



Our ref no: DOC19/426825  
Your ref no: SSD 9670

Mr David Gibson  
Team Leader  
Social Infrastructure Assessments  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

By email: [Megan.Fu@planning.nsw.gov.au](mailto:Megan.Fu@planning.nsw.gov.au)

Dear Mr Gibson

**RE: Notice of Exhibition - Western Sydney University, Innovation Hub, 2-6 Hassall Street, Parramatta (SSD 9670)**

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I refer to your letter dated 20 May 2019 inviting comments from the Heritage Council of NSW and advice on recommended conditions for the above State Significant Development application for Western Sydney University - Innovation Hub at 2-6 Hassall Street, Parramatta. The proposed development involves mixed-use development.

The site does not include any items listed on State Heritage Register (SHR) but is identified as Parramatta Archaeological Management Unit 3108, an archaeological site of local significance and moderate archaeological research potential in the Parramatta Archaeological Landscape Management plan by GML. It is further noted that the site is in the immediate vicinity of two SHR items, namely: Parramatta Railway Station (SHR No. 00696); and 1<sup>st</sup>/ 15<sup>th</sup> Royal NSW Lancers Memorial Museum Collection (SHR No. 01824); it is also near various local heritage items.

The following documents have been reviewed for the assessment:

- *Heritage Impact Statement, No. 2b-6 Hassall Street, Parramatta* by Weir Phillips Heritage, dated April 2019.
- *View Impact Analysis Report SSDA, 2b-6 Hassall Street, Parramatta* by Tzannes + BlightRayner, dated April 2019.
- *Historical Archaeological Assessment Report to The Trust Company (Australia) Limited, Western Growth Developments (Innovation Hub Parramatta) Pty Ltd* by Casey & Lowe, dated October 2018.
- *2B-6 Hassall Street, Parramatta Landscape SSDA Report\_Final* (Rev D) by Aspect Studios, dated April 2019
- *Environmental Impact Statement, State Significant Development Application 2-6 Hassall Street, Parramatta, Western Sydney University Innovation Hub (SSD 18\_9670)* by Ethos Urban, dated 8 May 2019
- *SSDA Design Report, 2b-6 Hassall Street, Parramatta* by Tzannes + BlightRayner, dated May 2019

It is noted that the Heritage Division has previously commented on:

- the planning proposal and draft site specific DCP (letters dated 12 October 2019 and 24 January 2019);
- SEARs for the project (letter dated 29 October 2018); and
- DA referral for demolition of existing site structures, tree removal and archaeological testing and salvage (letter dated 29 November 2018).

In addition, the Heritage Council has granted a s140 permit for archaeological testing at the site (dated 21 December 2018).

#### Comment on the proposal

It is noted that the building form has evolved since the Heritage Division previously provided formal comments on the proposed development. *SSDA Design Report (2019)* adequately discusses the design details, materiality, heritage response and assesses the variations to the building setback including when they do not comply with the draft DCP.

Based on the information provided, the Heritage Division supports the conclusion of the Heritage Impact Statement that the proposal at 2B-6 Hassall Street Parramatta will have an acceptable impact on heritage items near the site.

Furthermore, it is acknowledged that the proposal includes several positive aspects that respond to its immediate heritage context, including the public view lines from the public spaces through to Lancer Barracks, potential future connection with the Lancer Barracks and the alignment of the tower soffit datum with the rooftop of the Commercial Hotel. Therefore, the Heritage Division does not raise objections to the proposed development on the subject site.

#### *Archaeology*

The subject site has the potential to contain archaeological information of local heritage significance relating to commercial and domestic uses of the site from the late nineteenth century. As part of the early works program a S140 application was made to the Heritage Council of NSW to excavate and record the archaeology at the subject site. This application was approved in 2018. These works will record and remove archaeological information at the site prior to the commencement of development. It is recommended an unexpected finds condition is created for the project to manage any additional archaeological discoveries during construction.

If you have any questions regarding the above matter please contact Vibha Upadhyay, Senior Heritage Assessment Officer, at the Heritage Division, Office of Environment and Heritage on 9873 8587 or at [vibha.upadhyay@environment.nsw.gov.au](mailto:vibha.upadhyay@environment.nsw.gov.au).

Yours sincerely



27/06/2019

**Katrina Stankowski**

Senior Team Leader, Regional Heritage Assessment, North  
Heritage Division

Office of Environment & Heritage

**As Delegate of the NSW Heritage Council**