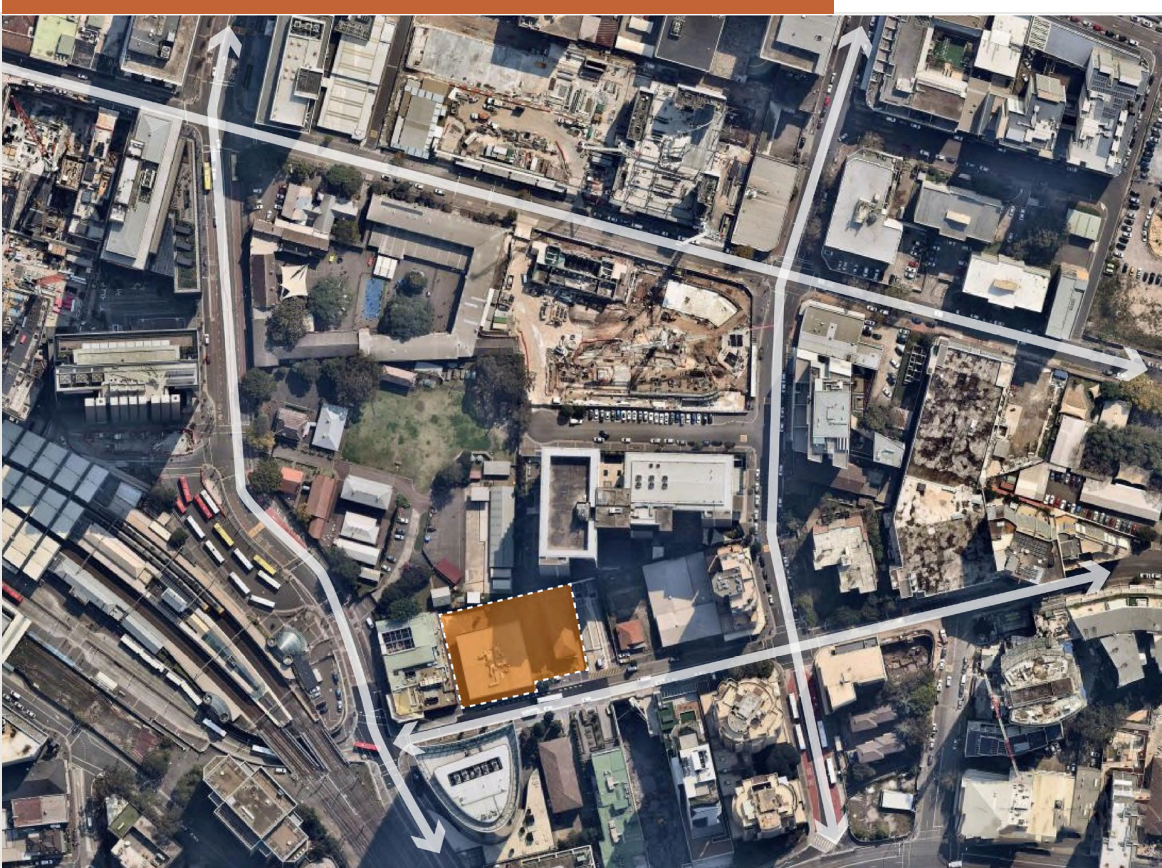


HERITAGE IMPACT STATEMENT



No. 2b-6 Hassall Street, Parramatta
April 2019 | J2893

**Weir
Phillips**
Heritage
and Planning

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1 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) assesses the detailed design of a State Significant Development Application (SSD 18_9670) for the proposed mixed-use development at No. 2b-6 Hassall Street, Parramatta, New South Wales.

The evolution of the Planning Proposal process is explained by Ethos Urban in their Environmental Impact Statement. A summary of the process to achieve the current detailed design by Tzannes + BlightRayner is also contained within the abovementioned document. Weir Phillips Heritage and Planning have prepared this document in reference to the proposed design and the Visual Impact Assessment (VIA) prepared by Tzannes + BlightRayner.

The site is located within the City of Parramatta. The principal planning instrument for the site is *Parramatta LEP 2011*. The site is not listed as a heritage item but is located within the vicinity of a number of heritage items identified by Schedule 5 Part 1 of the *Parramatta LEP 2011*. The site is also located in the vicinity of items listed on the State Heritage Register (SHR) under the auspices of the *NSW Heritage Act 1977* and Commonwealth register under the auspices of the *Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)*.

The proposal was forwarded to the Heritage Division of the Office of Environment and Heritage (OEH) for their consideration and comment. Comments were received from the OEH on 11/04/2019. The comments note that the OEH previously supported the conclusions of the Heritage Impact Statement and Visual Impact Assessment that accompanied that Planning Proposal and Draft Site Specific DCP for a 22 storey tower building envelope on the site. The OEH recognised that the building form has since evolved and responded to the comments of the Design Competition Jury and consultant team. The OEH also noted that the design includes a number of positive aspects responding to the immediate heritage context including:

- The alignment of the tower and soffit datum with the rooftop of the Commercial Hotel.
- The integration of a potential future connection with the Lancer Barracks.

In order to assess the heritage impact of the detailed design on heritage items in the vicinity of the site, a heritage management document must be submitted with the SSD Application. The appropriate heritage management document in this instance is a HIS. This statement has also considered the Standard Secretary's Environmental Assessment Requirements (SEARS). The following table outlines the SEARS requirements and where they are addressed in this document:

SEARS Requirement	Response
Provide a statement of significance and an assessment of the impact on the heritage significance of any adjacent heritage items or conservation area in accordance with the guidelines in the NSW Heritage Manual.	This document has been prepared in accordance with the guidelines in the NSW Heritage Manual. Details of the methodology used to form this assessment are in Section 1.4.
All heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance	See Section 2.2.
Compliance with any relevant Conservation Management Plan	There is no conservation management plan applicable to the site or sites in the

	vicinity.
The impacts of the proposal on heritage item(s) including visual impacts	A Visual Impact Assessment (VIA) has been prepared by Tzannes + BlightRayner to accompany the SSD Application. An assessment of the visual impact on the heritage items in the vicinity is contained in Section 7.2.
The attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the surrounding heritage items.	Discussed in Section 7.2
Address any archaeological potential and significance on the site and the impacts the development may have on this significance, and preparation of a historical archaeological assessment by a suitably qualified archaeologist, if required.	See below.
Where archaeological impacts are addressed in a separate early works development application, the EIS is to detail the status of the assessment at the time of lodgement of the subject SSD application.	See the Environmental Impact Statement prepared by Ethos Urban.

Assessment and referral to the Minister is only required under the *Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)* if there are works proposed which are deemed to have a significant impact on a matter of national environmental significance. The assessment contained in Section 7.0 as well as the 'Self-Assessment' contained on the Department of Environment and Energy website indicates the works will not have a significant impact on a matter of Commonwealth environmental significance. As such no referral to the Minister under the *EPBC Act 1999* is required.

This report has been prepared at the request of the proponent, Western Sydney University.

1.2 Authorship

This statement has been prepared by Anna McLaurin, B.Envs (Arch), M.Herit.Cons., and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Heritage.

1.3 Limitations

A detailed history of the site and a full assessment of significance to NSW Heritage Division standards were not provided for. The history contained in this statement was compiled from readily available sources listed under Section 1.5 below.

An Aboriginal history and assessment was not provided for. However, we understand a separate historical and Aboriginal Archaeological Assessment has been prepared, submitted and assessed through a separate early works Development Application. It is noted that the site is not *identified in the Parramatta Archaeological Zoning Plan by the Department of Planning N.S.W (1989)*. However, it is identified in the Archaeological Zoning Plan as *Parramatta Archaeological Management Unit (AMU) 3108* as an archaeological site of local significance and moderate archaeological research potential.

1.4 Methodology

The SEARs require that the HIS is prepared 'in accordance with the guidelines in the NSW Heritage Division publications *Statements of Heritage Impact* (2002 update) and *Planning and Heritage* (1996) and also with reference to the Council planning documents listed under Section 1.5 below. A site inspection was undertaken in December 2017.

1.5 Documentary Evidence

1.5.1 General References

- Annable, Rosemary., and Australian Construction Services. Lancer Barracks Parramatta : a History / by Rosemary Annable ; Prepared for Australian Construction Services, Department of Administrative Services. R. Annable], 1992.
- Apperly, Richard et al, *A Pictorial Guide to Identifying Australian Architecture*, Sydney, Angus and Robertson, 1989.
- Attenbrow, Val, *Sydney Aboriginal Past: investigating the archaeological and historical records*, NSW, University of New South Wales Press Ltd, 2002.
- Jervis, J., *Parramatta Pageant*, Sydney, Parramatta Council, 195-.
- John Sands Ltd, John Sands' Sydney and Suburban Directory, NSW, John Sands Ltd, various dates.
- Kass, T., 'Parramatta', Dictionary of Sydney, 2008, <http://dictionaryofsydney.org/entry/parramatta>, accessed 17 January 2017.
- Kass, T., Liston, C., McClymont, J., *Parramatta: A past Revealed*, NSW, Parramatta City Council, 1996.
- Kelson, M. (complier), *Parramatta: The Early Years, Sydney*, View Productions Pty. Ltd., 1984.
- Planisphere *Development In Parramatta City And The Impact On Old Government House And Domain's World And National Heritage Listed Values Technical Report*. Parramatta NSW (2012)

1.5.2 Maps, Plans and Photographs

- Brownrigg, W. Meadows, Plan of the town of Parramatta and the adjacent properties. Facsimile of an 1844 plan published by the State Library of NSW, 1971. State Library of NSW. Macquarie, Lachlan, Plan of the Township of Parramatta in NSW, 1814. State Library of NSW.
- Macquarie, Lachlan, Bligh, William, & Bathurst, Henry (Earl), Plan of the Township of Parramatta in New South Wales 1814. State Library of NSW.
- NSW Lands Department, Parramatta Sheet No. 22, 1895. State Library of NSW.

1.5.3 Heritage Inventory Listing Sheets

- *1st/15th Royal NSW Lancers Memorial Museum Collection*, Linden House 2 Smith Street, Parramatta. Marked I01824(State) & I751(Local). State Heritage Inventory Database No. 5061065
- *Arthur Phillip High School (and potential archaeological site)*. 175 Macquarie Street, Parramatta. Marked I720. State Heritage Inventory Database No: 2240360
- *Commercial Hotel*, No. 2a Hassall Street, Parramatta. Marked I707 in Figure 2. State Heritage Inventory Database No. 2240277
- *Old Government House, Parramatta Park*. State Heritage Inventory Database No. 5045475
- *Parramatta Railway Station*, 3 and 21 Darcy Street, Parramatta. Marked I00696. State Heritage Inventory Database No: 5051413

1.5.4 Planning Documents

- *Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)*
- *NSW Heritage Act 1977*
- *Parramatta Local Environmental Plan 2011.*
- *Parramatta Development Control Plan 2011.*

1.6 Site Location

No. 2-6 Hassall Street, Parramatta is located on the northern side of Hassall Street, between Station Street East to the west and Charles Street to the east (**Figure 1**). The site is identified as:

- No. 2 Hassall Street: Lot 22 of D.P. 608861
- No. 4 Hassall Street: Lot 62 of D.P. 1006215
- No. 6 Hassall Street: Lot 7 of D.P. 128820



Figure 1: The location of the subject site.

SIX Maps 2019

2 Heritage Management Framework

2.1 The Site

The site is not subject to any statutory heritage listings. It is not listed as a heritage item on the National or Commonwealth Heritage List, State Heritage Register, Schedule 5 of the *Parramatta LEP 2011*

The site is not located in a heritage conservation area as defined by Schedule 5 Part 2 of the *Parramatta LEP 2011*.

2.2 The Surrounding Area

The site is located adjacent to the heritage item “Lancer Barracks Precinct” listed on the Commonwealth Heritage List under the auspices of the *Environmental Protection and Biodiversity Conservation Act 1999*.

The site is also located within the designated Sensitive Area for visual impact for Old Government House and the Government Domain, which is located to the west of the site. The heritage item is listed on the National Heritage List and World Heritage List which is gazetted under the auspices of the *Environmental Protection and Biodiversity Conservation Act 1999*.

The site is located within the vicinity of a number of heritage items listed in both the NSW State Heritage Register, under the auspices of the *NSW Heritage Act 1977* and Schedule 5 Part 1 of the *Parramatta LEP 2011*. The abovementioned items also contain these listings. A complete list of items is provided on the next page.

Figure 2 provides detail from the Parramatta LEP 2011 Heritage Map, which identifies heritage items listed in Schedule 5 Part 1 of the *LEP 2011*, in the vicinity of the site. Heritage items are coloured brown and numbered. The site is outlined in blue.

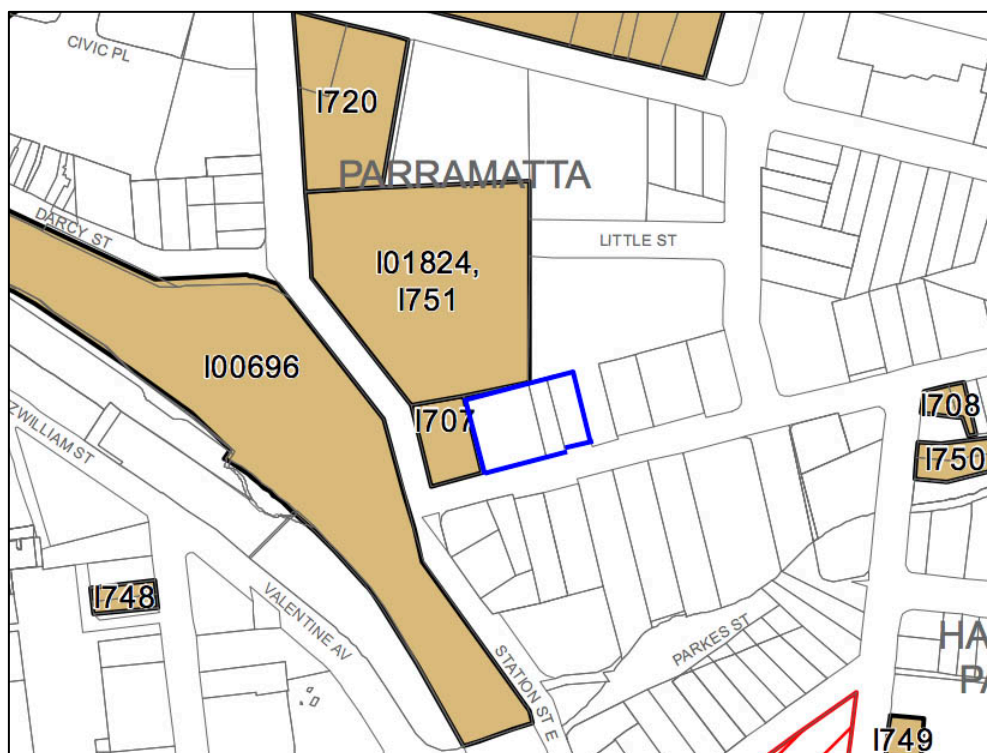


Figure 2: Heritage Map 0010, Parramatta LEP 2011. The blue outline identifies the site. Please note the Old Government House and Domain are located further to the west of this map.

The heritage items in the vicinity of the site are identified as follows:

- *Lancer Barracks Precinct*, Smith Street, Parramatta. Schedule 5 Part 1 of the *Parramatta LEP 2011*. Marked Item No. I751 and Commonwealth Heritage List. Place ID. 105512
- *Old Government House and the Government Domain*, Parramatta, NSW. UNESCO World Heritage Item. National Heritage Item Place I.D. 3036 (National). SHR No. 00596 (State) Parramatta LEP 2011 Item No. I00596 (Local). State Heritage Inventory Database No. 5045475. (Not indicated in Figure 2 above.)
- *1st/15th Royal NSW Lancers Memorial Museum Collection*, Linden House 2 Smith Street, Parramatta. Marked I01824& I751(Local). SHR No.01824 (State) State Heritage Inventory Database No. 5061065.
- *Commercial Hotel*, No. 2a Hassall Street, Parramatta. Marked I707 (Local) in Figure 2. State Heritage Inventory Database No. 2240277
- *Parramatta Railway Station*, 3 and 21 Darcy Street, Parramatta. Marked I00696. SHR No. 00696 (State) State Heritage Inventory Database No: 5051413
- *Arthur Phillip High School (and potential archaeological site)*. 175 Macquarie Street, Parramatta. Marked I720. State Heritage Inventory Database No: 2240360

There are no Heritage Conservation Areas, listed by Schedule 5 Part 2 of the *Parramatta LEP 2011*, within the vicinity of the site.

These items are considered in greater detail in Section 5.2 of this statement.

2.3 Relevant Heritage Legislation

In Australia and NSW, heritage listings give rise to statutory requirements to consider the heritage impact of any proposed works on a heritage item. The following requirements are relevant to any works being proposed to the subject site.

2.3.1 Environmental Protection and Biodiversity Conservation Act 1999

The *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's environment and heritage legislation. The EPBC Act enables the Australian Government to join with the states and territories in providing a truly national scheme of environment and heritage protection and biodiversity conservation. The EPBC Act focuses Australian Government interests on the protection of matters of national environmental significance, with the states and territories having responsibility for matters of state and local significance. This Act is the statutory instrument for implementing Australia's obligations under a number of multilateral environmental agreements including the World Heritage Convention. Note that Part 1 (4) states that The Act binds the crown. As such, Parramatta City Council is subject to the requirements set out herein.

The National Heritage List and the Commonwealth Heritage List is created under the *EPBC Act* and the Australian items listed on the World Heritage List are protected under the Act.

The subject site is located within vicinity of the Lancer Barracks Precinct under the auspices of the Commonwealth Heritage List (Place ID: 105512).

The subject site is located within the designated Sensitive Area for visual impact for Old Government House and Domain. UNESCO World Heritage Item and National Heritage Item Place I.D. 3036 (National).

This act is triggered by developments or actions that will have a significant impact on matters of National environmental significance (NES), including world heritage areas and national heritage sites, and nationally threatened species and communities (among others). The EPBC Act includes a process for assessment of proposed actions that have, or are likely to have, a significant impact on matters of national environmental significance. These actions require referral and approval from the Commonwealth Minister, Environment and Heritage.

A referral must be made for actions that are likely to have a significant impact on the following matters protected by Part 3 of the EPBC Act:

- World Heritage properties (sections 12 and 15A)
- National Heritage places (sections 15B and 15C)
- Commonwealth Heritage Places
- Wetlands of international importance (sections 16 and 17B)
- Listed threatened species and communities (sections 18 and 18A)

An action that needs Commonwealth approval is known as a 'controlled action'. A significant impact is regarded as being:

important, notable, or of consequence, having regard to its context or intensity and depends upon the sensitivity, value, and quality of the environment which is impacted and upon the duration, magnitude, and geographical extent of the impacts. A significant impact is likely when it is a real or not a remote chance or possibility.

The requirement for referral to the Minister under the EPBC Act is subject to self-assessment. The onus is on the proponent to make the application and not on the Council or other consent authorities to make any referral. Substantial penalties apply for taking such an action without approval.

Assessment and referral to the Minister is only required under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) if there are proposed works which are deemed to have a significant impact on a matter of national environmental significance. The assessment contained in Section 7.0 as well as the 'Self-Assessment' contained on the Department of Environment and Energy website indicates that the future works will not have a significant impact on a matter of Commonwealth environmental significance. As such no referral to the Minister under the EPBC Act 1999 is required.

2.3.2 NSW Heritage Act 1977

The *NSW Heritage Act 1977* provides statutory obligations for the conservation of items of heritage significance in NSW. Places, buildings, works, relics, movable objects or precincts considered to be of significance for the whole of NSW are listed on the State Heritage Register (SHR). The SHR is administered by the Heritage Division of the Office of Environment and Heritage (OEH) and includes a diverse range of over 1500 items. Any alterations to these assets are governed by heritage guidelines and works cannot be carried out without prior approval from the Heritage Council of NSW.

The proposal does not require assessment under the *NSW Heritage Act 1977* as no part of the site is listed within curtilage of the heritage items listed in the vicinity. Consideration of the impact of the proposal has been included in Section 5.2 of the report below.

2.3.3 Local Environmental Plan

In NSW, the *Environmental Planning and Assessment Act, 1979 (EP&A Act)* sets out statutory obligations for local governments to take into consideration the impacts to the

environment and the community of any proposed development or land-use change. Under the *EP&A Act*, local government must prepare and implement a Local Environmental Plan (LEP) to regulate development within their respective Local Government Area (LGA).

The proposal is assessed with regard to heritage under Section 5.10 of the Parramatta LEP 2011 (refer to Section 7.0 of this report).

2.3.4 Development Control Plan

Development Control Plans (DCP) provide detailed planning and design guidelines to support the planning controls in the Local Environmental Plan (LEP). The *Parramatta Development Control Plan* was prepared and adopted in 2011 by City of Parramatta Council (*Parramatta DCP 2011*). It identifies Council's requirements for new works on land to which the *Parramatta LEP 2011* applies. Due to the triple listing of the Lancer Barracks adjoining the site to the north site on the Commonwealth, State and Local heritage registers, any proposal prepared for the subject site will need to be assessed to determine the potential impacts on levels of heritage significance. In addition to this, the site is also located within the designated Sensitive Area for visual impact for Old Government House and the Government Domain, listed on the National Heritage List and World Heritage List. Particular reference is made to the controls and guidelines for new development within the vicinity of a heritage listed item.

The *Part 3 of the Parramatta DCP 2011* identifies the following objectives for the preservation of the heritage values of Parramatta:

0.1 Appropriate management of heritage in the Parramatta LGA.

0.2 Retention and reinforcement of the attributes that contribute to the heritage significance of items, areas and their settings.

0.3 Maintenance and improvement to residential amenity and open space areas.

0.4 Development that is compatible with the significance and character of the area.

3 HISTORICAL DEVELOPMENT

3.1 Original Occupation

While an Aboriginal history has not been provided for, it is acknowledged that the original occupants of the Parramatta area were the Burramatta people, of the Darug language group.¹

3.2 Early European Settlement

The Colony of New South Wales was formally established at Sydney Cove on 26 January, 1788. The first settlement was established on the western side of the Tank Stream near Sydney Cove. While a magnificent site for a maritime city, the first settlement at Sydney Cove did not possess the rich soils for the crop-raising required to ensure the immediate survival of the Colony. Governor Phillip and a small party of explorers discovered the site known today as Parramatta in April 1788. In November 1788 Governor Phillip established a settlement of soldiers and convicts on the south bank of the Parramatta River, where the land appeared to be more suited to agriculture. The settlement was originally known as Rose Hill in honour of George Rose, Secretary to the British Treasury.

In 1790, following the arrival of the Second Fleet, Rose Hill was officially founded by

¹ Terry Kass, 'Parramatta,' *Dictionary of Sydney*, 2008, Dictionary of Sydney website, accessed January 2017.

Governor Phillip as the second township in the Colony. Farming at Rose Hill had been so successful that the decision was made to expand the settlement. A town was laid out by Governor Phillip in 1790, with High Street (now George Street) running from the planned site of Government House to the wharf at the eastern end of Parramatta (near Harris Street). Initially, wide streets and large land allotments were planned. The first permanent structures and dwellings were commonly focused along the main streets of George, Church and Macquarie Streets. In 1790, Governor Phillip constructed the first Government House, on the top of Rose Hill. In June 1791, Phillip changed the name of the settlement from Rose Hill to Parramatta, after the Aboriginal name for the area, *Burramatta*.

Parramatta continued to expand. A gaol was opened in 1797 in what is now Prince Alfred Park. By 1789, a hospital was in service and by 1792 a new brick hospital was built on a site near the river.

All communication to, and from, Parramatta was originally by river. By 1791 Sydney and Parramatta were linked by a rough bush track, known simply as 'The Path', which wound its way through timbered country and more or less followed the line of present-day Parramatta Road. Although cleared to a width of five a half metres within three years, the surface of Parramatta Road remained unformed until rough stone paving was completed in 1820. The road was notoriously dusty and dry in summer and a quagmire of mud after rain.

In 1811, the newly arrived Governor Macquarie laid out the town of Parramatta in a grid pattern. Part of Macquarie's plan was to relocate convicts from their original huts and large land allotments to the newly completed barracks, so as to attract free settlers into the area and increase settlement of the town. By 1823, Parramatta was mapped, with the aim of identifying all holders of town lands, who were then able to obtain leases for a period of twenty-one years. The land proclamation provided residents with secure tenure of their land, encouraging them to develop property for either commercial or residential purposes. In the 1840s, when the Parramatta leases expired, there was a lengthy period of tidying up property ownership. The process of finalising grants continued into the 1850s. The fledgling Parramatta attracted the Colony's artists. Figure 3 reproduces a view by Joseph Lycett dated 1824.

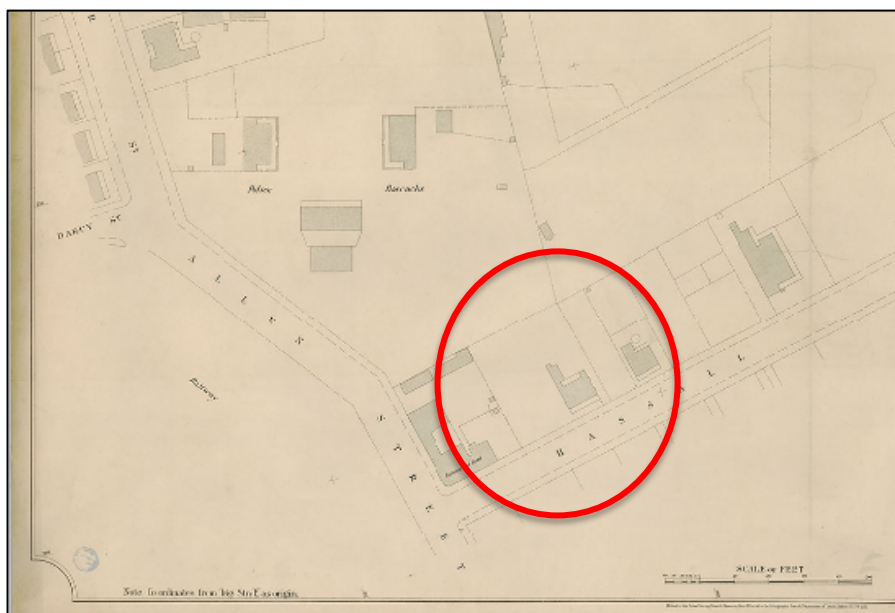


Figure 3 : An extract from the Parramatta Detail Series from 1895 showing the subject site and immediate surrounds.

New South Wales. Department of Lands. (1895). Parramatta Sheet No.[...] ... [cartographic]

material] / Lithographic Branch, Department of Lands, Sydney N.S.W. 1895. Sydney: Dept. of Lands.

Parramatta developed as the major regional centre for western Cumberland. It housed major government buildings, such as (old) Government House and a courthouse, and important services, such as churches, markets and stores. Professional services in law and medicine were established in the area and notable hotels such as the Woolpack and the Red Cow added to the area's appeal. The establishment of the King's School secured Parramatta's role as a major educational centre.

The economy of Parramatta suffered when the convict system came to an end in the 1840s. Fortunately, Parramatta retained a legacy of major convict era buildings that were later converted into public institutions such as the Benevolent Asylum (George Street convict barracks), the Lunatic Asylum (former Female Factory), Lancer Barracks (former military barracks), and Parramatta Gaol.

3.3 Parramatta Grows

In 1860, with the arrival of the railway, the focus of Parramatta shifted away from George Street toward Church Street and the railway station. Major businesses and stores began to re-align themselves accordingly. In November 1861, a local government authority was proclaimed for Parramatta. The first meeting of Council occurred in January 1862 and by 1883 the Parramatta Town Hall had been constructed, opposite the subject site. Refer to Figure 4.



Figure 4: John Henry Harvey, *Parramatta Town Hall*, c.1880s.

State Library of Victoria.

3.4 Lancer Barracks

The following brief history of the Lancer Barracks has been sourced from Parramatta: A Past Revealed (1996) by Terry Kass, Carol Liston and John McClymont.²

By 1814 the army barracks near the Landing Place required replacing. With Surveyor Meehan and John Watts, Macquarie marked out a site close to the centre of the town on the rising ground for the south of Macquarie Street. It was not until late 1817, however, that the Governor advised Bathurst of his intention to raise the new barracks as soon as the hospital had been completed.

Watts designed a group of three main building around a carriage loop facing a parade ground, with a gate and guardhouse at the Macquarie Street, entrance. The north-facing two storey central block designed to hold 100 soldiers was brick with a shingle-clad hipped roof. Windows consisted of 15 small panes and there was a fanlight above the front door. Flanking the central block were the single-storey officer's quarters with stone-flagged multi-columned verandas around three sides incorporated under the same roof. Small windows, kept low in the suggest their function was the exclusion of heat rather than the entry of light. A stone wall boarded the site to the north, a timber stockade enclosed to the rest. Today's familiar veranda on the northern side of the main block was added between 1833-1844. Cast iron filigree lace replaced the original timber railings when the barrack was refurbished between 1895 and 1902. During the latter period, the single storey east wing was demolished and, if it was torn down by design this may have been to allow training space on horseback for the Parramatta Half Squadron of Lancers on the site in 1897.



Figure 5: An undated photograph of the Lancer Barrack Building. Probably around 1890. The subject site appears to have been used as horse paddock.

Local Studies Photograph Collection/Local Studies Library LSP01017

The following considers a brief history of the site in the vicinity of the site.

3.5 No. 2 -6 Hassall Street, Parramatta

For a more detailed history of the site, please refer to the Archaeological Assessment (October 2018) prepared by Casey & Lowe.

The extant subdivision pattern was originally part of the Harris Park subdivision, offered for sale by Bowden and Mills in November 1871 (Figure 6). An aerial photograph of the site taken in 1943 shows the site being occupied by several

² Kass, Terry, Liston, Carol, McClymont, John and Parramatta (N.S.W.). Council Parramatta : a past revealed. Parramatta City Council, Parramatta, 1996. P. 84

residential properties (Figure 7). What is now No. 2 Hassall Street contained three dwellings, while No. 4 and No. 6 contained one dwelling each. Of the dwelling shown in the 1943 aerial, the only extant feature is two Canary Island Date Palm trees on the southern boundary of No. 4 Hassall Street. When these dwellings were demolished has not been ascertained for the purposes of this assessment. The existing buildings on site are described in the following sections.

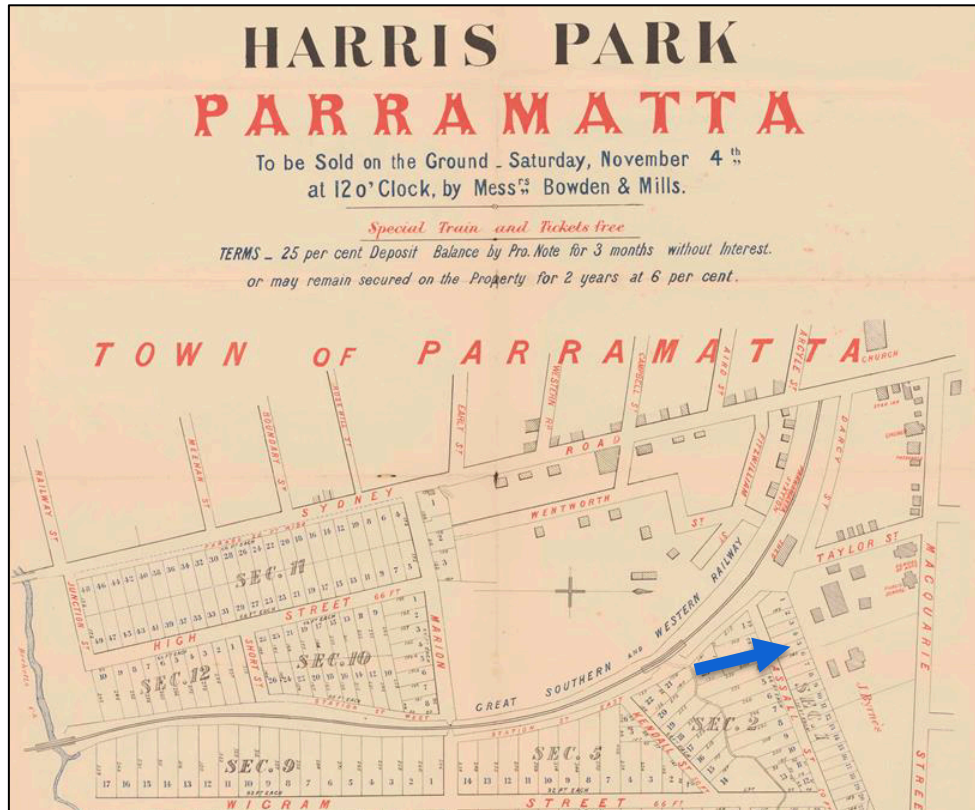


Figure 6: An extract from the Harris Park subdivision. The location of the subject site is indicated by the blue arrow.

Harris Park Subdivision Plans ML ZSP: H3/21

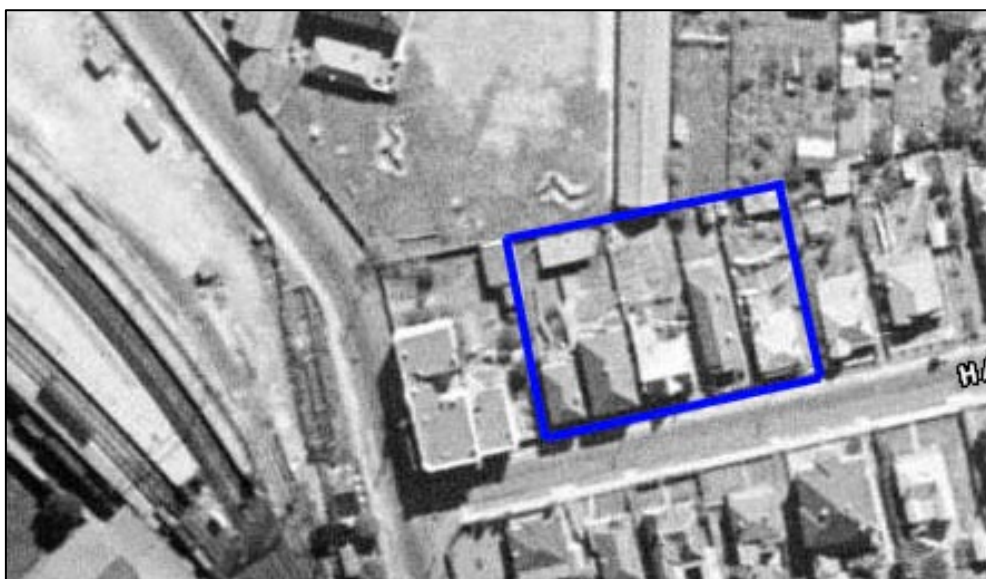


Figure 7: 1943 Aerial photograph of the subject site showing the former dwellings that occupied the site. SIX Maps 2017

4 SITE ASSESSMENT

4.1 The Site

For the following, refer to Figure 8 and to the survey that accompanies this application. It is noted that the previous three buildings on site have been demolished in accordance with the Early Works DA.



Figure 8: A recent photograph of the site showing the partial demolition of buildings on site.

4.2 The General Area

For the following, refer to Figure 9, an aerial photograph over the site and the surrounding area.



Figure 9: The subject site and its surrounds. The subject site is outlined in blue. It is noted that the buildings have since been demolished

Hassall Street is two-way street and part one-way street travelling in an east/west direction. There are small numbers of street trees lining the street. Towards Parramatta Station, there is a higher concentration of commercial buildings, while to the east there are high rise apartment complexes. See Figures 10 and 11.



**Figure 10:
Looking east
down Hassall
Street**



Figure 11:
Looking north
along Hassall
Street

Directly opposite the site is the large curved steel and glass, form of the Deloitte tower. Adjoining the tower to the east is a smaller apartment complex, of a similar style and era to the building at No. 4 Hassall Street Parramatta. To the north east of the site is the NSW Police Headquarters, which is a concrete and glass tower. The NSW Police Headquarters has a drive way, which adjoins No. 6 Hassall Street to the east, which provides access to its underground car park.

See Figure 12 and 13.



Figure 12:
The Deloitte
Tower opposite
the site.



Figure 13:
The NSW Police
Headquarters
and car park
entry off
Hassall Street.

Adjoining the site to the west is the Commercial Hotel (local item), which is a two storey Victorian Filigree style corner hotel building, constructed of rendered brick with single storey wings built to its site boundaries, with corrugated iron roof. See Figures 14 and 15.



Figure 14:
The corner of
the
Commercial
Hotel at the
intersection of
Hassall Street
and Station
Street East.



Figure 15:
The Station
Street East
elevation of the
Commercial
Hotel.

Adjoining the site to the north is the Lancer Barracks Group which is a group of military buildings set in a grassed setting dating from the early Colonial period. The site contains:

- Linden House – which is Two-storey Old Colonial Georgian building with walls of coursed rubble to the sides and dressed stone at the front.
- Officer's Quarters - Single-storey Old Colonial Georgian building of brick with synthetic shingle roof continuous over verandah on three sides
- Mens Quarters - Two storey Old Colonial Georgian building of sandstone with late Victorian alterations and additions. The five bay front has 15 pane windows and central front door with keystone and fanlight. Upper level verandah with cast iron balustrading added c1897.
- Officer's Mess - Single-storey painted brick Victorian cottage with gabled Marseilles tiled roof
- Regimental Headquarters - Two storey Federation building of dark brick with gambrel slate roof and wide brick chimneys
- Other outbuildings – contemporary buildings constructed with modern materials.

As noted above the site is listed on the Commonwealth Heritage List, State Heritage Register (Lancer Barracks Memorial Collection only) and Schedule 5 Part 1 of the Parramatta LEP 2011. See Figures 16 – 21.



Figure 16:
Looking
towards
Linden House
along the entry
driveway.



Figure 17:
The officers'
Quarters.



Figure 18:
Linden House



Figure 19:
The Mens
Quarters with
the Deloitte
Building the
background.



Figure 20:
Car park and
tank
compound.



Figure 21:
Looking north
in the car park
and tank
compound
towards
Linden House.

Further to west of the site is the Parramatta Railway Station (listed on the State Heritage Register). The Main Station Building is a pillared masonry Federation Academic Classical entrance portico (the main entrance to the station, facing Argyle Street) with stone and stucco decoration surmounted by a name or date plaque. See Figure 22 – 24.



Figure 22:
The contemporary entrance to Parramatta Railway Station.



Figure 23:
The contemporary entrance to Parramatta Railway Station



Figure 24:
Other high rise development in the vicinity of the site.

The site is also located within the designated Sensitive Area for visual impact for Old Government House and the Government Domain, which is located to the west of the site. See Figure 25 below. The significance and description of the site is further described in Section 5.2 below. Figures 26-29 illustrate Old Government House and the Government Domain.



Figure 25: An aerial photograph showing the subject site and Old Government House.

SIX Maps 2018



**Figure 26:
Old
Government
House.
Planisphere
2018**



Figure 27:
The Dairy to
the south of
Old
Government
House.
Planisphere
2018



Figure 28:
The Crescent
within the
Domain
Planisphere
2018



Figure 29:
Looking South
East From The
Ridge To The
Parramatta
River
Planisphere
2018

5 ASSESSMENT OF SIGNIFICANCE

5.1 Summary of Existing Citations and Listings for the Site

No. 2-6 Hassall Street, Parramatta:

- Is located within the vicinity of local heritage items by Schedule 5 Part 1 of *Parramatta LEP 2011*
- Is located within the vicinity of items listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Is located within the vicinity of an item on the Commonwealth Heritage List under the auspices of the *Environmental Protection and Biodiversity Conservation Act 1999*.
- Is within the visual curtilage zone of Old Government House and the Government Domain, Parramatta, NSW. UNESCO World Heritage Item and National Heritage Item the auspices of the *Environmental Protection and Biodiversity Conservation Act 1999*.

It is noted that the site:

- Is not listed as an item of local heritage significance by Schedule 5 Part 1 of *Parramatta LEP 2011*
- Is not listed as a heritage item on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.

5.2 Heritage Items in the Vicinity of the Site

For the following, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works. The location of the subject site is outlined in blue in Figure 9. Section 2.2 of this report identifies heritage items in the vicinity of the site. This section covers these items in greater detail.

5.2.1 Lancer Barracks

- *Lancer Barracks Precinct*, Smith Street, Parramatta. Schedule 5 Part 1 of the *Parramatta LEP 2011* (Item No. 1751) and Commonwealth Heritage List. Place ID. 105512.
- This item has a lot boundary curtilage.

The Australian Heritage Database provides the following description for the item:³

Both of the surviving 1819 buildings are good examples of Old Colonial Georgian design. They are both made from handmade sandstock bricks, laid in English bond. The symmetrical, double storey barracks (the Barracks) has a hipped roof, fifteen-pane sash windows and a fanlight above the main door. A two-storey verandah, added between 1833 and 1844 when the building was converted for officers' use, is on the main elevation and has cast iron balustrading (dating from 1897). There is some nineteenth century joinery, including skirtings and architraves, and several Edwardian fireplace surrounds.

The single storey officers' quarters (Bob's Hall) has a colonnaded verandah to three sides under the main hipped roof. This form of verandah building is a rare early type. Octagonal timber posts support the verandah and are placed on square stone bases on a low stone wall. The verandah is stone-flagged. Again, the centrally placed door is surmounted by a fanlight, and the windows are of the double-hung

³ Australian Heritage Database. (2018). Environment.gov.au. Retrieved 16 August 2018

sash type. Window and door frames are original, as probably are external doors

These two buildings are significant for being among the small number of structures surviving in NSW from the Macquarie era.

The sergeants' mess incorporates part of the 1819 kitchen and its extension of 1833. The section under the hipped roof probably predates 1845 and the skillion addition was added c 1895. It is a simple painted brick building with four panelled doors. The interior has been completely altered for use as a bar. There is a non-significant toilet block on the east side.

The staff sergeant's cottage was built in 1897, probably including the weatherboard outhouse. The bathroom was relocated at an unknown time and the verandah was altered c 1960 but has been restored to original form. The cottage is a single storey painted brick building with a gabled Marseilles tiled roof and terracotta ridgecapping. There is a weatherboard section at the rear and a paling fence and weatherboard shed of similar age on the east side. The interior appears to be relatively intact including joinery and hallway arch. There are brackets to the verandah posts, and the main gabled roof runs down over the verandah. The single chimney is wide.

The officer's house was built in 1900. It was converted to two flats in 1955 including demolition of the wood store, construction of rear external stairs, conversion of the downstairs laundry and pantry to kitchen and bathroom and conversion of the first floor smoking room to a kitchen. It is a two storey, face brick building with a gambrel slate roof, exposed rafters and wide, tall brick chimneys standing out slightly from the wall. The single storey verandah to two sides has turned timber posts and a spindle valance. French doors have leadlight panels, and shuttered double-hung windows have small pane toplights. There are awnings over some windows. Both of these houses are good examples of Federation designs.

The drill hall and wagon shed are conjoined and are also good Federation examples. One bay of the wagon shed was converted to a bar and the rest to an other ranks' mess at an unknown time. The northern end of the drill hall was converted to a band store and recruiting office at an unknown time. The building is rusticated weatherboard with a gabled Marseille tiled roof. The drill hall portion has double hung windows with small pane toplights, decorative scalloped timber sills and architrave to the main door, battened gable ends, timber finial and terracotta ridgecapping. The building has an open roof structure, intact top hung sliding doors and an interesting fire bell.

Linden House was reconstructed in the barracks with rubble to the sides and dressed stone at the front (redressed during reconstruction). The roof is of synthetic shingles. The fanlight is original. Doors, windows, joinery and internal brick cladding are copies of deteriorated originals. The curved timber stair is a sympathetic replacement as the original stone stair had disappeared well before dismantling in 1963. It appears that the proportions of the facade were altered during reconstruction in 1965 from its original 1828 form. A 1930 photograph shows the building altered for the use of the RSL, with a dominant two storey verandah on squat square rendered piers with a central portico. The building originally had a cellar.

Some archaeological remains of the eastern 1819 officers' quarters exist east of the parade ground and remains of other structures and activities may exist elsewhere on the site.

Bob's Hall and the Barracks (and the demolished eastern quarters) were planned facing an open area, originally part of a formal entrance from Macquarie Street and now a parade ground. The formal composition of the barracks, the quarters

and other buildings, all cardinally oriented, together with the parade ground and open grassed area to the north-east is separate from and contrasts with, the informal arrangement of the later fenced garage/ transport compound on the east/south-east. The main buildings serve to define the parade ground and are visually linked by their arrangement, forming a cohesive grouping.

The Australian Heritage Database provides the following statement of significance for the Lancer Barracks Precinct⁴

The complex as a whole is historically significant. The two surviving original buildings, known as Bob's Hall and the Barracks, are very important historically as 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 along with the other buildings added to the complex, they have been the home of the Royal New South Wales Lancers. The Victorian and Edwardian era buildings show the development of this military establishment during the nineteenth and early twentieth centuries. Excepting the police period, the complex has a very lengthy association with Australian military history. (Criterion A.4)

The early 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 early buildings reflect well characteristics of Old Colonial Georgian architecture. The late nineteenth/early twentieth century buildings, through their materials, roof shapes, gable treatments, decorative timberwork, openings and other features are good examples of Federation style. Also, despite changes to the complex as a whole, the buildings convey the character of a military establishment developed over a lengthy period, and are important as examples of military buildings created during their respective periods. (Criterion D.2)

The architect of the early buildings, 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 complex is of social significance to the military community (Lancers personnel especially) and to the broader community which has been visiting the place for some years. (Criterion G.1)

The buildings, including Linden House which is sympathetic in scale and character to the others, are visually linked by their arrangement and help to define the parade ground around which they are situated and whose open space is in contrast to the built forms. The whole creates a cohesive identity with aesthetic importance, which is strengthened by the height, scale and form of the buildings. (Criterion E.1)

⁴ Australian Heritage Database. (2018). Environment.gov.au. Retrieved 16 August 2018



Figure 30: The main barracks (Men's Quarters) building.



Figure 31: The single storey officers quarters.

5.2.2 1st/15th Royal NSW Lancers Memorial Museum Collection

- *1st/15th Royal NSW Lancers Memorial Museum Collection*, Linden House 2 Smith Street, Parramatta. Marked I01824(State) & I751(Local). State Heritage Inventory Database No..
- This item is a moveable heritage item and does not consider the land or structures as part of its curtilage.

The State Heritage Inventory provides the following description for the item:⁵

The Museum is located in the Commonwealth Heritage listed Lancer Barracks precinct, mainland Australia's oldest military barracks. It was built by Governor

⁵

<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5061065>

Macquarie between 1818 and 1820. Its architect Lt John Watts was Macquarie's ADC at the time. The items on display to the public, except the Museum's collection of armoured fighting vehicles, are held in 'Linden House' an 1820s era Georgian, sandstone building built by the wife of Governor Darling as the first women's school of industry in the colony. One of its subsequent uses was officers' quarters for the Imperial troops stationed at the Barracks. Linden House was relocated to the Lancer Barracks from 31-33 Macquarie Street, Parramatta in 1963, to house the Museum's collection. The doors, windows and internal joinery of Linden House are replicas.

The Royal NSW Lancers Memorial Museum Collection spans the entire 125 year history of the Regiment which commenced in 1885 as the first gazetted cavalry unit in the colony. It includes extensive items from WWI and WWII. The Museum also includes one of the best, if not the best Boer War collection in Australia. The collection comprises over 6,000 items, including uniforms, weapons, equipment; flags and banners; photos, photo albums, scrap books, films and videos, map and aerial reconnaissance photos, personal and unit war diaries, regimental nominal rolls, correspondence records, accounts and equipment ledgers, payroll returns and an extensive range of war and peacetime memorabilia. A brief list of some of the most significant items held in the collection are listed below.

As the premier Regiment in NSW, the collection also includes many rare photographs, documents and memorabilia of the Regiment's ceremonial role, including visits to England in 1893 and again for Queen Victoria's Jubilee celebrations in 1897, on both occasions the Regiment's contingent provided part of the Sovereign's escort. In NSW, as the original Vice Regal escort, the Museum holds rare photographs and memorabilia of such events as the visit of the American Great White Fleet in 1908, the opening of the Sydney Harbour Bridge, the opening of pre Federation Parliaments and the dedication of the site of modern day Canberra.

The State Heritage Inventory provides the statement of significance for the Memorial Museum Collection:⁶

The 1st/15th Royal NSW Lancers Memorial Museum Collection is of State heritage significance because it documents the complete and continuous history of Australia's oldest and most highly decorated regiment from its inception through to the present day. The collection interprets major themes in Australia's history, including the role played by Australian troops in the Boer War and the First and Second World Wars.

The collection is also significant because of its relationship to the historic Parramatta Barracks. The Barracks are the oldest surviving mainland military barracks in Australia. The collection is important in the interpretation of the Barracks and it enhances the significance of the place.

The Royal NSW Lancers Memorial Museum Collection has over 50 items identified as being of National significance and some of International significance. It includes significant items relating to:

The formation and development of a colonial military unit; The role played by the Regiment in Sydney society; The evolution of the Regiment and its weaponry, equipment and uniforms from horse mounted lancers to modern, heavy-armoured vehicles; The participation of the Regiment in important state, national and international occasions and major conflicts, such as WW1 and WW2; and The relationship between prominent and influential members of NSW society and the development of the Regiment.

⁶ <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5061065>

The collection also contains the first versions of five poems written by Banjo Paterson during the period he was a war correspondent in South Africa. The poems all show differences, some very extensive, from later published versions. The poems are important for their ability to demonstrate the creative writing process of this renowned Australian Poet.

The collection is significant because it has the potential to provide information, not available from other sources on a range of topics including: the role played by Australian forces in major military conflicts; the evolution of the Australian cavalry; important state, national and international events; the lives and military careers of influential prominent figures in NSW society and the literary work of renowned Australian poet Banjo Paterson.

The collection contains relics, artefacts and documents that bear testimony to the contribution of individual members of the Regiment to major Australian conflicts. The significance of the collection to past and present members of the Regiment is evidenced by the involvement of serving and retired members of the Regiment in the management and running of the Museum: the board of management for the Museum comprises both serving and retired members; and the Museum is staffed by retired Lancers.

The Royal NSW Lancers Memorial Museum Collection is unique as there is no other collection covering the entire 125-year history of Australia's oldest surviving regiment. There are also no other Light Horse or cavalry museums in Australia with as comprehensive collection as the Royal NSW Lancers either in terms of the size and extent of the collection or the periods covered.



Figure 32: NSW Lancers Memorial Museum Pre WW1 Room.

NSW State Heritage Inventory

5.2.3 **Commercial Hotel, No. 2a Hassall Street, Parramatta**

The heritage items in the vicinity of the site are identified as follows:

- *Commercial Hotel*, No. 2a Hassall Street, Parramatta. Marked I707 in Figure 7. State Heritage Inventory Database No. 2240277.
- This Item has a lot boundary curtilage.

The State Heritage Inventory provides the following description of the heritage item:⁷

Two storey Victorian Filigree corner hotel building of rendered brick with single storey wings, with corrugated iron roof. A semi-circular pediment set on a mitred corner is flanked by a parapet with interlocking circles motif. The parapeted and circle motif continues on the single-storey Hassall street section. Verandah under main roof on first floor plus cantilevered awning over footpath continues around mitred corner. Cast iron lace balustrade on upper floor. Ground floor has ceramic tiled walls. Window sills are of painted sandstone. Windows have Victorian label mould arches above the semi-circular windows. Exterior doors are timber, glazed.

The State Heritage Inventory provides the following Statement of Significance for the site:⁸

The Commercial Hotel at 2a Hassall Street is of significance for Parramatta area for historical and aesthetic reasons, and as a representative example of Victorian hotels in the area. Albeit featuring elements of various periods, the building is readily identifiable as part of historic building stock of the area, it presents as having a high degree of intactness in the exterior, its prominence in the streetscape is enhanced by its street corner location, resulting in the hotel strongly contributing to the townscape character. The hotel demonstrates the commercial role of Parramatta in the nineteenth century and presents a rare example in the Sydney metropolitan area of a hotel retaining its post-supported verandah.



Figure 33: The Commercial Hotel.

⁷<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240277>

⁸<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240277>

5.2.4 Parramatta Railway Station

- *Parramatta Railway Station*, 3 and 21 Darcy Street, Parramatta. Marked I00696. SHR No. 00696 (State) State Heritage Inventory Database No: 5051413.
- This item has a lot boundary curtilage.

The State Heritage Inventory provides the following description of the site:

As an early surviving passenger railway station in New South Wales, Parramatta Railway Station's long-standing use as a railway station, together with its extant complex of railway buildings and infrastructure, evidence the development and history of the New South Wales railway network from 1859 to the present, making it an outstanding and Exceptional item of State heritage significance.

The site is associated with the traditional land of the Burramatta people. The site also has associations with Dr D'Arcy Wentworth, being part of his original estate in Parramatta, which was chosen as the new location for a station on the extension of the Western Line to Blacktown.

The design and planning of the site as a whole, reflects the curve of the line and the narrowness of the rail corridor. Individual elements, including island platform buildings, signal box, side platforms, the former goods shed, subway access and associated railway mechanisms, exemplify the technical and architectural achievements of the New South Wales railways, and demonstrate the evolution of the site in response to the growth of the Parramatta township. The site includes individually significant buildings, some of which are rare or unique examples of their type, that together form a group of Exceptional significance.

The siting of the station evidences the role of the railway paralleled with the development of the town of Parramatta and the shift in focus from the use of the river for transportation. Parramatta Railway Station in its setting, is an important civic precinct in the townscape of Parramatta, historically related to heritage items in its vicinity and through views from and to its setting, to the wider city.

As a major transport interchange and suburban railway station on the busy Western, and Cumberland Lines of the CityRail suburban railway network, the site and its setting are focal points of commuter activity, which is likely to be held with regard by train passengers and the local community, which it has continued to serve since its opening in 1860.

The site contains elements that relate to the many phases of its history and demonstrate the evolution of the station. Investigation and analysis of these elements may provide information about the evolution and occupation of the site that is not available from other sources.

The site, excluding the Eastern and Western Concourses, has potential to contain archaeological remains relating to the development of the Parramatta Railway Station and the New South Wales railways, including former structures, railway lines, sidings and other infrastructure associated with the former goods yard. The site also has potential to contain evidence associated with original drainage and water storage systems, and the former pedestrian subways. While evidence of the evolution of Parramatta Railway Station is likely to dominate the archaeological resource, the Parramatta Railway Station site also has potential to contain archaeological evidence associated with the development and occupation of the site prior to 1859, including remains of allotments and buildings along the former western extension of Argyle Street (c1840s-1859) and the former southwestern extension of Lancer Barracks (c1804-1859).

The State Heritage Inventory provides the statement of significance for the site:⁹

As an early surviving passenger railway station in New South Wales, Parramatta Railway Station's long-standing use as a railway station, together with its extant complex of railway buildings and infrastructure, evidence the development and history of the New South Wales railway network from 1859 to the present, making it an outstanding and Exceptional item of State heritage significance. The site is associated with the traditional land of the Burramatta people. The site also has associations with Dr D'Arcy Wentworth, being part of his original estate in Parramatta, which was chosen as the new location for a station on the extension of the Western Line to Blacktown.

The design and planning of the site as a whole, reflects the curve of the line and the narrowness of the rail corridor. Individual elements, including island platform buildings, signal box, side platforms, the former goods shed, subway access and associated railway mechanisms, exemplify the technical and architectural achievements of the New South Wales railways, and demonstrate the evolution of the site in response to the growth of the Parramatta township. The site includes individually significant buildings, some of which are rare or unique examples of their type, that together form a group of Exceptional significance.

The siting of the station evidences the role of the railway paralleled with the development of the town of Parramatta and the shift in focus from the use of the river for transportation. Parramatta Railway Station in its setting, is an important civic precinct in the townscape of Parramatta, historically related to heritage items in its vicinity and through views from and to its setting, to the wider city.

As a major transport interchange and suburban railway station on the busy Western, and Cumberland Lines of the CityRail suburban railway network, the site and its setting are focal points of commuter activity, which is likely to be held with regard by train passengers and the local community, which it has continued to serve since its opening in 1860.

The site contains elements that relate to the many phases of its history and demonstrate the evolution of the station. Investigation and analysis of these elements may provide information about the evolution and occupation of the site that is not available from other sources.

The site, excluding the Eastern and Western Concourses, has potential to contain archaeological remains relating to the development of the Parramatta Railway Station and the New South Wales railways, including former structures, railway lines, sidings and other infrastructure associated with the former goods yard. The site also has potential to contain evidence associated with original drainage and water storage systems, and the former pedestrian subways. While evidence of the evolution of Parramatta Railway Station is likely to dominate the archaeological resource, the Parramatta Railway Station site also has potential to contain archaeological evidence associated with the development and occupation of the site prior to 1859, including remains of allotments and buildings along the former western extension of Argyle Street (c1840s-1859) and the former southwestern extension of Lancer Barracks (c1804-1859).

⁹ <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051413>



Figure 34: Parramatta Railway Station.

5.2.5 Arthur Phillip High School

- *Arthur Phillip High School (and potential archaeological site).* 175 Macquarie Street, Parramatta. Marked 1720. State Heritage Inventory Database No: 2240360.
- This item has a lot boundary curtilage.

The State Heritage Inventory provides the following description of the item:

Victorian Free Gothic brick school building with needle spire on a square entry tower. The prominent gable has elaborate fretwork barge board. Archaeological Site: AZP Reference: PC 96 and PC 97 National Trust (Parramatta Branch): Fabric: Slate roof on Flemish bond brick walls on sandstone foundations. Roof Construction: Steep gables with decorative timber bargeboards either end with needle spire on square tower above central doorway. Chimneys: Tall brick chimneys with steps. Also a circular brick chimney. Verandah: Skillion corrugated iron roof over verandah across front between projecting gables. Verandah Floor: Concrete. Verandah Supports: Paired timber posts. Verandah Decoration: Window Sill: Sloping sandstone sills. Window Arch: Soldier brick Gothic arches, Sandstone lintels above doors. Fence: Timber picket fence. Additions: Other additional buildings to school from 1890s to 1980s. Archit Style: Victorian Free Gothic single-storey school building. Front Door: Double door with diagonal timber tongue and groove panelling.

The State Heritage Inventory provides the following statement of significance for the site:¹⁰

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 renown 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.

¹⁰

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240360>



Figure 35: Arthur Phillip High School

5.2.6 Old Government House and the Government Domain, Parramatta, NSW

- *Old Government House and the Government Domain, Parramatta, NSW. UNESCO World Heritage Item. National Heritage Item Place I.D. 3036 (National). SHR No. 00596 (State) Parramatta LEP 2011 Item No. 100596 (Local). State Heritage Inventory Database No. 5045475.*
- This item has an extended curtilage, including visual curtilage.

The Australian Heritage Database provides the following description of the heritage item:¹¹

Built c 1799 and enlarged 1815, to a design by Lieutenant John Watts, to form a central two storey block, two single storey end pavilions and two link blocks forming a symmetrical colonial Georgian composition. Construction is of stuccoed brickwork and sandstone, hipped slate roofs, shuttered small pane windows and a fine central doorway with elliptical fanlights and sidelights. A Classical timber portico of the 1816 period is attributed to Francis Greenway

The State Heritage Inventory provides the following Statement of Significance for the site:¹²

This building, built c1799 and enlarged 1815 to a design by Lieutenant John Watts, was associated with the administration of the colony from its early days until superseded by the 1845 Government House on the shores of Sydney Harbour. It has now been suitably restored and seems to illustrate the best of elegant colonial Georgian architecture of the period. Used by the King's School 1910-70.¹³

See Figures 36-38.

¹¹http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=3036

¹²<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240277>

¹³<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045475>



Figure 36: Old Government House.

Australian Heritage Database

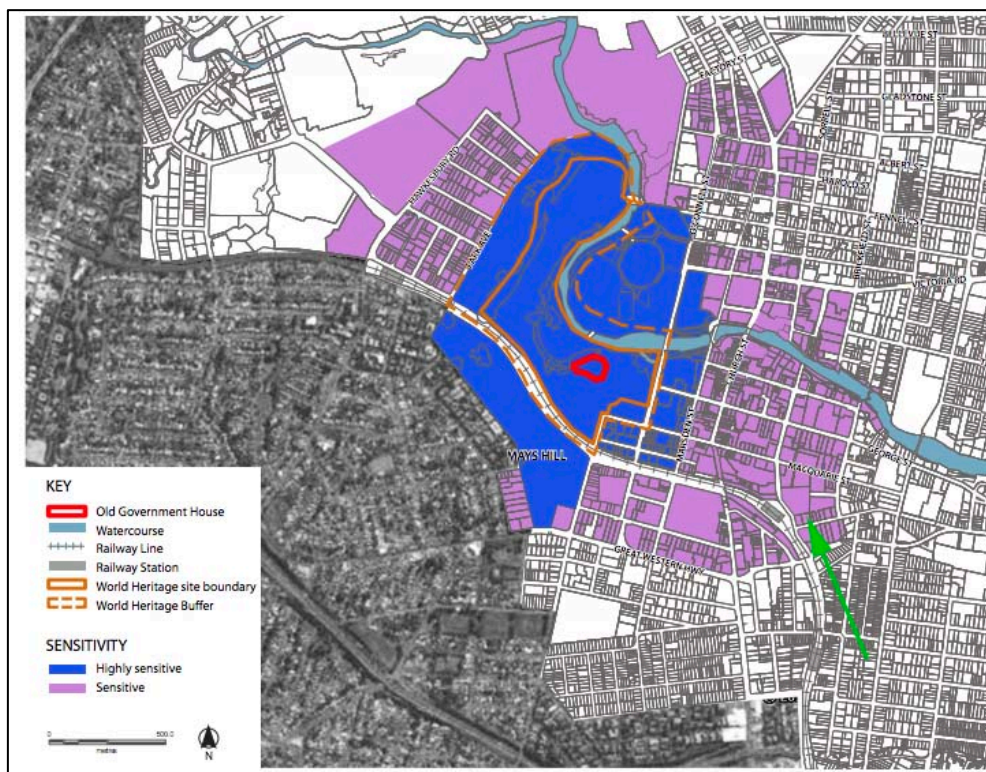


Figure 37: The areas of sensitivity map shows the location of the subject site (indicated by the green arrow) and the areas of Parramatta that have been defined as 'sensitive' or 'highly sensitive'. These areas have been determined through a process of review of the World and National Heritage values, the analysis and mapping of important views and settings, the proximity to OGH and the consideration of the underlying topography

Development in Parramatta city and the impact on old government House and domain's world and national heritage listed values Technical report (2012) Planisphere. P. 81

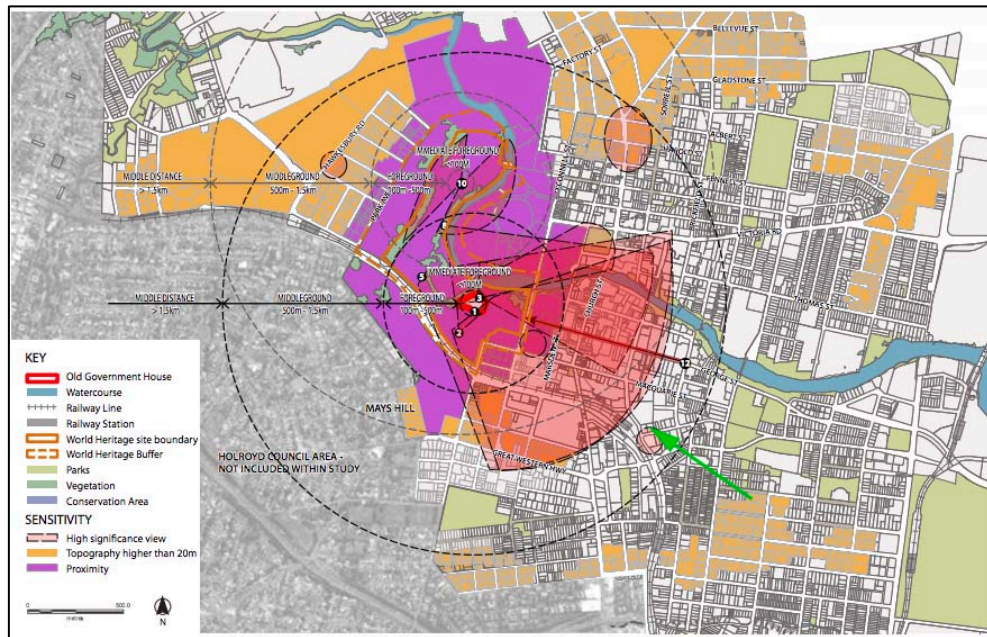


Figure 38: The area of sensitivity proposed is based on detailed analysis of important views from and towards Old Government House and Domain and a layering of viewshed, topography and proximity.

Development in Parramatta city and the impact on old government House and domain's world and national heritage listed values Technical report (2012) Planisphere. P. 79

5.3 View Corridors

The subject site is most visible from directly outside of it and travelling in an east/west direction on Hassall Street.

For the purposes of this assessment it is also important to recognise significant view corridors from the Lancer Barracks and Commercial Hotel, which are immediately adjacent to the site.

5.3.1 Lancer Barracks

The principal view corridors within Lancer Barracks are contained to the parade ground between the three historic buildings, being Linden House, Men's Quarters and Officer's Quarters. Views beyond the internal parade ground are not considered significant as the setting beyond the significant buildings on site has already been interrupted by large scale contemporary buildings.

See Figures 39-42.



Figure 39:
Looking from
the first floor
of No. 2
Hassall Street
towards the
Lancer
Barracks.



Figure 40:
Looking from
the parade
ground
towards the
Men's
Quarters and
the subject
site beyond.
Note the
Deloitte
Building is
already
prominent in
the
background.



Figure 41:
Looking from
the car park
and tank
compound
towards the
proposed
development
site.



Figure 42:
Looking from
the car park
and tank
compound
towards the
proposed
development
site.

5.3.2 Commercial Hotel

The principal view corridor towards the Commercial Hotel is gained from the intersection of Hassall Street and Station Street East. The Commercial Hotel is less visible when travelling west along Hassall Street. Other significant views are obtained when travelling in a north-south direction along Station Street East.

See Figures 43-44.



Figure 43:
Viewing the
Commercial Hotel
from the south.



Figure 44:
Viewing the Commercial Hotel from the north. Note the prominent profile of the hotel has been lost due to the construction of the Deloitte Building.

5.3.3 Parramatta Station

From the principal elevation of Parramatta Station the present site is not visible. The proposed building as outlined in the VIA will be visible from the most significant elevation of Parramatta Station as outlined in **Figure 45** below.



Figure 45: The principal entry and forecourt of Parramatta Station looking east towards the site.

5.3.4 Old Government House and the Government Domain

Presently the subject site is not visible from Old Government House due to larger scale development between it and the subject site.

As described in **Figure 38**, the areas of sensitivity map from the Planisphere report shows the location of the subject site and the areas of Parramatta that have been defined as 'sensitive' or 'highly sensitive'. These areas have been determined through a process of review of the World and National Heritage values, the analysis and mapping of important views and settings, the proximity to OGH and the consideration of the underlying topography.

Figure 46 is an extract from the VIA prepared by Tzannes + BlightRayner and included in the EIS which accompanies the SSD DA. The images show the visual impact of the proposal inserted on the site (the proposal is not visible). The images are taken from significant sites, being the Government Domain and the Dairy Precinct, as outlined in the *Development in Parramatta city and the impact on old government House and domain's world and national heritage listed values Technical report* (2012) prepared by Planisphere.



Figure 46: A view towards the site from Old Government House.

The proposal is a mixed-use development comprising a tertiary institution, commercial and retail uses. Details of the proposal are outlined below:

- The proposed detailed design incorporates a stepped form with a larger twenty-one (19) storey tower to the east and a smaller twelve (12) storey low rise component to the west. A single storey basement is also proposed.
- The 'eroded' built form of the tower is designed to bring sunlight deep into the interior and void which reduces the need for artificial lighting.
- A three storey open ground floor plane acts as a 'reverse podium' which is characterized by an expressed structural system and public domain area. The following is noted:
 - The 'reverse podium' takes its form from the varied elements of the southern elevation of the Commercial Hotel to the west of the site.
 - The base columns are designed to accentuate the three level high public volume, reinforced by a deep beam soffit that exposes its long spanning structure. These columns will be constructed of steel-encased concrete to enable slenderness. The structural expression is continued up the full height of the western and southern façades in the form of diagonal cross-bracing to stabilise the tower. It will be illuminated at night behind the glass façade.
- The design of the ground floor plane incorporates flexibility for a future through site link to Lancer Barracks should the Barracks ever be repurposed to facilitate such access.
- Outdoor terrace gardens are proposed on Level 12.

7.1 Method of Assessment

The following considers heritage related issues only. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact.

The proposal is assessed against the relevant controls with a full understanding of the requirements for Heritage Impact Statements provided by the NSW Heritage Branch publication *Statements of Heritage Impact* (2002 update).

The proposal is assessed with an understanding of the objectives and controls for new works within the vicinity of heritage items set out in Part 3 of the *Parramatta DCP 2011*. The assessment also takes into consideration the Future Development Guidelines contained in the *Planisphere Development In Parramatta City And The Impact On Old Government House And Domain's World And National Heritage Listed Values Technical Report*.

Effect of works

The proposal will facilitate a tower which will replace the demolished buildings on site. The demolished buildings on site were not considered to be of heritage significance, either through the assessment of Parramatta City Council or by the authors of this statement.

In progressing the Planning Proposal for the site which sought to amend the LEP planning controls resulting in an increase in height and density, it is implied that Council and the State Government have accepted that there will be a level of impact on heritage items in the area. This is evident with the recent development at No. 60 Station Street East, Parramatta and the NSW Police Headquarters at No. 1 Charles Street, Parramatta.

In this particular case, the nearest heritage items adjoin the site to the north and west, while other items are further afield. The impact of the proposal on these items is assessed individually in Sections 7.3.1 – 7.3.4 below.

The proposal, designed by Tzannes and BlightRayner, manages the heritage impact on heritage items in the vicinity for the following reasons:

- The stepped tower form of the tower (lower scale mid-rise to the west and taller eastern high rise) acknowledges the adjoining Commercial Hotel and Lancer Barracks. The lowered western mid-rise component is a more relatable scale to the lower scale heritage items, particularly the Commercial Hotel.
- The proposed mid-rise setbacks to the north and west are generally consistent with that of the site specific DCP, which provide adequate separation from the heritage items at lower levels. The high-rise setbacks of the proposal to the north and west are on the whole much greater than the site specific DCP setbacks, particularly to the west, where a substantial 10-13m setback is proposed (site specific DCP required 6m). These setbacks create a stepped building form which help reduce the overall massing of the tower and create respectful relationships to the adjoining heritage items.
- The setback on the northern elevation fronting Lancer Barracks as approved in the Planning Proposal is generally retained under the current proposal. This continues to provide visual and physical separation, giving breathing space between proposed buildings and the Lancer Barracks.
- The proposed building core is oriented to the east of the site. This is the most appropriate location for the core as it ensures the active facades are oriented towards the heritage items. This softens the impact on the heritage items and ensures these items are appreciated by future occupants of the building, in particular the Lancer Barracks.
- The proposed building is constructed from high quality light weight modern materials. This is a good heritage outcome as a building of similar scale, constructed of heavy massing materials would completely overwhelm the adjoining heritage items. By adopting high quality modern materials, the heritage items will remain readily identifiable and significant in their own right.
- The overall lowered height of the proposal compared to the achievable height under the planning controls gives the Commercial Hotel increased breathing space and prominence at street level. It also reduces the visual impact on the hotel when seen from Hassall Street, Parramatta Station and from Station Street, and when viewing the proposed tower from the Lancer Barracks.
- The 'reverse' podium (i.e. the Ground Floor 3-storey space) creates a relatable scale to the upper parapet to the Commercial Hotel. It also allows for view lines through the proposed development towards the Commercial Hotel, further enhancing its visual prominence. By edging the presently blank wall of the Commercial Hotel with retail outlets, the scheme provides opportunity for integration and connection from the public space with the Hotel. The new public open space creates a separation between the Hotel and the tower while landscaped roof terraces above the retail further softens the impact of the proposal.
- No significant view corridors to or from the items will be blocked. The views towards the items from Hassall Street are not considered as significant as the views travelling in a north/south direction along Station Street East. A further assessment of the visual impact on important heritage items is contained in the sections below.
- The proposal is consistent with the plans of future development in the area envisaged by the Parramatta CBD Planning Proposal, which will inevitably involve towers within an emerging CBD context.
- The proposal has been designed with the flexibility of providing for a potential future connection through Lancer Barracks if this significant heritage site is divested by the Department of Defence or opened for public use. This presents ample opportunity for heritage interpretation of the Lancer Barracks, further

enhancing its significance.

7.2.1 Lancer Barracks

The site is located to the south of the Lancer Barracks. The principal significant buildings, centred around the parade ground within the Lancer Barracks site, are located to the north west of the site. The buildings within Lancer Barracks located closest to the property boundary of 2-6 Hassall Street are a long garage building dating from around World War II (evident in the 1943 aerial) and a smaller building of indeterminate age (not evident in the 1943 aerial), now used as the Band Rooms. Both buildings are in a separate fenced yard that is used as a vehicle service and parking area. These fences provide good visual and physical separation from the parade ground and significant buildings to the northwest. The proposal incorporates a 3m podium setback from the northern boundary to further increase the visual separation.

The ground floor layout of the proposal allows the provision for a through site link to the Lancer Barracks from Hassall Street. Council's master planning of the surrounding area has identified the Lancer Barracks as a site which may become open to the public in the future. Presently, at the ground plane of the proposal, the new public open spaces create view lines through to Lancer Barracks with the opportunity for a future public link. The 'reverse' podium (i.e. the Ground Floor 3-storey space) lends itself to creating a potential future connection by inviting users to move seamlessly between Hassall Street and the Lancer Barracks. This is a positive heritage outcome, as the proposal anticipates the activation of a heritage item which will allow it to be used and appreciated into the future. This potential future connection could become the heart of a vibrant primary, secondary and tertiary education precinct, connecting the existing Western Sydney University buildings, the Arthur Phillip School and Parramatta Public School. It presents ample opportunity for heritage interpretation of the site, further enhancing its significance.

The articulation of the tower through the geometry of the facades and its small scale elements and landscaped terraces breaks up its massing and scale, softening it as a backdrop to the Lancer Barracks. The solid to void relationship of the Lancer Barracks buildings has assisted in informing the scale and geometry of the openings of the proposed northern façade. This is an improved outcome in comparison to the monolithic tower at No. 60 Station Street East, Parramatta because users of the space are encouraged to interact both visually and physically, allowing to the tower to better relate to the Lancer Barracks.

As the proposal is located to the south of the Lancer Barracks, there will be no overshadowing impacts to the Barracks grounds.

The principal view corridors towards Lancer Barracks are obtained from Smith Street/Station Street East and the Darcy Street intersection. Views from the south have already been interrupted by other more recent development. Within Lancer Barracks, the most significant view corridors relate to the central parade ground and the relationship between the buildings surrounding it. Outward views are not considered significant to the site; the more significant views are between the buildings within the Barracks.

As demonstrated in Section 5.3, views to the south, behind the Men's Quarters, are already characterised by contemporary towers. Therefore, the insertion of a tower as proposed will sit comfortably within the existing setting of the Barracks, which already has tall towers of the Parramatta CBD in its backdrop.

The VIA prepared by Tzannes and Blight Rayner for the proposal details some loss of the sky view from Lancer Barracks as a result of the insertion of a tower on the site. The

proposal will constitute a new backdrop to the Lancer Barracks, namely to the Main Barracks (Men's Barracks) building. When considered in the context of the current (and future) skyline, which includes much taller built form, there will be a negligible heritage impact on the Lancer Barracks and its visual setting either from a building built to the amended height controls or the proposal itself. The numerous detailed design measures, identified above, further mitigates the visual impact of the proposal.

7.2.2 The Commercial Hotel

The Commercial Hotel adjoins the site to the west. The proposal seeks to construct a tower which is taller and of greater massing in comparison to the two storey Hotel. As outlined in the statement of significance, the hotel presents as having a high degree of exterior intactness. Its prominence in the streetscape is enhanced by its corner location, resulting in the hotel strongly contributing to the townscape character. The subject site is separated from the significant two storey corner section of the hotel by a later, single storey addition in the style of the original hotel. This setback allows the corner prominence of the hotel to be retained, particularly when traveling in a north/south direction along Station Street East.

The proposed design of the podium has taken cues from the varied datums of the southern elevation of the Commercial Hotel. The solidity of the retail building and the lobby, as well as the void space created by the central plaza, has been informed by the varied elements (parapet, eave and parapet of the secondary wing) of the Commercial Hotel. The height of the podium forms a clear relationship with the Hotel allowing the lower scale streetscape rhythm to be retained. The lower western mid-rise component of the proposal provides a relatable scale to the Commercial Hotel which was dwarfed by the solid massing of the approved building envelope. The result is a built form that is responsive to the current heritage context and future surrounding built form.

The proposal will result not result in additional overshadowing of the Hotel compared to the shadow cast over the Hotel by the NSW Police Headquarters, located further to the north east of the site.

7.2.3 Old Government House

The proposal will be visible to the south east in View 10: the Dairy Precinct and within a sensitive zone as identified in the *Planisphere Development In Parramatta City And The Impact On Old Government House And Domain's World And National Heritage Listed Values Technical Report*.

Figure 52 and Figure 53 are extracts from the Visual Impact Assessment by VIA prepared by Tzannes and Blight Rayner which illustrate views of the proposal from Old Government House. The images show the visual impact of a tower inserted on the site. The images are taken from significant sites, the Government Domain and the Dairy Precinct, as outlined in the *Development in Parramatta city and the impact on old government House and domain's world and national heritage listed values Technical report* (2012) prepared by Planisphere.

There will be no impact on the important views from Old Government House because the proposal will read as part of the existing Parramatta Skyline in conjunction with current high-rise development surrounding the site (e.g. Deloitte Building and No. 1 Charles Street). It will not have undue prominence from Old Government House within the city skyline.

As detailed in the VIA, there is little difference between the existing condition and the proposed detailed design in these view corridors. This difference will not be noticeable without scrutiny. The proposal will be partially seen from these views but will not result in any adverse heritage impact as it will be seen as part of the existing Parramatta skyline.

Relevant Future Development Guidelines contained in the Planisphere report are provided below, with an assessment of the proposal provided against each control.

2. City Centre

Control:	Response:
<p><i>5 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 site is located within the City Central Precinct.</p> <p>The site is located to the south of Phillip Street, close to the Parramatta Train Station and in the vicinity of a number of other high-rise developments. The proposal will not have undue prominence from Old Government House within city skyline because it will be barely visible from the site.</p>
<p><i>B6 New development should strengthen the visual connection between the OGH 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 proposal, designed by Tzannes + Blight Rayner presents a contemporary stepped tower design delineated by the expressed structure and eroded voids for light penetration. These elements come together to form a building that provides a visually interesting form which enhances the Parramatta skyline.</p> <p>The stepped tower design has ameliorated the need for setbacks on the upper levels as view sharing opportunities are gained through the lower western mid-rise component.</p> <p>The proposed design was subject to a design competition, which incorporated a very prescriptive brief to ensure a high level of design excellence was achieved.</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</i></p> <p><i>B8.2 orientation of buildings towards the street grid.</i></p>	<p>The proposal incorporates a consistent street level setback and podium. The proposed building envelope is oriented towards the street grid.</p>

7. City Edges

Control:	Response:
<p><i>B14 The majority 'green' aspect when looking north and north east from within the domain parklands should be retained</i></p>	<p>The proposal seeks to minimise the contrast against the green backdrop through the utilisation of matte finishes</p>

<p><i>such that the tree lined ridge which forms the background to views remains mostly intact. This may be achieved by:</i></p> <p><i>B14.1 ensuring that the majority of new developments are lower in height than the tree lined ridge when viewed from within the Domain;</i></p> <p><i>B14.2 utilising materials and external finishes that reduce distant visibility and minimise contrast against the green backdrop such as matt finishes and muted tones; and,</i></p> <p><i>B14.3 ensuring that the tops of towers are well designed and do not display advertising materials or banners</i></p>	<p>and muted grey tones.</p> <p>The proposal will be read as part of the existing Parramatta Skyline in conjunction with the current high-rise developments surrounding the site (e.g. Deloitte Building and No. 1 Charles Street) and as such will not have undue prominence in the identified view corridor. Refer to View 01 of the VIA.</p> <p>The advertising signage will not be visible from Old Government House. As such, it will have no impact.</p>
<p><i>B15 In order to create a distinctive 'edge' to the city, and to ensure that the city buildings do not visually dominate the skyline over a broad area, development in this location should be secondary to development within the City Central Precinct. This can be achieved by:</i></p> <p><i>B15.1 ensuring that the tallest buildings within Parramatta are located within the City Central precinct; and</i></p> <p><i>B15.2 ensuring that there is a distinctive height edge to the city centre, particularly at Phillip Street.</i></p>	<p>The site is located within the City Central Precinct.</p> <p>The site is located to the south of Phillip Street, close to the Parramatta Train Station in the vicinity of a number of other high-rise developments. It will not have undue prominence from Old Government House within the city skyline.</p>

7.2.4 Other Heritage Items in the Vicinity

There will be no additional heritage impact on the Parramatta Railway Station which is located to the north west of the site as a result of the proposal. According to the shadow studies produced by Tzannes and Blight Rayner, there will be some overshadowing of the southern section of the railway station. Although part of the State Heritage Register curtilage, the southern section of the station does not contain elements that contribute to the State significance of the site. Other towers in the vicinity already form part of the setting of the station. The proposal will read as part of this context. See View 06 in the VIA for further clarification.

Arthur Phillip High School will not be affected by the proposal. As the school is located to the north of the site, there is no possibility of additional overshadowing. No view corridors will be impacted upon as the proposal will facilitate a tower which will read as part of existing high-density commercial precinct. See View 02 in the VIA for further clarification.

The proposal will have no impact on other heritage items in the vicinity for the following reasons:

- The other listed items in the vicinity of the site are located some distance away. The distance between the site and the listed items is sufficient for the proposed tower to be located outside of the immediate setting of the items.
- The proposal will have no impact on the ability to understand the historic

- significance of the items.
- The proposal will not result in a proposal which blocks significant views to or from the items.
- The proposal is consistent with the development in the surrounding area. As such, it will not constitute a new major detracting element in the vicinity of the items.

8 CONCLUSIONS

The proposal at No. 2b-6 Hassall Street Parramatta will have an acceptable impact on heritage items in the vicinity of the site for the following reasons:

- No view corridors to the heritage items will be impeded or blocked by the proposed tower on site.
- The proposed mid-rise setbacks to the north and west are generally consistent with that of the site specific DCP, which provide adequate separation from the heritage items at lower levels. The high-rise setbacks of the proposal to the north and west are on the whole much greater than the site specific DCP setbacks, particularly to the west, where a substantial 10-13m setback is proposed (site specific DCP required 6m). These setbacks create a stepped building form help reduce the overall massing of the tower and create respectful relationships to the adjoining heritage items.
- The setback on the northern elevation fronting Lancer Barracks as approved in the Planning Proposal is generally retained under the current proposal. This continues to provide visual and physical separation, giving breathing space between proposed buildings and the Lancer Barracks.
- The stepped tower form of the tower (lower scale mid-rise to the west and taller eastern high rise) acknowledges the adjoining Commercial Hotel and Lancer Barracks.
- The impact of a future tower form will be mitigated by the use of a podium level of appropriate height. The podium will mitigate the impact of the tower on the adjacent Commercial Hotel by providing a street front of equivalent scale to the Hotel. The lowered western mid-rise component is a more relatable scale to the lower scale heritage items, particularly the Commercial Hotel. Further, the 'reverse' podium (i.e. the Ground Floor 3-storey space) creates a relatable scale to the upper parapet to the Commercial Hotel.
- When considered in the context of the current (and future) skyline, which includes much taller built forms, there will be a negligible heritage impact on the Lancer Barracks and its visual setting from the proposal.
- The separation between the highly significant portion of the Lancer Barracks and the site is sufficient for the impact to be acceptable, particularly in light of the acceptability of No. 1 Charles Street and its proximity to the Barracks.
- The in-built flexibility of a through-site link for the potential future public activation of Lancer Barracks will have a positive impact and encourages heritage interpretation of the site.
- The proposed building is constructed from high quality light weight modern materials. By adopting high quality modern materials, the heritage items will remain readily identifiable and significant in their own right.
- The proposed tower will not have undue prominence in the city skyline when viewed from Old Government House and will not impact its significance.