
Appendix V

Historic heritage impact assessment

Parramatta Over and Adjacent Station Development Historic Heritage Impact Assessment

Appendix V

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Glossary

Term	Definition
ASD	Adjacent station development
Concept and Stage 1 CSSI Approval	SSI-10038 approved 11 March 2021, including all major civil construction works between Westmead and The Bays, including station excavation and tunnelling, associated with the Sydney Metro West railway line
Concept SSDA	A concept development application as defined in Section 4.22 the EP&A Act, 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.
CMP	Conservation management plan
CSSI	Critical state significant infrastructure
DCP	Development control plan
DPE	NSW Department of Planning and Environment
EP&A Act	Environmental Planning and Assessment Act 1979
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999
GFA	Gross floor area
ICOMOS	International Council on Monuments and Sites
LEP	Local environmental plan
LGA	Local government area
OGHD	Old Government House and Domain
OSD	Over station development
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SSD	State significant development
SSDA	State significant development application
Stage 2 CSSI Application	Application SSI-19238057 including all major civil construction works between The Bays and Sydney CBD
Stage 3 CSSI Application	SSI -22765520 including rail infrastructure, stations, precincts and operation of the Sydney Metro West line
Sydney Metro West	Construction and operation of a metro rail line and associated stations between Westmead and the Sydney CBD as described in Section 1.1

Executive summary

This Historic Heritage Impact Assessment report supports a Concept State Significant Development Application (Concept SSDA) submitted to the Department of Planning and Environment pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The Concept SSDA is made under section 4.22 of the EP&A Act.

Sydney Metro is seeking to secure concept approval for an over station development (OSD) and adjacent station development (ASD) on the Parramatta metro station site (referred to as the 'proposed development'). The proposed development will comprise three new commercial office buildings (Buildings A, C, D), and one new residential building (Building B).

The Concept SSDA seeks consent for building envelopes and mixed-use purposes, maximum building heights, maximum gross floor areas (GFA), pedestrian and vehicular access, circulation arrangements and associated car parking, and the strategies and design parameters for the future detailed design of the proposed development.

Whilst consideration is given to the design response of the entire development, this report is limited to the assessment of the proposed Over Station Development (OSD) and Adjacent Station Development (ASD) on identified heritage items within the site and within the vicinity of the site, some impacts to heritage items by the podiums which are subject to an approval under CSSI are considered due to the cumulative impact of development.

The report has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARs) for Environmental Heritage and in accordance with the Heritage NSW guidelines for preparing Statements of Heritage Impact¹ and the approach set out in the *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* and the *Development of Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values, Technical Report* (2012).

This report recognises the site's location within a high density of heritage items in the historic town centre of Parramatta. The site's development is examined within the context of plans for increased height and density across the Parramatta Central Business District, and the impacts that have been assessed as part of the recent amendment to Parramatta CBD planning controls.

The site contains three local heritage items including Kia Ora (I716), Convict Drain (I647) and Shops (I703) with Building A located within the curtilage of Shops (I703). The site is also directly adjacent to the local heritage item Horse Parapet Façade (I656) and the State registered Roxy Theatre. Development within the curtilage of Shops (I703) is adequately addressed through an indicative heritage interface zone and development criteria contained within the Design Guidelines. Conservation Management Plans are also being prepared to guide future development of the retained Shops and Kia Ora.

The proposed development and accompanying Design Guidelines respond to the broad heritage context through podium alignment and tower setbacks which allow open views along streets, and truncation of tower envelopes to respond to solar access planes. The overall proposal provides the opportunity for future building

¹ 'Statements of Heritage Impact' published in the New South Wales Heritage Manual by the Heritage Office (now Heritage NSW) and Department of Urban Affairs & Planning 1996, revised 2002.

designs to respond to the heritage context and heritage buildings on, or adjacent to, the development through a design excellence process.

The Convict Drain (I647) which intersects the southeast corner of the site will be managed in accordance with an Archaeological Research Design for the site under CSSI approvals.

Interpretation of the site will be in accordance with the Sydney Metro West Heritage Interpretation Strategy under CSSI approvals.

Recommendations

The following mitigation measures are provided to guide future development:

- Engage a suitably qualified heritage architect in the development of future building design of new buildings and the adaptive reuse of the heritage structures
- The Conservation Management Plans being prepared for Shops (I703) and Kia Ora (I716) are required to be implemented in planning and development of future development proposals on the subject sites.

1. Introduction

1.1 Sydney Metro West

Sydney Metro West will double rail capacity between Greater Parramatta and the Sydney Central Business District (CBD), transforming Sydney for generations to come. The once in a century infrastructure investment will have a target travel time of about 20 minutes between Parramatta and the Sydney CBD, link new communities to rail services and support employment growth and housing supply.

Stations have been confirmed at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, The Bays, Pyrmont and Hunter Street (Sydney CBD).

Sydney Metro West station locations are shown in Figure 1-1

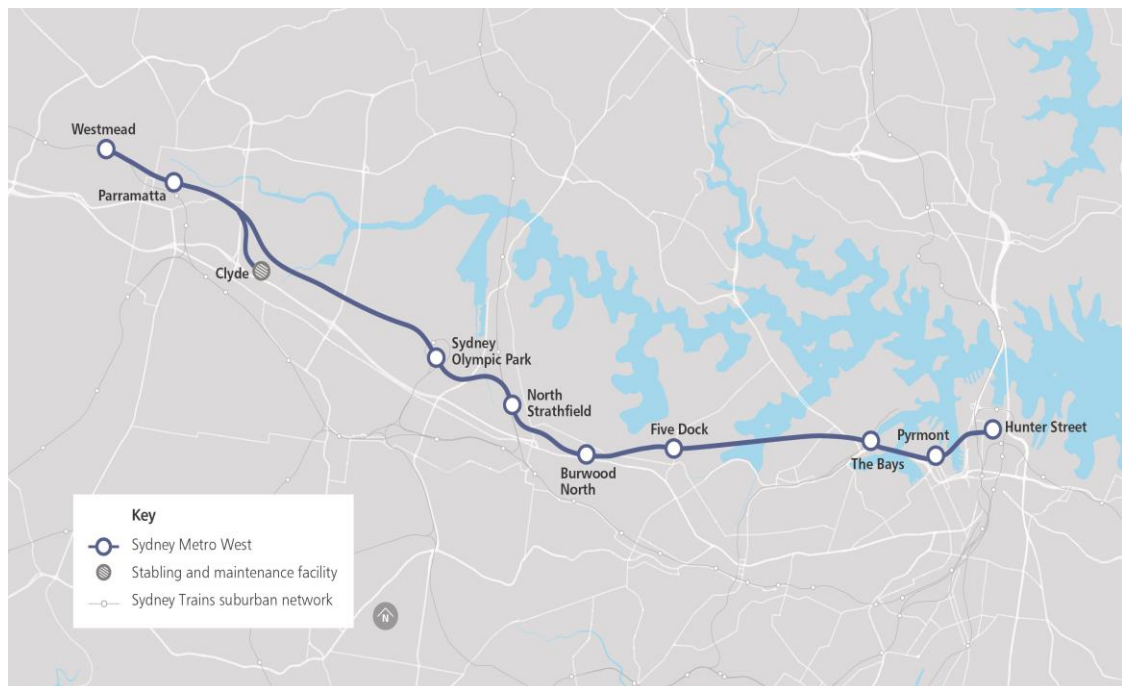


Figure 1-1 Sydney Metro West

1.2 Background and planning context

Sydney Metro is seeking to deliver Parramatta metro station under a two part planning approval process. The station infrastructure is to be delivered under a Critical State Significant Infrastructure (CSSI) application subject to provisions under Division 5.2 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), while the over and adjacent station developments are to be delivered under a State Significant Development (SSD), subject to the provisions of Part 4 of the EP&A Act.

1.2.1 Critical State Significant Infrastructure

The State Significant Infrastructure (SSI) planning approval process for the Sydney Metro West metro line, including delivery of station infrastructure, has been broken down into a number of planning application stages, comprising the following:

- Stage 1 CSSI Approval (SSI-10038) – All major civil construction works between Westmead and The Bays including station excavation, tunnelling, and demolition of existing buildings (approved 11 March 2021)

- Stage 2 CSSI Application (SSI- 19238057) – All major civil construction works between The Bays and Sydney CBD (approved 24 August 2022)
- Stage 3 CSSI Application (SSI- 22765520) – Tunnel fit-out, construction of stations, ancillary facilities and station precincts between Westmead and the Sydney CBD, and operation and maintenance of the Sydney Metro West line (under assessment, lodged).

1.2.2 State Significant Development Application

The SSDA will be undertaken as a staged development with the subject Concept SSDA being consistent with the meaning under section 4.22 of the EP&A Act and seeking conceptual approval for a building envelope, land uses, maximum building heights, a maximum gross floor area, pedestrian and vehicle access, vertical circulation arrangements and associated car parking. A subsequent Detailed SSD/s is to be prepared by a future development partner which will seek consent for detailed design and construction of the development.

1.3 Purpose and scope

This Non-Aboriginal Heritage Impact Assessment supports a Concept State Significant Development Application (Concept SSDA) submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the EP&A Act. The Concept SSDA is made under Section 4.22 of the EP&A Act.

This report has been prepared to specifically respond to the Secretary's Environmental Assessment Requirements (SEARs) issued for the Concept SSDA on 18 February 2022 which states that the Environmental Impact Statement is to address the following requirements:

Table 1-1 SEARs and where this is addressed in this report

Key Issue	SEARs	Addressed in
19. Environmental Heritage	Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and 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.	Section 8

This Historic Heritage Impact Assessment assesses the proposal for the over station and adjacent Station development on identified heritage items within the site and within the vicinity of the site.

2. The site and proposal

2.1 Site location and description

The subject application is in the Parramatta CBD, in the City of Parramatta Local Government Area (LGA). It is within the city block bounded by George Street, Church Street, Smith Street, and Macquarie Street.

The site presents a 164m long frontage to Macquarie Street, 125m frontage to George Street, 48m frontage to Church Street, and 15.5m frontage to Smith Street (in the form of Macquarie Lane).

The site location is shown in Figure 2-1 and Table 2-1.

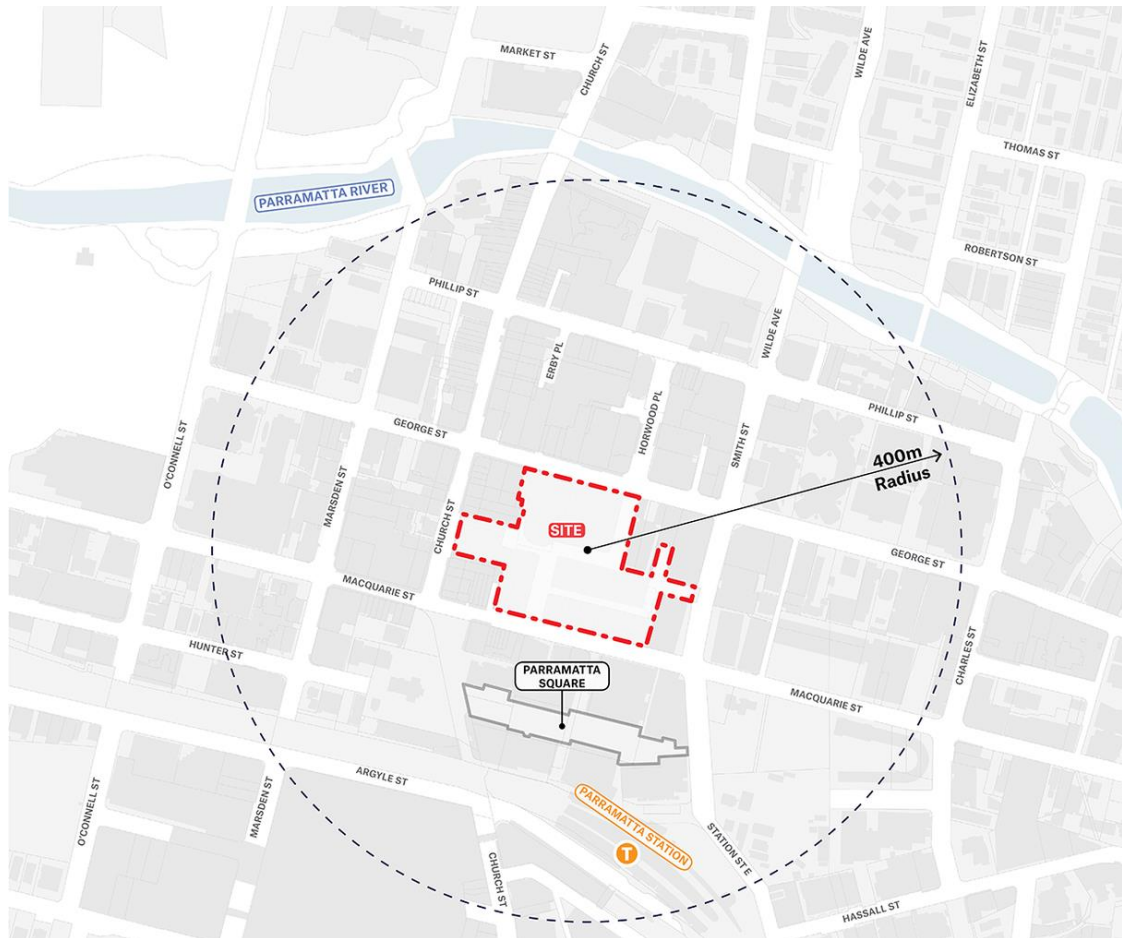


Figure 2-1 Parramatta Metro Station location precinct

As described in Table 2-1, the site comprises fourteen (14) different allotments of varying sizes. It is irregular in shape, with a total area of approximately 24,899m²

Table 2-1 Site legal description

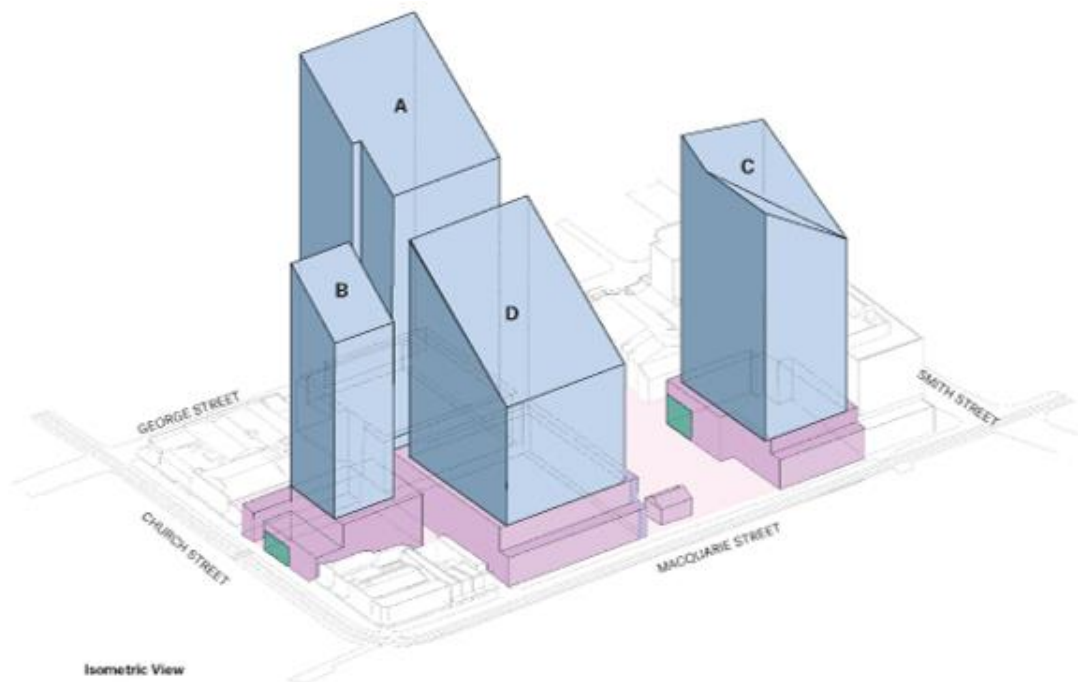
Street Address	Legal Description
41-59 George Street	Lot 10 in DP858392
45A George Street	Lot 2 in DP701456
61B George Street	Lot 1 in DP607181
71 George Street	Lot 100 in DP607789
220 Church Street	Lot 1 in DP1041242
222 Church Street	Lot 1 in DP702291
232 Church Street	Lot 1 in DP651992
236 Church Street	Lot 1 in DP128437
238 Church Street	Lot 2 in DP591454
48 Macquarie Street	Lot B in DP394050
58-60 Macquarie Street	Lot 1 in DP399104
62-64 Macquarie Street	Lot AY in DP400258
68 Macquarie Street	Lot 1 in DP711982
70 Macquarie Street	Lot E DP 402952
72 Macquarie Street	Lot 3 in DP218510
74 Macquarie Street	Lot H in DP405846

2.2 Overview of this proposal

The Concept SSDA will seek consent for four building envelopes as detailed in Table 2-2 and Figure 2-2.

Table 2-2 Parramatta proposed development overview

Item	Description
Building use	Building A: Commercial and retail Building B: Residential and retail Building C: Commercial Building D: Commercial and retail
Building Height (Number of storeys)	Building A: 38 storeys Building B: 33 storeys Building C: 26 storeys Building D: 25 storeys
Gross Floor Area (m ²)	Building A: 78,700 Building B: 20,000 Building C: 35,950 Building D: 55,350 TOTAL: 190,000
Car parking spaces	455



Legend

- | | |
|---|--|
| <p> Parramatta Station CSSI Approval
- Includes structure and building infrastructure and space for lift cores, access, parking, retail and building services for future OSD & ASD</p> <p> OSD & ASD Concept SSD Building Envelope - Includes OSD & ASD Areas inside the CSSI 'shell' below ground and in the podium levels</p> | <p> Metro Station Entry and Box (Indicative)</p> <p> 3m Podium Articulation Zone - refer to Design Guidelines.</p> <p> Heritage Interface Zone - refer to Design Guidelines.</p> |
|---|--|

Figure 2-2 Proposed development viewed from southwest

3. Scope of assessment

3.1 Methodology

The assessment has been conducted in accordance with the Heritage NSW guidelines for preparing Statements of Heritage Impact², the approach set out in the *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* and the *Development of Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values, Technical Report* (2012). The methodology has included assessing the potential heritage impacts of the proposed building envelopes in response to the SEARs for Environmental Heritage.

3.2 Limitations

This report has been conducted based on desktop research and site visits conducted in November and December 2021. The desktop research has included previous heritage reports provided to Sydney Metro for the purposes of heritage identification, history of the site, general information and assessment. It also includes new research and information relevant to the assessment of Over Station Development (OSD) and Adjacent Station Development (ASD) where this is required.

Due to the integrated nature of the station infrastructure and proposed development, the heritage impact assessment considers development on the site holistically.

² 'Statements of Heritage Impact' published in the New South Wales Heritage Manual by the Heritage Office (now Heritage NSW) and Department of Urban Affairs & Planning 1996, revised 2002.

4. Statutory heritage context

Heritage items and places in NSW are protected by a range of legislation relating to World, National, State and Local places and sites of heritage significance. The following sections briefly outline the scope and application of these laws. Heritage items and places in the vicinity of the site are identified in Table 6-1 and Table 6-2.

4.1 World, National and Commonwealth heritage

4.1.1 Listing thresholds

World Heritage List

World Heritage Sites are identified by UNESCO under the *World Heritage Convention*, adopted in November 1972. Australia is a signatory to the Convention. Article 4 of the *World Heritage Convention* states:

“Each State Party to this Convention recognizes that the duty of ensuring the identification, protection, conservation, presentation and transmission to future generations of the cultural and natural heritage referred to in Articles 1 and 2 and situated on its territory, belongs primarily to that State. It will do all it can to this end, to the utmost of its own resources and, where appropriate, with any international assistance and co-operation, in particular, financial, artistic, scientific and technical, which it may be able to obtain.”

Places on this list demonstrate universal values above and beyond the values they hold for a particular nation.

National Heritage List

The National Heritage List comprises places of outstanding heritage significance to Australia. It includes natural, historic, and Indigenous places that are of outstanding national heritage value to the Australian nation.

Commonwealth Heritage List

The Commonwealth Heritage List is a list of natural, indigenous and or historic places owned or controlled by the Australian Government, its departments, agencies or corporations.

4.1.2 EPBC Act 1999

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a legal framework for the for the protection and management of places of World, National and Commonwealth heritage value. The objectives of the EPBC Act are to:

- provide for the protection of the environment, especially matters of national environmental significance
- conserve Australian biodiversity
- provide a streamlined national environmental assessment and approvals process
- enhance the protection and management of important natural and cultural places
- control the international movement of plants and animals (wildlife), wildlife specimens and products made or derived from wildlife
- promote ecologically sustainable development through the conservation and ecologically sustainable use of natural resources

- recognise the role of Indigenous people in the conservation and ecologically sustainable use of Australia's biodiversity
- promote the use of Indigenous peoples' knowledge of biodiversity with the involvement of, and in cooperation with, the owners of the knowledge.

Action or actions

Under the EPBC Act, a development proposal is defined as an “action”. The EPBC Act affects any group or individual (including companies) whose actions may have a significant impact on a matter of World or National Environmental Significance including actions which may impact places on the Commonwealth Heritage List. If a project has the potential to cause significant impact, the proposal is required to be assessed for environmental impacts under the EPBC Act. The proponent must refer the project to the Department of Agriculture, Water and Environment.

Determination of a “significant impact” is set out below.

Significant Impact Criteria

An action is likely to have a significant impact on the World, National or Commonwealth Heritage values if there is a real chance or possibility that it will cause:

- one or more of the World, National or Commonwealth Heritage values to be lost
- one or more of the World, National or Commonwealth Heritage values to be degraded or damaged, or
- one or more of the World, National or Commonwealth Heritage values to be notably altered, modified, obscured or diminished.

Significant impacts on a World, National or Commonwealth Heritage property

If a World, National or Commonwealth Heritage property has cultural heritage values, the proposed action is likely to have significant impacts if there is a real chance or possibility that the action will:

- permanently remove, destroy, damage or substantially alter the fabric of the place
- extend, renovate, refurbish or substantially alter a place in a manner which is inconsistent with relevant values
- permanently remove, destroy, damage or substantially disturb archaeological deposits or artefacts in a place
- involve activities in a place which will have substantial and/or long-term impacts on its values
- involve construction of buildings or other structures within, adjacent to, or within important sight lines of, a place which are inconsistent with relevant values, and
- make notable changes to the layout, spaces, form or species composition in a garden, landscape or setting of a place which are inconsistent with relevant values.

or,

- restrict or inhibit the existing use of a place as a cultural or ceremonial site causing its values to notably diminish over time
- permanently diminish the cultural value of a place for a community or group to which its values relate

- alter the setting of a World or National Heritage property in a manner which is inconsistent with relevant values
- remove, damage, or substantially disturb cultural artefacts, or ceremonial objects, in a World or National Heritage property, and
- permanently damage or obscure rock art or other cultural or ceremonial features with World or National Heritage values.

Self-assessment process

It is the responsibility of the entity undertaking an action to consider the extent of impacts on the environment (including heritage values) through a self-assessment process, as outlined in the Significant Impact Guidelines 1.2 (Department of Sustainability, Environment, Water, Population and Communities 2013). If the impacts are likely to be significant, or if the impacts cannot be fully defined, the action should be referred to the Department of the Agriculture, Water and Environment. Only a referral decision from the Department constitutes legal approval under the EPBC Act. If an action is referred, the Minister for the Environment will decide whether it is likely to have significant impact on the environment and whether approval is therefore required under the EPBC Act. If the Minister decides that the action is likely to have a significant impact, it will be deemed a “controlled action” and be subject to the EPBC Act assessment and approval.

Bilateral agreement

A bilateral agreement between the Commonwealth and The State of NSW allows for NSW to assess certain actions under the *Environmental Assessment and Planning Act 1979* (EP&A Act 1979) to remove duplication of the assessment and approval process. The classes of action to which the clause applies are listed in Schedule 1 of the agreement and decisions by the State of NSW or a State agency. To this effect, a self-assessment carried out in a Heritage Impact Assessment for actions listed in Schedule 1 of the Bilateral Agreement can be accepted if the action will not, or is unlikely to have, a significant impact.

In NSW, all World Heritage sites are included in the NSW State Heritage Register and responsibility for their conservation in accordance with the *Heritage Act 1977* lies with the NSW Heritage Council and the Minister for Heritage.

The site is located in the vicinity of Commonwealth, National and World Heritage listed sites however as discussed in Section 9.0 of this report, a referral under the EPBC Act is not considered necessary for the proposed development.

4.2 State heritage

The *Heritage Act 1977* was established to conserve the environmental heritage of NSW. Section 4 of the Act describes State heritage significance as:

“In relation to a place, building work, relic, movable object or precinct, means significance to the State in relation to the historic, scientific, cultural, social, archaeological, natural, or aesthetic value of the item.”

Registered heritage places

The Act, inter alia, established the NSW State Heritage Register and the Heritage Council of NSW. Under section 57(1) of the Heritage Act, approval from the Heritage Council, or its delegates, is required for any works to an item listed on the State Heritage Register. The Heritage Act specifically prohibits the full demolition of an item listed on the State Heritage Register.

The Heritage Council has published a set of Standard Exemptions from the need to seek approval for certain works. The Standard Exemptions allow the majority of routine maintenance and repair works to be undertaken without consent.

Archaeology

Historical archaeological materials are protected under the 'relics' provisions of the Heritage Act 1977. A relic is defined as:

"...any deposit, artefact, object, or material evidence that:

-relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

-is of State or local heritage significance."

Section 139 of the Act states that:

"(1) A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit."

State agency registers

Section 170 of the Heritage Act requires that Government agencies establish and maintain a register of their heritage assets. A government instrumentality must give the Heritage Council not less than 14 days written notice before the government instrumentality:

- (a) removes any item from its register under section 170, or
- (b) transfers ownership of any item entered in its register, or
- (c) ceases to occupy or demolishes any place, building or work entered in its register.

Items on the register must be maintained with due diligence in accordance with *State-Owned Heritage Management Principles*.

The site is located adjacent to the State registered Roxy Theatre and in the vicinity of other State registered heritage items.

4.3 Local heritage

Development on the site is subject to the Parramatta LEP 2011.

Local Council planning regulations are contained in Local Environmental Plans. Most LEPs in NSW are based upon the NSW Government's standard model and include the same provisions for the protection of local heritage. The primary clause in this respect is Clause 5.10 (2), which states:

"5.10 Heritage conservation

(2) Requirement for consent

Development consent is required for any of the following:

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):

(i) a heritage item

(ii) an Aboriginal object

(iii) a building, work, relic or tree within a heritage conservation area.

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed

(d) disturbing or excavating an Aboriginal place of heritage significance

(e) erecting a building on land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(f) subdividing land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance”.

These provisions generally require that development consent is required for works affecting a heritage item identified in the schedules attached to the LEP (or Aboriginal Places of Significance). Subsequent provisions provide for exceptions for minor works, empower the Council to request specific studies or plans to be prepared, provide for liaison with the Heritage Council in relation to archaeological sites and allow relaxation of other planning provisions as conservation incentives.

Local council Development Control Plans provide detailed objectives and controls for development in and within the vicinity of heritage items. Whilst a SSDA is not required to respond to a DCP, the objectives and controls established in a DCP reflect the minimum standards of development as accepted by the community.

The proposal includes the building envelope of Building A which is located within the curtilage of a local heritage item I703 (Shops) listed in Parramatta LEP 2021. The larger site also contains another locally listed item I716 (Kia Ora), however, the proposed development envelopes are not located within curtilage of the item.

The development site is also adjacent to and within the vicinity of several locally listed heritage items.

5. Non-statutory heritage context

The heritage impact assessment process is cognisant of community interest in heritage places and places which are not provided statutory protection which may be important to the community. Similarly, conservation management documents are sometimes available for heritage places. Where these are relevant, the detailed heritage assessments and conservation policies contained within these documents can assist with the assessment of potential impacts of development.

Similarly, the heritage impact assessment process examines government policies relevant to heritage which may impact the proposed development and the context of the area into the future.

The following sections examine the non-statutory heritage context of the site.

5.1 Conservation management plans and strategies

Conservation management plans (CMPs) provide levels of significance and conservation policies to guide development and conservation management of heritage items. Not all heritage items have a CMP and, in general, a CMP should be updated every 10 years or less. CMPs are not statutory documents, although they can be required under legislation.

CMPs are currently being prepared by Sydney Metro for Kia Ora (Item I716) and George St Shops (Item I703) and will need to be considered as part of the future designs and subsequent development applications for those buildings.

A CMP was prepared for Roxy Theatre (Item I00711) in 2002 and is publicly available on the Heritage NSW digital library. Other heritage places in the vicinity may have CMPs but they are not publicly available.

5.2 Non-statutory heritage registers and lists

5.2.1 National Trust Register (NSW)

The National Trust of Australia (NSW) maintains a Register of landscapes, townscapes, buildings, industrial sites, cemeteries and other items or places which the Trust determines have cultural significance and are worthy of conservation.

Within the site and street block, Kia Ora (Item I716), George Street Shops (Item I703), Horse Parapet Facade (Item I656) and Roxy Cinema (Item I00711) are included in the National Trust Register. A number of other places in the vicinity are also included in the National Trust Register.

5.2.2 Register of the National Estate

The Register of the National Estate is a list of natural, Indigenous and historic heritage places throughout Australia. From 19 February 2007, the Register has been frozen, meaning that no places can be added or removed. It no longer has status as a statutory list.

The Register of the National Estate was originally established under the *Australian Heritage Commission Act 1975*. Under that Act, the Australian Heritage Commission entered more than 13,000 places in the register. In 2004, responsibility for maintaining the Register shifted to the Australian Heritage Council, under the *Australian Heritage Council Act 2003*.

On 1 January 2004, a new national heritage system was established under the EPBC Act. This introduced the National Heritage List, which was designed to recognise and protect places of outstanding heritage to the nation, and the Commonwealth Heritage List, which includes Commonwealth owned or leased places of significant heritage value.

Within the site and street block, Kia Ora (Item I716) and Roxy Cinema (Item I00711) are included in the Register of the National Estate. A number of other places in the vicinity are also included in the Register of the National Estate.

5.2.3 Register of Significant Buildings in NSW

The Australian Institute of Architects has been an active advocate for heritage conservation since the 1930s. The NSW Chapter maintain a Register of Significant Buildings which focuses on the preservation of buildings of merit, especially in those that have received awards from the AIA (NSW) or the AIA (formerly RAIA).

The Register aims to improve the recognition of the State's award-winning architectural heritage, encouraging sustainable adaptive reuse and increased consideration of the original design intent.

Roxy Cinema (Item I00711) is included in the Register of Significant Buildings in NSW.

5.3 Parramatta CBD – Government vision

5.3.1 Greater Sydney Commission

In March 2018, the Greater Sydney Commission released the Greater Sydney Region Plan which identified the Greater Sydney area as being comprised of three metropolises, the Eastern Harbour City, the Central River City and the Western Parkland City. The Central River City, which includes the Parramatta CBD, is planned for substantial growth to capitalise on its central geographic location within the western metropolis and the unprecedented public and private investment which is transforming the area. It envisages a boost to Parramatta's economy based on world-class health, education and research institutions as well as finance, business services and administration.

5.3.2 City of Parramatta

The City of Parramatta vision includes four strategies to guide its growth and change into the future. The strategies include environmental sustainability, culture and our city, social sustainability, and economic development. It is noted that whilst heritage contributes within all four strategies it most closely aligns with culture and our city.

The City of Parramatta's Cultural Plan champions the role that culture plays in the creation of a vibrant city and recognises the many aspects of historical development of Parramatta. Its development focus is on Civic Link noting that, whilst Parramatta contains some of the most important heritage assets in Australia, it does not present a coherent citywide experience and requires building owners and developers to work with the City to make heritage experiences and interpretation more accessible and impactful for residents, students, workers and visitors.

Table 6-2 Assessed heritage items in the vicinity

Register/Listing	Item Name	Item No.
World Heritage Register	Australian Convict Sites – Old Government House and Domain, O’Connell Street	-
National Heritage List	Old Government House and Domain, O’Connell Street	-
Commonwealth Heritage List	Lancer Barracks, 2 Smith Street	-
	Lancer Barracks Precinct	-
State Heritage Register	Roxy Theatre, 69 George Street	I00711
	Shop and office, 90 George Street	I00278
	Parramatta Park and Old Government House	I00596
	St John’s Cathedral	I01805
Local Environmental Plan	Roxy Cinema, 69 George Street	I00711
	Horse Parapet Façade, 198-216 Church Street and 38-46 Macquarie Street	I656
	Shop and Office and potential archaeological site, 90 George Street	00278
	Leigh Memorial Uniting Church, 119 Macquarie Street	I719
	Parramatta Town Hall, 182 Church Street	I650
	Former Post Office, 211 Church Street	I657
	Former Commonwealth Bank, 215 Church Street	I658
	Dr Pringles Cottage, 52 George Street	I705
	Civic Arcade, 48 George Street	I704
	Two Storey Shop (former Murray Bros. Department Store), 197 Church Street	I655*
	Murray’s Building (and potential archaeological site) – former Murray Bros. Hardware Store, 188 Church Street	I652
	Convict Drain	I647**
	Former Courthouse Wall and Sandstone Cell Block, 223 and 235 Church Street	I659
	Westpac Bank, 264 Church Street	I665
	Centennial Memorial Clock	I654
	Bicentennial Square	I651
	Arthur Phillip High School, 175 Macquarie Street	I720
	Lancer Barracks Group, 2 Smith Street	I751

* *Parramatta LEP 2011* has two I655 listed in Schedule 5 – “Two Storey Shop (and potential archaeological site)” at 197 Church Street and “House” at 61 Kent Street Epping.

** *Parramatta LEP 2011* has two ‘I647’ listed in Schedule 5 – “Convict Drain” and “Residence” at 47-49 Gladstone Street, North Parramatta.

6.2 Significance of heritage items within the site

6.2.1 Convict Drain (I647)

This convict drain was created to disperse stormwater and runs on an alignment from the Church and Darcy Street junction, discharging into the Parramatta River (Figure 6-2). The 1 metre diameter circular brick barrel drain consists of two courses of sandstock bricks loosely cemented with mud mortar and packed with sand and clay.

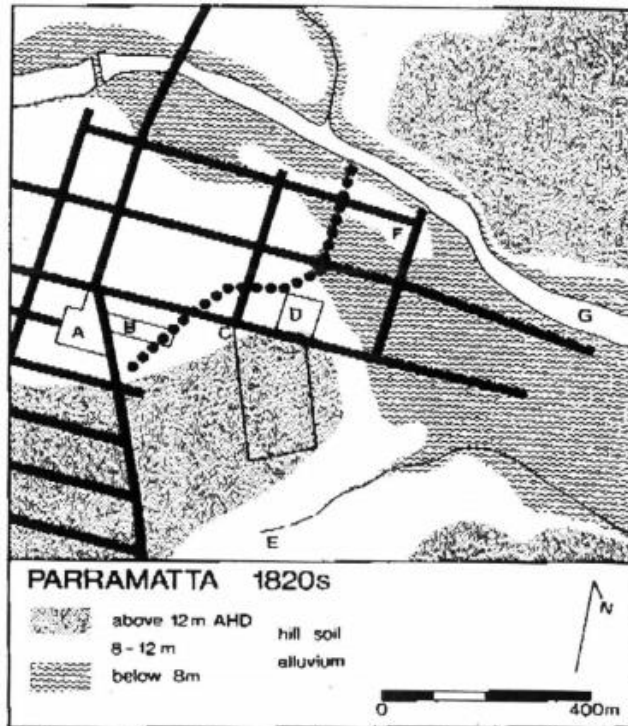


Fig. 1: Plan of Parramatta in the 1820s showing street layout and other topographic details. The course of the brick barrel-drain is shown (dotted). The E-W streets from the top are Phillip, George, Macquarie, Hunter, Argyle and other streets. The main cross-streets from left to right are Marsden, Church, Smith and Charles. Other features are as follows: A-Church; B-Market and Pound; C-Lancer Barracks; D-Convict Barracks; E-Clay Cliff Creek; F-Terrace along south bank surviving above 8m AHD; G-Parramatta River.

Location of the Brick Barrel-Drain within Parramatta CBD, shown dotted
(Sourced from E Higginbotham [1983], op. cit.)

Figure 6-2 Plan of Convict Drain

Source: SHI.

The State Heritage Inventory contains the following Statement of Significance for the Convict Drain (I647):

"The brick barrel drain in Parramatta is of significance for the local area for its historical and aesthetic values, for its rarity and scientific potential. The drain, believed to be built in the 1820s, has historical significance as the oldest known example of its type in NSW. The item has aesthetic/technological significance for its ability to convey information on the design and construction technology of this type of item. It is a rare surviving example of early colonial period engineering and town planning practices in Parramatta. The grounds surrounding the item may provide potentially important further information to future researchers."

Recent research suggests that the Drain may date from 1815.

6.2.2 Shops and potential archaeological site (I703)

This two-storey c.1840s building consists of a façade of plain sandstone with modest string course and architrave mouldings. In addition, the front walls are made with ashlar sandstone; the side walls are colonial bond brick; and the hipped roof with shallow parapet was constructed using slate and metal ridge capping. A single-storey verandah stretches across all shop fronts and comprises a skillion corrugated iron roof supported by timber stop-chamfered posts with curved timber valance. Additional features include sandstone stringline between floors, rendered brick chimneys, sandstone brackets, arches and sills within windows and incised pilasters between each shop front.

The State Heritage Inventory contains the following Statement of Significance for Shops and Potential Archaeological Site (I703) (Figure 6-3):

“Victorian Regency two-storey shop building at 43-47 George Street is of significance for NSW for historic, aesthetic and scientific reasons and for reasons of rarity. The site has high archaeological potential and may contain relics of State level of significance relating to the c. 1790 convict huts recorded in a 1792 map. Physical archaeological evidence may include structural features, intact subfloor deposits and individual artefacts which have potential to yield information relating to major historic themes including Convict, Commerce and Persons. The existing building is a rare example of an early commercial/residential building built before 1844, thus both rare and representative of its type and date of creation.”



Figure 6-3 View of George Street Shops (Item I703)

Source: SHI.

6.2.3 Kia Ora (I716)

Kia Ora was constructed in 1842 and is a two-storey townhouse on sandstone foundations constructed using rendered brick with a gabled slate roof (Figure 6-4). The structure is symmetrically designed and features small paned windows with shutters, sandstone sills and brick flat arches, and a six panelled timber simple mould door with elliptical fanlight and sidelights with glazed upper panels and timber below the lock rails. Additional elements include a sandstone verandah and fence foundations.

The State Heritage Inventory contains the following Statement of Significance for Kia Ora and Potential Archaeological Site (I716):

“House at 64 Macquarie Street, built c. 1841, is of significance for the local area for historical and aesthetic reasons and as a representative example of a Colonial Georgian townhouse. It is a rare example of this age and quality in the local area. The

house is associated with John Batman, one of founders of Melbourne, who was born here. The house makes a major contribution to the Parramatta townscape. The site possesses potential to further contribute to an understanding of early urban development in Parramatta.”



Figure 6-4 View of Kia Ora

Source: SHI.

6.3 Significance of heritage items within the vicinity

This report classifies heritage items in the vicinity to include those directly opposite or adjacent to the site and those within the sun plane of the building envelope. As the site is also within the visual catchment of Old Government House and Domain (Figure 6-5), for the purposes of World and National Heritage, these important items have also been included as ‘within the vicinity’.

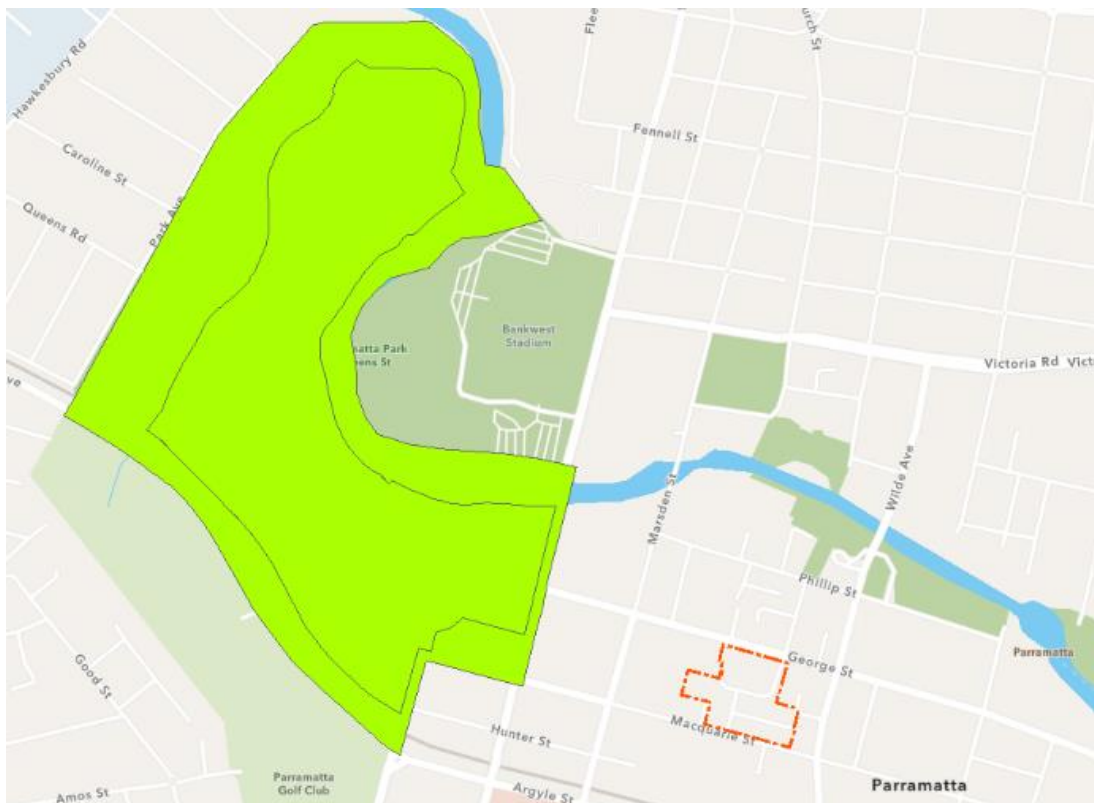


Figure 6-5 World Heritage Curtilage for Australian Convict Sites – Old Government House and Domain (green) in context with the construction site (orange)

Source: MOATA.

6.3.1 Australian Convict Sites – Old Government Domain

The Australian Heritage Database contains the following Statement of Significance (see Figure 6-6):

“Old Government House and the Government Domain (also known as the Governor’s Domain) at Parramatta Park are primary sites associated with the foundation of British colonial settlement and provide a tangible link to Australia’s colonial development of 1788.

Old Government House at Parramatta is the oldest surviving public building on the Australian mainland, and the only early colonial Government House to have survived relatively intact. A section of the brick flooring of the Phillip era building of July 1790 survives while the three rooms at the front of the main section of the house date to Governor Hunter in 1799. The remainder of the main house and the two side pavilions date to Governor Macquarie in 1818.

Convicts built many of the structures in the place and were the labour force which operated the farming and other enterprises that occurred there. The house itself and the surrounding historic elements such as the bathhouse, carriageways and gatehouses, and the remains of Governor Brisbane’s observatory, all reflect the establishment of agricultural production, the administration of the colony, the administration of the convict system in Australia, the commencement of town planning, and the site of some of Australia’s earliest astronomical and botanical endeavours.

The Government Domain is an extensive cultural landscape that has yielded archaeological evidence and has the potential to yield more, particularly in terms of a convict workplace. Historical documents and images are available in public records which provide supporting information.

Old Government House in its setting of the Government Domain is significant as a cultural landscape of importance in Australia’s history. Although the site has been reduced from the original 99.6 hectares to 85 hectares, it contains a number of historic elements that demonstrates cultural processes in Australia’s development from a penal colony dependant on Great Britain to a self-governing colony. These elements include the house itself where the patterns of use and living established by the early governors is still legible. Other elements include the establishment of the Government Garden which marked the commencement of successful agricultural production in Australia.

Old Government House also reflects early colonial and convict administration, and historic elements within the Domain provide evidence of the beginnings of astronomical and botanical science in this country. The development of the house itself mirrors the growth and complexity of the process, both as the Governor’s home and as the seat of administration. Old Government House and the Government Domain at Parramatta Park are significant for their association with the life and work in Australia of the early colonial governors.

Governors Phillip, Hunter, King, Macquarie and Brisbane all resided and worked at the house, and all have left their mark on the site through their development of the fabric of the respective buildings and the enhancement of the Domain. Old Government House and the Domain provide a remarkable insight into the life and work of these governors. This insight is enhanced by the wealth of information available about the site, both in terms of its documentation and the pictorial representations and photographs of the various stages of its development.”

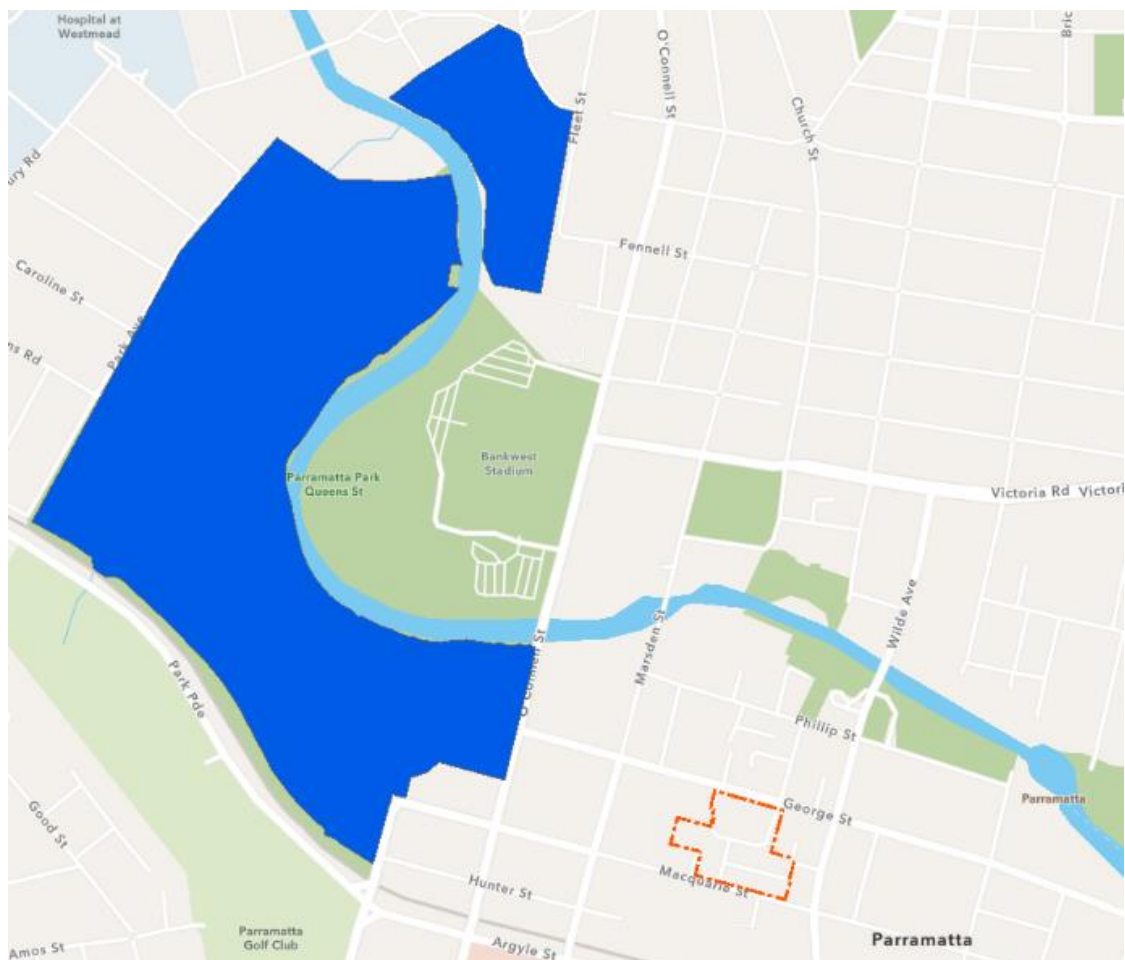


Figure 6-6 National Heritage Curtilage for Old Government House and Domain (blue) in context with the site (orange)

Source: MOATA.

6.3.2 Lancer Barracks (1751)

The Australian Heritage Database contains the following Statement of Significance for Lancer Barracks (1751) (Figure 6-7):

“The two surviving original Lancer Barracks buildings, known as Bob's Hall and the Barracks, are historically highly significant. They date from 1819 and are directly associated with the early military history of New South Wales, and with the early government administration of Parramatta. They are the oldest surviving military barracks on the Australian mainland. The buildings were used by British troops until the 1850s, then by police forces, and from 1897 they have been the home of the Royal New South Wales Lancers. Excepting the police period, the buildings have a very lengthy association with Australian military history.

The buildings are important in being among the few buildings surviving from the period of NSW Governor Lachlan Macquarie. Further, Bob's Hall, with its colonnaded verandah on three sides covered by the main building's roof, is a rare early verandahed form. (Criterion B.2)

With their symmetrical form, hipped roofs, textures, openings and general proportions, the two buildings reflect well characteristics of Old Colonial Georgian architecture. Also, despite changes to the complex as a whole, the buildings continue to convey the essential character of an early colonial military establishment and are important as examples of early colonial military accommodation. (Criterion D.2)

The buildings' architect, Lieutenant John Watts, played a notable role in the Macquarie period, designing a number of buildings and making a contribution to the colony's architectural development. (Criterion H.1)

The buildings are of social significance to the military community (Lancers personnel especially) and to the broader community, members of which have been visiting the site for some years. (Criterion G.1)

With their distinctive Georgian styling, their materials and historical amenity, their height, scale and form, together with their siting on the perimeter of the parade ground which they help to define, the buildings have aesthetic value. (Criterion E.1)”

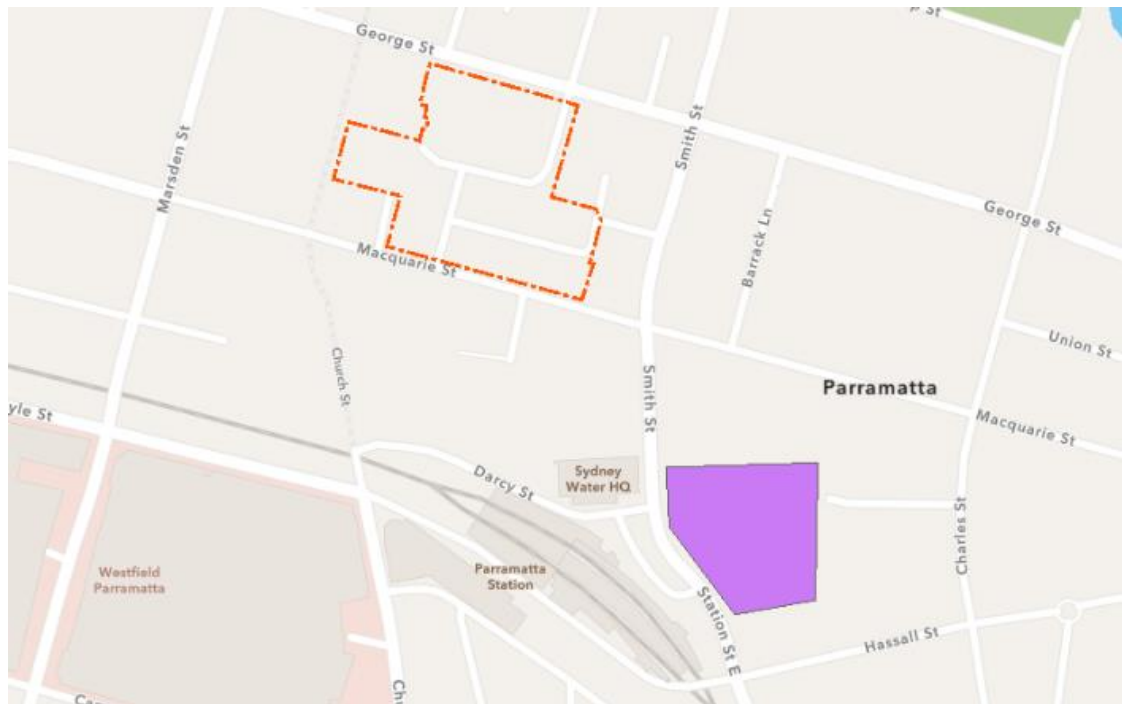


Figure 6-7 Commonwealth Heritage Curtilage for Lancer Barracks (purple) in context with the site (orange)

Source EDA MOATA.

6.3.3 Arthur Phillip High School (I720)

Arthur Phillip High School was constructed in 1876 in the Victorian Free Gothic style (Figure 6-8). It was extended in 1890 and altered in 1911 when the windows were enlarged. The building features Flemish bond brickwork on sandstone footings, step slate clad gable roof with decorative bargeboards and spire above the square tower entrance. The place has had continual use as a school since construction.



Figure 6-8 Arthur Phillip High School

Source: Google Earth Pro.

The State Heritage Inventory contains the following Statement of Significance for Arthur Phillip High School (I720):

“Arthur Phillip High School is of significance for the local area for historical and aesthetic reasons and as a representative example of a late-19th Century school building, of rare quality in the local area, and as a major work of renowned architect G. Mansfield. The site and buildings are associated with provision of education since 1876 and have a wide appreciation in, and associations with, the local community. The original school building makes a major contribution to the Parramatta townscape in unison with the associated buildings. The site possesses potential to further contribute to an understanding of early urban development in Parramatta.”

6.3.4 Roxy Theatre (I00711)

The Roxy Theatre is a purpose-built cinema that was developed from 1930 in the Inter-War Spanish Mission style (Figure 6-9). The main central building is set back from George Street and comprises a large ‘picture palace’, flanked on both western and eastern sides by loggias containing small shops. The landmark structure is symmetrical, centred on an arch set into the ornate central tower, over the main theatre entrance which is reached via a grand staircase. The fabric consists of stuccoed brick, internally and externally, terracotta flooring and roofing, painted timber, wrought iron and moulded plaster decoration internally. Additional features include a set of timber-framed and glazed main doors, original Spanish Mission style light fittings, furniture, joinery and floor tiles. Modifications were made into the 1980s.

The State Heritage Inventory contains the following Statement of Significance for Roxy Theatre (I00711):

“The Roxy Theatre has high cultural significance as a good and relatively intact representative example of the 'Picture Palaces' of the interwar period, its overall form and surviving original fitout and fabric displaying the major attributes of this building type. More particularly it is an excellent example of 'Interwar Spanish Mission' style, displaying features typical of this style but also with a notable individuality and quality of architectural design.

The theatre also provides evidence of the changing nature of film theatres and theatre going since the 1920s. Its architectural character and function have been influenced by both national and international developments in film technology and theatre visitation since the advent of the 'Talkies' - ranging from large single auditorium regularly seating nearly 2000 to the present multi-theatre configuration. The size and architectural character of the building also reflect American cultural influences in the interwar period and the profitability of 'Picture Palaces'.

The location and origins of the theatre are closely associated with the growth of Sydney's suburbs in the interwar years and Parramatta in particular. It is an attractive and distinctive local landmark and particularly valued by the regular theatre-goers of its early years and those interested in movie and architectural history (its retention in the 1970s being in large measure due to intervention by such groups).”



Figure 6-9 Roxy Theatre

Source: Wikipedia.

6.3.5 St John's Anglican Cathedral (I01805)

St John's Anglican Cathedral is the oldest continuing operating church site in Australia. The building is located within landscaped grounds adjacent to Bicentennial Square and forms part of an important public space within the Parramatta CBD (Figure 6-10).

The State Heritage Inventory contains the following Statement of Significance for St John's Anglican cathedral (I010805):

“St John's Cathedral is of state significance as the oldest church site and continuous place of Christian worship in Australia, dating from 1803; as one of the two oldest parishes proclaimed in Australia in 1802; for potential archaeology of the 1803 parish church of St John's that was the first parish church built in Australia, and for the historical significance and rarity of the two towers built in 1817-19 by Governor Macquarie and his wife Elizabeth that are the only surviving fabric of the first church of St John's, the oldest remaining part of any Anglican church in Australia and a rare surviving legacy of Governor Lachlan and Elizabeth Macquarie to the built environment of NSW.

Governor King's 1802 proclamation of the first two parishes of the colony of NSW -- St John's Parramatta and St Phillip's Sydney -- demonstrated the colony's early spiritual development and the formal recognition of the Church of England as the recognised denomination of the colony. The present St John's parish church (now Cathedral) is built on the site of the first (1803) parish church, whereas the present St Phillip's Church, York Street, Sydney has moved from the site of the first (1809) St Phillip's parish church that was built at nearby Lang Park."



Figure 6-10 St John's Cathedral

Source: NSW Heritage Database.

6.3.6 Bicentennial Square and adjoining buildings (I651)

Bicentennial Square is located southwest of the site. The item comprises the Bicentennial Square, the facades of adjoining buildings which enclose it and items within it. Buildings enclosing the square are also individually listed including St John's Cathedral, Parish Hall, Town Hall, Centennial Memorial, Murray's Building and Horse Parapet Façade.

The State Heritage Inventory contains the following Statement of Significance for Bicentennial square (I651):

"Bicentennial Square is of significance for the local area for historical and aesthetic reasons, and as a locally unique set of examples of various types of buildings that collectively and individually form local landmarks. The Square provides evidence of local and regional amenities and services in Parramatta."

6.3.7 Centennial Memorial Clock (I654)

The Centennial Memorial Clock is located within Bicentennial Square at the corner of Macquarie and Church Street. The Victorian Free Classical style monument, erected in 1888, consists of a clock tower with four-faced clock set on sandstone columns raised on a circular plinth and surrounded by sandstone steps (Figure 6-11). It contains drinking fountains and a marble tablet with the names of Parramatta Councillors.

The State Heritage Inventory contains the following Statement of Significance for Bicentennial square (I651):

"Association with notable events or people - Monuments. National Trust (Parramatta Branch): Association with notable people or events- monuments."



Figure 6-11 Centennial Memorial clock

Source: NSW Heritage Database.

6.3.8 Horse Parapet Façade (I656)

Built in 1881, the Horse Parapet Façade (and potential archaeological site) comprises a group of commercial Victorian Italianate style buildings at the corner of Macquarie and Church Streets (Figure 6-12). The building group, originally known as “Fuller’s Buildings” has acquired its new name for the two horse sculptures which adorn its parapet. The building fabric consists of rendered brick with decorative stringline, decorated pilasters, windowsills, and mould arches above windows. An awning extends over the footpath for the full extent of the building group.

The State Heritage Inventory contains the following Statement of Significance for Horse Parapet Façade (I656):

“The group collectively known as “Horse parapeted shops” is of significance for the Parramatta area for historical and aesthetic reasons and as representative example of Victorian Italianate shops in the area. Built c. 1881, it makes a major contribution to the streetscape and presents a landmark in the centre of Parramatta. This group of commercial buildings makes a major presence at a major intersection and demonstrates the commercial role of Parramatta in the nineteenth century. The site possesses potential to contribute to an understanding of early urban development in Parramatta.”



Figure 6-12 Horse Parapet façade

Source: Extract from Parramatta Research and Collections Centre LSP00318.

6.3.9 Shop and Office and potential archaeological site (1655)

The two-storey shop building was developed from 1925 in the Interwar Stripped Classical style (Figure 6-13). Constructed using stuccoed brickwork, the outer walls have a distinctive decorative stringline and parapet above the entablature and splayed entrance. The building comprises a flat awning with Wunderlich ceilings and a memorial stone, inscribed with 'Murray Bros. Parramatta Ltd' flanked by decorations.



Figure 6-13 Former Murray Bros Department Store

Source: NSW Heritage Database.

The State Heritage Inventory contains the following Statement of Significance for Shop and Office and potential archaeological site (I655):

“The building at 197 Church Street is of significance for the Parramatta area for historical and aesthetic reasons and as a representative example of an Interwar period Stripped Classical architectural style that demonstrates the commercial role of Parramatta in the twentieth century. The building is a related place to a number of buildings associated with the Murray Bros., being a former major department store of this group. Today, it is an important element of the streetscape in church Street, contributing strongly to the townscape. The site has potential to contribute to an understanding of early urban development of the area.”

6.3.10 Leigh Memorial Uniting Church (I719)

Leigh Memorial Uniting church was constructed between 1834 and 1835 from speckled tuck-pointed brick upon sandstone foundations (Figure 6-14). The structure comprises a parapeted slate gable roof with large stone turrets on tower buttresses, sandstone label moulds above windows and doors, and a double front door with diagonal timber tongue and groove panelling and decorative cast iron hinges. Additional features include an octagonal belfry on the square tower.



Figure 6-14 Leigh Memorial Church

Source: Churches Australia.

The State Heritage Inventory contains the following Statement of Significance for Leigh Memorial Uniting Church (I719):

“Leigh Memorial Uniting Church, at 119 Macquarie Street, is of significance for Parramatta area for historical and aesthetic reasons and as a representative example of a Victorian Free Gothic style church. Built c. 1834, it gives evidence of social and cultural life in 19th and 20th century and continues to contribute to the streetscape.”

6.3.11 Former Post Office (I657)

The two-storey Telstra House building was constructed from 1880 in the Victorian Mannerist style (Figure 6-15). The sandstone building is arcaded on both storeys with grey marble columns on the upper arcade. The roof is hipped with a projecting central bay. Additional features include a fanlight over central French doors, Victorian label moulds over windows, and two rendered chimneys with cornice decorations.

The State Heritage Inventory contains the following Statement of Significance for Former Post Office (I657):

“Building at 213 Church Street is of significance for the Parramatta area for historical and aesthetic reasons and as representative example of a Victorian Mannerist building and a post office in the area. Built c. 1880, it makes a major contribution to the streetscape, and it is an example of the work of notable architect James Barnett.”



Figure 6-15 Former Post Office

Source: waymarking.com.

6.3.12 Former Commonwealth Bank (I658)

The two-storey HMV building was developed from 1927 onwards. The structure was constructed on grey granite foundations, clad in sandstone and includes a balustrade sandstone parapet with frieze set on two wide-banded piers (Figure 6-16). In addition, two Ionic fluted columns, set on grey granite pedestals, flank the main entrance. The rear of the building is roofed using a terracotta hipped roof; whereas the front of the structure is roofed using a corrugated iron skillion roof from the parapet. Additional features include a mirrored glass window wall which was installed in c1965.



Figure 6-16 Former Commonwealth Bank

Source: NSW Heritage Database.

The State Heritage Inventory contains the following Statement of Significance for Former Commonwealth Bank (I658):

“Building at 215-217 Church Street, built c. 1927, is of significance for Parramatta area for historical and aesthetical reasons and as a representative example of Inter-War Stripped Classical architectural style building that demonstrates the commercial role of Parramatta in the twentieth century. The site possesses potential to contribute to an understanding of early urban development in Parramatta.”

6.3.13 Dr Pringles Cottage (I705)

Dr Pringle’s Cottage is a two storey painted brick building including three shops facing George Street. It includes features such as a gabled corrugated steel roof; upper floor enclosed verandahs, with corbels supporting brick balustrade coping; and solid brick eastern and northern walls with string course at original eaves line.

The State Heritage Inventory contains the following Statement of Significance Dr Pringles Cottage (I705):

“Dr Pringle’s cottage is of significance for Parramatta for historical, scientific and reasons of rarity. This two-storey Colonial Georgian house, built about 1832 and incorporated into shops built about 1911, is demonstrating changes in use and fabric since early settlement and has the potential to provide further information on the local area history.”

6.3.14 Civic Arcade (I704)

The Civic Arcade building was developed from 1924 in the Inter-War Art Deco style (Figure 6-17). The structure was built using rendered brick and a parapeted, breakfront, barrel vaulted roof built using corrugated fibro. Additional features include flagpoles extending above parapets, aluminium and fixed glazed double hung windows, suspended pressed metal lined and rivetted steel awning, and five pebblecrete pilasters flanking door openings.



Figure 6-17 Civic Arcade

Source: cinematreasures.org/theaters/36470.

The State Heritage Inventory contains the following Statement of Significance for Civic Arcade (I704):

“The Civic Arcade is of historical and social significance as the site of the first cinema in Parramatta. Together with successive cinema structures this site has been used socially for entertainment for 50 years. Although gutted internally the George Street facade retains most of its form, the high parapet wall and main cinema building envelope and rivetted steel awning. The site has archaeological potential related to European occupation since 1790.”

6.3.15 Murray’s Building (and potential archaeological site) (I652)

The three-storey corner Murrays’ Building was developed between 1911 and 1926. The structure is an urban civic building constructed using stuccoed brickwork, an unconcealed hipped tiled roof, heavy string courses, Doric pilasters and a metal awning (Figure 6-18).

The State Heritage Inventory contains the following Statement of Significance (I652):

“Namely the major department store of Murray Bros. Site possesses potential to contribute to an understanding early urban development in Parramatta. An important element of the buildings around Bicentennial Square, at the heart of Parramatta. National Trust (Parramatta Branch): Site has potential to contribute to an understanding of early urban development. - Association with notable people or events- Building or work associated with notable local people. Namely the major department store of Murray Bros. - An important element of the buildings around Bicentennial Square, at the heart of Parramatta.”



Figure 6-18 Murray’s Building

Source: BV Property.

6.3.16 Former courthouse wall and sandstone cell block (I659)

The former courthouse wall was constructed in 1838. The wall is located at the rear of a property on Church Street and is constructed of sandstone blocks with curved coping. The wall is about 3.5 metres in height. At the rear of the allotment, a single storey sandstone cell block also survives. The wall and sandstone cell block are the only remnants of the former Mortimer Lewis Courthouse.

The State Heritage Inventory contains the following Statement of Significance for Former Courthouse Wall and Sandstone Cellblock (I659):

“Stone wall at rear of the buildings at 223-235 Church Street is of significance for the local area for historical and scientific reasons, as it can demonstrate the earlier development on the site and has the potential to contribute to a further understanding of the early urban development in Parramatta.”

6.3.17 Westpac Bank (I665)

The Westpac Bank building was constructed from 1938. The structure was built using ashlar sandstone with a hipped roof splayed at the corner with parapeted balustrade and cornice and dentils below (Figure 6-19). The main entrance sits at a distinctive 45-degree chamfered street corner and is flanked by two sandstone columns. The columns are set on pedestal forms between each window. Additional features include a coat of arms in transom light above a four-panelled timber double door with bolection moulded panels.

The State Heritage Inventory contains the following Statement of Significance for Westpac Bank (I665):

“Building at 264 Church Street is of significance for the Parramatta area for historical and aesthetic reasons and as a representative example of an Interwar Classical bank building in the area. Built c. 1938 on a prominent street corner, it is readily identifiable as part of historical building stock and strongly contributes to the streetscape.”



Figure 6-19 Westpac Bank

Source: City of Parramatta Heritage Centre ACC002/108/004.

6.3.18 Lancer Barracks Group (I751)

The State Heritage Inventory contains the following Statement of Significance for the Lancer Barracks Group (I751) (Figure 6-20):

“The Lancer Barracks are of significance for the local area for their historical and aesthetic values and as a representative and rare set of examples of Victorian, Federation and later military and associated buildings in the local area. The Barracks are associated with a number of persons and groups, primarily those with military relations. The site possesses potential to contribute to a further understanding of early development of Parramatta and NSW, as it illustrates a number of historic themes relating to military, people settlement and related activities. Key buildings have identifiable heritage values and may be significant in their own right.”



Figure 6-20 Lancer Barracks

Source: NSW Heritage Database.

7. Summary site history

7.1 Historical summary

The Stage 3 CSSI application provided a detailed summary of the site's history. The following summary has been reproduced from the *Sydney Metro West, Technical Paper 3, Non-Aboriginal Technical Report*.

7.1.1 Aboriginal history pre-1788

Prior to the appropriation of their land by Europeans, Aboriginal people lived in small family or clan groups that were associated with particular territories or places. It seems that territorial boundaries were fairly fluid, although details are not known. The language group spoken across Sydney was known as Darug (Dharruk – alternate spelling). This term was used for the first time in 1900, as before the 1800s language groups or dialects were not discussed in the literature.³ The Darug language group is thought to have covered the area south from Port Jackson, north from Botany Bay, and west from Parramatta.⁴

Parramatta was a focal point for Aboriginal occupation as the natural landscape was rich in resources. In 1788, Governor Arthur Phillip reported that bark huts, fire places, collected fern root and shells, hunted animals for bones and the fur of a 'flying squirrel' or possum were seen at a campsite at Parramatta (then Rose Hill).⁵

The traditional land of the Barramatagal people was appropriated by colonists who claimed areas for settlement and agriculture. Natural resources such as water and timber were exploited by colonists, at the expense of the Barramatagal people. The introduction of diseases such as smallpox also devastated the local population. In 1789, over half of the Aboriginal population in the Sydney region are believed to have died of smallpox, which had spread across the Cumberland Plain and over the Blue Mountains.⁶

7.1.2 Post-contact history

Exploration to the west of Sydney Cove began soon after first settlement, as it was found that the sandstone soils of coastal Sydney were unsuited to cultivation.⁷ In 1788, an exploration party with Governor John Hunter left the colony at Sydney Cove and rowed up what is now the Parramatta, Duck and George's Rivers in search of arable land for farming (Figure 7-1).

A settlement with a military redoubt (a form of fortress) was established when fertile land was discovered at the head of Parramatta River. This was named Rose Hill after the Secretary to the British Treasury.⁸ Convicts were sent to the settlement, which was located at the Crescent, now Parramatta Park. The area was cleared of trees and planted with crops. The Government Farm had a house for Edward Dodd and a

³ R. H. Mathews and Miss Mary Martha Everitt, 1900. 'The organisation, language and initiation ceremonies of the Aborigines of the south-east coast of NSW'. *Journal & Proceedings of the Royal Society of NSW*. 34:262-281; Valerie Attenbrow, 2010. *Sydney's Aboriginal Past: investigating the archaeological and historical records* (2nd ed). University of NSW Press, Sydney.

⁴ Attenbrow 2010. p 34.

⁵ Stockdale, 1789. The Voyage of Governor Phillip to Botany Bay.

⁶ Butlin, N.G., 1983. *Our Original Aggression: Aboriginal Populations of South-eastern Australia, 1788-1850*. Allen & Unwin, Sydney.

⁷ Artefact Heritage, 2014: 24

⁸ Terry Kass, 2008. 'Parramatta'. Accessed 1 May 2019, <https://dictionaryofsydney.org/entry/parramatta>.

barn with granaries (Figure 7-2). Dodd was Governor Phillip's personal servant who had managed farming at Farm Cove.⁹ The convicts had huts with gardens in which they lived.



Figure 7-1 Southwest view of Parramatta in New South Wales, 1811

Source: Caroline Simpson Collection.

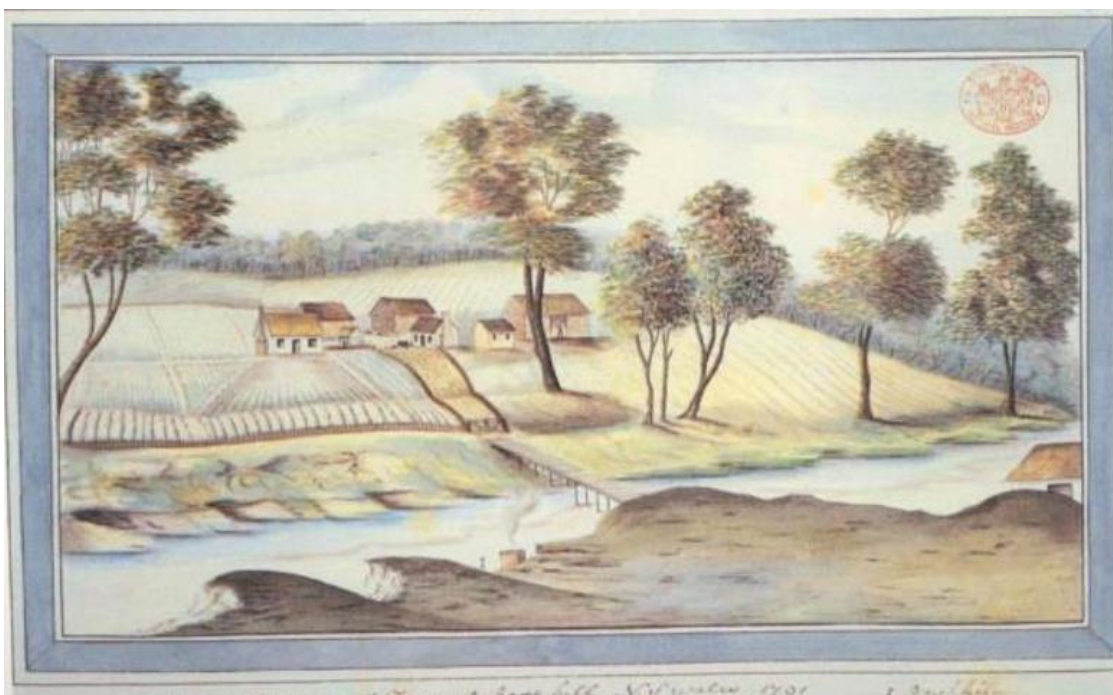


Figure 7-2 Government Farm in 1791

Source: Watling and Lambert Collection, Natural History Museum, British Museum.

⁹ Ibid.

Government House was built near the farm. This prompted the development of the town of Parramatta, which was laid out in 1790. The town was planned along a long street now called George Street, linking Government House to the original landing place. This was on land previously used for crops. George Street was lined with convict huts, a granary, stores and military barracks. On 2 June 1791, Governor Phillip renamed it Parramatta using the local name used by the Burramattagal, which was the first settlement to use an Aboriginal name.¹⁰ Initially the river was the main form of transport to and from Parramatta but an overland track between Parramatta and Sydney was cleared through the bush between 1789 and 1791, which became the basis for 'the road to Parramatta'.

By 1790, Parramatta was transformed from a convict settlement into a township, with farms and homesteads developing in the surrounding areas. Parramatta was the main centre in the region for professional services, specialist suppliers, education and health. The end of the transportation of convicts to Australia in the 1840s resulted in the decline of the Parramatta economy. The convict buildings in the area were converted for public institutions such as the Lunatic Asylum (former Female Factory now Cumberland Hospital) near Westmead, Benevolent Asylum (George Street convict barracks), Lancer Barracks (former military barracks) and Parramatta Gaol.¹¹

In 1860, the railway was extended from Parramatta Junction (now Granville) to the town of Parramatta, changing the focus of commercial buildings in the area from George Street to Church Street.

The first half of the twentieth century again saw the Parramatta CBD continue to develop. Development around Church Street, to the west side of Macquarie Street in particular, had become denser. Additional rows of houses were constructed along the north side of Macquarie Street between Charles Street and Argyle Lane and along the south side of George Street to the east of Harris Street. However, a number of large open areas remained, including the former locations of the Asylum for Old Men and the Australian Gas Light Company works. In the case of the former location of the asylum, and Prince Alfred Square, the open spaces featured zigzagged shaped air raid trenches during WW2.

A tramway was established down Windsor Road and Church Street but was removed by the mid- twentieth century. During the second half of the twentieth century, the Parramatta CBD developed into the modern commercial precinct that is seen today.

7.1.3 Historical development of Parramatta Metro Station site

Early historic mapping shows that the Parramatta metro station construction site is located within an area laid out by Governor Philip during the late eighteenth century for the establishment of rows of early convict timber, wattle and daub hut accommodation, with small gardens which provided food for residents (Figures 7-3). These huts were located along Church and George Streets, with one visible hut located on the northern side of the Horwood Place multistorey carpark at the study area. Although Macquarie Street does not appear to have been utilised for convict housing, the area may have been used for horticultural purposes.

¹⁰ Ibid.

¹¹ Kass, 2008. 'Parramatta'.

The timber, wattle and daub convict accommodation along Church and George Streets were gradually replaced from the 1820s by more substantial residences and workshops made from brick and sandstone. In particular, the newly developed structures along George Street were likely to have been private residences. The small gardens and horticultural plots to the rear of the convict huts were developed into residential and trades yards. These developments can be seen in a comparison of Evans 1804 plan (Figure 7-4, Figure 7-5 and Figure 7-6) and Brownrigg's 1844 plan (Figure 7-7). In addition, the Brownrigg plan provides ownership or land occupation information. As such, it is revealed that owners or residents along the Church Street portion of the study area included J. Barnes, Williams and Whelan; and owners or residents along the George Street portion of the study area included J. Montgomery, N. Andrews and M. Bishop. J. Montgomery refers to John Montgomery, a former convict who was granted a publican's license at 45 George Street (extant; PLEP 1703), which he named the 'Inn St Patricks'.

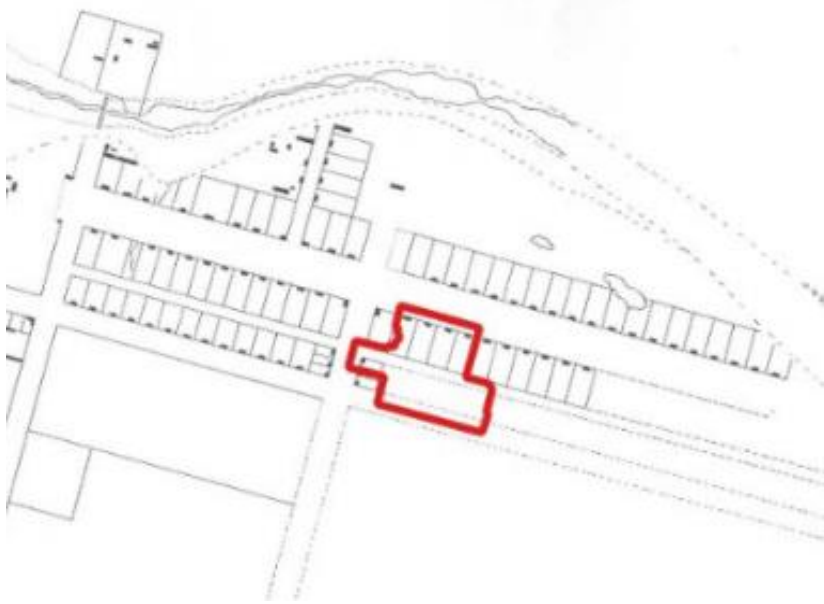


Figure 7-3 Detail of the Parramatta Archaeological Zoning Plan in 1792, showing construction site outlined in red

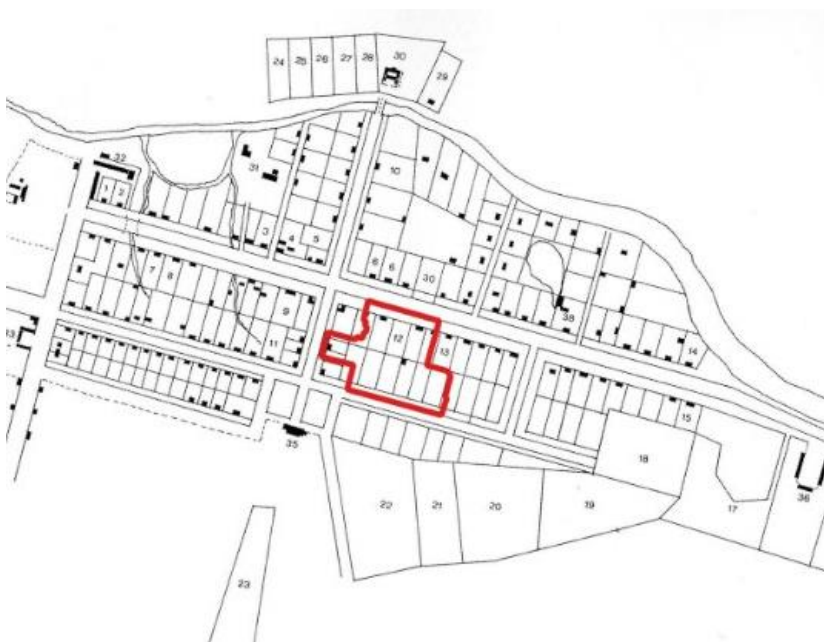


Figure 7-4 Detail of the Parramatta Archaeological Zoning Plan in 1804 showing construction site outlined in red

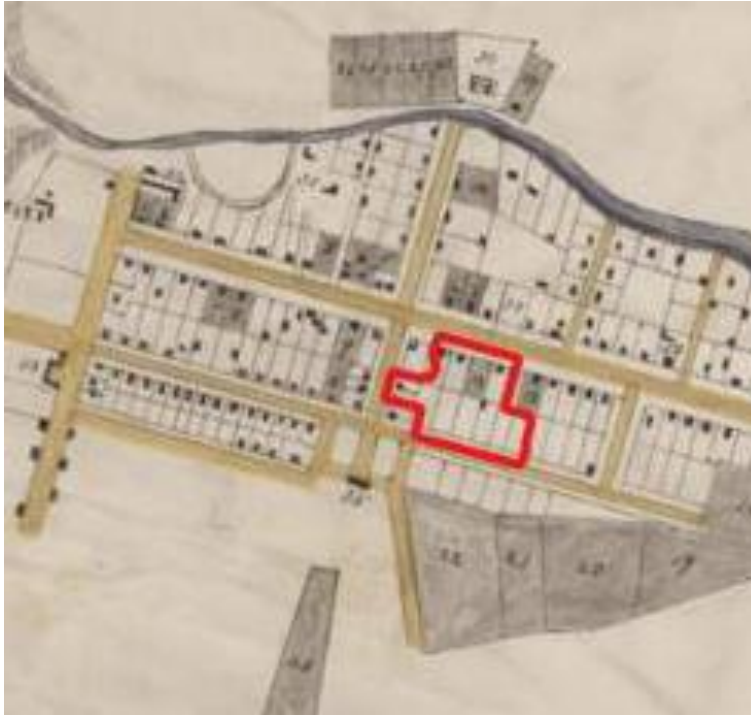


Figure 7-5 Extract from Evans 1804 map of Parramatta showing the construction site outlined in red

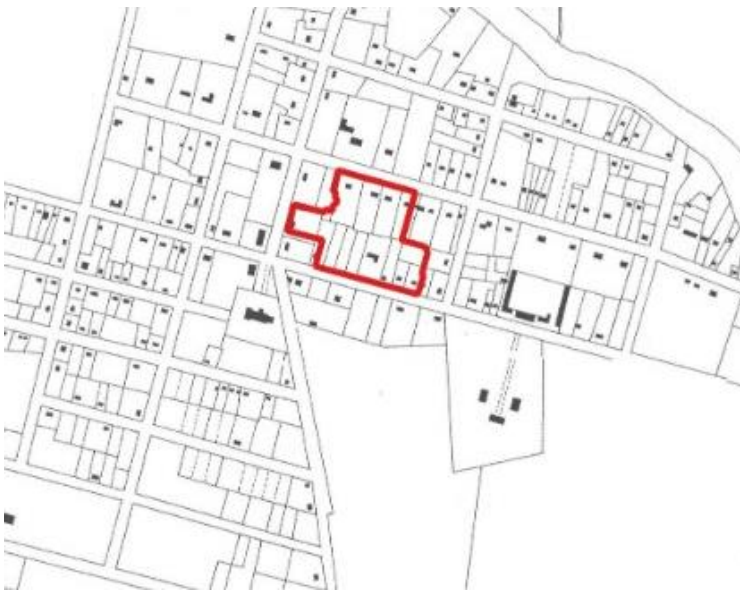


Figure 7-6 Detail of the Parramatta Archaeological Zoning Plan in 1823, showing the construction site outlined in red

By 1823, structures, likely to have been private residences, were developed along Macquarie Street; these residences included rear residential yards which may have been utilised for informal trades.

The 1844 Brownrigg plan has revealed that owners or residents along the Macquarie Street portion of the study area included D. Radley, J. Walker, W. C. Wood, T. Oakes, J. Bateman, and J. Housion. J. Bateman refers to John Bateman (Batman), one of the founders of the city of Melbourne. Bateman was born within a former structure at 64 Macquarie Street which survived up until the 1960s. The extant structure, Kia Ora (Parramatta LEP I716) was constructed on this site by James Housion in c1842.



Figure 7-7 Detail of Brownrigg's 1844 plan of Parramatta, showing the construction site outlined in red

By the 1840s, the horticultural plots at the Horwood Place portion of the study area had been developed into residential and trades yards to the rear of the properties along George and Macquarie Streets. In addition, a sandstock brick lined drain is known to have been constructed within the south-eastern corner of the construction site during the 1820s (though some new evidence suggests it could be as early as 1814). This drain is known as 'Convict drain' I647 in the Parramatta LEP 2011.

During the late nineteenth century, brick commercial buildings were constructed along Church Street, predominantly mercantile rather than industrial. Such premises included tailors, chemists, drapers and tobacconists. This development can be seen in a comparison of Brownrigg's 1844 plan (Figure 7-7) and the 1895 detail of Parramatta plan (Figure 7-8). In addition, this 1895 plan indicates that there were a number of outbuildings within the study area. Commercial structures with outbuildings were also constructed along George Street at this time; however, these were both mercantile and industrial. Such premises included blacksmiths and pawnbrokers. In addition, a theatre named the Victoria Theatre was built and in operation from at least 1884 at approximately 37-43 George Street.

Commercial premises were being developed on Macquarie Street during the late nineteenth century. These premises included auctioneers, dressmakers and bootmakers with outbuildings and the large printing complex operated by the owners of Fuller's Buildings (now known as Horse Parapet Façade). Lastly, the area now occupied by Horwood Place contained a number of outbuildings associated with the newly developed commercial premises along George and Macquarie Streets.

The turn of the twentieth century saw the construction of several new buildings within the study area. Many of the rear yards associated with the commercial structures fronting Church, George and Macquarie Streets remained open until the c1980s development of Horwood Place however the site retained a predominance of one or two storeys into the 21st century with a few buildings of three to four storeys on Macquarie Street including one of seven storeys at the corner of Horwood Place. A large part of the site was made up of late mid to 20th century small shopping centres and other retail outlets (most notably Greenway Plaza, formally Coles Stores, on Church Street / Macquarie Street and Parramall on George Street) of lower architectural merit.

The surrounding area facing George (Figure 7-9), Church (Figure 7-10) and Macquarie (Figure 7-8) Streets still retains a predominantly low height of two to four stories, a height normally associated with smaller suburban high streets. The Roxy Theatre contributes substantially through its unique design, significance and use.

The broader surrounding area has evolved, or is evolving, into a contemporary high-rise CBD. The Sydney Metro project will again integrate and renew the site to the broader Parramatta CBD, both physically through the Civic Link and through built form and height, while retaining and celebrating significant buildings from its past. The site has been cleared of all buildings except for Kia Ora on Macquarie Street and the Shops on George Street.



Figure 7-8 Images of Macquarie Street, November 2021



Figure 7-9 Images of George Street, November 2021



Figure 7-10 Images of Church Street prior to construction of the light rail

7.1.4 Plans and photographs showing site development



Figure 7-11 Detail of Parramatta Map Sheet No. 18, 1895 showing the construction site outlined in red¹²

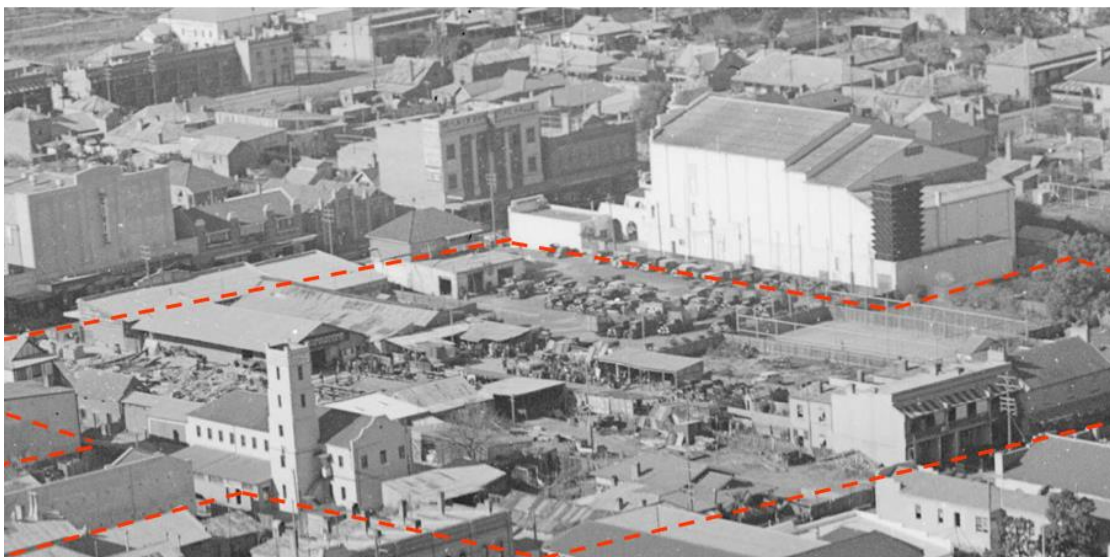


Figure 7-12 Detail of aerial photograph of Parramatta, c1935, showing approximate Metro construction site in red¹³

¹² Author unknown, 1895. 'Parramatta Sheet No. 18'. Accessed 8 April 2019, http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?embedded=true&toolbar=false&dps_pid=IE3741194

¹³ Edward William Searle, c1920-1955. 'Aerial view of St Johns Church Parramatta'. Accessed online 5 July, <https://nla.gov.au/nla.obj-141919607/view>



Figure 7-13 1943 – Approx. Metro site outlined in red



Figure 7-14 Detail of aerial photograph of Parramatta, c1950, showing the construction site bounded by the Roxy Theatre (left), George Street (foreground) and Macquarie Street (background)¹⁴

¹⁴ Hurley Frank, c1910-1962. 'Aerial photograph of Parramatta'. Accessed online 5 July 2019, <https://nla.gov.au/nla.obj-160018036/view>



Figure 7-15 1955 – Approx. Metro site outlined in red

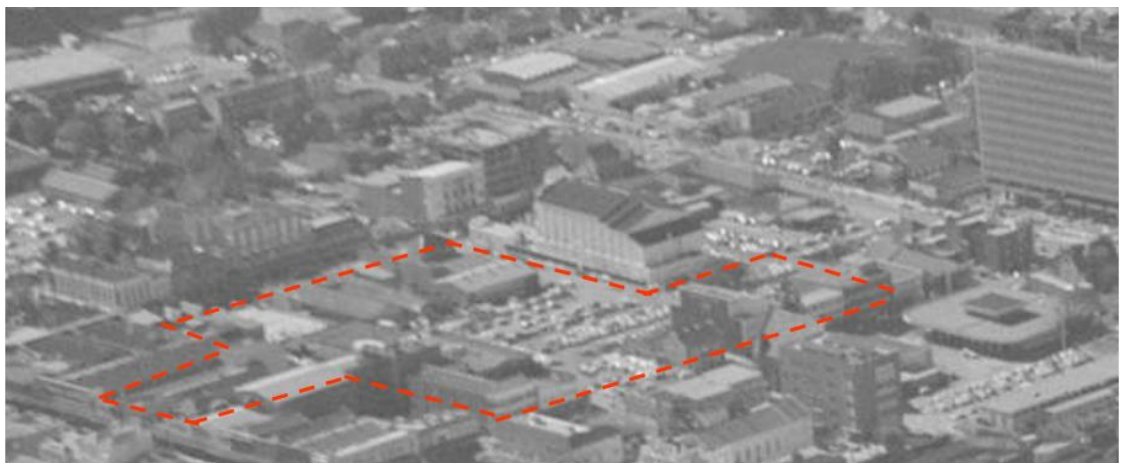


Figure 7-16 Detail of aerial view of Parramatta, 1970, showing the approximate construction site in red¹⁵

¹⁵ Milton Kent, 1970. 'Aerial views of Darlinghurst, Kingsgrove, Parramatta'. Accessed online 5 July 2019, http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?embedded=true&toolbar=false&dps_pid=IE8809740&_ga=2.47889698.483110839.1561942794-1916469023.1561336942



Figure 7-17 1978 – Approx. Metro site outlined in red

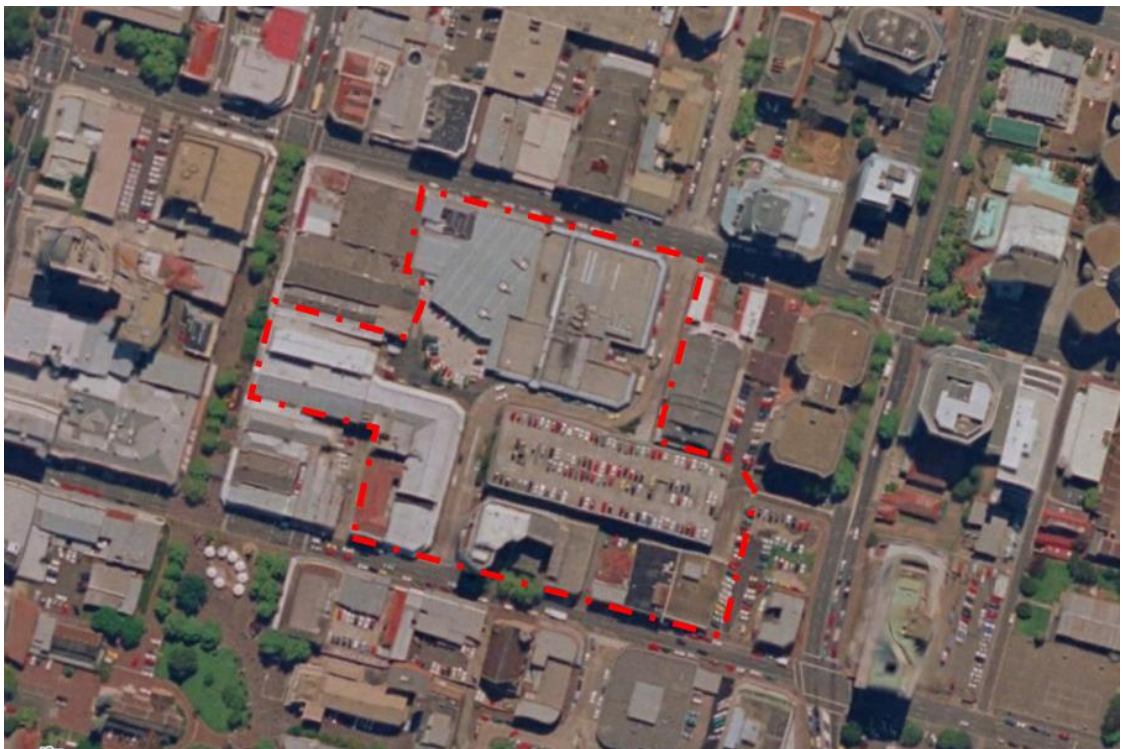


Figure 7-18 1998 – Approx. Metro site outlined in red



Figure 7-19 2005 – Approx. Metro site outlined in red

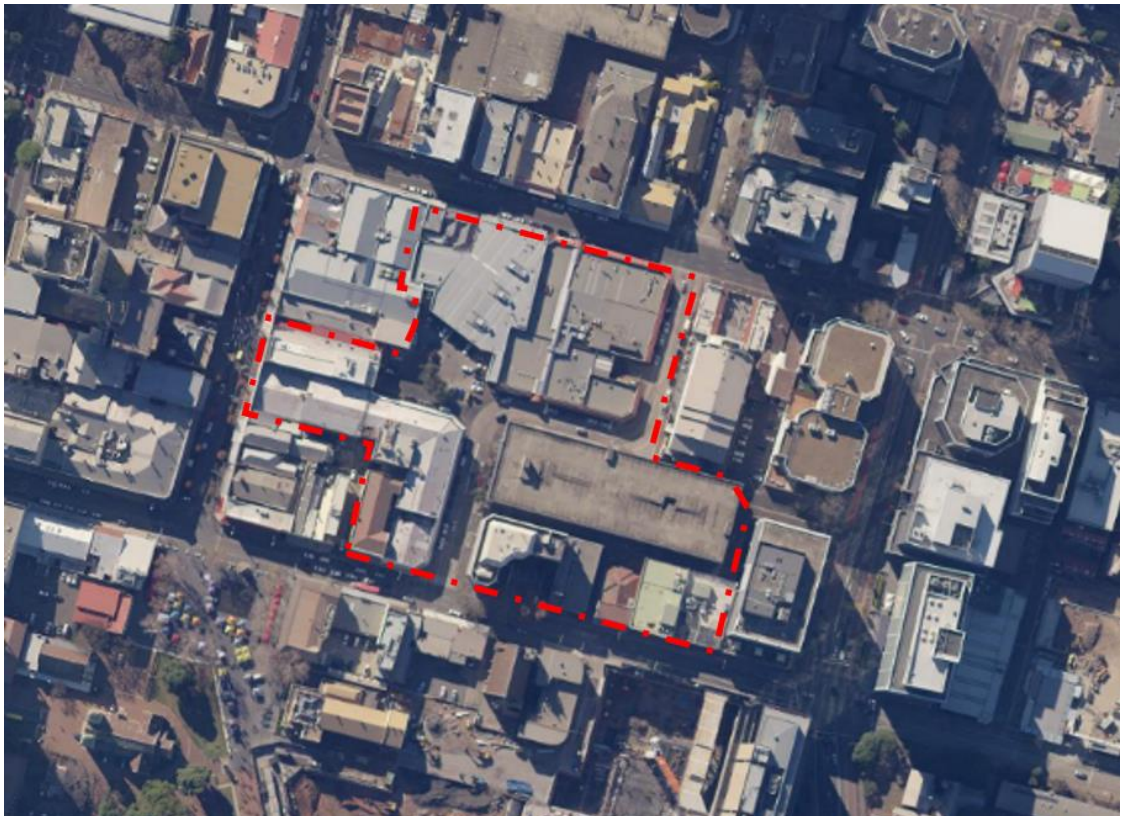


Figure 7-20 2018 – Approx. Metro site outlined in red



Figure 7-21 View North along Church Street from Macquarie Street 1920s/30s and contemporary view

Source: Parramatta Library ACC198/040 and Google Streetview



Figure 7-22 Views east along George Street near Church Street c.1930 and contemporary view

Source: Parramatta Library LSP00374 and Google Streetview



Figure 7-23 West side of Horwood Place view northwest of Coles Stores (which connected through to Church Street), later Greenway Plaza c.1965 and contemporary image

Source: Parramatta Library ACC209/016 and Google Streetview)

7.2 History of buildings retained on construction site

The following section contains detailed histories of Kia Ora (62-64 Macquarie Street) and Shops (41-59 George Street). A detailed history of Convict Drain is not included as this subterranean item will not be impacted by the proposal. Management of the item is addressed in the Archaeological Research Design and Excavation Methodology completed as a requirement of the conditions of approval of the Stage 1 CSSI.

7.2.1 Kia Ora (and potential archaeological site), 62-64 Macquarie Street

James Houison was a well-educated builder who arrived in New South Wales in 1832. He initially supported himself by working on small projects for wealthy clients. His first commission as a master builder was at the Macarthur Vineyard mansion, designed by John Verge. By March 1836, Mary Batman had conveyed the leasehold property on Macquarie Street to a number of owners, including herself, James Wright, James Houison, Hugh Brodie and Archibald Craig, for a return cost of £320. The leasehold itself was transferred to James Houison in February 1839 for five shillings.¹⁶

Toward the end of the lease, James Houison successfully applied to have the allotment solely granted to him. This was formally undertaken in June 1840 for cost of approximately £54.¹⁷ By 1842, Houison had built a new residence, separate from the L-shaped dwelling constructed by William Bateman. Houison's house was built closer to the street frontage, in front of William Batman's earlier cottage (Figure 7-24). At this time, the main streets of Parramatta were changing as well, becoming less a focus for agriculture and instead an important government and commercial centre.

With the successful completion of that project, he would go on to purchase the lot at 62 Macquarie Street and build his home (Figure 7-25). It was after this period that he would first find employment as an architect, designing and building Perth House for George Oaks.¹⁸

Houison would ultimately have a highly successful career, designing and constructing many of Parramatta's early prominent buildings, including the homesteads of *Subiaco*, *Newington*, *Tara*, *Bond House* and *Edgeworth*, and undertaking large civic projects such as Parramatta Goal, All Saints Church, St John Church, Methodist Centenary Church, Parramatta Asylum and Cumberland Mills.¹⁹

In Brownrigg's map of Parramatta (1844), there are two masonry buildings and two timber buildings shown on the allotment. The buildings on the 1844 plans do not align with those recorded on the 1823 plan or damaged 1836 plan, which still show an L-shaped structure present within the boundary. It is unclear whether Houison demolished Bateman's earlier cottage or if the building was retained in a highly truncated form.²⁰

Though the Houison family stopped residing in the house by 1865, they held onto and leased the structure to a number of tenants throughout the years. This included Josepha Beames in 1865, George Oaks MLC (1869–70), Dr Robert Kampala Ratter (1871), James Smith (1889) and James S Gribbin (1895).²¹ Members of the Houison family had returned to live in the house in Macquarie Street by 1899 as Ann Houison, the widow of James Houison senior, died at the residence. The first known photo of the house was taken circa 1880 and shows a front boundary timber fence with an established front garden leading toward a decorative cast iron verandah with a ribbed

¹⁶ NSW Land Registry Services, OST Deed Bk O No 314; NSW Land Registry Services, OST Deed Bk J No 309.

¹⁷ State Archives & Records, Colonial Secretary, Land and Town Purchases and Grants, 1840-1842, ancestry.com.au, accessed online 01 Aug 2021.

¹⁸ Parramatta, Heritage and history, James Houison – A colonial Architect, James Houison - a colonial architect | Parramatta History and Heritage (nsw.gov.au), accessed online 24 November 2021.

¹⁹ Ibid.

²⁰ Op.cit, GML, Sydney Metro West Parramatta Station Construction Site Revised Archaeological Research Design and Excavation Methodology.

²¹ Op.cit, GML, Sydney Metro West Parramatta Station Construction Site Revised Archaeological Research Design and Excavation Methodology.

[illegible]

Source: SLNSW Access No. FL3690444



Source: Parramatta History and Heritage online archives, accession No LSP00517

The arrangement of the buildings within the lot is shown to have developed since 1844. An etching of Ritchies Iron Works on George Street c 1880 shows the rear of the house with substantial outbuildings, see Figure 7-26. The General Survey of 1895 shows that Houison's home appears to have been connected to the smaller structure that was present at the rear of the house in 1844, see Figure 7-27. The main house is shown to have verandahs to the front and rear, and the connected out-building has a verandah to the west. Separate out-buildings are located to the east and west boundaries of the site. Several lighter marks indicate the presence of water tanks, cisterns or wells in the centre and east of the lot. The south-eastern corner of the lot appears occupied by an enclosed fence. A row of Victorian terraces is shown to abut the western elevation of the house, visible in a later photograph, dated to 1903 (See Figure 7-28).

Margaret Houison was named the principal householder in the 1901 census, with two males and three females in residence. A photograph of the residence in 1903 demonstrates that landscaping around the structure had changed, with the front tree plantings removed and a well-established tree growing in the centre of the lot. The image shows a vehicle entry to the residence and a recently upgraded road in the foreground. This image also shows ground floor and second storey window to the southern elevation, complete with timber shutters. The main roof is clad in corrugated sheeting and the verandah is painted in alternating colours.

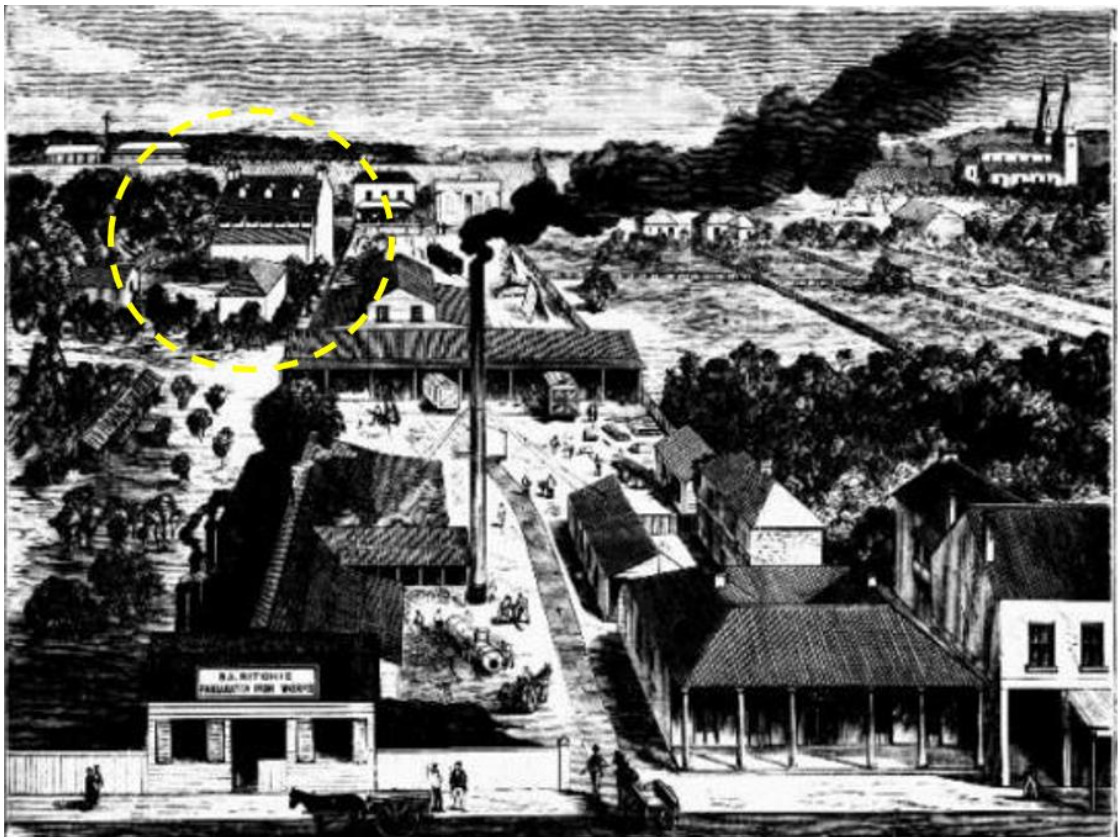


Figure 7-26 Kia Ora shown in the background of an etching of Ritchie's Iron Works, c.1880 (circled yellow)

Source: Illustrated Sydney News and New South Wales Agriculturalist and Grazier, 12 June 1880, p 21



Figure 7-27 1895 Parramatta survey series showing Houison's property outlined in red

Source: SLNSW, Survey Sheet No. 218 - M ZM Ser 4 811.1301.1



Figure 7-28 View of Houison's House in 1903

Source: State Library of Victoria, access number nc001228

Margaret Houison's death in February 1930 served as the final time a member of the Houison family owned the property. In her will, it was stated that the estate was to be left to Jessie Ann Cretna. However, she tragically passed away in August of the same year. Following their respective deaths, the property was advertised for sale. A feature article in *The Sun* in March 1931 reported on the upcoming sale:

*The property situated in Macquarie Street, Parramatta was originally granted to Batman's father. He sold it later, and the purchasers sold it about a century ago to Mr James Houison. He built a fine old colonial home upon it, and this building, which is still in an excellent state of repair, is one of the best known in the town. It is built of bricks of the small type, which were popular a century ago and the woodwork in it is beautiful red cedar... It is of two stories, and a great stone stairway lends from the lower to the upper story.*²²

Some of these articles describe in further detail the condition of the house and they submit that the original structure, built by William Bateman, was demolished by Houison to make way for his house. An old stable, which may be one of the out-buildings marked in the 1895 survey, is also described as extant on site.²³ The advertised auction listing for the estate describes the extent of the land as the following:

"Valuable for Business or Residential Uses. Land having 180 feet 11 inches frontage to Macquarie-Street, near Church Street, by a depth of 242 feet on one side and 223 feet on the other: the rear line being 107 feet 3 inches. On it erected No. 54 Macquarie Street, an old two storey residence of brick and out-buildings. Torrens Title. The land extends to the rear boundary of the Roxy Theatre."

At the time, the significance of the site as the birthplace of John Batman generated some interest in the property. Photos were captured for distribution to interested members of the public, including to some of Batman's relatives in Victoria who were interested in inspecting the property for purchase. The images captured by E. G. Shaw and others provide a good indication of the state of Houison's house and other out-buildings in the 1930s.

Figure 7-29 shows the front elevation similar to that of 1900s but with verandah posts changed to singular timber posts with curved brackets. The verandah frieze has been removed as have a set of shutters at the first floor. The timber picket fence and gate appear the same as the earlier photograph.

Figure 7-30 shows the rear of Houison's house with three small dormers on the roof, each with multi-pane windows. There was also a two-storey timber verandah with cross braced balustrade and internal panelling, supported on squared timber posts at both levels. It appears that doors open directly to the verandah at both ground and first floor. The main roof is shown in corrugated sheeting (see Figure 7-24). A photo was also taken of the interior, showing a stone staircase with an iron balustrade (Figure 7-31).

The connected out-building, constructed of brick on a sandstone footing, has a somewhat ad-hoc verandah attached to the western elevation. The posts are roughly squared, supporting a corrugated metal sheet roof, which has off colours that are non-symmetrical and suggestive of construction using recycled or spare elements. Adjoining the out-building is a metal hand pump. The proximity of this element to the connected out-building suggests that its function may have been as a kitchen (see Figure 7-32).

²² The Sun, 'Old Home', 8 March 1931, p 2.

²³ Windsor and Richmond Gazette, 'Batman's Birthplace' 20 March 1931, p.3.



Figure 7-29 Front elevation

Source: SLNSW_FL3196479



Figure 7-30 Rear elevation

Source: SLNSW_FL3196481



Figure 7-31 Stone and iron staircase

Source: SLNSW_FL3196483



Figure 7-32 Hand pump

Source: SLNSW_FL3196486

A single, unconnected structure is also photographed on the property (Figure 7-33). It's shown to have a rendered brick exterior and a small verandah over the entrance. The roof appears to be made of ribbed metal panelling, perhaps recycled from the front verandah of circa 1880 (Figure 7-25), while a large masonry chimney breast and flue are present on one end. It shows a simple timber door (possible ledged and boarded) and small timber-framed multi-paned window. The building was photographed with heavy vegetation covering the frame.

In 1933, the estate was subdivided into two separate lots. The newly created Lot A of allotment 77 section 16 contained Houison's House, connected out-building and rear structures as shown on the north side of Figure 7-34, while Section B, on the east, contained the largely undeveloped land, including a bounded fence and a set of old sheds or stables. William Watt was the purchaser of Lot A and the house. He was a retired dairyman who appears to have taken the property as a residence. Watt owned the land until his death in 1943 when it was passed onto his relative, Jessie Aitken Watt, who owned the property for just under a decade.



Figure 7-33 Old building to the rear of the property, speculated in 1930 to be William Batman's cottage

Source: Stat Library of Victoria, access number: FL15820203

In November 1952, the property was transferred to Manufacturers Mutual Insurance Limited, and they began conversion works to adapt the structure as a commercial premise. They used the building as an office for insurance claims and later built a medical centre to the rear. The works were undertaken in two stages between 1952 and 1956. The conversion from house to office was undertaken in 1954 while the rear medical facility was built in 1956. The building conversion was a notable activity at the time, with Manufacturers Mutual Insurance engaging architects Buchanan and Felton to undertake the works so that: *"the restoration architects would preserve the outlined and atmosphere of the original"*.²⁴ Interest in the historical qualities of the building, and a subsequent intention toward sensitive adaptive reuse, was somewhat notable for the time-period.

Manufacturers Mutual Insurance (MMI) was an Australian insurance company established in 1914 as The Manufacturer's Accident Insurance Association Limited, primarily dealing with worker's compensation. It abbreviated its name to MMI in 1920. In 1960, it acquired The Western Australian Insurance Company Limited and Chamber of Manufacturers Insurance in 1989. It acquired Switzerland Insurance

²⁴ The Cumberland Argus, 'New Works for Old, 15 February 1956, p.4.

Australia in 1993 and was taken over by Allianz in 1998. It was rebranded as Allianz Australia in 2000.²⁵

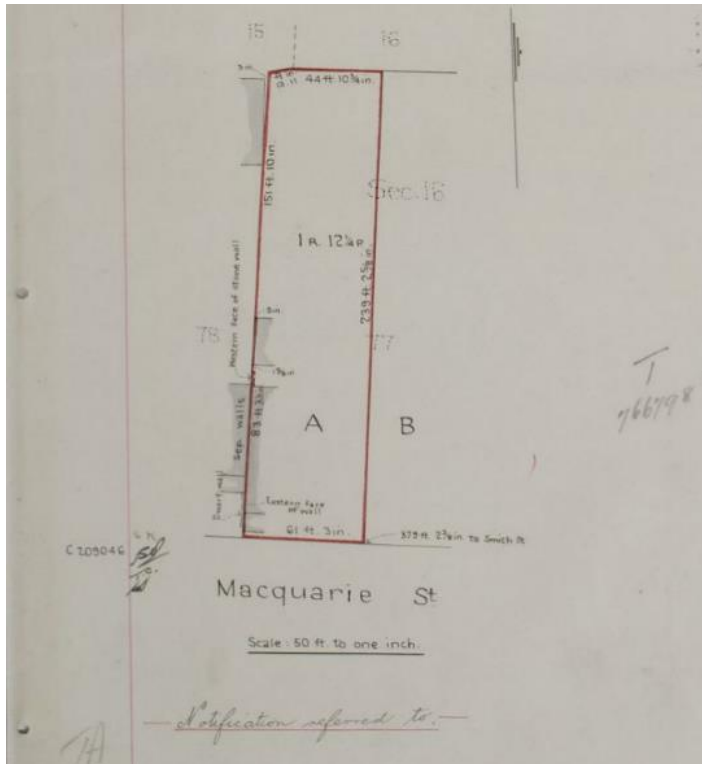


Figure 7-34 Land boundary showing subdivision of the property prior to purchase by William Watt

Source: Historic Lands Viewer, Old Form Torrens Register, Volume 4599 Folio 249

Throughout the works, substantial interior alterations were made, though many elements were either retained or reconstructed, including the stone staircase, skirting boards, architraves and mouldings. Around the exterior, further changes were made to the building with the front verandah and garden demolished and a portico and new garden bed erected in its place (Figure 7-37 and Figure 7-38). The rear verandah was also altered to allow more light into the building and one of the ground floor windows on the eastern elevation appears to have been infilled. The front fence to the property was also removed and, by 1952, the lot had been truncated, with additional land appearing to be transferred to the Roxy Theatre property.²⁶

The architectural practice of Buchanan and Felton was a partnership between Stafford Harman (S.H.) Buchanan (1883-1951) and Geoffrey Marcus Felton (1901 - 1991). In the previous practice of Buchanan and Cowper, S.H. Buchanan had designed Manufacturers House in O'Connell Street, Sydney (1935) and the latter partnership had designed Manufacturers House (Industry House) in Canberra which, following Buchanan's death, was completed in the modernist style.²⁷ It appears this

²⁵ Manufacturers Mutual Insurance, *Wikipedia*, [Manufacturers Mutual Insurance - Wikipedia](#), accessed 26 November 2021.

²⁶ The Sun, 'Historic Building becomes Modern Insurance Office', 19 March 1954, p.8.

²⁷ Goad, P and Willis, J (ed), *The Encyclopedia of Australian Architecture*, Cambridge University Press, p.111-112

long-standing relationship secured the commission to refurbish Kia Ora, which was also completed after Buchanan's death.

In 1963, MMI won the Business Buildings category of a Competition for the Restoration and Preservation of Historic Buildings conducted by the Parramatta City Council in Association with the Parramatta Trust, held for the 175th anniversary of the foundation of Parramatta.²⁸

In 1954, the New Streets project was announced by Parramatta Council, with the purpose of easing traffic congestion by providing additional parking and new roads through the original blocks. This work was prompted by the influx of financial and retail businesses into the area, of which Manufactures Mutual Insurance was recognised as one.²⁹ By 1956, Horwood Place and adjacent carpark had been established, seeing the demolition of the abutting terraces that shared the western wall of Houison's House. The extent of the road works can be seen in Figure 7-35 and Figure 7-36. These works yet again changed the immediate landscape around the property, providing public views to the site from the south and the east.



Figure 7-35 Houison's House just prior to ownership by Manufactures Mutual Insurance, showing a truncated property in red

Source: Department of Lands, Historical Aerial Viewer. Run R9. Sheet Number: 9130. Year 1951

²⁸ Plaque affixed to building.

²⁹ The Cumberland Argus 'Big Business Migration Means Golden Years Ahead for Parramatta' 12 May 1954 p.1.



Figure 7-36 Horwood Place development showing the removal of terraces adjacent to 62 Macquarie Street

Source: Department of Lands, Historical Aerial Viewer. Run R30. Sheet Number: 9130. Year 1961

By 1961, it had been identified that the increase of personal ownership of cars required a more substantial traffic solution. Meetings were undertaken to discuss the construction of a three-storey carpark to the rear of Horwood Place (Figure 7-39). It was reported that the project would be a substantial undertaking for the council, with an estimated cost of £250 000.³⁰ The works did not appear to have proceeded.

In 1979, the building at 62 Macquarie Street, now described as Kia Ora, was made subject to a section 130 heritage order, which prevented its demolition unless specific exemptions were met under the Act.³¹ With a recognition of the need to make provisions for environmental issues in planning the construction, the Horwood Place carpark project was resumed in the early 1980s, with the Parramatta Local Environmental Plan updated to reflect the accepted planning proposal. Work began on the carpark shortly after and construction was completed.

³⁰ The Cumberland Argus, 'Parking Area Plan', 25 July 1956, p.1.

³¹ Government Gazette, of the State of New South Wales, 'Heritage Act 1977 (Section 130)', 22 June 1979, p.3036.

The building and property continued to be owned by Manufacturers Mutual Insurance until 1989, when they sold the property to Mercantile and General Life Insurance. By this time, Manufacturers Mutual Insurance had constructed a large set of high-rise offices that surrounded the building to the west and north, allowing for the eventual closing in of the view lines around the building.³²



Figure 7-37 View from southeast

Source: Parramatta Heritage and Research Centre Object Number: LSP00649



Figure 7-38 Portico replaces verandah

Source: Parramatta Heritage and Research Centre Object Number: LSP00959



Figure 7-39 View of Horwood Place and Houison's House in February 1969

Source: Parramatta Heritage and Research Centre Object Number: PRS110/004/012

³² The Australian Jewish Times, 'Office Building Sale hits 9.7m in P'matta', 11 August 1989, p.10.

7.2.2 Shops (and potential archaeological site), 41-59 George Street

John Montgomery, born in 1763, was transported from County Cork in Ireland, arriving in Sydney as part of the third fleet in April 1791. In April 1805, he was convicted of receiving stolen property, resulting in secondary punishment. He went on to become a constable at Parramatta in 1814 and acted as a juror in 1819 and 1820. In 1819, he received a grant at Castle Hill and supplied fresh and other goods to HM Magazine and the Commissariat Stores in Parramatta in 1820. He continued his pastoral pursuits into the 1820s including land south of Parramatta and at 'Dog Traps'. The Land and Stock muster of 1822 noted he was resident on his grant and held 160 cleared acres.³³

In 1822, he received a licence for the sale of beer in Parramatta. The licence was renewed in 1825 and, from 1829 to 1836, the licence linked to premises named St Patrick's Inn, George Street, Parramatta. In 1823, Montgomery held Allotment 14 on George Street and Allotment 30 Section 12 on Hunter St, so it is possible that St Patrick's Inn was located on the subject site.

GML (2021) observe that a single building is consistently shown on Allotment 14 on maps of Parramatta dated 1804, 1823, 1831, 1839 and 1844 and that it is only between 1839 and 1844 that a new building is shown erected to the street frontage (Figure 7-40). A portion of this building is shown in the 1842 sketch as Mr Barley's Store (see Figure 7-41).³⁴

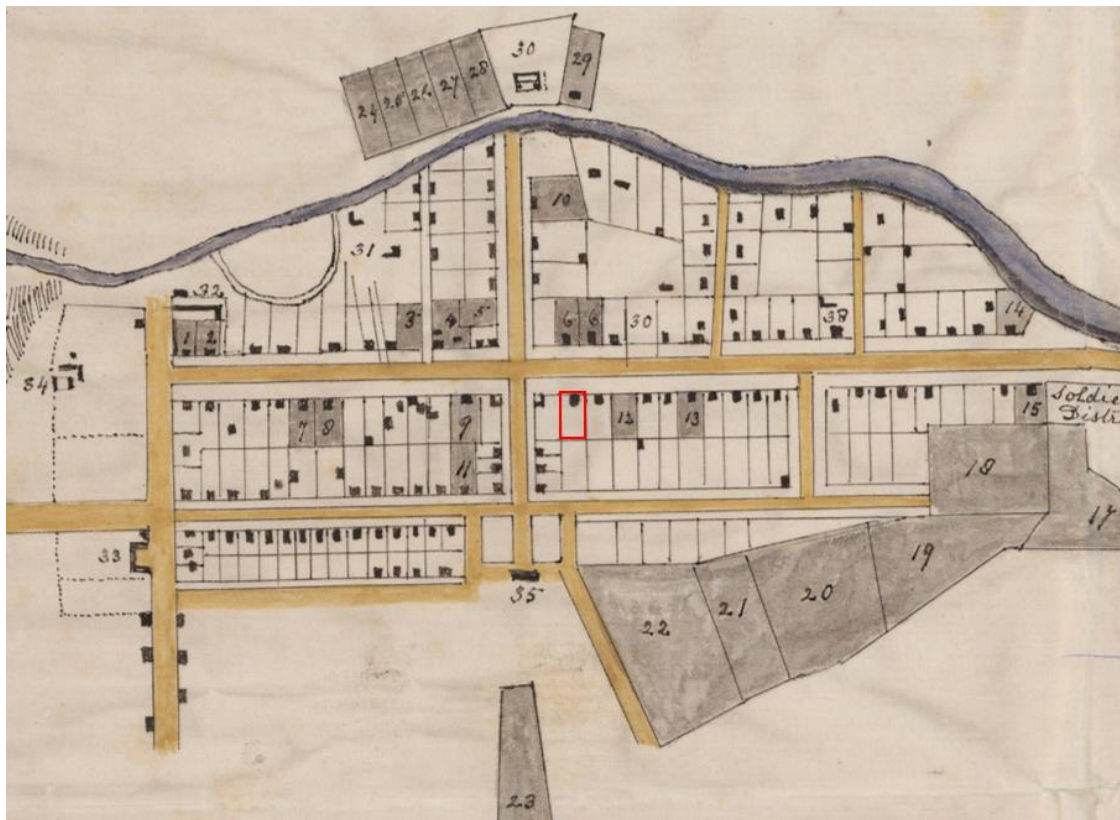


Figure 7-40 Plan of Parramatta by GW Evans, 1804, incorrectly marked 1813. The site of George Street Shops is outlined red

Source: SLNSW, Accession Number FL3541829

³³ Sydney Metro West Parramatta Construction Site. Revised Archaeological Research Design and Excavation Methodology, GML Heritage, August 2021, p51.

³⁴ Ibid.

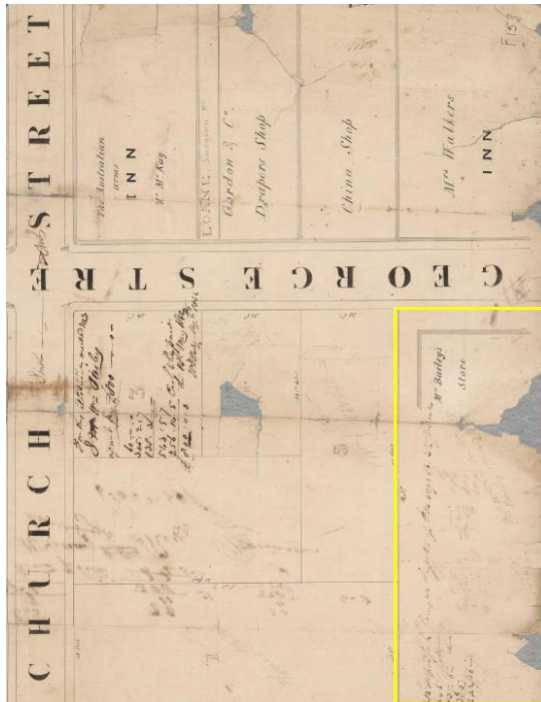


Figure 7-41 Sketch map of Church and George Street Parramatta c1842

Source: NLA MAP F 157

Montgomery died in September 1841, leaving his wife a life interest in Allotment 14 and bequeathing it to the Roman Catholic Church after her death. In July 1845, Elizabeth Andrews relinquished her life interest in Allotment 14 to Rev. John Bede of the Roman Catholic Church in accordance with her late husband's will. In 1848, the property was subdivided into three lots and advertised for auction (Figure 7-42). The subject lot, Lot 1, is shown to include a cottage with verandah to George Street and outbuildings including stables, kitchen and smithy to the western side of the lot (see Figure 7-43).³⁵

Lot 1 was purchased by baker Frederick Beale for £250. Substantial improvements may have been made to the property by 1854 for it was sold to publican Peter Miller for £1000. Miller opened a wholesale wine and spirits store in 'commodious premises' opposite the Red Cow Inn, which appears to have been in adjacent premises owned by William Welsh.³⁶ He leased his property, comprising two houses, to Stephen Barge and Patrick Sheedy. The Council Rate Book describes Lot 1 as comprising 2 stone houses, each having a rateable value of 78 pounds and 65 pounds for the western and eastern halves respectively, indicating that the houses were attached dwellings.³⁷

³⁵ Ibid. p52.

³⁶ "Parramatta Parramatta", *The Sydney Morning Herald*, Tuesday 11 April 1854, p2.

³⁷ Op.cit. p53.



Figure 7-42 1844 Brownrigg Plan of The Town of Parramatta showing the lot location of the subject building, outlined in yellow

Source: SLNSW Access No. FL3690444

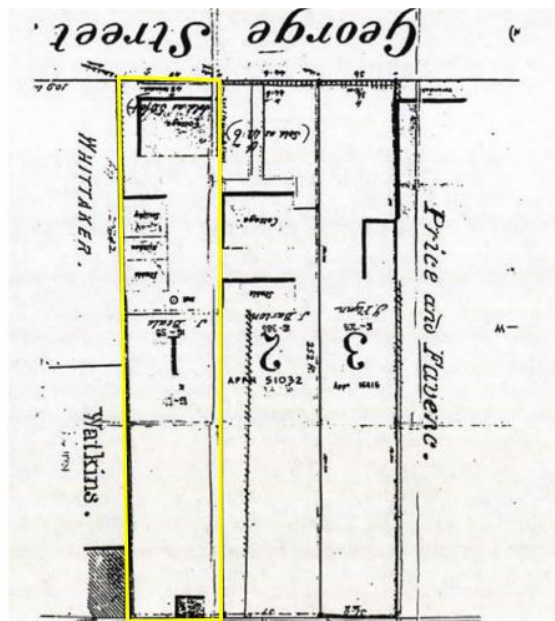


Figure 7-43 Subdivision of Allotment 14 Section 16 into three lots, 1848

Source: reproduced from E Higginbotham, 41–53 George Street, Parramatta, p 70

In November 1860, a sale of goods is announced by John Gollidge due to impending extensive renovations of the premises.

*"PARRAMATTA. PARRAMATTA. – SELLING OFF SELLING OFF. Opposite the Red Cow Inn, George Street. – John Golledge respectfully informs the inhabitants of Parramatta and the district, that in consequence of extensive repairs and improvements about to be made in his premises, he determined to clear out the whole of his extensive stock of General Drapery, at greatly reduced prices. Sale to commence on the 15th November."*³⁸

Miller sold the property to Henry Charles Woolcott for £2000 in July 1876. Woolcott paid £500 towards the sale price and mortgaged the property to Miller for £1500. Miller retained use of the stable in the rear courtyard. Woolcott established his business on the premises as a chemist and druggist (see Figure 7-44). The equity in the business and property were sold to chemist Samuel Harris in January 1879 and then to Joseph Whitworth of Parramatta in June that same year. The mortgage held by Miller was paid by December 1883 and the interest in the property conveyed to Whitworth.³⁹

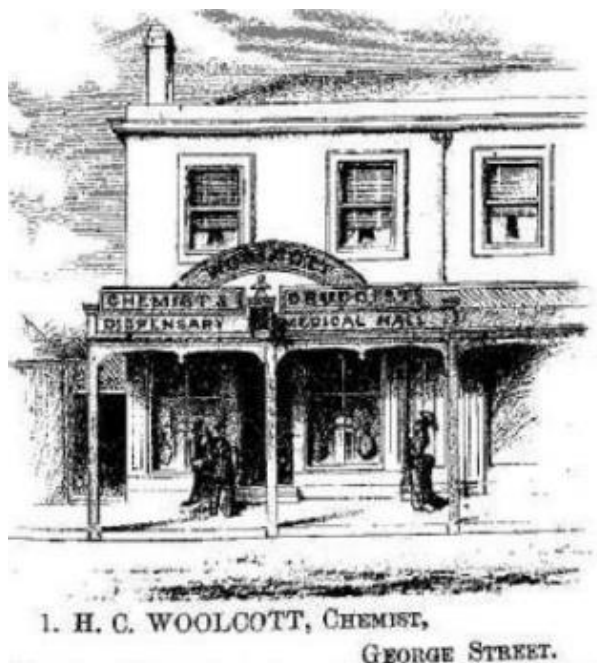


Figure 7-44 HC Woolcott's chemist in George Street on Lot 1 of the re-subdivision of Allotment 14 of Section 16

Source: Illustrated Sydney News and New South Wales Agriculturalist, 10 November 1877, p 1

The 1882 Council Rate Book describes the property as containing brick houses, while that of 1891 describes the western half as a brick house and dwelling and the eastern half as a brick shop and dwelling.⁴⁰

The 1895 survey plan of Parramatta shows the building outline with an extension or large outbuilding constructed directly behind the earlier square building on the western boundary (Figure 7-45). Two further outbuildings are located behind the main building, one directly to the rear southwest corner and one further south along the eastern boundary. The yard behind the building is fenced separately to the lot boundary. There appears to be a cartway to the west of the building with a structure

³⁸ *The Sydney Morning Herald*, Wednesday 14 November 1860, p2.

³⁹ GML Heritage, p54.

⁴⁰ *Ibid.*

over which could indicate construction of the western portion of the building by this time (see Figure 7-39).

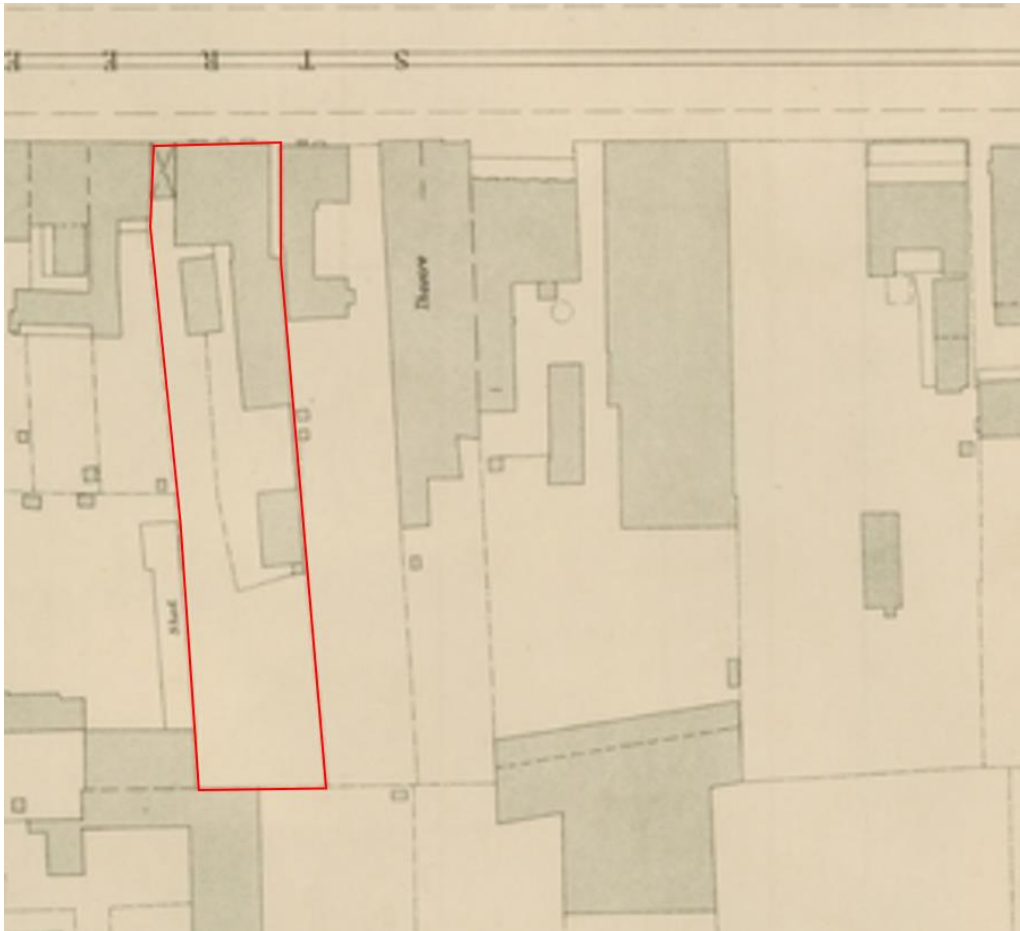


Figure 7-45 Plan of lot 1895 show main building attached to outbuilding on the eastern side of the lot and two freestanding outbuildings. The yard at the rear of the building is fenced separately. A cartway is located to the west of the main building

Source: Parramatta Survey Sheet No.218, 1895

The finalisation of the Whitworth's estate saw the property advertised for auction on 23 March 1923 with the following description:

"PARRAMATTA, George Street, near Church Street—Pair semi-detached BRICK SHOPS and DWELLINGS, known as Nos 45 and 47 George Street, with extensive outbuildings, Land 50 feet x 253 feet."

The 1926 survey plan of the property (see Figure 7-40 and Figure 7-46) shows the outbuildings at the rear of the shops connected to the main building. A portion of the western side of the lot is fenced and a right-of-way now provides access to the rear of the property. It indicates the large outbuilding/extension to the rear of the eastern shop to be brick dwellings.

Booth & McCallum home furnishers are first advertised at 47 George Street in 1927.⁴¹ The business changed hands in around 1931 and became known as Maples Furnishing. It occupied 45 and 47 George Street.⁴² Wilks piano sale is advertised at

⁴¹ *The Cumberland Argus and Fruitgrowers Advocate*, Friday 6 May 1927, p6.

⁴² *The Cumberland Argus and Fruitgrowers Advocate*, Thursday 8 January 1931, p10.

47 George Street in 1936⁴³ and Arthur Hertford was selling leather goods from the premises in 1947⁴⁴.

A fire destroyed the Old Victoria Theatre to the east of the site in March 1939. The fire raged for two hours and resulted in the catastrophic collapse of the structure. It is noted that the contents of four shops fronting George Street were badly damaged by smoke and water although no structural damage was reported.⁴⁵ Photographs taken in the period show the large extension to the southeast corner of the building and a number of outbuildings on the eastern boundary (see Figures 7-47 and 7-48).

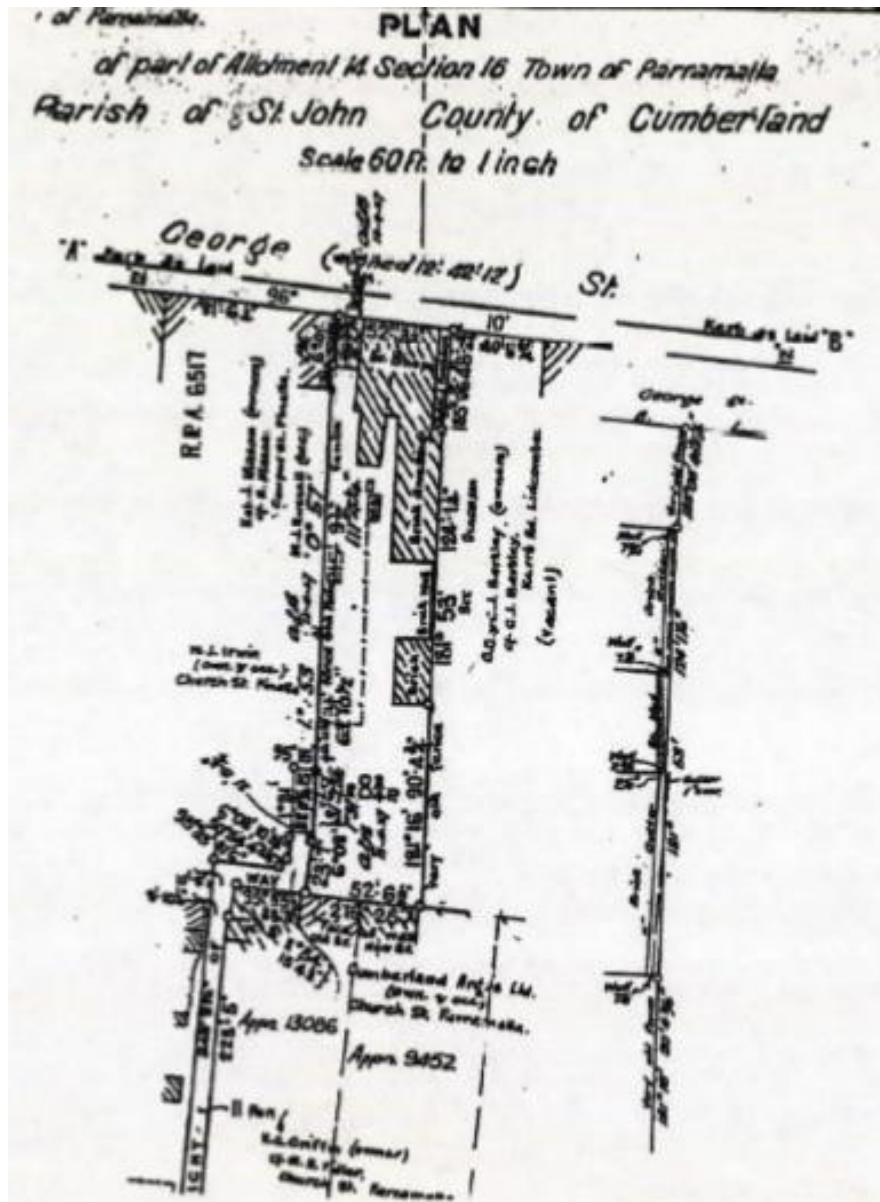


Figure 7-46 Survey plan of Allotment 14, Lot 1, 1926

Source: NSW Land Registry Services, DP 395076

⁴³ *The Cumberland Argus and Fruitgrowers Advocate*, Monday 16 November 1936, p3.

⁴⁴ *Nepean Times*, Thursday 14 August 1947, p7.

⁴⁵ "Firemen escape rain of bricks as walls collapse. Fire destroys old theatre in Parramatta. Chapter of Accidents after alarm", *Daily Telegraph*, Friday 3 March 1939, p2.



Figure 7-47 Detail of EW Searle's oblique aerial of Parramatta, c 1939/40 showing the rear of Lot 1 with two storey extension (red arrow) and outbuildings against the eastern boundary (yellow arrow)

Source: NLA



Figure 7-48 Detail from aerial photograph by Frank Hurley c1940 with site area shown dotted yellow

Source: nla.gov.au/nla.obj-160018036/view

8. Proposed development

8.1 Description of the proposal

As stated in section 2.2 of this report, the proposed development consists of four building envelopes. Building A on George Street includes a podium and tower, Building B on Church Street and Buildings C and D fronting Macquarie Street are limited to the tower envelope only. Approval for the northern and southern basement carparks and the podiums of buildings of Buildings B, C and D are included in Stage 3 CSSI Application (Figure 8-1 and Figure 8-2). Demolition of existing structures on the site and excavation of the station box and tunnel are approved under the approved Stage 1 CSSI.

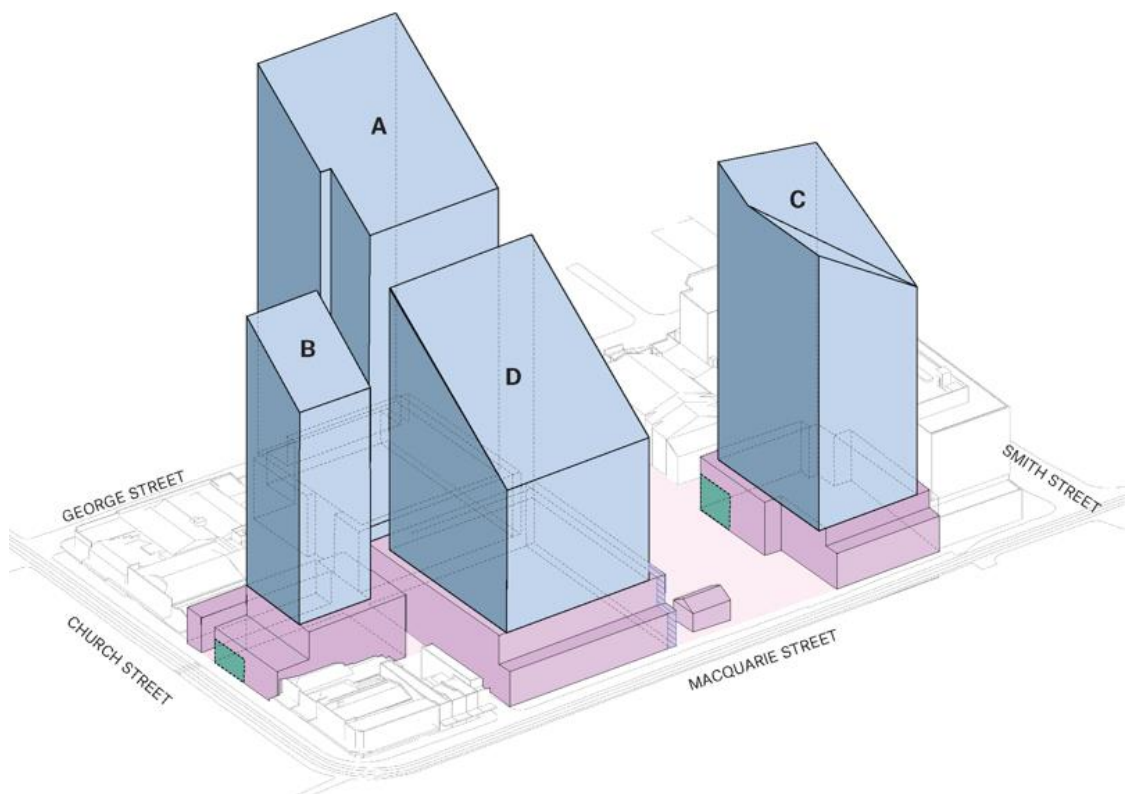


Figure 8-1 Isometric view of building envelopes A, B, C and D from the southwest. The component being assessed in this report is coloured blue

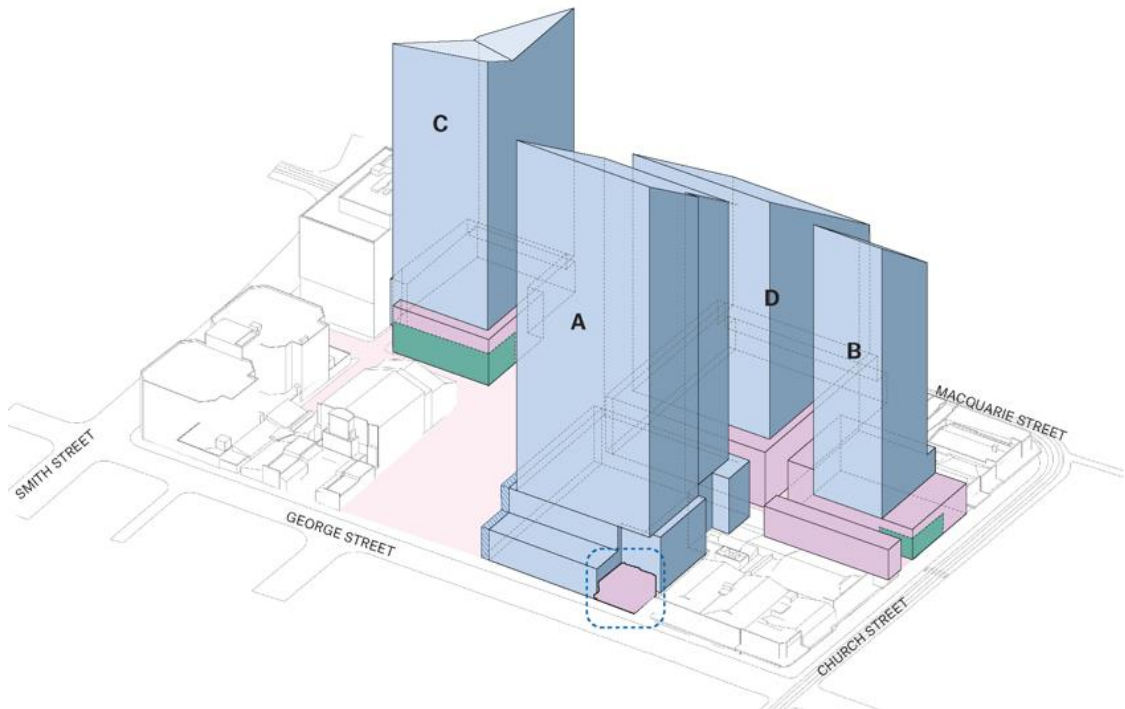


Figure 8-2 Isometric of building envelopes A, B, C and D from northwest. The component being assessed in this report is coloured blue

8.1.1 Building A (containing Shops, 41-59 George Street, I703)

This building is located within the curtilage of local heritage item I703 (Shops and potential archaeological site at 41-59 George Street (Lot 10/DP 858392). The two storey Colonial Georgian shop building at 43-47 George Street is being retained.

Access to the basement is located to the west of the retained shop building. Future development of the adjacent western site/s will enable this to become a shared vehicular and pedestrian pathway as an extension of United Lane.

The podium envelope has nil setbacks to the George Street frontage, the proposed open space to the east and future laneways to the south and west. The podium is stepped on George Street such that the upper podium aligns with the setback of the tower. The lower street frontage height has been initiated in response to view lines along George Street, although it requires further exploration during concept design to adequately address its relationship to the retained shop building. The tower envelope has a 12m set back from George Street, 3m from the east and south, and a maximum of 6m to the west. All tower setbacks adequately address the heritage context. The top of the building envelope is truncated in response to the protected solar access plane to Parramatta Square and Lancer Barracks.

The proposal does not seek approval to modify the retained shops. An indicative 4m wide heritage interface zone to the south and east of the shop building is proposed and specific design guidelines are provided to allow future development to examine opportunities for integration and adaptation of the shop building as part of the site. Concept design of the Building A podium, the heritage interface zone and works within the heritage building should be guided by a Conservation Management Plan (in progress) and overseen by an experienced heritage architect.

Future concept development will also need to respond to heritage items in the vicinity including Roxy Theatre (I00711), Civic Arcade (I704), Dr Pringles Cottage (I705), Redcoats Mess House (I00218), Shop and Office (I00278), Westpac Bank (I665) and Kia Ora (I716). A significant view corridor runs the full length of George Street to Old Government House.

8.1.2 Building B, Church Street

The site of Building B does not contain any heritage items, however, it is located directly adjacent to Horse Parapet Façade (I656) and directly opposite Telstra House (former Post Office) (I657) and HMV (former Commonwealth Bank) (I658). It is also located in the vicinity of Shops (I655), Bicentennial Square and adjoining buildings (I651), St John's Anglican Cathedral (I01805) and Former courthouse wall and sandstone cellblock (I659). A significant view corridor runs the full length of Church Street from Parramatta River to St John's Cathedral.

The building envelope is located on a podium above the Parramatta metro station western entrance. The two-part podium has a nil set back to street frontage and is divided by the proposed east-west laneway. The height of the podium is subject to further design development under the CSSI approval. The Design Guidelines appropriately indicate that the podium height should respond to the prevailing street wall height of adjacent development and also be designed as an infill building in response to its heritage context.

The tower envelope above the podium is set back from Church Street by 12m, providing an open view along Church Street towards St John Anglican Cathedral and Bicentennial Square. The top of the building envelope is truncated in response to the protected sun access plane to Parramatta Square and Lancer Barracks.

8.1.3 Building C (containing Drain (I647), 72 and 74 Macquarie Street)

The site of Building C includes a portion of local heritage item I647, Old Convict Drain, which runs through Parramatta CBD and is noted as being located under the sites at 72 and 74 Macquarie Street. The site of Building C also includes 70 Macquarie Street and a portion of the multistorey carpark bounded by Macquarie Lane and Horwood Place. (Note: Old Convict Drain is not the subject of this assessment as heritage impacts to this item are addressed under the Stage 3 CSSI Application).

Building C is also located to the rear of the State heritage registered Roxy Theatre (I00711) and is adjacent to the locally listed Kia Ora (I716). Future concept development will need to respond to these heritage buildings as well as others in the vicinity including Leigh Memorial Church (I719) on the south side of Macquarie Street.

The podium, containing the eastern station entry to the Parramatta metro station, is stepped to the Macquarie Street frontage in response to the predominant street wall height. The tower building envelope is set back from Macquarie Street by 6m and from the Roxy Theatre boundary by 15.15m, providing adequate offset from the rear wall of Roxy Theatre. The top of the building envelope is truncated in response to the protected sun access plane to Parramatta Square and Lancer Barracks.

Design Guidelines are provided to assist future concept development to respond to its heritage context. The advice of a heritage architect in the development of the concept design of the building is recommended.

8.1.4 Building D, Macquarie Street

The site does not include any local heritage items, however, it is adjacent to Kia Ora (I716) and Horse Parapet Façade (I656), although it is separated from these buildings by vehicular and pedestrian accessways. A number of heritage items are also located in the vicinity on the site, including Leigh Memorial Church (I719), Murrays' Building (I652), Centennial Memorial Clock (I654), Bicentennial Square and adjoining buildings (I651) on the southern side of Macquarie Street. To a lesser extent, Parramatta Town Hall (I650), located adjacent to Parramatta Square, is also in the vicinity.

The building envelope is located on a basement and podium subject to a CSSI approval. The upper level of the podium is set back from Macquarie Street by 6m, in line with the tower such that the street frontage responds to the predominant street wall height.

The building envelope of the tower is adequately set back from the podium edges on all faces. The top of the building envelope is truncated in response to the protected sun access plane to Parramatta Square and Lancer Barracks.

Design guidelines are provided to assist future concept development to respond to its heritage context. The advice of a heritage architect in the development of the concept design of the building is recommended.

8.1.5 Public open space and civic spine (containing Kia Ora 62-64 Macquarie Street)

This site also includes the local heritage item Kia Ora (I716) at 62-64 Macquarie Street, located within the proposed open space and civic link running from George Street through to Macquarie Street in a landscaped central plaza. The Concept SSD does not seek approval for any changes to Kia Ora. Its future conservation and adaptive reuse should be guided by the Conservation Management Plan (in progress) and the advice of specialist heritage architects.

Works to the civic spine and open space will be completed under the Stage 3 CSSI Application.

9. Heritage impact assessment

9.1 Introduction

The subject site includes three heritage places which are included in Schedule 5 of the Parramatta LEP 2011. It is also in the vicinity of a number of other local, State, National, Commonwealth and World heritage sites. The proposed development is therefore required to respond to the heritage significance of its site and setting to ensure heritage impacts are minimised in the proposed new development.

The following section provides an assessment of heritage impacts caused by the proposed building envelopes on heritage items in and within the vicinity of the site. Analysis of heritage impact is consistent with the guidelines provided in the Heritage NSW's publication, *Design in Context*. It also assesses the proposed development against the heritage objectives and provisions of the Parramatta LEP 2011 and Parramatta DCP 2011. The DCP objectives and provisions include heritage provisions contained in Section 3.5.1 of the DCP and the relevant aspects of the development of the Parramatta City Centre contained in Strategic Precincts (Section 4.3.3). The proposed development is also assessed for its impact on World, National and Commonwealth listed properties in the vicinity.

The assessment utilises the 'heritage impact' definitions based on the Heritage NSW *Materials Threshold Policy*. These have been modified to include items of local, Commonwealth and National heritage significance relevant to the context of the subject site.

Table 9-1 Materials Threshold Policy – Impact Definitions

Impact	Definition
Total loss of significance	Major adverse impacts to the extent where the place would no longer meet the criteria for listing
Adverse Impact	Major (that is, more than minor or moderate) adverse impacts. Moderate adverse impacts to the heritage significance of the item. Minor adverse impacts to heritage significance of the item.
Little to no impact	An alteration to a significant heritage item that is so minor that it is considered negligible.
Positive impact	Alterations to a significant item that enhance the ability to demonstrate its cultural heritage values

The report is limited to an evaluation of the building envelopes and the design guidelines for the proposed development. It does not evaluate the reference design which is provided as an indicative illustration of future development.

9.2 Response to design principles

The following Table 9-2 contains an assessment of the proposed development envelopes against the design principles contained in *Design in Context*.

Table 9-2 Assessment of the proposal according to Design Principles

Design in Context	Assessment
Character	The building envelopes provide volumes in which future development is able to respond to the character of the area through a design excellence approach. There are no changes to the fabric of heritage buildings requested as part of this SSDA.
Scale	The building envelopes are not out of scale with the intended future development of Parramatta. Future development will need to mediate the scale of surrounding heritage items and the tower elements through attention to perceived height and volume and manipulation of building form within the defined building envelopes.
Form	The building envelopes provide truncated forms which respond to the sun access plane. Future development within the truncated forms can provide articulation within the roofline and façades that provides a suitable response to the heritage context.
Siting	The building envelopes provide setbacks in response to the wider heritage context of Parramatta. A Conservation Management Plan is being prepared to guide the future development of Building A adjacent to Shop (43-47 George Street).
Materials/ Colour	The design guidelines provide a proposed materials palette which responds to the context of the wider site. These do not preclude the use of other materials in future design proposals.
Detailing	N/A. To be assessed in future development application

Conclusion:

The building envelopes and design guidelines provide a basis for the development of building designs which, through a design excellence approach, can adequately respond to the design principles contained in *Design in Context*. Building A is located within the curtilage of a local heritage item and all buildings are located adjacent to, or within the vicinity of heritage items. Conservation Management Plans are being prepared to guide future development and examine appropriate future definition of curtilages for both Kia Ora (I716) and Shops (I703) which are retained on the site. The advice of a qualified heritage architect should be implemented in the development of all building designs.

9.3 Parramatta Local Environment Plan 2011

The following Table 9-3 provides an assessment against the objectives contained in the Parramatta LEP 2011 (as amended 6 May 2022). The LEP provides general heritage provisions, protection of sun access to the Commonwealth heritage listed Lancer Barracks, heritage provisions for development within Parramatta City Centre and provisions for achieving design excellence in a heritage context.

Table 9-3 Assessment against Parramatta Local Environmental Plan 2011

LEP Control	Heritage Impact Assessment
<p>5.10 Heritage Conservation</p> <p>(1) Objectives</p> <p><i>The objectives of this clause are as follows—</i></p> <p>(a) <i>to conserve the environmental heritage of Parramatta,</i></p> <p>(b) <i>to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p>(c) <i>to conserve archaeological sites,</i></p> <p>(d) <i>to conserve Aboriginal objects and Aboriginal places of heritage significance.</i></p>	<p>The proposed building envelopes have setbacks and truncations responding to the surrounding heritage context. The Design Guidelines provide appropriate design principles which will allow the potential for future building design to achieve a design excellence response to its heritage context.</p>
<p>7.5 Sun Access</p> <p>(1) <i>The objective of this clause is to protect the following land from overshadowing-</i></p> <p>(b) <i>heritage items and curtilage at the Lancer Barracks and Experiment Farm.</i></p> <p>(2) <i>This clause applies to the following land-</i></p> <p>(a) <i>land shown purple on the Sun Access Protection Map</i></p> <p>(3) <i>Development consent must not be granted for development on land to which this clause applies if a building resulting from the development will create additional overshadowing, on 21 June in any year, on the land shown with blue hatching on the Sun Access Protection Map during the following times—</i></p> <p>(c) <i>for the Lancer Barracks site—between midday and 2pm,</i></p> <p>(5) <i>A building resulting from development is taken to create additional overshadowing if the amount of overshadowing on the land after the development is carried out, during the period specified in subclause (3) or (4) as the case requires, will be greater than the amount of overshadowing on the land immediately before the commencement of this clause.</i></p>	<p>The proposed building envelopes are located on land shaded purple on the Sun Access Protection Map. The proposed building envelopes will not create additional overshadowing on 21 June on Lancer Barracks between midday and 2pm on the Commonwealth heritage listed Lancer Barracks.</p>

LEP Control	Heritage Impact Assessment
<p>Division 5</p> <p><i>Provisions for Parramatta City Centre other than “Area A”(Special Provisions Area Map)</i></p> <p>7.20 Managing heritage impacts</p> <p><i>(1) The objective of this clause is to ensure development in Parramatta City Centre—</i></p> <p><i>(a) relates appropriately to heritage items and heritage conservation areas, and</i></p> <p><i>(b) responds positively to the heritage fabric of the area, the street and surrounding areas.</i></p> <p><i>(2) This clause applies to development involving the erection of a building on the following land—</i></p> <p><i>(a) land on which a heritage item is located,</i></p> <p><i>(b) land in a heritage conservation area,</i></p> <p><i>(c) land adjacent to land referred to in paragraph (a) or (b).</i></p> <p><i>(3) Development consent must not be granted to development to which this clause applies unless the consent authority has considered the following—</i></p> <p><i>(a) the extent to which the carrying out of the development is likely to affect the heritage significance of the relevant heritage item or heritage conservation area,</i></p> <p><i>(b) a heritage impact statement,</i></p> <p><i>(c) if the development involves a lot amalgamation, which includes a lot that contains, or is adjacent to, a heritage item—</i></p> <p><i>a heritage conservation management plan that identifies whether—</i></p> <p><i>(i) further lot amalgamations will be required to support the development of the land, while retaining the heritage significance of the heritage item, and</i></p> <p><i>(ii) the significance of the heritage item has been prioritised in the amalgamation of the lots.</i></p>	<p>The site of the proposed development is located in the Parramatta City Centre and includes two heritage items. The site is adjacent to land which contains heritage items and is in an area containing significant heritage fabric.</p> <p>The proposed building envelopes allow for future development to be designed to relate appropriately to heritage items on the site, adjacent to the site and within the surrounding area.</p> <p>Future design development for Building A which is located within the curtilage of Parramatta LEP heritage item I703 will require the guidance of the Conservation Management Plan (in progress) and the advice of a specialist heritage architect.</p> <p>The advice of a heritage architect will also be required for development within the building envelopes of Building B, C and D. This application does not consider lot amalgamation or subdivision.</p>
<p>7.11 Design Excellence</p> <p><i>(2) In considering whether development exhibits design excellence, the consent authority must consider the following—</i></p> <p><i>(d) how the development addresses the following—</i></p> <p><i>(iii) heritage and archaeological issues and streetscape constraints or opportunities,</i></p> <p><i>(vi) street frontage heights,</i></p> <p><i>(vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity</i></p>	<p>The advice of a specialist heritage architect should be provided for future detailed design. Building podiums should respond to adjacent street frontage heights through façade modelling or decoration which responds to parapet heights and façade modelling (eg string courses, window heads and sills, etc) established on adjacent heritage buildings.</p> <p>The archaeological potential of the site is managed through SSI-10038.</p> <p>Overshadowing and solar access are addressed in section 9.6 and 9.7 of this report.</p>

9.4 Parramatta Development Control Plan 2011

The following section provides an assessment against the objectives and controls contained in the Parramatta DCP 2011. Compliance with the DCP provisions is not a requirement of the SSDA, however, the DCP provides detailed guidelines for development of, and within the vicinity of, heritage items which illustrate the standard of design response expected by the community. Only provisions relevant to this proposal are included. Text from the DCP is shown in italics.

9.4.1 DCP heritage provisions

The Table 9-4 provides an assessment of heritage impact against the Parramatta DCP 2011 heritage provisions.

Table 9-4 Parramatta Development Control Plan 2011 – Heritage Provisions

DCP Control – Heritage 3.5.1	Heritage Impact Assessment
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.	
Subdivision Pattern	
C.2 Maintain the historical pattern of subdivision.	The proposed building envelopes align to the regular street-fronting subdivision pattern.
C.3 Where development is proposed that adjoins a heritage item identified in the Parramatta LEP 2011, the building height and setbacks must have regard to and respect the value of that heritage item and its setting.	Adjacent heritage items include Horse Parapet Façade (I656) which is adjacent to the tower envelopes of Building B and D. The building envelopes of Building B and D provide adequate setback to respond to the adjacent heritage item. Kia Ora (I716) and Shops (I703) are located within the development site. There is no proposed development within the curtilage of Kia Ora. Building A is within the curtilage of Shops (I703), however, no changes are proposed to the heritage building as part of this application. Design Guidelines are provided to inform future development in the heritage context.
Existing Buildings	
C.4 Retain all buildings and structures that explain the history of the area and contribute to its significance.	The proposed development is located on a site where heritage items Kia Ora (I716) and Shops (I703) are retained. The proposal does not seek approval for alterations to these items. This will be subject of future development approvals and will be guided by future Conservation Management Plans.
New Buildings	

DCP Control – Heritage 3.5.1

Heritage Impact Assessment

C.11 New buildings will need to respect and acknowledge the existing historic townscape of Parramatta so that new and old can benefit from each other.

The Concept SSD proposes building envelopes with heights, setbacks and truncations accompanied by Design Guidelines such that future detailed design can respond to the context of the historic townscape of Parramatta.

Building A is located within the curtilage of Shops (I703) but does not propose any changes to the remnant heritage building as part of this application. The Design Guidelines and indicative heritage interface zone provide adequate guidance for future design which will be further instructed by the Conservation Management Plan for the heritage item (in progress). The materials palette proposed in the design guidelines responds to the materiality of the heritage item.

The Design Guidelines also provide guidance for the detailed design of future buildings within building envelopes B, C and D. Contemporary design should achieve design excellence in this setting. The proposal does not seek approval for any proposed development within the curtilage of Kia Ora (I716).

C.12 Applicants need to concentrate on getting the height, siting, shape and materials right so that new buildings will blend with old areas without imitation of period details, including consideration of:

- the height of the new building compared to those nearby- the new building should be no higher than the majority of the buildings in its vicinity*
- the setback of the new building from the street and from its side and rear boundaries and as compared to its neighbours on either side*
- whether the building has a similar shape in a street of hipped or gable roof, in a street of commercial buildings, a parapet roof might help the new building fit better with its neighbours*
- whether the building materials of the new building complement those nearby - most houses in Parramatta are of brick or weatherboard so bagged and painted brick walls might not be suitable for new buildings nearby.*

The building envelopes provide suitable height within the context of the future vision for development in Parramatta. The tower envelopes are appropriately sited with adequate setbacks and orientation to the street. They provide adequate volume in which future development can respond to the heritage context of Parramatta through a design excellence approach.

The Design Guidelines have presented a range of suitable colours and materials however this palette could be expanded upon in future concept development to explore the ground/sky relationship as an integral component of Designing with Country.

The truncated form which responds to the solar access plane allows for the development of interesting roof forms which will contribute to the Parramatta City skyline.

DCP Control – Heritage 3.5.1

C.19 A new building near an important heritage item, such as a church or hall (which might also be a local landmark) needs to be carefully designed. It must not try to copy the heritage item or compete with it for attention. It is best if the new building fits in with the character of the surrounding neighbourhood, leaving the heritage item to stand alone.

Heritage Impact Assessment

The sites of Building B and D are located adjacent to the local heritage landmark Horse Parapet Façade (I656). Building C and D are also located adjacent to the curtilage of Kia Ora (I716) which is located within the site and opposite Leigh Memorial Church (I719). Leigh Memorial Church is a prominent building on Macquarie Street and the retention of Kia Ora as part of the Civic Link will increase its prominence within the city centre. Building C is located at the rear of prominent State heritage item Roxy Theatre, however, it is not located adjacent to its prominent façade which fronts George Street. Building A is located within the curtilage of Shops (I703), which whilst not a prominent landmark due to its location in the street and its diminutive size is a distinctive heritage building.

This application seeks approval for the tower envelopes of Building B, C and D which are setback and above the height of the adjacent heritage items such that there is limited direct visual interface. Future buildings within the tower envelopes should produce a fine-grained vertical emphasis in response to the heritage context.

The application seeks approval for Building A which is located within the curtilage of Shops (I703). The Design guidelines provide adequate guidance for new development and a heritage interface zone to manage the relationship between the new and existing buildings. Concept development of within the heritage interface zone should be further guided by the Conservation Management Plan for Shops (in progress) and the advice of an experienced heritage architect.

DCP Control – Heritage 3.5.1	Heritage Impact Assessment
<i>C.20 A new building in a street of old buildings needs to follow the same front and side setbacks as the old buildings. It should be of a similar scale and shape and be built of materials which fit in with those already in the street.</i>	<p>Building B is located in Church Street which consists of predominantly old buildings with consistent scale and setback whereas Macquarie and George Street contain heritage buildings of a variety of form and site placement.</p> <p>As the new commercial buildings are a different building type to the heritage items, it is not considered appropriate that they try to replicate scale, shape and materials but, rather, provide a counterpoint which allows the heritage items to retain their distinctive character. It is, however, important that the future buildings respond to the heritage context established by strong parapet lines, façade rhythm and modulation. Future building designers should manipulate materials, form, scale and setback in order to achieve a design excellence response in the heritage context.</p> <p>Whilst the Design Guidelines provide overall design guidance for new development, all concept development should be guided by an experienced heritage architect. Any proposed changes to the Shops should be guided by the Conservation Management Plan.</p>

9.4.2 Parramatta City Centre strategic precinct heritage provisions

The site is located within the Strategic Precinct of the Parramatta City Centre, for which the Parramatta DCP 2011 provides the relevant objectives and controls set out in Table 9-5.

Table 9-5 Strategic Precincts 4.3.3 Parramatta City Centre

DCP Control – Strategic Precincts 4.3.3 Heritage impact assessment
<p>Objective</p> <p>To provide for the conservation and interpretation of Parramatta's heritage.</p>
<p>4.3.3.1 Building Form</p> <p>Objectives</p> <p>O.1 To establish appropriate scale, dimensions, form and separation of buildings;</p> <p>O.2 Achieve active street frontages with good physical and visual connections between buildings and the street;</p> <p>O.3 Define the public street so that it provides spaces that are legible, safe, comfortable, functional and attractive;</p> <p>O.4 Ensure building depth, bulk and separation allows for view sharing and protects amenity, daylight penetration and privacy between adjoining developments;</p> <p>O.5 Achieve an articulation and finish of building exteriors that contributes to a high quality and sustainable urban environment;</p> <p>O.6 Protect and provide visual connections to the Parramatta River and parkland.</p>
<p>Building to street alignment and street setbacks</p>

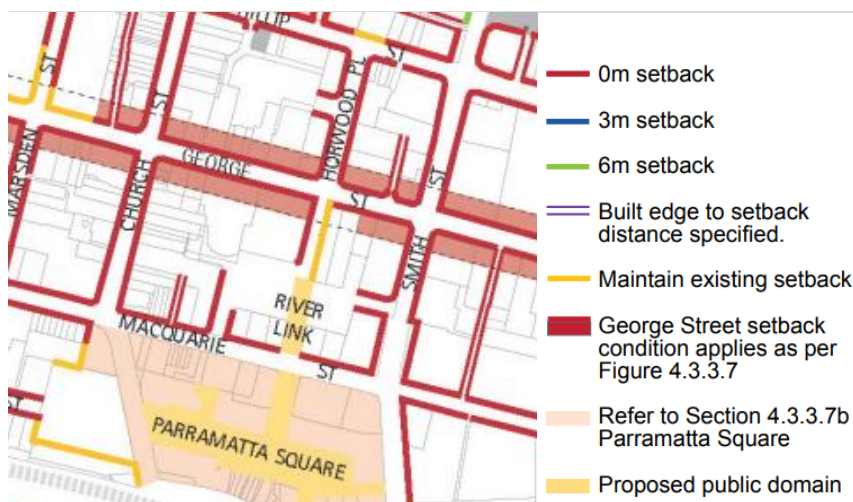
DCP Control – Strategic Precincts 4.3.3 Heritage impact assessment

Objectives

- O.1 To provide street edges which reinforce, improve or support the hierarchy and character of specific city streets and lanes.
- O.2 To ensure there are consistent street frontages with buildings having common alignments.
- O.3 To present appropriate design responses to nearby development that complement the streetscape.
- O.4 To create a clear transition between public and private space.
- O.5 To assist in achieving visual privacy to apartments from the street.
- O.6 To allow for street landscape character, where appropriate.

Controls

- | | |
|---|--|
| C.1 Comply with the street building alignment and front setbacks specified in Figures 4.3.3.1.1 and 4.3.3.1.2 | The podiums comply with the building alignment shown in DCP Figure 4.3.3.1.1. The podium portion of Buildings B, C and D are to be developed under the Stage 3 CSSI Application. |
|---|--|



Extract from Fig 4.3.3.1.1 Building Alignment and Front Setbacks (to streets, public domain and watercourses). Note: Site specific controls contained in Section 4.3.3.7 City Centre Special Areas (PDCP)

Note: 4.3.3.1.2 pertains to river setbacks and this is not applicable to this site.

- | | |
|---|--|
| C.2 Building alignments and setbacks should also respond to important elements of the nearby context including public spaces and heritage buildings, monuments and landscape elements, in order to complement the streetscape. In some places, this may require greater building setbacks than those specified in Figure 4.3.3.1.1. | The building alignments are not increased to respond to adjacent heritage items, although the tower components have adequate setbacks and the nil setback on George Street is maintained. Design Guidelines and heritage interface zones are provided to for future design to adequately respond to the heritage context. The advice of an experienced heritage architect should be maintained for all future development. |
|---|--|

Street and river frontages and upper-level setbacks

Objectives

- O.1 To strengthen the urban form of the city centre with consistent street wall heights.
- O.2 To achieve comfortable street and riverfront environments for pedestrians in terms of daylight, scale, sense of enclosure and wind mitigation as well as a healthy environment for street trees.
- O.3 To enhance the distinctive character of streets within Parramatta city centre.
- O.4 To reinterpret the historic 200 foot (60m) wide alignment of George Street of the original Georgian town plan for Parramatta.

Controls

DCP Control – Strategic Precincts 4.3.3 Heritage impact assessment

C.1 Buildings must comply with the relevant street and river frontage heights and upper-level setbacks as shown on Figures 4.3.3.1.3 - 4.3.3.1.11. Podium heights must not exceed both the number of storeys and the height in metres.

Church Street upper-level setback (DCP Figure 4.3.3.1.4 indicates a street setback of 18m. The proposal is not consistent with this requirement and proposes a setback of 12m. This setback is consistent with the Draft Parramatta City Centre DCP 2021 ('Draft DCP') and provides adequate setback to maintain the historic view corridor along Church Street

Macquarie Street upper-level setbacks (DCP Figure 4.3.3.1.6 indicates a street setback of 6m. The proposal is consistent with this requirement.

George Street upper-level setback (DCP Figure 4.3.3.1.7) of 20m. The proposal is not consistent with this requirement and proposes a street setback of 12m. This setback is consistent with the Draft DCP and provides adequate setback to maintain the historic view corridor along George Street.

C.2 The street frontage height that applies to a shared lane is the same as that of the closest street frontage height the lane connects to. In instances where the lane connects to two or more streets, the higher street frontage height applies (to a maximum of 26 metres).

The indicative street frontage height to the shared laneway of United Lane and the proposed new alignment of Horwood Place, as required by the DCP, is 14m with the podium constructed to the lot line.

The street frontage heights of podium A will be consistent with the Draft DCP.

C.3 In George Street, the upper level building setback at the street frontage is required to be 20 metres to interpret the historic alignment of this street. The podium is to have a street frontage height of 4 storeys/14 metres on a nil setback to George Street or alternatively a publicly accessible forecourt is to be provided for the full extent of the 20metres building setback. Refer to Figure 4.3.3.1.7.

The upper-level building envelope setback to George Street is 12m and will be consistent with the Draft DCP.

Sun Access to Public Spaces

Objectives

- O.1 To allow sunlight access to new and existing significant public spaces in the city centre.
- O.2 To provide for an appropriate transition in building heights from key public spaces.
- O.3 To provide well scaled enclosure to the significant public spaces.

Controls

C.1 All new buildings and additions or alterations to existing buildings are to comply with the following sun access plane control established for the Lancer Barracks site and Jubilee Park, irrespective of the existing height of nearby buildings.

The proposed building envelopes comply with the sun access plane to Lancer Barracks.

4.3.3.4 Views and View Corridors

DCP Control – Strategic Precincts 4.3.3 Heritage impact assessment

Objectives

O.1 To maintain and enhance views from the city centre to significant heritage or natural features.



Controls

C.1 Views shown in Figure 4.3.3.4 (included above) are to be protected in the planning and design of development. The site is subject to historic views 3, 5 and 7. These views are assessed in the Visual Impact Assessment.

9.5 Heritage NSW impact assessment criteria

The following assessment of the proposal in Table 9-6 follows the guidelines for Statements of Heritage Impact prepared by the NSW Heritage Office and included in the NSW Heritage Manual. The guidelines provide for a broad assessment of impacts which may result from development of and within the vicinity of heritage items. Whilst the presentation of building envelopes does not explore many of these impacts in detail, a consideration of potential impacts allows for the development of guidelines for the detailed design of future development.

Text provided in italics is taken directly from the Heritage Office Guidelines. Only criteria relevant to the planning proposal are included.

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

The building envelopes have setbacks and truncations in response to the heritage context the site. The design guidelines provide broad guidance for the development of designs within the building envelopes where future design can demonstrate a unique response to the site context and the adjacency of heritage buildings through a design excellence approach.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

The building envelopes could detrimentally impact the heritage significance of heritage items within the site and within the vicinity of the site due to the significant change in density of development on the site within the rich heritage context of Parramatta. This is particularly the case with buildings A, B and D which include, or are located directly adjacent to, important local heritage items. Future development has the potential to create significant additional overshadowing of State and locally listed heritage items.

Whilst the increased density is aligned with the future vision for Parramatta, mitigation measures have been proposed for each building envelope to reduce potential impacts.

Table 9-6 Heritage NSW impact assessment criteria

Proposed Change to Heritage Item	Discussion
<p><i>Change of use</i></p> <ul style="list-style-type: none"> <i>Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been implemented? If not, why not?</i> <i>Does the existing use contribute to the significance of the heritage item?</i> <i>Why does the use need to be changed?</i> <i>What changes to the fabric are required as a result of the change of use?</i> <i>What changes to the site are required as a result of the change of use?</i> 	<p>No approval for change of use is sought in this application. Future adaptive reuse to Kia Ora (I716) and Shops (I703) will be guided by Conservation Management Plans and the advice of an experienced heritage consultant.</p>

Proposed Change to Heritage Item	Discussion
<p><i>New development adjacent to a heritage item</i></p> <ul style="list-style-type: none"> <i>How is the impact of the new development on the heritage significance of the item or area to be minimised?</i> <i>Why is the new development required to be adjacent to a heritage item?</i> <i>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</i> <i>How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</i> <i>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</i> <i>Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?</i> <i>Will the additions visually dominate the heritage item? How has this been minimised?</i> <i>Will the public, and users of the item, still be able to view and appreciate its significance?</i> 	<p>Development within the proposed building envelopes forms part of the new vision for the development of the Parramatta Civic Precinct. The potential impact of future development within the proposed building envelopes is minimised through the provision of volumes, setbacks and design guidelines in which future buildings can respond to the heritage context.</p> <p>The building envelopes are necessarily at a different scale to the heritage items and have the potential to visually dominate the built form and adversely impact an appreciation of the significance of the items. These impacts will be minimised through the completion of Conservation Management Plans which address development of, and adjacent to, the heritage buildings and through the implementation of advice from suitably experienced heritage architects. New buildings should be entirely contemporary in design such that they promote and enhance the unique character of the heritage buildings. The buildings should achieve design excellence.</p> <p>The currently defined curtilages of the heritage items are lot boundary curtilages resulting from various subdivisions and amalgamations. The current curtilages do not necessarily represent the historic land holding or that required to conserve the significance of the heritage items. The future Conservation Management Plans for Kia Ora (I716) and Shops (I703) will determine appropriate heritage curtilages to be retained around the heritage items.</p> <p>Potential archaeological deposits will be managed through an Archaeological Excavation and Research Design report and forms a condition of approval for SSI10038.</p>

9.6 Impact on Places of World, National and Commonwealth Heritage Significance

9.6.1 Lancer Barracks and Lancer Barracks Precinct

Lancer Barracks and Lancer Barracks Precinct are listed on the Commonwealth Heritage List (CHL) and protected by the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)* as historic places owned or controlled by the Australian Government.

The proposal is located outside of the Commonwealth land and does not impact any significant views to or from the land. It is therefore unlikely to have any significant impact on the land as a result of direct and indirect impacts due to views and a referral under the EPBC Act 1999 will not be required in this regard.

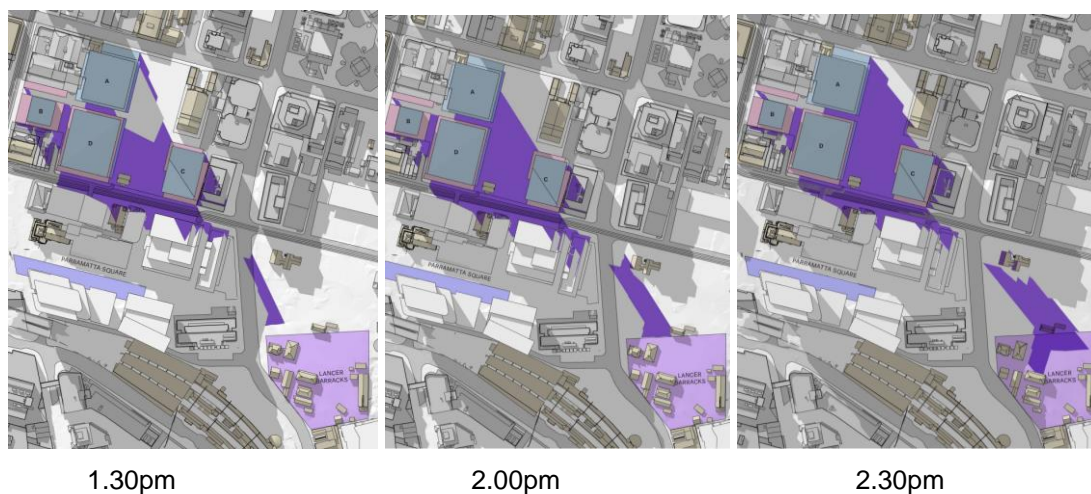


Figure 9-1 Diagrams showing the progress of shadow over Lancer Barracks Precinct from 1.30pm to 2.30pm on 21 June

Source: BatesSmart, 2022

Whilst the Building C envelope is within the sun access plane as defined in the Parramatta DCP 2011, the shadow of the building envelope of Building C casts a shadow which travels over the northern portion of the Lancer Barracks Precinct from around 2.30pm on 21 June (Figure 9-1). The Building C envelope is compliant with the DCP sun access plane which provides protection to the Lancer Barracks site between 12pm and 2pm on 22 June. The post-2.00pm shadow does not fall over the main parade ground or over any buildings within the site and is consistent with the intent of control to restrict further overshadowing over the site during the middle of the day.

Conclusion:

The proposal is unlikely to cause a significant impact on views to or from the Lancer Barracks Precinct and the additional overshadowing is unlikely to have a significant impact on the land. The proposal will not require a referral under the EPBC Act.

9.6.2 Old Government House and Domain

Old Government House and Domain (OGHD), O'Connell Street, Parramatta is included in the National Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999*. It is also included in the UNESCO World Heritage List as one of 11 properties making up the serial listing of Australian Convict Sites. The subject development site is not located within the gazetted area of the listings. It is however located in the World Heritage Buffer Zone (Figure 9-2).

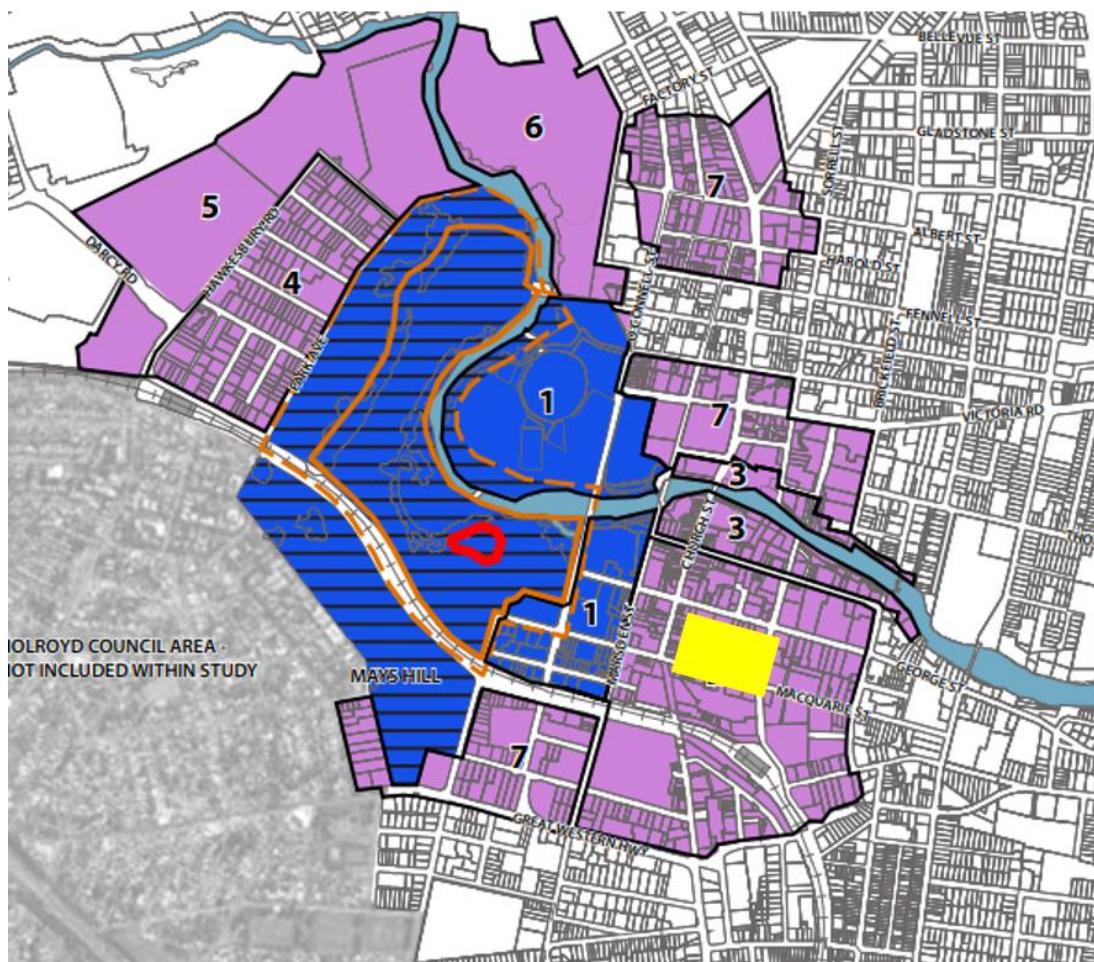


Figure 9-2 Extract of Technical Report's precinct plan with the location of the subject site highlighted yellow. The plan shows highly sensitive development areas (blue) and sensitive development areas (pink)

Source: Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values. Technical Report, 2012, p.87

The self-assessment process for this proposal includes an assessment of the impact of the proposed development against the Future Development Guidelines contained in *Development of Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values, Technical Report (2012)* prepared by the Commonwealth Department of Sustainability, Environment, Water, Population and Communities in collaboration with the NSW Department of Planning and Parramatta City Council. The Technical Report documents and describes important views and settings with regards to the World and National heritage listed values of Old Government House and Domain. It divides the area in the vicinity of Old Government House and Domain into precincts providing development guidelines for each precinct. Through this, it illustrates areas highly sensitive to development where development will or is likely to have a 'significant impact' and sensitive areas where development may have some impact but not have a 'significant impact'.

The proposed development is located within an area identified in the Technical Report as being sensitive to development, however, the report also states that development in this area is not likely to have a 'significant impact'. Located within Precinct 2: City Central (See Figure **Error! Reference source not found.**8-5), the site of the proposal is provided with "Desirable Future Development Guidelines". Failure to meet the desirable guidelines will not automatically trigger an assessment under the EPBC Act 1999, however, the guidelines have been developed to respond to the World Heritage Committee's recommendations and concerns regarding impacts on the integrity of the site from encroaching development.

Assessment Against the Development Guidelines of The Technical Report

The following Desirable Guidelines for Future Development, shown italicised in Table 9-7, are contained in *Development in Parramatta City and the Impact on Old Government House and Domain's World and National Listed Heritage Values: Technical Report, 2012*. The proposed development (action) has been assessed against these guidelines.

Table 9-7 Assessment against Technical Report development guidelines

Desirable future development guidelines	Impact assessment
<p><i>A5 The most intensive development should be contained within the city central precinct to ensure that the city buildings do not visually dominate the skyline over a broad area. This can be achieved by:</i></p> <p><i>A5.1 ensuring that the tallest buildings within Parramatta are located within the City Central Precinct; and</i></p> <p><i>A5.2 ensuring that there is a distinctive height edge to the city centre, particularly at Phillip Street.</i></p>	<p>The proposal is located in the Central City Precinct so that building do not visually dominate the skyline over a broad area. Whilst there is significant increase in height proposed on this site, the proposed height is lower than much of the central city area and is compliant with the proposed LEP controls on the site protecting overshadowing of neighbouring areas.</p>
<p><i>B6 New development should strengthen the visual connection between the OGHD and the city, when viewed from the Domain, including by improving the legibility of the central city and its buildings (refer to Important Views 1 and 5). This may be achieved by:</i></p> <p><i>B6.1 ensuring that towers are well proportioned, with a visually interesting top, and an elevation that enhances the skyline; and,</i></p> <p><i>B6.2 introducing upper-level setbacks to allow for view sharing from, and between, buildings; and</i></p> <p><i>B6.3 ensuring buildings are designed to the highest contemporary architectural standards.</i></p>	<p>The buildings are located in Important Views 1, 5, 8 and 12 as assessed in Table 9-8 of this report.</p> <p>The building envelopes allow for the development of visually interesting tops and elevations which will enhance the city skyline.</p> <p>The truncated tops of the building envelopes allow for the introduction of upper-level setbacks.</p> <p>Future development within the building envelopes will be required to achieve design excellence.</p>

Desirable future development guidelines	Impact assessment
<p><i>B7 New development in George Street should strengthen and frame the vista along the street and further reinforce the formal Georgian town plan. This concept is outlined within the City Centre DCP and includes:</i></p> <p><i>B7.1 consistent setbacks (including consistent front setbacks at street level); and</i></p> <p><i>B7.2 no building facade clutter (including signage), particularly below first floor level is also desirable</i></p>	<p>The proposed building envelope setback along George Street is not consistent with the current City Centre DCP requirements contained in Parramatta DCP 2011 but will be consistent with the requirements for the site once gazetted. It does reinforce the formal Georgian town plan and frames the vista along George Street.</p> <p>Design guidelines are included which provide guidance for the future building design. The advice of an experienced heritage architect is recommended.</p>
<p><i>B8 New development throughout the city centre area should reinforce the formal layout of the Georgian town plan with:</i></p> <p><i>B8.1 consistent setbacks (including continuous front setbacks at street level); and impact on the unfolding view along George Street to OGHD.</i></p> <p><i>B8.2 orientation of buildings towards the street grid.</i></p>	<p>The proposed development reinforces the formal layout of the Georgian town plan. The proposed building envelope setbacks are consistent at street level and do not impact on the unfolding view along George Street to OGHD.</p> <p>The proposed building envelopes are located with an orientation towards the street grid.</p>

Assessment of Impact on Significant Views

The vision for future development of the Central City Precinct contained within the Technical Report is as follows:

Intensive development will be contained within this precinct, with distinctive 'edges' at the railway line and Phillip Street to improve the legibility of the city centre when viewed from the OGHD, and to ensure that built form, when viewed from the Domain, does not visually dominate the skyline over a broad area.

The assessment of impact on views from OGHD is guided by the defined views contained in the Technical Report. The proposed development is located within an area of highly significant views 1, 5, 8 and 12, detailed in Figure 9-3 to Figure 9-7 and assessed in Table 9-8 to Table 9-11. Views 1 and 5 are 'area to area' views or panoramic views, from a general area to a wide area or a general view from one to another. View 8 is a point to area view and View 12 is an unfolding view. The proposed *action* is in the middle ground (within 1.5km from the observer) of views 1, 5, 8 and occurs in the unfolding view 12.

The assessment has determined the proposal is unlikely to cause a significant impact on any of the views defined in the Technical Report and will not require an EPBC Act referral.

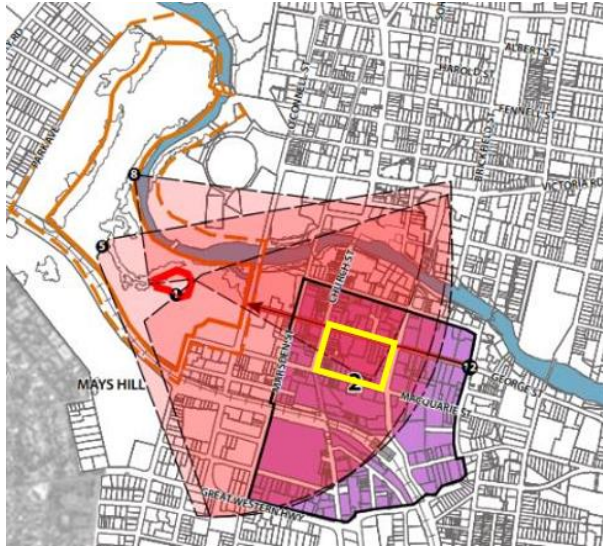


Figure 9-3 Extract of plan showing important views with subject site outlined yellow

Source: Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values. Technical Report, 2012, p.93

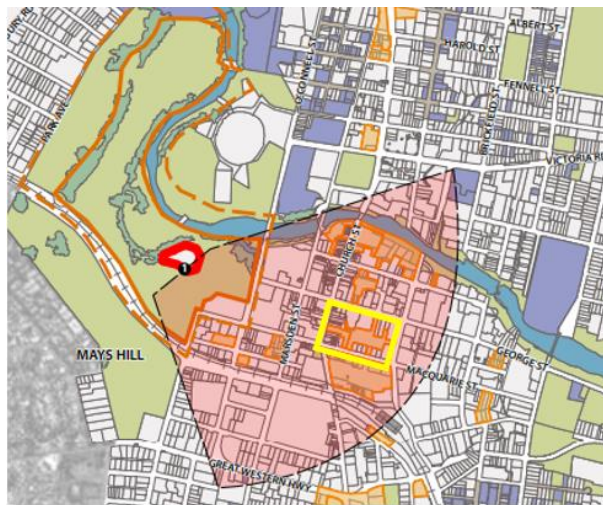


Figure 9-4 Plan showing View 1: Old Government House towards the City with the subject site outlined yellow

Source: Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values. Technical Report, 2012, p.44

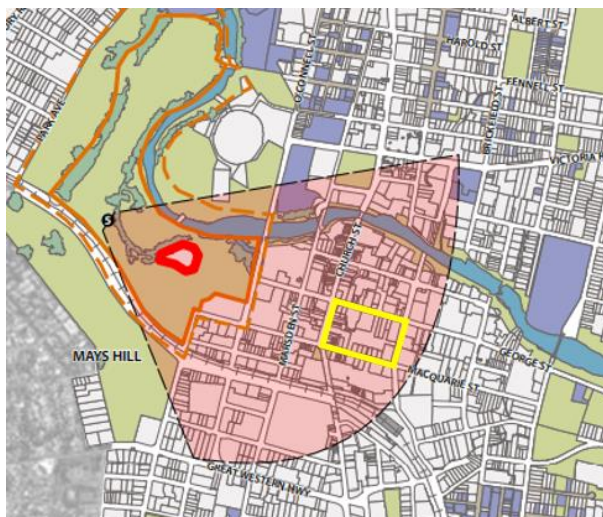


Figure 9-5 Plan showing View 5: Bath House Area to City with the subject site outlined yellow

Source: Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values. Technical Report, 2012, p.61



Figure 9-6 Plan showing View 8: Parramatta River Views with the subject site outlined yellow

Source: Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values. Technical Report, 2012, p.54

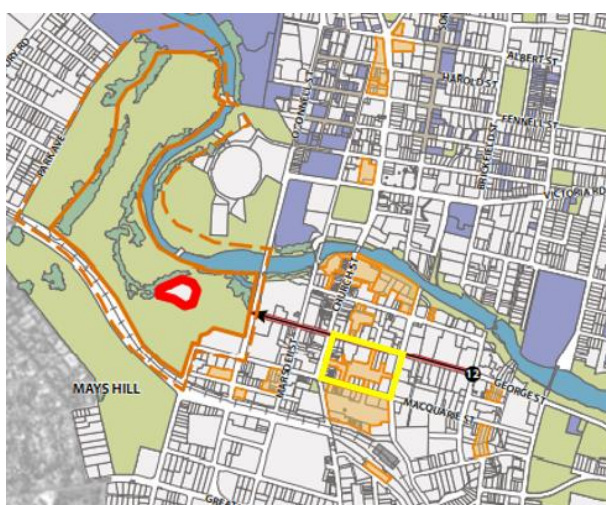


Figure 9-7 Plan showing View 12: George Street with the subject site outlined yellow

Source: Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values. Technical Report, 2012, p.68

Table 9-8 Assessment of impact on significant views – View 1 - OGH towards the City

Details	
Viewing Location	Lawns to east and south of OGH
Direction / type of view	East and south east / Area to area view
Description of View (middle ground)	Middle ground: City buildings which are largely screened by trees, except for the Commonwealth building, and to a lesser extent RSL building. To the south east, a number of buildings are visible through the trees.
Physical Components	Land slopes gently down towards city. Belt of mixed trees. Mown lawn and pathways. City buildings partly screened by trees, park furniture (railings bollards etc). Gatehouse just visible through trees. Not enclosed.
Experiential/Sensory components	Tree line partially obscured built form; Commonwealth building is prominent.
Aesthetic Considerations	Composition: Area to area view taking in a broad panorama of the city from the lawns within the Domain. Visual Quality: moderate visual quality of the city of Parramatta against a parkland setting. Rarity: rare within a regional context, similar views are available from other locations.

Details	
Values Significance	HIGH: Multilayered elements visible including the layout of pathways. Relationship with the alignment of George Street, Macquarie Street and Hunter Street. Sense of landscape setting in the foreground of the views and through the juxtaposition of city and parkland.
Urban Design / Park management notes	Lack of connection between city and domain, George Street loses any sense of formal connection with existing pathway arrangements within the park.
Impact assessment	The subject site is located in the centre of View 1 and future development has the potential to contribute to the definition of the city skyline as viewed from Old Government House. The building envelopes are aligned to the street grid and provided with adequate setbacks to allow views through the taller site elements along major streets to be retained.

Table 9-9 Assessment of impact on significant views – View 5 - Bath House Area to City

Details	
Viewing location	Bath house area
Direction / type of view	East and south east / Area to area view
Description of View (middle ground)	Foreground/Middle ground: Views of city buildings are partly screened by mature eucalypts and other tree species Views terminate at city development.
Physical components	Land falls towards city with a ridge lying to the east which is vegetated in the distance. Treed parkland to south and city development to SE. Historic features: OGH and surrounds, bathhouse, Redoubt site, Observatory site, Gov Macquarie Carriageway Drive to OGH. Not enclosed.
Experiential/Sensory components	OGH dwarfed by city views. Relatively unattractive view of OGH.
Aesthetic Considerations	Composition: Poor composition of scattered elements and visual clutter from street furniture/roadways. Visual quality: collection of landscape features offers interest to the viewer. Rarity: One off view.
Values Significance	HIGH: Strong layering of landscape elements including the bath house, the Redoubt and Observatory. Strong sense of the relationship between OGH and Parramatta and the general landscape setting.
Urban Design/Park Management notes	Car parking, cluttered signage and furniture dominates views in the foreground. OGH elevational treatment when viewed from the rear is poor. Park edge to south bleeds into the city, there is a lack of enclosure and definition between park and beyond.
Impact assessment	The subject site is located in the centre of View 5 and future development has the potential to contribute to the definition of the city skyline as viewed from the Bath House. The building envelopes are aligned to the street grid and provided with adequate setbacks to allow views through the taller site elements along major streets to be retained.

Table 9-10 Assessment of impact on significant views – View 8 -Parramatta River Views

Details	
Viewing location	Unfolding views along Parramatta River from road along west side of river (Byrnes Ave). Starting at point west of Old Kings Oval (a), to point further south ((b), to point near Noller Bridge (c) (below OGH)
Direction / type of view	Southeast then east, point to area view
Description of View (Point B)	Point b) Reduced foreground vegetation providing some framing of view. River in foreground with medium size trees and shrubs in manicured lawns. Large city building (Commonwealth building on O'Connell St) prominent above horizon, this building dwarfs OGH. Overall, moderate aesthetic characteristics adversely affected by large city building.
Physical components	Land sloping to river. Mature native and exotic trees and shrubs; introduced grass lawns. The river is a prominent with its reflective surface. OGH is major heritage feature. Bridge and city buildings prominent from c). Integrity apparent at point a) but less so at b) and c) due particularly to intrusion of modern buildings. Strong sense of enclosure at a) and to limited extent at b).
Experiential/Sensory components	Strong sense of place, particularly from a). Highly picturesque setting
Aesthetic Considerations	Composition: picture postcard views available from point a with OGH as a landmark feature, views are well balanced. Visual quality: high visual quality of context of OGH against the city. Rarity: one off sequence of views
Values Significance	HIGH Strong layering of landscape elements including the river, partial views towards Old Government Farm, exotic plantings and OGH which sits within a dominant location. Evocative of the Macquarie period although tree cover is now greater.
Urban Design/Park Management notes	Trees obscure views at location a), potential to open views towards OGH from location b)
Impact assessment	The subject site is located at the northern side of viewing cone B. The building envelopes are beyond the defined boundary of viewing cones A and C. Proposed development of the site will reinforce the strong city skyline when viewed from OGH and Domain.

Table 9-11 Assessment of impact on significant views – View 12 - George Street

Details	
Viewing location	George Street
Direction / Angle of view	West to north west / Point to point view
Description of View	<p>Unfolding view.</p> <p>Immediate foreground and foreground: road and footpaths, traffic, ad hoc collection of medium height buildings. Mature trees on right beyond Marsden St soften the approach to the Gatehouse and park.</p> <p>Middle ground: Gatehouse is a very strong visual element from about Marsden St. Mature trees around the Gatehouse also a strong element. OGH and Parramatta Park are not visible except for the group of large trees near the gatehouse. The view through the gates into the OGH is limited by the 'avenue' of pin oaks and other trees.</p>
Physical components	Flat ground. Vegetation and structures as above. Tudor-style Gatehouse built in 1885 - regarded as an iconic landmark in Parramatta - is only heritage feature. Enclosure: partly framed by buildings and some trees
Experiential/Sensory components	Provides sense of history (Gatehouse) and of park beyond. No sense of colonial period.
Aesthetic Considerations	<p>Composition: point to point view framed by buildings/ streetscape.</p> <p>Visual quality: Low with potential to improve, gatehouse forms a visual feature.</p> <p>Rarity: rare, one-off view</p>
Values Significance	<p>HIGH:</p> <p>No views through the Gatehouse to OGH</p>
Urban Design/Park Management notes	Consider tree removal within the domain to open up views towards OGH. O'Connell Street creates a strong severance between the park and the City, improve connection through urban design treatment. Visual clutter along George St dominates views in the foreground.
Impact assessment	The proposed building envelope of Building A is located adjacent to George Street. Future development within the building envelope has the potential to contribute to the framing of views along George Street to OGH and Domain.

9.7 Summary of potential impacts on heritage items and heritage items in the vicinity

Overshadowing of heritage items in the vicinity is consistent with that examined as part of Planning Proposal for Parramatta CBD, 1 July 2021 which refers to the findings of numerous heritage studies conducted of the Parramatta CBD which specifically address increased FSR and overshadowing. Parramatta LEP Amendment No.56 provides sun-plane controls for the site which provide solar access protection for Lancer Barracks as assessed in section 9.6.1 of this report. Whilst increased density and height within the CBD will cast additional overshadowing on heritage items in the vicinity of the site, these impacts have been shown to be acceptable to both City of Parramatta and Department of Planning and Environment due to the gazettal of amendments to the Parramatta LEP in May 2022.

Similarly, views to and from heritage items in the vicinity will be impacted by new development in the Parramatta CBD as a result of increased density and height across the area. Significant views such as those assessed in Tables 9-8 to 9-11 are not adversely impacted by the proposal.

10. Conclusion

The proposal requests approval for four building envelopes within the block bounded by Macquarie, Smith, George and Church Streets, Parramatta. Building A is a podium and tower, Building B, C and D are for towers only. The towers are located on top of podiums that are subject to a separate SSI approval.

The site is in the historic town centre of Parramatta, in the vicinity of many heritage items. It also contains three heritage items. The context of heritage places within this area has been subject to substantial and ongoing change. The proposed building envelopes and accompanying design guidelines respond to the broad heritage context through podium alignment and tower setbacks which allow open views along streets, and truncation of tower envelopes to respond to solar access planes. The overall proposal provides the opportunity for future building designs to respond to the heritage context and heritage buildings on, or adjacent to, the development sites through a design excellence process.

Building A is located within the curtilage of heritage item Shops (I703) in George Street. The Design Guidelines provide for a heritage interface zone to the east and south of the retained Shops which, along with specific guidelines, adequately mitigates direct impacts and provides guidance for future development to sensitively respond to its heritage context. A Conservation Management Plan for the retained heritage building is being developed to guide future development of the retained building and further inform development of within the heritage interface zone.

The building envelopes allow for future development which will have the potential to cause additional overshadowing of heritage items located from the southwest to the southeast of the site and within the site. In most cases the overshadowing is minimal and will have minor or little to no impact. The development height proposed is within the sun access plane provided by the Parramatta LEP protecting Lancer Barracks.

Future development within the building envelopes is likely to be visible from heritage items within the CBD including being located within significant views from Old Government House and Domain. Whilst the building envelopes do not cause a significant impact on the relevant values of those views, future development within the envelopes will be required to respond to significant views.

The Convict Drain (I647) which intersects the southeast corner of the site will be managed in accordance with an Archaeological Research Design for the site under CSSI approvals.

Interpretation of the site will be in accordance with the Sydney Metro West Heritage Interpretation Strategy under CSSI approvals.

Recommendations

The following mitigation measures are provided to guide future development:

- Engage a suitably qualified heritage architect in the development of future building design of new buildings and the adaptive reuse of the heritage structures
- The Conservation Management Plans being prepared for Shops (I703) and Kia Ora (I716) are required to be implemented in planning and development of future development proposals on the subject sites.

