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**Statement of Heritage Impact
Parramatta West Public School,
Parramatta, NSW
Local Heritage Place**

**Prepared for NSW Department of Education
June 2018**

Documentation control

Revision	Description	Issue date	Prepared by	Reviewed by
A	Statement of Heritage Impact final draft for comment	15.09.2017	SM	MS
B	Statement of Heritage Impact Final	28.09.2017	SM	MS
C	Statement of Heritage Impact Final (revised after SEARs)	28.03.2018	SM	MS
D	Statement of Heritage Impact Final	15.06.2018	SM	MS

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1.0 Authorship

This report has been prepared by Salman Muhammad, Heritage Consultant at Conrad Gargett and Michael Scott, Senior Heritage Architect and Senior Associate at Conrad Gargett.

Salman Muhammad holds M.Sc. in Conservation of Monuments and Sites from University of Leuven, Belgium (2004-06). He has an experience of over 18 years in heritage conservation in Australia, United Arab Emirates, Belgium, Pakistan and Tajikistan. He is a conservation architect by training and was associated for six years (2010-16) with Tourism and Culture Authority (TCA) in Abu Dhabi, UAE and eleven years (1999-2010) with the Geneva based Aga Khan Trust for Culture (AKTC) in conservation, planning, management, documentation and inventory of built heritage in Pakistan and Tajikistan. As part of heritage conservation trainings he attended ICCROM's courses in Norway (2006), Italy (2007) and Japan (2009). He is a regular presenter in ICOMOS CIPA symposiums and co-authored papers on the conservation and documentation of cultural heritage.

Michael Scott's Conservation Architecture qualifications are based on experience with highly regarded Conservation Architects and Heritage teams since the mid-1980s, including:

- Robert Riddel Architects – 1986 till 1992 and 2006 till 2012
- Brisbane City Council Heritage Unit under the leadership of Laurie Jones – 1992 till 2002
- Conrad Gargett still working with Robert Riddel, from 2012 on.

During these thirty plus years working in the area of Conservation Architecture, Michael has prepared documentation and reports for the full spectrum of conservation architectural work and enjoys a good working relationship with heritage and planning assessment officers at State and Local Government levels in south east Queensland.

Michael was working in the BCC Heritage Unit when Character and Heritage controls were introduced into the Planning Scheme in the 1990s, grappled with their complexities and had a hand in shaping their resolution.

Michael has sat on Brisbane City Council's Independent Design Advisory Panel for Heritage issues, was Toowoomba Regional Council Heritage Advisor from 2011 till 2016 and provides Heritage advice to Queensland State Government and Brisbane City Council as a pre-qualified Heritage services provider.

2.0 Introduction & project overview

2.1 Introduction

This Statement of Heritage Impact (SOHI) has been prepared in response to a State Significant Development (SSD) proposal and assesses its impact on the heritage buildings on the Parramatta West Public School site located in Parramatta, NSW (**Figure 1**). The subject site is located at Railway Street, Parramatta West, NSW on Lot 407, DP 729082; Lot 2, DP 1113697. The main entry to the school is from Railway Street the north. The site is bordered by Franklin Street to the east, Auburn Street to the south and houses to the west. Playground of the school is situated across Railway Street to the north.

The school is listed as a single heritage item in Schedule 5 - environment heritage - of the Holroyd Local Environmental Plan (HLEP 2013) of Holroyd City Council (**Figure 5**). The school site comprises school buildings of varying sizes built at different times. The significant heritage buildings on the subject site are 1887 building F and 1937 infant school building E (**Figures 1 & 6**).

The development proposal includes building 20 new permanent teaching spaces on the northern school ground across Railway Street from the main school site. 9 existing demountable structures within the school site will be removed (**Figure 6**). Additionally, internal alterations of the existing administration building B and building D have also been proposed on the existing south site of school (**Figure 2**). No works are proposed to the two significant heritage buildings at the school site.

This SOHI has been prepared to best conservation architecture practice, following the guiding principles of Australia ICOMOS Burra Charter and the relevant NSW Heritage Office and Department of Urban Affairs & Planning guideline 'Statements of Heritage Impact' (1996, revised 2002). This report summarises the heritage values of the subject site, describes the proposal and assesses the impacts of the proposal on the heritage values of the Place. This assessment includes reference to the heritage conservation regulations of the City Council described in the *Holroyd Local Environmental Plan* (HLEP 2013). Under the HLEP 2013, any development on heritage sites and heritage conservation areas identified in schedule 5 of HLEP 2013 should be assessed to retain the heritage significance.

2.2 Planning considerations for the subject site

The site of Parramatta West Public School has one listed local Heritage Item which is listed as item I13 on the schedule 5 of Environmental Heritage of Holroyd Local Environmental Plan (HLEP) 2013 (**figure 4**). The subject site is included in the R2 (Low Density Residential) and is not zoned as J in height of the building map (**figures 2 & 3**).

Any development activity on the subject site requires prior planning approval from the Cumberland City Council.

2.3 Methodology

This SOHI has been prepared to best conservation architecture practice, following the guiding principles of Australia ICOMOS Burra Charter and the relevant NSW Heritage Office and Department of Urban Affairs & Planning guideline 'Statements of Heritage Impact' (1996, revised 2002). This report summarises the heritage values of the subject site, describes the proposal and assesses the impacts of the proposal on the heritage values of the Place.

As the heritage item on the subject site is included on the *Holroyd Local Environmental Plan 2013* (HLEP) as local heritage item this assessment includes reference to the local heritage regulations in that plan. Under the HLEP 2013, any development on listed heritage items and heritage conservation areas identified in schedule 5 of HLEP 2013 should be assessed to retain the heritage significance and in detail comply with the following provisions:

- Clause 5.10 (Heritage Conservation) of Holroyd Local Environmental Plan (LEP) 2013
- Part H (Specific controls for development in the vicinity of a heritage item) on heritage conservation of Holroyd Development Control Plan 2013 (HDCP)

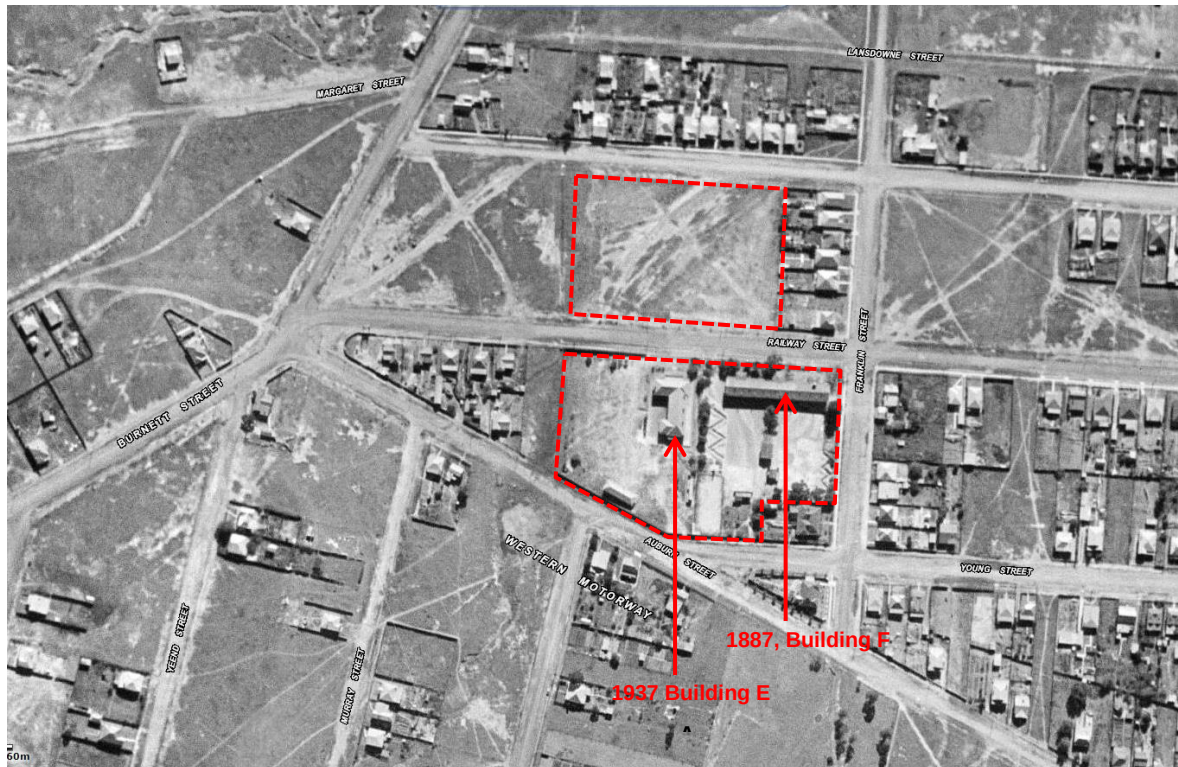


Figure 1: 1943 aerial photograph of the subject site (with heavy outline) and its surrounding context. Note that building E (administration) and building F (general learning) are visible. (Source: NSW Gov.)



Figure 2: Aerial image showing the Parramatta West Public School boundary (with heavy outline) and its surrounding context (Source: NSW Gov.)

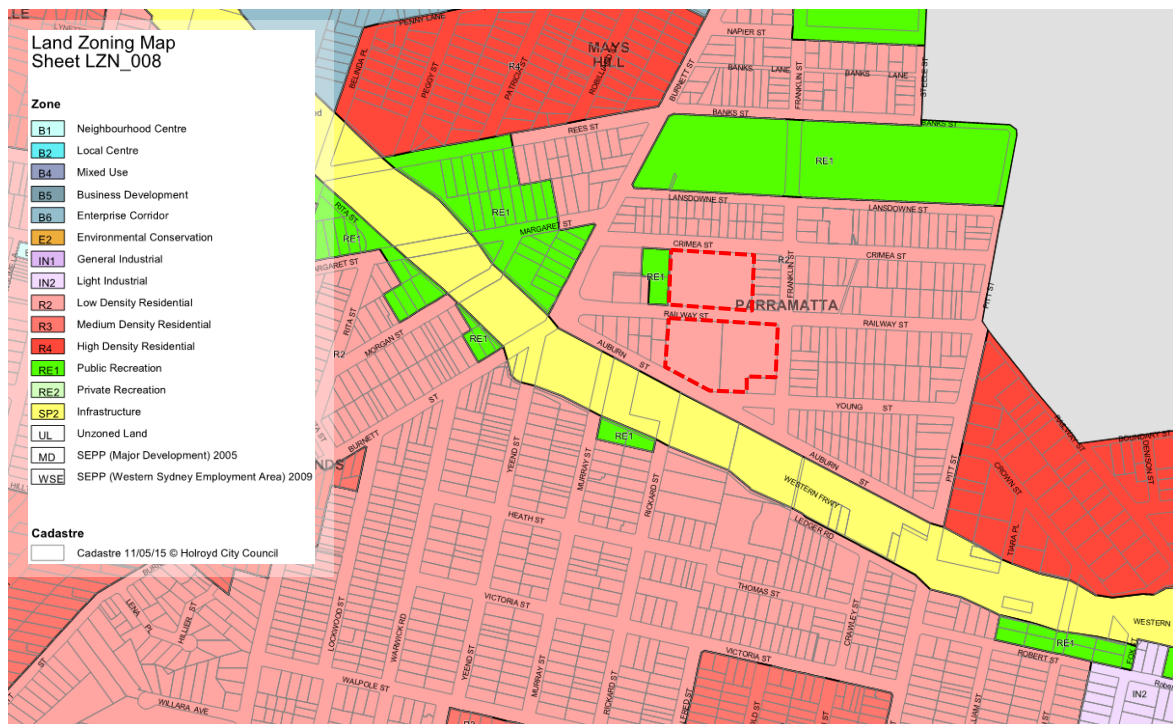


Figure 3: Zoning map for the immediate area showing the subject site – with heavy outline. Note that the subject site is zoned R2 (Low Density Residential). (Source: NSW Government, Holroyd City Council)



Figure 4: Height of building map for the immediate area showing the subject site - with heavy outline. Note that the subject site is included in J zone. (Source: NSW Government, Holroyd City Council)

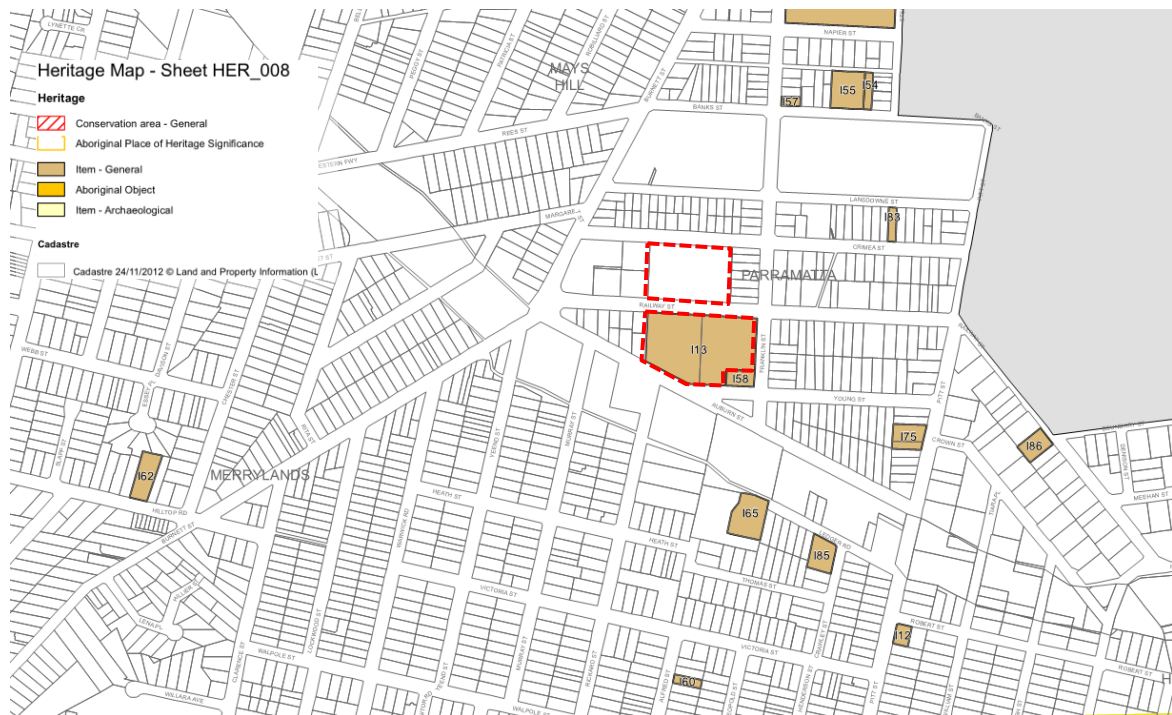


Figure 5: Heritage map for the immediate area showing the subject site – with heavy outline (I13). (Source: NSW Government, Holroyd City Council)



Figure 6: Aerial image showing the significant listed heritage buildings (highlighted and labelled) at the subject site. (Source: Nearmap/Conrad Gargett)

3.0 Understanding the heritage place

3.1 Brief history and description of the subject site

The following description on history of the history of **Parramatta West Public School** is provided by the Holroyd City Council:

Original block is single storeyed with gable roof with a lower hipped roof wings (of brick and weatherboard) attached to the Railway Street façade. A rendered masonry plaque with "PUBLIC SCHOOL 1887" inscribed sits between two chimney-like elements on the roof and fronts Railway Street. Windows generally are 2x2 pane double-hung sashes to the Franklin Street end with casements used in early 20th century additions along Railway Street frontage.

Located on former government land known as the "Police Paddock" surveyed for subdivision in 1857. Land resumed 1884 for "Pitt Row" Public School which opened in 1888 (1887 on building). Early buildings date from this period. Name changed to Parramatta West in 1937.

3.2 Photographic Survey

BUILDING F (1887, General Learning)



Figures 7 & 8: North-eastern corner of building E (left) and the chimney (right) with the construction date. (Source: Conrad Gargett)



Figures 9 & 10: Corner of building F showing the south and east facades (left) and the verandah on the south of building F (right) (Source: Conrad Gargett)



Figures 11, 12 & 13: Internal views of building F showing window towards south (left), timber board ceiling and decorative timber beam (middle) and fireplace (right). (Source: Conrad Gargett)

BUILDING E (1937, Infant School)



Figures 14 & 15: North façade of 1927 building E from the Railway Street (left) and construction date on the main entrance (right). (Source: Conrad Gargett)



Figures 16 & 17: East façade (left) and the north-western corner (right) of building E. (Source: Conrad Gargett)



Figures 17, 18 & 19: Internal views of entrance corridor with bi-folding classroom door (left), door and windows to corridor (middle) and fireplace (right) and window of a classroom towards east in building E. (Source: Conrad Gargett)

PHOTOGRAPHS OF PROPOSED BUILDING SITE

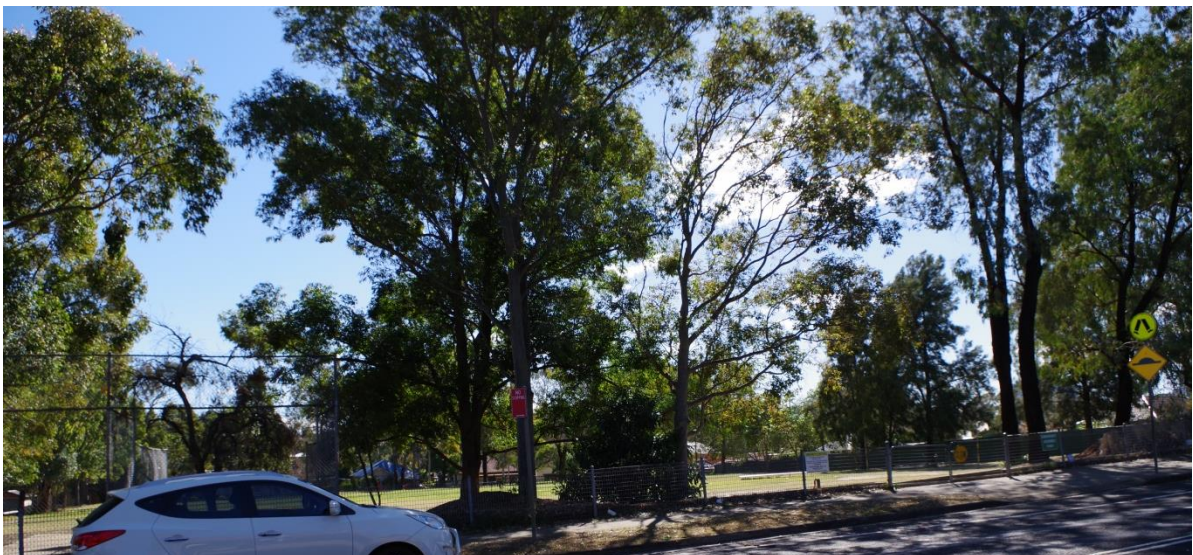


Figure 20: A general view of the proposed site for new development looking north from Railway Street with mature trees fronting the site. (Source: Conrad Gargett)

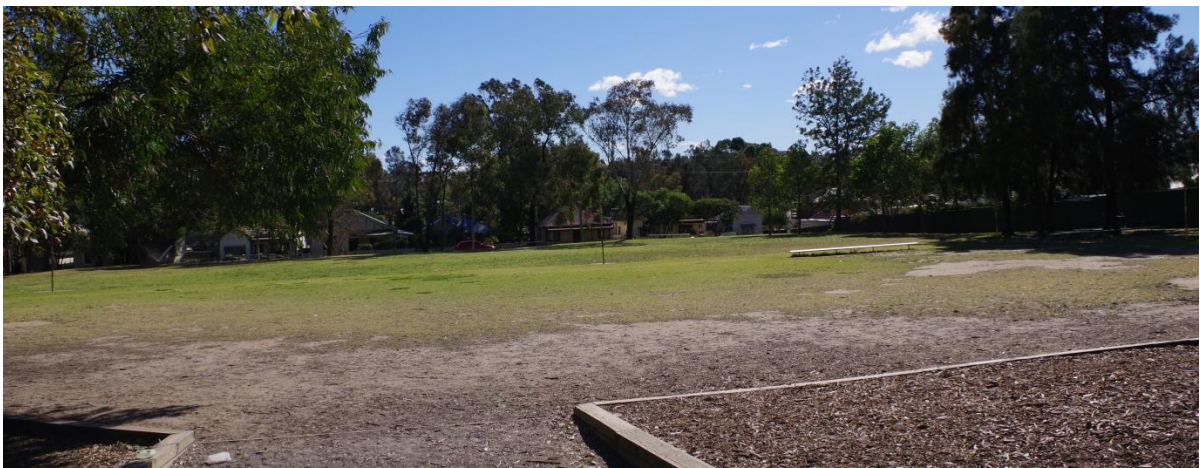


Figure 21: A general view into the proposed site of new building looking north from Railway Street with mature trees on the edges of the playground. (Source: Conrad Gargett)



Figure 22: A general view into the western half of the playground next to the proposed site of new building. Looking northwest from Railway Street with mature trees on the edges. (Source: Conrad Gargett)

3.2 Cultural heritage significance of the site

The following extract of the Statement of Significance of **Parramatta West Public School** is provided by the Holroyd City Council:

The Parramatta West Public School has local and regional historic and social significance arising from its role as one of the early schools in the area. Having served the local community as a public school since 1887 the school provides direct evidence of contemporary population settlement patterns, demographic makeup and government education policies. It also serves as a reminder of the strong development relationship, particularly in the 19th and early 20th centuries, between the north-eastern areas of Holroyd and the adjacent early settlement of Parramatta. The largely intact original building, together with its early additions, also has historic and aesthetic significance as a good, if modest, representative example of a Late Victorian suburban school.

4.0 Proposed work to the heritage place

4.1 Proposal

The scope of the new development on the subject site includes the following:

- The proposed site for new development was carefully selected on the school playground on the opposite side of Railway Street from the main school site which will provide various functions in three blocks (**Figures 20 - 23**).
- Eastern half of the playground has been proposed for building the new school blocks (**Figure 23**).
- New development includes 10 new permanent teaching spaces in a double-storey building, communal hall with allied facilities in a single storey building and administration, staff and homebases in another double storey building (**Figure 24**).
- Internal alterations of existing administration building B and communal hall D have also been proposed on the south site of the school (**Figure 25**). The existing communal hall will be refurbished into two home bases and the existing administration building will be refurbished and will retain some administration facilities and will allow for two more home bases.
- 9 existing demountable structures within the existing school site will be removed (**Figure 23**).
- In total, 20 new permanent teaching spaces would be provided as part of this development.
- No works are proposed to the two significant heritage buildings (E and F) at the school site.
- The overall height of the proposed buildings is within the limits of council's guideline in LEP (**Figure 4**).
- The location of the proposed new school buildings would not impact the settings and views into the existing school site. This would also help in retain the character of Railway Street to which both heritage buildings (E & F) have frontages (**Figure 23**).
- New building and the provision of main access and ramps to the proposed building from Crimea and Railway Streets would require removal of 26 non-significant small and mature trees in the close proximity of the building.

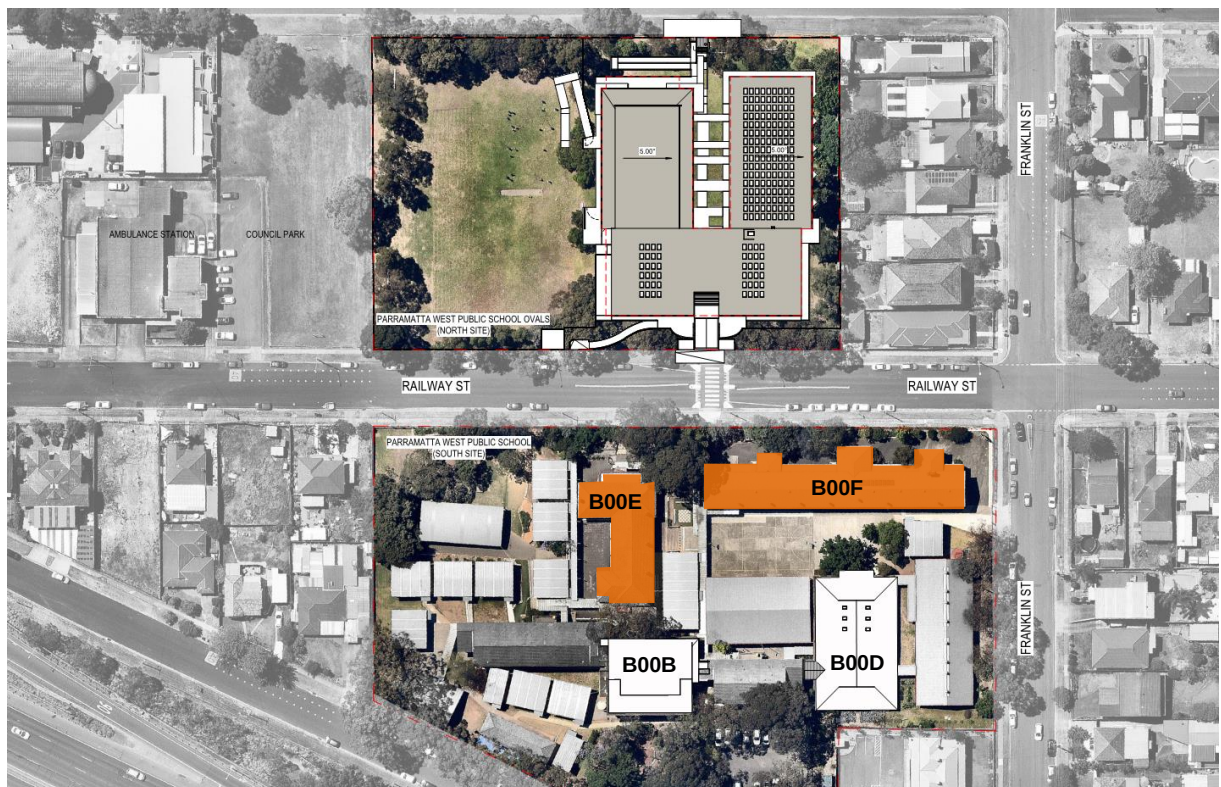


Figure 23: Proposed site plan with new school building on the northern playground. Heritage buildings of the school on south side are highlighted and labelled. (**Source:** Conrad Gargett)



Figure 24: Proposed ground floor plan of new school building. (Source: Conrad Gargett)

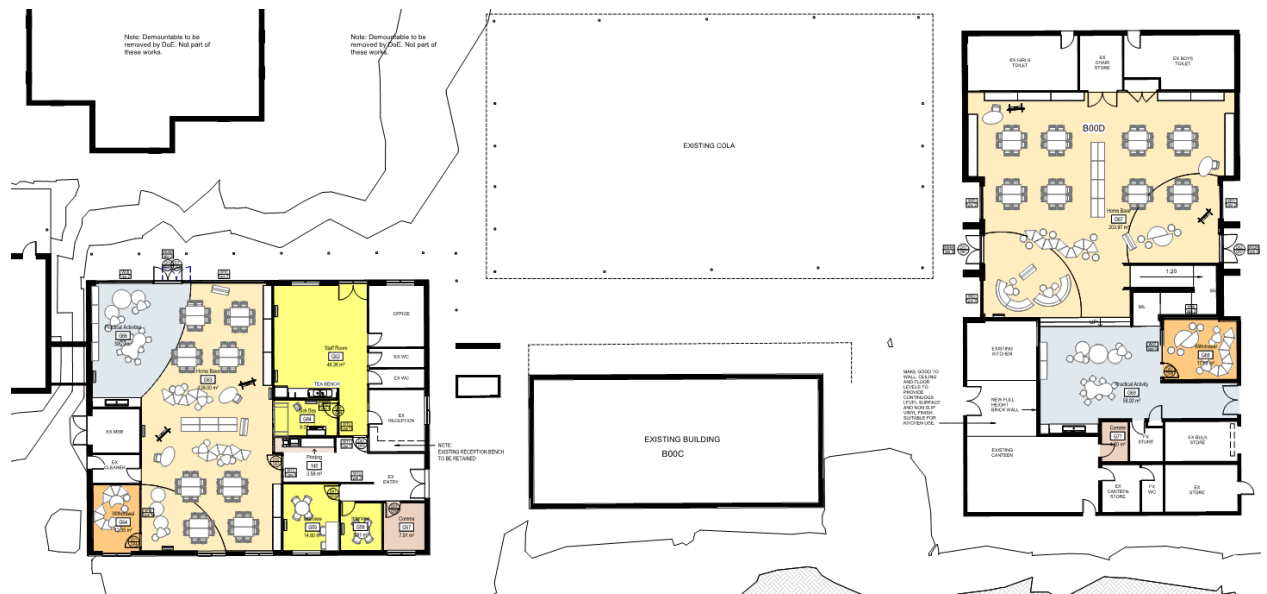


Figure 25: Proposed ground floor plan of admin block B (left) and communal hall D (right) showing the proposed internal refurbishments. (Source: Conrad Gargett)

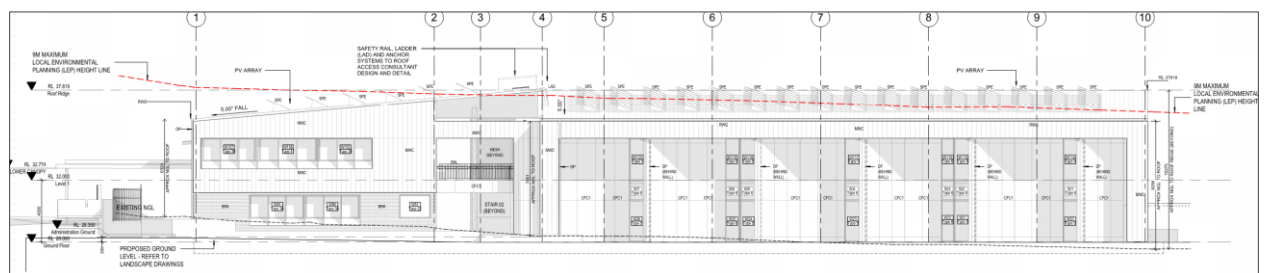


Figure 26: Proposed east elevation of the new school building. (Source: Conrad Gargett)

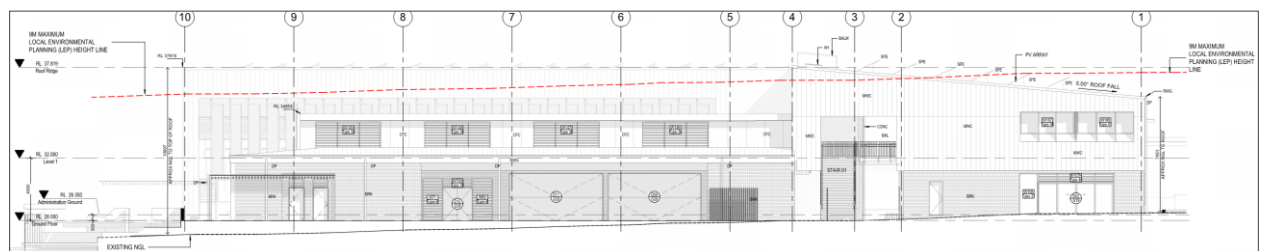


Figure 27: Proposed west elevation of the new school building. (Source: Conrad Gargett)



Figure 28: Proposed south elevation of the new school building. (Source: Conrad Gargett)

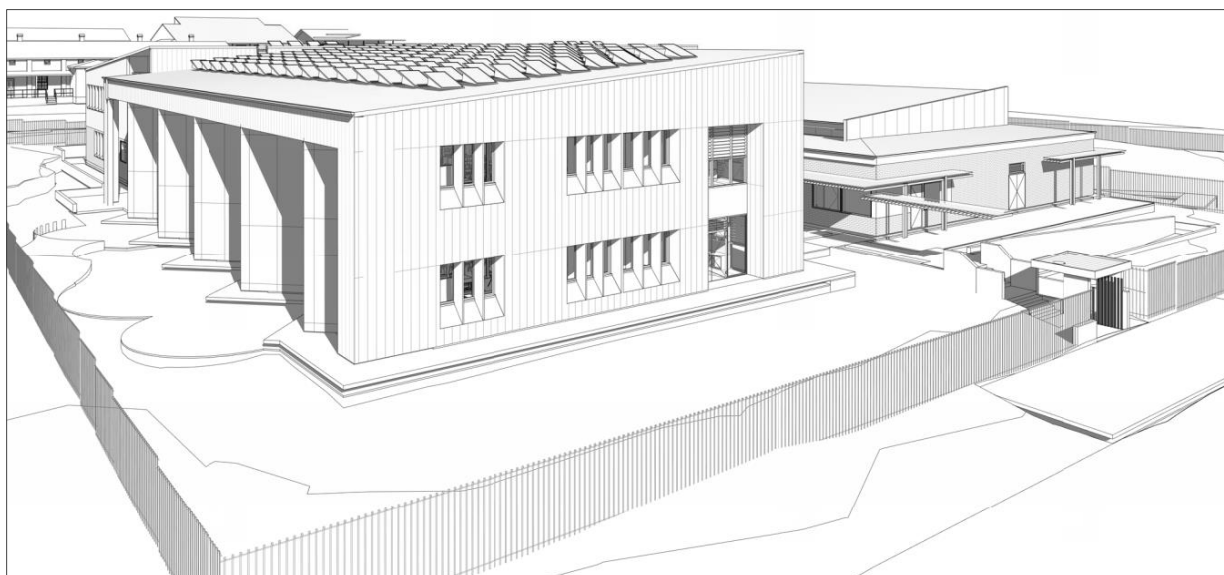


Figure 29: 3D perspective view of the proposed school building – north-eastern view. (Source: Conrad Gargett)

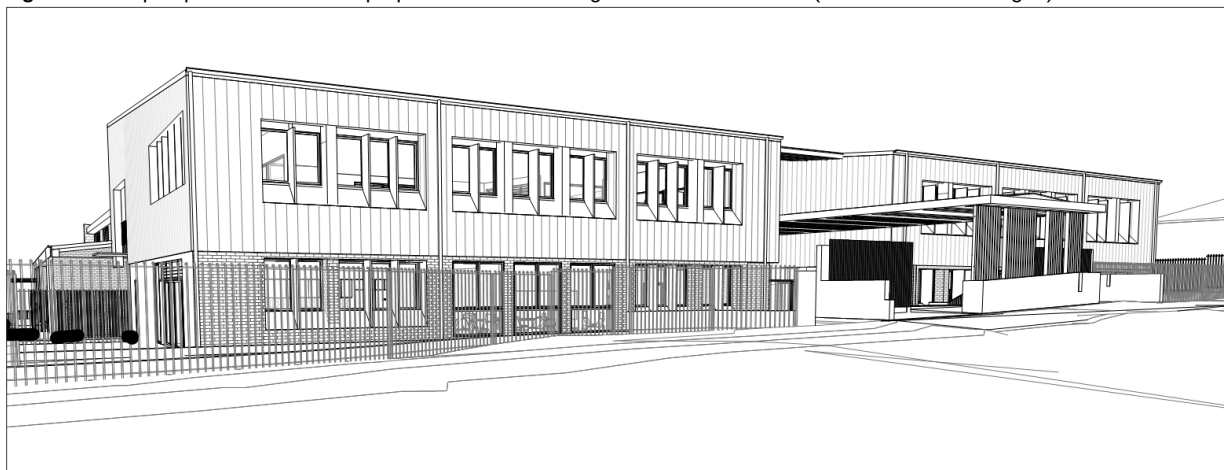


Figure 30: 3D perspective of the proposed new building – view from Railway Street. (Source: Conrad Gargett)

5.0 Assessment of heritage impact

5.1 Assessment against the Local Environment Plan 2013 (LEP) and the heritage conservation controls of Holroyd Development Control Plan 2013

Under the provisions of HLEP 2013 the subject site is zoned R2 which is Low Density Residential Zone.

Part H of **Holroyd Development Control Plan 2013** on the Heritage and Conservation is the applicable guideline document in assessing the impact of the new development on a local heritage item. Specifically the section 4 (specific controls for development in the vicinity of a heritage item) is the applicable control code for the proposed development. Through these controls the Cumberland City Council will ensure that the new development on a local heritage item in Parramatta West Public School should not impact the heritage significance of site. The relevant control guidelines and response are listed below:

Holroyd Local Environmental Plan (LEP) 2013	
Controls	Response
5.10 Heritage conservation The objectives of this clause are as follows: (a) to conserve the environmental heritage of	The proposed site for new school building has been carefully selected on the northern side of Railway Street in order to avoid any clash with the heritage buildings of the school (Figure 23).

Holroyd, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	• The project will provide 20 new permanent teaching spaces in total. Replacing 9 demountable teaching spaces. This will accommodate an additional 200 students, taking the capacity to 966 students. • New permanent teaching spaces would be provided in a double-storey building, communal hall with allied facilities in a single storey building and administration, staff and homebases in another double storey building are proposed on northern side (Figure 24). • After internal alterations to two of the existing buildings on the southern school site, the development would provide 20 new permanent teaching spaces in total (Figure 25). • No works are proposed to the two significant heritage buildings (E and F) at the school site.
Holroyd Development Control Plan 2013 – Part H on Heritage Conservation Specific controls for development in the vicinity of a heritage item	
Development Controls	Response
Objectives O1. To ensure that new development is sympathetic to the identified heritage values; O2. To provide guidance for development in relation to heritage items and heritage conservation areas; O3. To encourage an understanding of heritage significance and to promote the conservation of heritage within Holroyd; O4. To ensure that new development fits within its environmental and built context and is designed to make reference to any significant heritage item or feature. O5. For new development to be designed to maintain the existing streetscape character, and is compatible with its particular heritage themes. O6. To ensure that new development is carefully sited to avoid causing physical damage to any heritage item or building within a conservation area. O7. To locate new development so that it does not overshadow or affect the curtilage, landscaping, setting or views associated with any heritage item or conservation area.	• The location of the proposed new school building has been carefully selected well away from the heritage elements of the school. The new buildings are carefully sited within the eastern half of the playground in order to avoid any removal of mature trees on the edges of the site (Figure 23). • New development would not impact the settings and views to and from the existing school site and in particular to the heritage buildings fronting the southern side of Railway Street. Thus the streetscape character of Railway Street is retained to which both heritage buildings (E & F) have frontages. • Since the prelodgement meeting with the local council suggested the character of the proposed building fronting Railway Street was too “industrial” the windows have been adjusted to be more vertically proportioned and the brickwork has been given more visual texture to assist its compatibility with the heritage buildings on the southern side of Railway Street (Figure 30). • Proposed location of new building and the provision of main access and ramps to the proposed building from Crimea and Railway Streets would require removal of 26 non-significant small and mature trees in the close proximity of the building (refer Arborist’s report). • Retention of mature trees and planting of new trees fronting Railway and Crimea Streets would help in replacing the removed trees with new trees and also soften views to the new school building thus minimising changes to the character of the street (Figures 20 & 30).
C1 New dwellings on sites adjoining or in the vicinity of an item of environmental heritage shall be designed and constructed in a manner that does not detract from the historic significance of	• The new development is a set of three blocks in U-shape. Communal hall is a single storey structure while the other two blocks are double-storeyed structures respecting the HOB limits and setback regulations.

that item or the area.	Planting new trees as part of landscpae and retaining mature trees fronting the streets (Crimea and Railway) would help preserving the landscape character which would also soften views to the new buildings behind. Since the prelodgement meeting with the local council suggested the character of the proposed building fronting Railway Street was too “industrial” the windows have been adjusted to be more vertically proportioned and the brickwork has been given more visual texture to assist its compatibility with the heritage buildings on the southern side of Railway Street (Figures 28 & 30).
<u>CONTEXT</u> C2 The development shall be designed having regard to its environmental and built context, to the existing streetscape character and to any heritage items or conservation areas that may be located nearby.	• The proposed site for new school building is carefully selected in order to avoid any clash with the heritage buildings and the established streetscape character of Railway Street. • The new school building will address the growing needs of the school through this new development. This new building will combine the functions of 9 to-be-demolished demountable structures at the existing school site which would improve the overall settings of the school site and areas around heritage buildings.
<u>STREETSCAPE CHARACTER</u> C3 New development should make reference to the predominant height, scale, roof form and pitch, proportion, setbacks, design details and features of adjoining development and of any adjacent heritage items or conservation areas. C4 The height and scale of new development should be consistent with the predominant streetscape height and compatible with the height of adjoining development. Where a new building is proposed in a street that is predominantly single storey or where adjoining heritage items are single storey only, the proposal should also be single storey. C5 New development should be compatible with heritage items in terms of its scale and massing- overall bulk and arrangement of parts. New buildings should not dominate their surroundings, nor should they be substantially smaller. C6 Where a residential flat building is proposed adjoining or adjacent to a heritage item, any height and scale differences between a heritage item and new development should be minimised by stepping the height or locating the bulk of the new development away from the heritage item. C7 New development should line up or continue any significant building elements of adjoining development, such as roof-lines, roof form and pitch, parapets, verandahs, awnings or string courses. C8 Window and door openings, building lines and building massing of new development should also be designed in the context of its adjoining	• The new building looks new but sympathetic, respecting the established character of the site and streetscape. The setbacks and the control lines of the new building are in line with the established pattern of the street. • The new building fronting the street is double storey and the heritage buildings on the other side of the street are single storey structures built on a higher ground. It is important to note that the natural ground level of the proposed site is lower than the ground of heritage buildings which would help in retaining building height not higher than the heritage buildings. • The volume of new building is arranged in U-shape and divided into three building blocks with single and double storey. This would help in breaking the total mass of the new building. As discussed above, that the natural ground level of the proposed building is lower than the ground on which heritage buildings are built on the opposite side of the street which would help in retaining building height not higher than the heritage buildings. N/A • In order to preserve the mature tree line and to achieve a lower natural ground level the new building is set backed more than the neighbouring double-storeyed house towards east. This would help in achieving compatibility with the roof-lines of the neighbourhood. • All the classrooms, admin and staff spaces are provided with windows towards south. Main entrance is proposed in the middle of south block which leads into a

development. C9 Where a particular heritage theme predominates within a street (e.g. predominantly Federation period cottages), the design of new development should be compatible with this heritage theme. For example, a large, bulky contemporary style building redevelopment with a predominance of long horizontal lines may not be a compatible design within a street of predominantly small scale Federation period cottages with narrow, vertical design features (e.g. windows, doors, verandah posts, chimneys).	courtyard space which provides access to all spaces in the new building (Figures 24 & 29). • The new school building looks contemporary in terms of its appearance and exterior treatment which satisfies good conservation/design practice in a historic context that the new building is distinguished from heritage buildings in its surroundings. New building also respects the character of this section of Railway Street which predominates with post-war buildings (except the two heritage buildings of the school). The length of the new building fronting the street is not bigger than the 1887 heritage building F.
<u>SETBACKS AND ORIENTATION</u> C10 New development shall be carefully sited so that it is consistent with the predominant street and boundary setbacks. This may be varied where an increased or decreased front or side setback will assist in ensuring that a new development does not visually dominate any adjoining heritage items. C11 New buildings within an existing streetscape should not be oriented across sites contrary to the established pattern. C12 Where a new development is proposed adjoining a significant heritage feature such as the Parramatta Regional Park, new development should continue the primary orientation to the park, and should provide an appropriate entry design and setback treatment along the park frontage.	• Siting of the new building respects the established patterns of setbacks, height and massing of the closest houses and heritage buildings (E and F) in Railway Street. The proposed site for new school building is carefully selected in order to avoid any clash with the heritage buildings and the established streetscape character of Railway Street (Figures 23, 29 & 30). N/A
<u>SITING AND LOCATION</u> C13 The siting of new development should not affect the structure of, or otherwise cause physical damage to, any heritage item. C14 New development should be located so that it does not adversely impact upon the identified curtilage, setting or landscaping, solar access or any significant views to or from a heritage item.	N/A • New building is located on eastern half of the playground on the northern side of Railway Street well away from the existing school site. This location would not impact upon the existing heritage curtilage, settings and views to or from the heritage buildings (E and F) of the school.
<u>VISUAL IMPACT</u> C15 The design of the street elevation should be relatively uncomplicated, and consist of simple forms so that it does not visually compete with the heritage item. C16 In residential zones where a higher density is permitted, new development adjoining/adjacent to a heritage item should avoid incorporating large unbroken wall areas. C17 Where new development is necessarily larger than its surrounding development, the bulk can be reduced by breaking long walls into bays or by arranging the openings in the wall so that their size and shape reflect the structure and the	• The new school building looks contemporary in terms of its appearance and exterior treatment which satisfies good conservation/design practice that the new building is distinguished from heritage buildings in its surroundings. N/A • The total volume of new building is arranged in U formation and broken down into three building blocks with single and double storeys. This would help in breaking the total mass of the new building. Important to note that the length of the new building fronting the street is not bigger than the 1887 heritage building F.

openings of its neighbours. C18 Landscaping should be used to minimise the visual appearance of large wall areas in new development adjoining a heritage item. C19 Where new development is proposed adjoining a heritage item or conservation area, the development should incorporate the use of colours and materials that are recessive so that they do not visually dominate the heritage item. C20 Buildings in the vicinity of heritage items or conservation areas should use a style and material of fencing (and gates) that are appropriate to the age and style of the heritage item and/or to the character of the conservation area.	• Planting new trees and retention of many mature trees fronting the both streets would help preserving the landscape character which would also soften views to the new buildings behind (Figures 20 & 30). • Face brick, metal and fibre cladding have been proposed on the facades of the new building. Face brick work on the ground floor is sympathetic to the brick appearance of the neighbouring heritage buildings at the subject site. Metal and fibre cladding are modern materials and would help the new building not to be visually dominant over the heritage buildings. • A light-weight palisade-style fence is proposed for the new buildings, similar to the existing fence on the south side of Railway Street
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6.0 Conclusion

The heritage significance of the Parramatta West Public School would not be impacted by the proposed development work. As the new building is proposed on the north side of Railway Street the significance is retained. In addition no works have been proposed to the two significant heritage buildings (1887 building F and 1937 building E) at Parramatta West Public School. In addition to the new development on north side of Railway Street and after internal alterations to two existing non-significant school buildings (B and D) on the southern school site 20 new permanent teaching spaces would be provided in total.

By demolishing the cluster of 9 scattered demountable structures from the existing school site in favour of new building, the congestion around heritage buildings would be cleared and general settings would be improved. This would help in opening the views to and from the heritage buildings and will also improve circulation, landscape, open spaces and play areas across the school.

The overall streetscape character of Railway Street would not be impacted because new building is proposed on the other side of the street which would preserve the existing settings and views on the school on south side. Planting new trees as part of landscape and retention of mature trees fronting both streets would help preserving the landscape character which would also soften views to the new buildings behind. Since the prelodgement meeting with the local council suggested the character of the proposed building fronting Railway Street was too "industrial" the windows have been adjusted to be more vertically proportioned and the brickwork has been given more visual texture to assist its compatibility with the heritage buildings on the southern side of Railway Street.

It is concluded that the proposed development on a significant local heritage place, Parramatta West Public School, NSW is consistent with guidelines and fulfils the objectives of the heritage conservation provided in Holroyd Local Environmental Plan (HLEP 2013) and Part H (Specific controls for development in the vicinity of a heritage item) on heritage conservation of Holroyd Development Control Plan 2013 (HDCP) and there are no heritage issues preventing the assessing authority from approving this application subject to the typical conditions of development consent.

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