritage impact on the heritage listed items in the vicinity has been addressed in Section 7.0 ‘Assessment of Heritage Impact’, concluding that the proposal will have no more than ‘moderate’ adverse impact on the State significance of SHR listed items in the vicinity.

*If the SOHI identifies impact on potential historical and/or maritime archaeology, an historical and/or maritime archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the guidelines Archaeological Assessment (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009).*

**Comment**

The archaeological assessment of the site is outside the scope of this report and has been undertaken by specialist consultancy, Dominic Steele Consulting Archaeology, and is presented under separate cover.

*Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.*

**Comment**

The archaeological assessment of the site is outside the scope of this report and has been undertaken by specialist consultancy, Dominic Steele Consulting Archaeology, and is presented under separate cover.

# 8.0

## CONCLUSIONS AND RECOMMENDATIONS

### 8.1 CONCLUSIONS

- The subject site at 2A Gregory Place, Harris Park is **not** listed as an item of heritage significance in any statutory instrument. However, the subject site is listed as an Archaeological site, Parramatta Archaeological Management Unit (AMU) 2932.
- It is also located in the vicinity of the several SHR listed places, the closest being:
  - I01888 (I504) - Hambledon Cottage, Grounds and Archaeology, 47 Hassall Street Harris Park NSW 2150
  - I00768 - Experiment Farm Cottage and environs, Part of the following land: 7, 9 and 14 Ruse Street and 25 Parkes Street, Harris Park; 97, 99, 101 and 103 Harris Street and 45 Hassall Street, Parramatta.
  - I00768 - Experiment Farm Cottage, 9 Ruse Street, Harris Park.
  - I00001 - Elizabeth Farm, 70 Alice Street, Rosehill.
  - I00285 - Public Reserve associated with Elizabeth Farm, 72 Alice Street, Rosehill; 105A and 105B Alfred Street and 96 Arthur Street, Parramatta.
  - A00768 - Experiment Farm Archaeological site, Part of the following land: 7, 9 and 14 Ruse Street and 25 Parkes Street, Harris Park; 97, 99, 101 and 103 Harris Street and 45 Hassall Street (part of), Parramatta.
- The subject site is in the vicinity of Experiment Farm Conservation Area, Experiment Farm Heritage Conservation Area, Harris Park West Conservation Area, and Parramatta Sand Body (A2). A small portion of the southern boundary of the subject site is located on the north boundary of Experiment Farm Cottage. The subject site is sufficiently separated from other HCAs.
- Other listed heritage items in the wider locality are separated from the subject site by intervening development, distance, roadways, buildings, local topography, and public domain, and have no direct visual or physical connection to the site.
- The large site is located within a triangle formed by three early Colonial NSW State listed historic properties and by the escarpment backdrop of the central portion of the historic Clay Cliff Creek.
- Two thirds of the subject site is currently occupied by a disused former pharmaceuticals assembly light industrial complex which was sold to its current owner in 2000. While a small part of the main building is used by Hallmark Construction as their office spaces and storage facilities, the remaining is vacant and disused, running into disrepair.
- In July 2017, the NSW Department of Planning and Environment approved a Site Compatibility Certificate under Clause 37(1) of SEPP Affordable Rental Housing 2009 (ARHSEPP). The proposed development has thoroughly addressed the requirements imposed on the determination for the Site Compatibility Certificate.
- From 2000 to 2015, different options for the subject site were considered. Given the site's constraints including its large size, one access point from Gregory Place, being located on a flood-prone land, and light industrial zone, the current proposal is considered a viable option for the subject site.
- The initial concept plan presented to the Heritage Council in 2018 comprised perimeter forms and point tower in an orthogonal arrangement. Due to the medium-density character of the locality, high-rise buildings were rejected by Council.
- Extensive working sessions with HCAC, City of Parramatta Council, and peer review process from 2018 to 2021 resulted in substantial changes to the initial concept plan, giving the preference to the site layout, based on an orthogonal layout of the overall subdivision and street patterns that currently define the contemporary cultural landscape of Harris Park, and reducing the building height to maximum 8 storey, being consistent with the contemporary development and residential character of the locality.

- The proposed development is consistent with the existing form of contemporary development and residential character of the locality.
- Although there were originally historic views between three SHR listed items, no significant views and vistas currently exist between these three SHR listed items. Density of development and heavy landscaping in close proximity to Elizabeth Farm Cottage and Experiment Farm Cottage encloses these two heritage cottages from outward views and their broader relationship to the landscape. However, the proposed open spaces, courtyards, roof terraces/gardens, stepped massing, and significant tree plantings on the subject site protects and enhances the existing historic view corridors between Hambledon Cottage and Experiment Farm Cottage. As such, the proposed development will have no physical or visual impact on the heritage items in the vicinity of the subject site, and the HCAs.
- The proposed development at 2A Gregory Place, Harris Park has been designed to reduce visual dominance, while being in keeping with the residential scale and character of the streetscape and the heritage items in the vicinity.
- Given the height of contemporary development in the locality and Our Lady of Lebanon Cathedral immediately adjoining the subject site to the south, the proposed maximum 8 storey height of the development will not be visually dominant in the locality.
- The proposed public walkway along Clay Cliff Creek on the south side of the subject site will be connected to the existing Harris Park Heritage walk, enabling the interpretation and appreciation of the three SHR listed cottages and their historic connection which has been largely compromised or lost over time following the development of the local area.
- There are distant views to the high-rise buildings in the Parramatta CBD from the subject site. These buildings provide a backdrop to the subject site. The proposed density of the development is compatible with the context of the Parramatta City Centre which is in the close proximity to the subject site. The important strategic role of Harris Park in providing residential development is evident in the contemporary medium-rise residential buildings scattered in the area. The proposed development is consistent with the density of existing residential developments in the locality, particularly to the south of the subject site.
- The proposed development has an increased setback from both Hambledon Cottage on the north side and the Clay Cliff stormwater channel on the south side. The increased setback from Hambledon Cottage provides more open space, respecting the heritage curtilage and setting of the heritage cottage. Although the proposed street setback is less than existing setbacks along the western side of Gregory Place, the reduced setback is offset by increased setback and open space directly behind Hambledon Cottage, allowing for the retention of large tree screen planting and a large main court to mitigate the impact of the built form.
- The proposed park dedication of the southeast corner of the subject site contributes to the Experiment Farm Reserve, expanding the Experiment Farm cottage setting.
- The proposed landscape open space on the subject site is compatible with its pastoral landscape context, extending the physical and visual pastoral landscape from Hambledon Cottage to Experiment Farm with significant tree planting.
- The proposed development is consistent with the heritage requirements and guidelines of the *Parramatta LEP 2011* and the *Parramatta DCP 2011*, the guidelines of Heritage NSW, and the relevant SEARs.
- Should any unexpected relics be disturbed during excavation of the site, they must be managed under the Archaeological provisions of the *NSW Heritage Act*.

## 8.2 RECOMMENDATIONS

- The consent Authority should have no hesitation, from a heritage perspective, in approving the application.

# 9.0

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