

Department of Planning and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2124

Your Ref	SSD-10416
Our Ref	NCA/2/2020
Contact	Paul Sartor
Telephone	9806 5740
Email	psartor@cityofparramatta.nsw.gov.au

1 March 2022

ATTN: Thomas Piovesan,

**COUNCIL SUBMISSION
NOTICE OF EXHIBITION OF MODIFICATION REPORT NO. 1 FOR THE PARRAMATTA
POWERHOUSE (30B PHILLIP ST, PARRAMATTA)**

I refer to the above application and the request to provide advice on the proponent's modification report to the St Georges Terraces and eastern rooftop. Council has reviewed the supplied report and wish to make the following comments:

St George Terraces

Council is supportive of the retention and active reuse of the St George Terraces. Whilst it is understood that the removal of internal walls allows for greater flexibility for future uses, from a heritage perspective it would be sensible to conserve and restore those existing and visible features that are typical of its architectural style.

To enhance the design in a sympathetic manner and to relate to the context, setting and significance of St George's Terrace, the following modifications are recommended on heritage grounds.

1. The retention and restoration of some of the existing chimneys. The remaining internal fabric includes modest fireplaces and potentially some internal walls that are evidence of history and use which contribute to the heritage significance of St George's Terrace.
2. The window and door openings should be reinstated to the original proportions, including the removal of the brick window infills.
3. Fill or reconstruct the additional opening spaces at ground level that were created to convert each terrace into a commercial business with shop front incorporating door (between 1970 and 1978). This should be based on historical evidence if any and the use of sympathetic materials compatible with the building's heritage value is recommended.
4. The reinstatement and restoration of the first-floor verandahs. The statement of heritage significance states that *"Original verandahs with curved corrugated iron*

Contact us:

council@cityofparramatta.nsw.gov.au | 02 9806 5050
[@cityofparramatta](mailto:council@cityofparramatta.nsw.gov.au) | PO Box 32, Parramatta, NSW 2124
ABN 49 907 174 773 | cityofparramatta.nsw.gov.au

roofs cast iron balustrading, and plaster urns that surmounted the continuous parapet that have all been removed". However, research of historical evidence and comparative analysis could identify suitable examples to be adopted for the reconstruction. These verandahs could be supported via an internal walkway to support the maintenance.

5. Restore the render and original colour scheme based on Heritage NSW (HNSW) guidelines.
6. Restoration of stucco/plaster urns details, based on historical evidence if any, and HNSW guidelines.
7. Reinstatement and redesign of front door and windows inspired and based on typical Victorian style doors and windows. This could form part of the heritage interpretation.
8. Removal of intrusive 1970 addition of verandahs aluminium awning, rods, signage and brackets on each terrace.
9. Reinstatement the verandah floors at ground level that were brick paved in 1970, based on historical evidence if any, and HNSW guidelines, this could be part of the heritage interpretation.
10. Restoration of verandah supports that must remain, as brick privacy walls extend with recessed arches between each terrace.
11. Integrate significant archaeological findings of the trenches and investigative excavation and relics discovered within the footprint of the St George terraces.

As per the above recommendations an experienced heritage consultant would need to be engaged and consulted for all phases of the project. The consultant needs to provide a detailed conservation work schedule (including architectural plans, details and material and finish), historical research and analysis in relation to the significant heritage fabric of St George terraces to be retained, conserved and restored.

The heritage interpretation strategy which was submitted under the original development application did not include the built heritage retention of St George Terraces. As such a Heritage Impact Statement for St George Terraces should be prepared which addresses and integrates archaeological findings of the investigative trench excavation and relics discovered and the historical evidence and comparative research analysis for the reconstruction of removed elements such as balconies, verandas floor and roof, doors, and windows as detailed above. The interpretation strategy should also consider historical notes and researched part of the Statement of Heritage Impact about the past uses and inhabitants of the terraces to explore opportunities to integrate the history into the proposed and future alterations and additions. It is Council's preference that this is submitted as part of this modification application prior to determination.

Eastern Roof

Council notes that the changes to the eastern roof will allow for additional event space, which is welcomed. However, the reduction in landscaping when compared with the original approval is considered to be a loss. The applicant should look to increase landscaping elsewhere on site to ensure that there is no net overall loss of greenery as part of this modification.


Conclusion

It is noted that this submission is made by Council officers and has not been endorsed by Council.

Council appreciates the opportunity to comment on the above application and we look forward to continued collaboration on this project.

Should you wish to discuss the above matters, please contact Paul Sartor (Development Assessment Officer) on the details listed above.

Yours sincerely

A handwritten signature in black ink that reads "Myfanwy McNally". The script is cursive and fluid, with the first name "Myfanwy" and the surname "McNally" clearly legible.

Myfanwy McNally
MANAGER, CITY SIGNIFICANT DEVELOPMENT