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# HERITAGE ISSUES IDENTIFICATION

PLANNING PROPOSAL  
AMENDMENT TO PARRAMATTA CITY CENTRE LEP 2007  
189 MACQUARIE STREET  
PARRAMATTA NSW 2150

REVISED STATEMENT JUNE 2016

NBRS & PARTNERS Pty Ltd  
Level 3, 4 Glen Street  
Milsons Point  
NSW 2061 Australia

Telephone +61 2 9922 2344 - Facsimile +61 2 9922 1308

ABN: 16 002 247 565

Nominated Architects  
Graham Thorburn: Reg No.5706; Geoffrey Deane: Reg No.3766;  
Garry Hoddinett: Reg No 5286; Andrew Duffin: Reg No 5602

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# HERITAGE ISSUES IDENTIFICATION AS REVISED FOR REVISED PLANNING PROPOSAL 189 MACQUARIE STREET PARRAMATTA NSW 2150

## 1.0 INTRODUCTION

This revised report identifies the heritage issues and assesses impacts of likely development that would follow the provisions of a Planning Proposal for the subject site. The Planning Proposal has been prepared by LJB Urban Planning Pty Ltd on behalf of Toplace Pty Ltd and is supported by an Urban Design Report by GM Urban Design and Architecture. This report has been prepared in accordance with the principles of ICOMOS Burra Charter (the *Australia ICOMOS Charter for Places of Cultural Significance*) and generally guided by the NSW Heritage Branch guidelines for “Statements of Heritage Impact” (2002).

Assessment of Indigenous and Non-Indigenous historical archaeology is specifically excluded from this study. A previous assessment in this regard was prepared by Godden Mackay Logan in February 2012 which indicated that the archaeological potential was very limited.

### 1.1 Site Location

The site occupies land on the eastern edge of the Parramatta CBD in an area consisting primarily of commercial, mixed use and retail developments. The area is one in transition with substantial increase in height of development and an increasing provision of housing. The site extends from Macquarie Street through to Hassall Street and is currently used as a car parking area with no above ground structures.

The site is located within the City East Special Area identified by Council to encourage that future development address Robin Thomas Reserve with high quality buildings. The location of the site and its surrounding context is shown in the aerial photograph at Figure 1



Figure 1 — Aerial photograph showing site and context. North at top of page.  
Extract from [www.six.nsw.gov.au](http://www.six.nsw.gov.au)

## 1.2 The site configuration

The proposed development site is comprised of 7 individual allotments 6 of which are currently owned and operated by Parramatta City Council as an at grade open air public car park. The legal definition of the land is as follows:

Lot 3A in DP 322456

Lot 4A in DP 322456

Lot 5 in DP 7809

Lot 1 in DP 128928

Lot 20 in DP 706341

Lot C in DP 390897

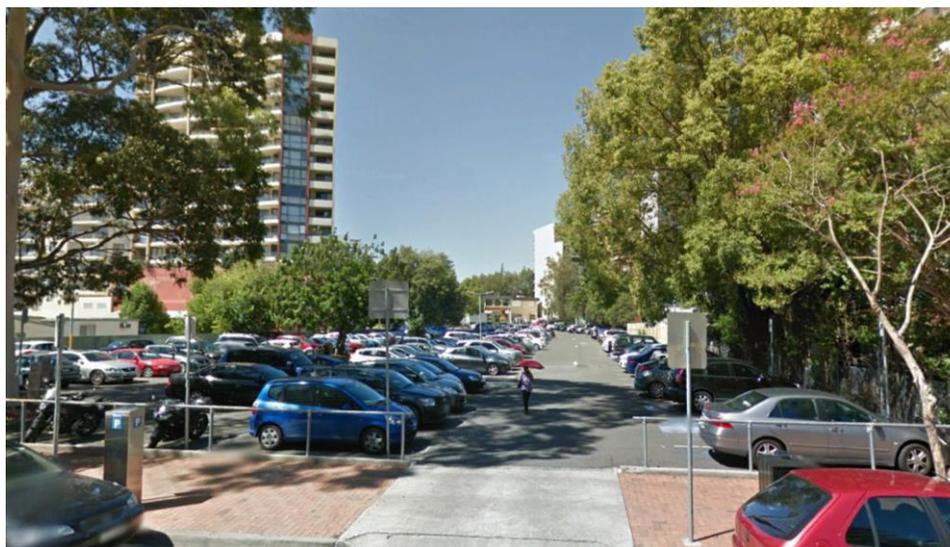
Lot 1 in DP 555756

Part Lot 5, Section 88 in DP 758829 (owned by The Minister for Education & Training)

The site is irregular in shape and has a total area of 5211sqm.



*Figure 2 - View of the subject site from Hassall Street looking north prior to commencement of current development approval.*



*Figure 3 - View of the subject site from Macquarie Street looking south prior to commencement of current development approval.*

### 1.3 The Planning Proposal

The Planning Proposal for the site based on an urban design study prepared by GM Urban Design & Planning to support changes to the existing development approval for the site to increase the potential FSR and height. The Planning Proposal is described more fully in the report of LJB Urban Planning.

### 1.4 Authorship

This report was prepared by Robert Staas, Associate Director / Heritage Consultant, and Léonie Masson, Historian of NBRS+PARTNERS.

### 1.5 Reports by Others

This report refers to reports by others as follows:

- *Planning Proposal Amendment to Parramatta City Centre LEP 2007 189 Macquarie Street Parramatta.*  
LJB Urban Planning Pty Ltd.
- *Urban Design report for 189 Macquarie Street Parramatta.*  
GMU
- *189 Macquarie Street Parramatta archaeological assessment. A report prepared for Parramatta City Council February 2012*  
Godden Mackay Logan Pty Ltd.
- *Experiment Farm Cottage Conservation Management Plan*, National Trust of Australia (NSW), Final Draft, July 2001;
- *Harris Park Precinct, Parramatta City for Parramatta Council, Heritage Report on Elizabeth Farm Curtilage*, Brian McDonald + Associates Pty Ltd, 12 August 2003;
- *Hambledon Cottage Conservation Management Plan*, Rod Howard & Associates Pty Limited in association with Geoffrey Britton and Parramatta & District Historical Society Inc., December 2011;
- *The Landscape of Hambledon Cottage, Parramatta Conservation Management Plan*, MUSEcape Pty Ltd in association with Cultural Resources Management, October 2000;
- *Parramatta Historical Archaeological Landscape Management Study (PHALMS)*, Godden Mackay Logan, 2000,;
- *'Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values'*, Planisphere, 2012.

## 2.0 THE SUBJECT SITE: 189 MACQUARIE STREET PARRAMATTA

The subject site has been formed by the amalgamation of a number of lots that were previously occupied by individual houses and form part of two separate subdivisions of early colonial land holdings. Formerly the site was bitumen paved providing an open single level car parking area between the two streets.

Currently the site is fully excavated for the construction of basement car parking levels associated with the current development approval.

The mid-20<sup>th</sup> century configuration of residential development on the site is shown at Figure 4 below.



Figure 4 - 1943 aerial photograph showing the previous development occupying the land including three houses on Macquarie Street and two houses on Hassle Street.

Extract from [www.six.nsw.gov.au](http://www.six.nsw.gov.au)

## 3.0 DOCUMENTARY EVIDENCE

### 3.1 Pre European History of Parramatta

Prior to the arrival of European settlers in 1788 the general area around Parramatta was inhabited by the indigenous Burramattagal clan who shared the Darug language with associated clans from Broken Bay to the Shoalhaven and west to the Blue Mountains.<sup>1</sup>

### 3.2 Early European Development of Parramatta

Within a few months of the arrival of the first fleet in Sydney Cove, a party, consisting of 10 convicts and a garrison of soldiers, was established in Parramatta.<sup>2</sup> This party grew to 100 convicts in 1789, and the following year, Governor Phillip laid down the lines for a regular township adjacent to the river, which he initially called Rose Hill, and later becoming Parramatta.<sup>3</sup>

<sup>1</sup> Kass, T., Liston, C. & McClymont, J., *Parramatta: A Past Revealed*, Parramatta City Council, 1996. pp. 4-6.

<sup>2</sup> Jervis, J., *The Cradle City of Australia – A History of Parramatta 1788-1961*, Council of the City of Parramatta.

<sup>3</sup> Kass, T., Liston, C. & McClymont, J., *Parramatta: A Past Revealed*, Parramatta City Council, 1996. pp. 10-15, 22

Clearing and development of land for agriculture then followed and New South Wales' second town had begun. In an early plan of the new Roseville settlement (ca.1790) the subject area was shown as part of 'enclosures for cattle' and 'ground in cultivation'.

Between 1791 and 1800, about 20 significant land grants were issued to settlers in and around the town of Parramatta, and a system of leasing lands was established for home building purposes.<sup>4</sup> Early grantees or lessees in the vicinity often held leases in the town of Sydney and elsewhere as well as Parramatta. Simultaneously, a site was set aside for the market and town hall in the vicinity of Church Street near the Parramatta River. The first permanent dwellings in the new township were erected in the principal thoroughfares of George, Macquarie and Church Streets.

With the arrival of Governor Macquarie in 1810, further streets were laid out and blocks of land surveyed in George, Church, Phillip and Macquarie Streets. All convicts were removed into a barracks that was completed in 1822. Public buildings, a hallmark of the Macquarie period, proliferated. Parramatta developed as a secondary seat of government, a centre of agriculture and grazing, and was directly connected to Sydney by road and river. The town developed rapidly during this period as depicted in Figure 5.

In 1844, W Meadows Brownrigg undertook a survey of Parramatta to identify grants, purchasers and leaseholders and noting which portions were built upon (Figure 6).

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<sup>4</sup> Noel Bell, Ridley Smith & Partners (aka NBRS+Partners), *The Former Parramatta Fire Station Heritage Assessment*, unpublished report, October 1998. p. 6

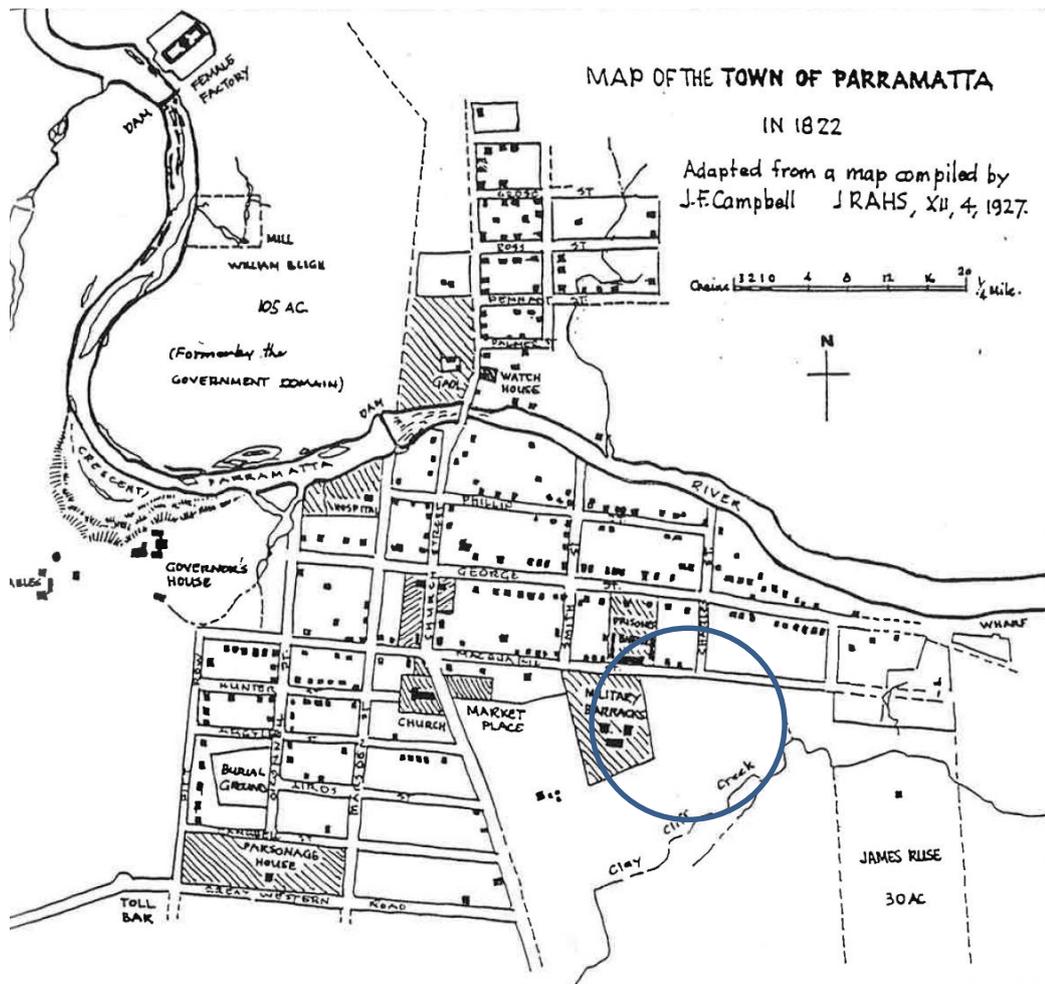


Figure 5 - Map of the Town of Parramatta in 1822. The approximate location of the subject area is circled in blue (Source: Reproduced from Kass, T, et al, Parramatta: a past revealed, 1996, p113)



Figure 6 – William Meadows Brownrigg, Map of the town of Parramatta and the adjacent properties, 1844. (Source: SLNSW, Z/M3 811.1301/1844/1) The map shows Hambleton Cottage and Experiment Farm on the eastern edge of the town but does not extend to show Elizabeth Farm.

The railway from Sydney to Parramatta Junction (Granville) was opened on 26 September 1855. It was later extended into the population centre at Argyle Street in April 1860. The increased accessibility brought about by the railway contributed to the increase in population and development of the Parramatta area between 1870 and 1880.

### 3.3 John Harris' Grant

The portion of the subject site fronting Hassall Street comprises lots 18, 19 & 20 of a subdivision of part of John Harris' Grant, 'Harris Park' described in DP 241 made in the 1880s when much of this land was subdivided for suburban development. The land was occupied by two houses in 1943 when the aerial photograph at Figure 4 was taken.

*Surgeon John Harris was granted 100 acres (40 hectares) adjoining Ruse's farm. His land, with its heavily wooded hills, was the basis of the modern suburb of Harris Park, which also includes a portion of the neighbouring estate owned by another Corps officer, John Macarthur. They were responsible for two of the suburb's surviving landmarks, Hambledon Cottage and Experiment Farm Cottage. Macarthur built Hambledon in the 1820s. Its early tenants included the Anglican Archdeacon Thomas Scott and the Macarthur's governess, Penelope Lucas. Although Harris spent much of his time on another estate at Shane's Park, he retained his Parramatta land and built Experiment Farm Cottage in 1835. This classic 'Indian' bungalow, with its wide verandas, is now a National Trust property.*

*When Harris died in 1838, his nephew, Thomas, inherited Experiment Farm and settled there in the 1840s, farming and breeding horses. After his death in 1870, the break-up of the Harris estate began, although the family retained Experiment Farm Cottage until the 1920s. An early residential subdivision was marketed as 'Harris Park' and the name became attached to the wider area. But what was accepted as 'Harris Park' in the nineteenth century did not exactly coincide with the twenty-first century suburb. From the 1870s to the 1900s, for example, Samuel Purchase occupied six acres (2.4 hectares) of the Harris estate and ran a successful plant nursery. The site of this Harris Park landmark, bounded by George, Hassall and Harris Streets, now lies just outside the current suburb boundary.*

*In the late 1870s, local builders bought blocks in Harris Park, but the anticipated influx of home buyers did not arrive until a railway platform was opened in the 1880s. This rail link to the merging industrial areas of Granville and Clyde led to a network of workers' cottages quickly developing around the station, but by 1900 the suburb also contained more substantial homes and middle-class residents. For decades, the area known as Harris Park was divided between the municipalities of Parramatta (proclaimed 1861) and Granville (proclaimed 1885). In 1949, the entire Granville municipality was included in an extended City of Parramatta*

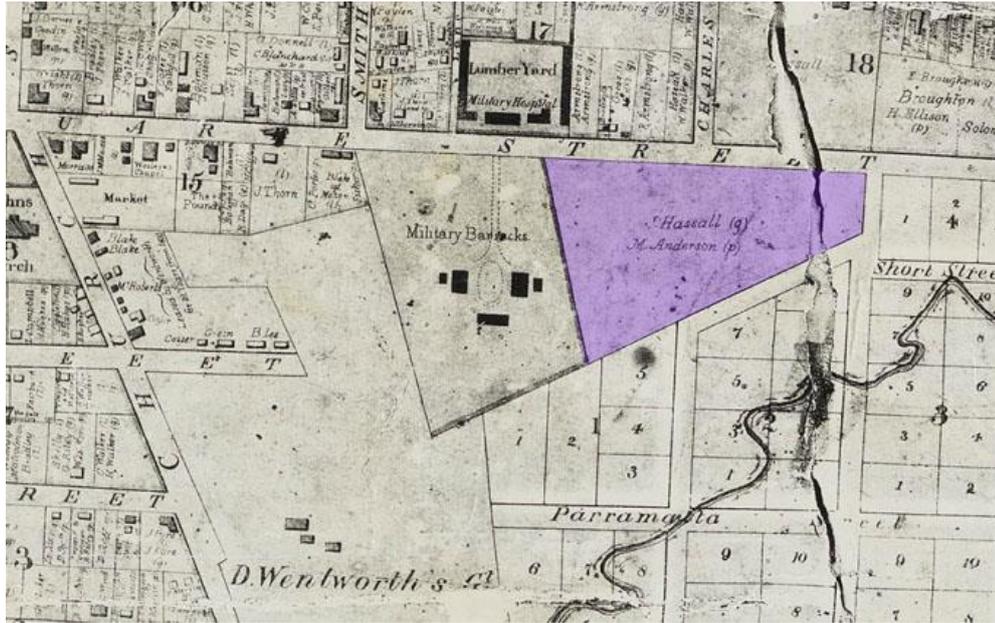


Figure 7 – Detail of the Map of the Town of Parramatta dated 1844 showing the subject site fronting Macquarie Street being identified as part of the land granted to Thomas Hassall in the possession of M. Anderson and undeveloped.

Source: State Library of NSW Source: SLNSW, Z/M3 811.1301/1844/1

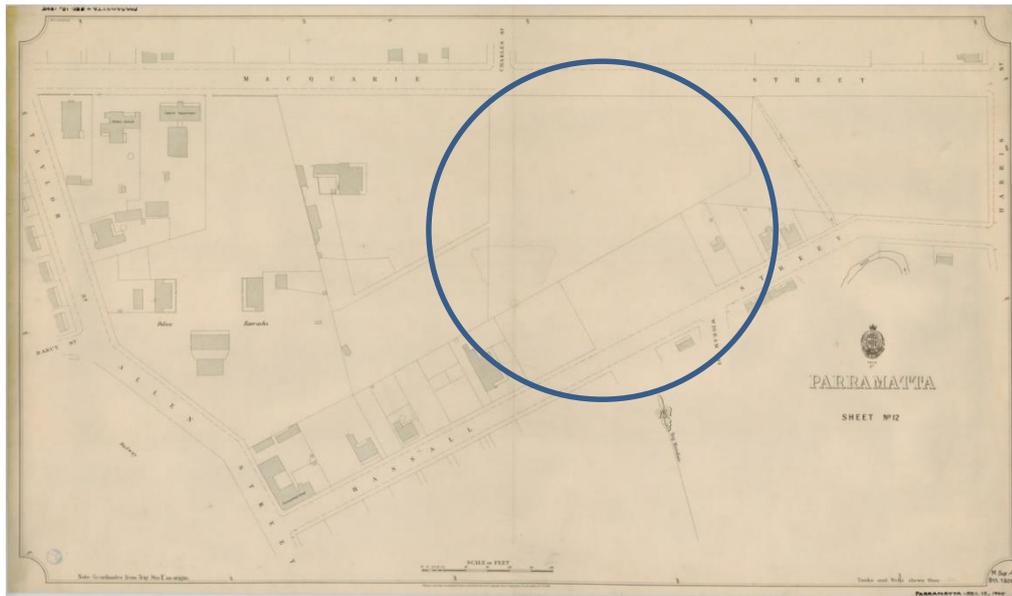


Figure 8 - Town Survey of Parramatta Sheet 12 (1895) showing the subject site comprising part of the subdivision of Harris' Grant fronting Hassall Street and Hassall's Grant fronting Macquarie Street. The land was still vacant at this time.

Source: State Library of NSW

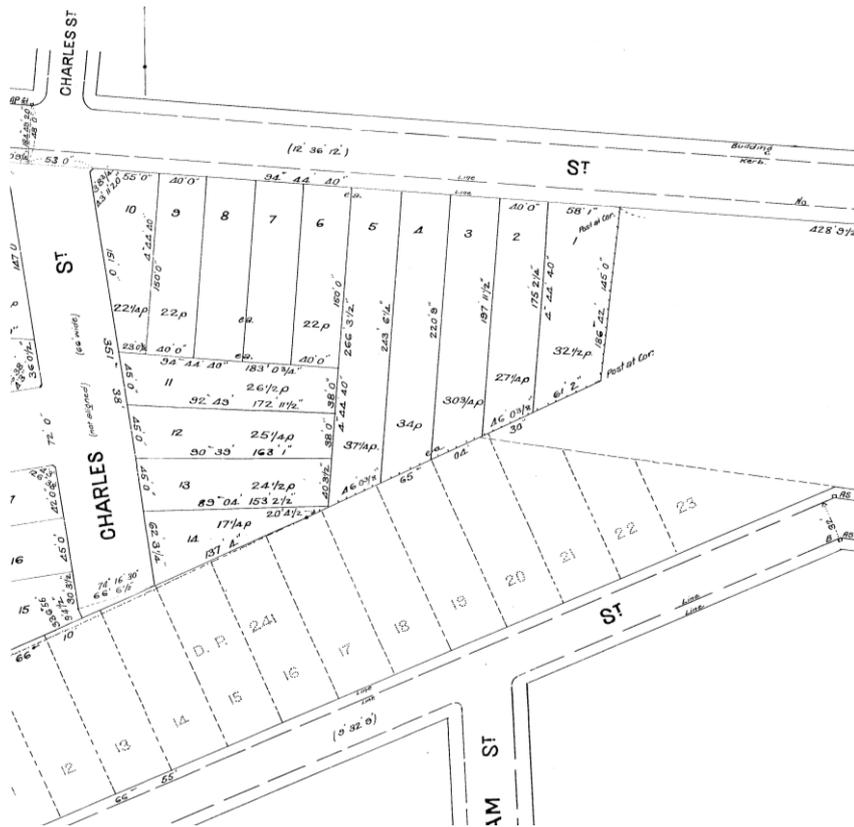


Figure 9 - Portion of DP 7809 showing the subdivision of T Hassall's Grant along Macquarie Street made in 1914.

### 3.4 James Hassall's Grant

Portion of the subject site lies within 6 acres and 3 roods of land granted in the Town of Parramatta on 29 October 1834 to James Hassall (1802-1862), son of Rowland Hassall. He and his wife Catherine conveyed the land in April 1839 by lease and release to Matthew Anderson, surgeon in the Royal Navy.

Following his death in July 1850 the land was conveyed by his trustees, James Macarthur, Patrick Hill and James Norton junior, to James Byrnes in June 1851. In October 1873, James Byrnes conveyed same to Annie Byrnes; Henry James Byrnes and Charles Joseph Byrnes were parties to the conveyance. This last transaction was not registered in the Land Titles Office until January 1887.

In February 1913, a contract for sale of the subject land was registered from Tammy Edgeworth Webb to WR Murray and others. Webb lodged an application in September the same year to convert the land to Torrens title. At the date of Primary Application 18891, the land was in the occupation of Trixie Giles of Parramatta as a weekly tenant.

The frontage of the subject site to Macquarie Street which formed portion of land granted to Thomas Hassall remained undeveloped well into the 20<sup>th</sup> century, when it was subdivided for housing lots in 1914. The aerial photograph of 1943 shows three standard, single storey houses built there, possibly after the First World War. These houses were demolished for the construction of the Council car park.

#### 4.0 HERITAGE LISTINGS

The site is located at the eastern edge of the lands to which *Parramatta City Centre Local Environmental Plan 2007* [PCCLEP 2007] applies. Outside that area *Parramatta Local Environmental Plan 2011* [PLEP 2011] applies. Both LEPs provide for the management of developments at and in the vicinity of (i.e. 'near') heritage items under the *Environmental Planning & Assessment Act 1979*.

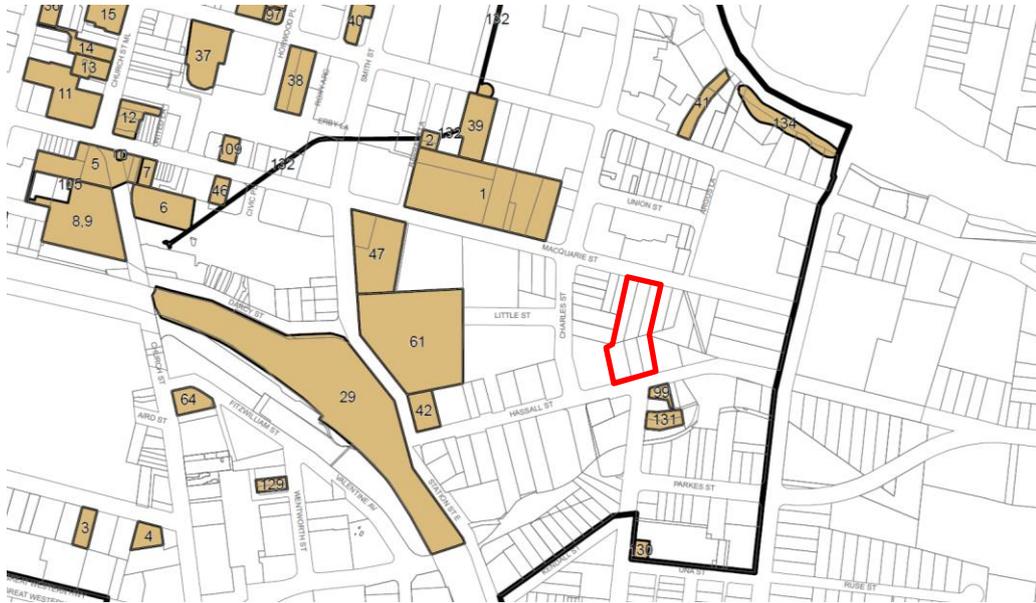


Figure 10 - Extract from Parramatta Central City LEP 2007 Heritage Map showing the location of the subject site.



Figure 11 - Extract from Parramatta LEP 2015 Heritage Map showing the location of heritage items and conservation areas to the south and east of the subject site that fall outside the City Centre area. These include Tara, Hambledon Cottage and Experiment Farm Cottage and their grounds.

The site is not identified as a heritage item on PCCLEP 2007. There are, however, several heritage items identified in the PCCLEP 2007 or PLEP 2011 that are near the site.

### **Local Heritage Items**

Local Heritage Items in the immediate vicinity of the subject site include:  
Item 131 in Parramatta City Centre LEP 2007 being 113 and 115 Wigram Street, attached houses.

Item 99 in Parramatta City Centre LEP 2007 being 23 & 25 Hassall Street pair of semi-detached cottages.

Item I483 in Parramatta LEP being Tara and grounds at 153 George Street.

Archaeological sites A00267

### **State Heritage Items**

The *Heritage Act 1977* provides for the management of places on the 'State Heritage Register' [SHR] and for excavation of relics and other archaeological remains and deposits generally. Places nearby that are entered on the SHR include:

- Experiment Farm Cottage and surrounds (SHR No. 00768);
- Hambledon Cottage, Grounds and Archaeology (SHR No. 01888);
- Ancient Aboriginal and Early Colonial Landscape (SHR No. 01863); and,

Places on the SHR further afield include Elizabeth Farm to the southeast and the Parramatta Railway Station to the southwest. The Urban Design Study recommends a substantial increase in the permissible height on the site. Consequentially, visual and shadowing impacts of these sites must be considered.

### **Commonwealth Heritage Sites**

The Commonwealth *Environment and Biodiversity Conservation Act 1999* [EPBC Act] provides for the conservation and heritage management of Commonwealth, National and World Heritage.

- Lancer Barracks located to the west of the site is listed on the Commonwealth Heritage List.
- 'Old Government House and Government Domain' (OGHGD) within Parramatta Park - about a kilometre west of the subject site - are together included on the National Heritage List. A large part of the National Heritage listed property is also inscribed on UNESCO's World Heritage List as part of the Australian Convict Sites serial listing. ['Parramatta Park & Old Government House' are also listed on the State Heritage Register under the provisions of the Heritage Act 1977. This listing covers the whole of Parramatta Park including the Parramatta Golf Club on the southern side of the railway.]

#### **4.1 Heritage Impacts on the Subject Site of Development**

The site is currently cleared of all built structures it was previously paved as a public carpark but is now excavated for underground carparking under the existing development approval. Previous development of the site was limited to 20<sup>th</sup> century housing following subdivision of vacant land. The site has no identified heritage significance beyond its general location in this area of early settlement.

Increased development of the site as proposed in the Urban Design Study would not cause any adverse heritage impacts on the site itself. As the site is not identified in the Parramatta City Centre LEP 2007 or The State Heritage Register there would be no direct impacts on Local or State heritage values.

The retention and interpretation of any archaeological resources on site, if found, would enhance the public's understanding of the historical development and significance of the site. This could be seen as a beneficial heritage impact and forms part of the conditions of the existing approval.

#### 4.2 Potential Impacts on Identified Historic Views

Figure 4.3.3.4. (page 240) of the *Parramatta Development Control Plan 2011* [PDCP2011] defines nine 'historic views'. None of these would be impacted upon by development on the subject site.



Figure 4.3.3.4. Historic Views

Identified View	Significance
1. Old Government House view northeast to the river, Old King's School building and site of former Government farm.	Key historic view demonstrating the relationship between the Governor, early Government farm and major school institution. Setting of both heritage items.
2. Views east to St John's along Hunter Street, available back to Parramatta Regional Park.	Hunter Street framed view to St John's church.
3. Views to St John's church and square from north	Historic main street approach to city centre and St John's historic church and other heritage items in view.
4. Views west, from eastern side of square, mall, Civic Place and Town Hall.	Backdrop/setting of church. Views to church and spires.
5. Views north and south along Church Street, including view of ANZ Dome and heritage buildings, St John's Church spires to the south and St Peter's church.	Historic main street and approach to city. A number of heritage buildings.
6. Approach to Parramatta south along Church Street from Fennell Street, sequential views.	Historic main street and approach. Relatively consistent scale and setback of streetscape.
7. Views along George Street to Parramatta Park gatehouse and trees.	Key historic street approach to the park. City edge of park, framing views to gatehouse, trees and Old Government House (not now visible), views of streetscape, heritage items.
8. View from Marys Hill across Parramatta's City Centre to distant hills.	Key historic viewing point from the highest part of the Parramatta Park with best views of the city in the river valley, glimpses to hills behind the city between buildings.
9. View from The Crescent to the distant hills Key historic viewing point from the ridge of The Crescent	Key historic viewing point from the ridge of The Crescent to glimpses of distant hills between buildings.

Figure 12 — Figure 4.3.3.4 'Historic Views' from the *Parramatta Development Control Plan 2011*. North at top of page.

Section 4.3.2 of the PDCP2011 provides controls for the Harris Park Special Precinct and the special area known as the ('Area of National Significance') immediately to the east of the subject site. Although indicated in the PDCP2011 as of 'national significance' the area is not listed on the National Heritage List maintained by the Commonwealth. Controls for the 'Area of National Significance' refer to development *within* the 'Area' (i.e. *outside* the subject site). The Plan's 'Appendix 2.1' (page 416) identifies 16 historic view corridors associated with Harris Park. None of these views extends to the development site. Views 13 and 14 are defined as views from the Thomas Street north riverbank ridge to the vegetated southern bank of the Parramatta River. Consequently, development on the site would not intervene in these views but would form a backdrop to view 14. Backdrop buildings to views from the north riverbank ridge currently exist.

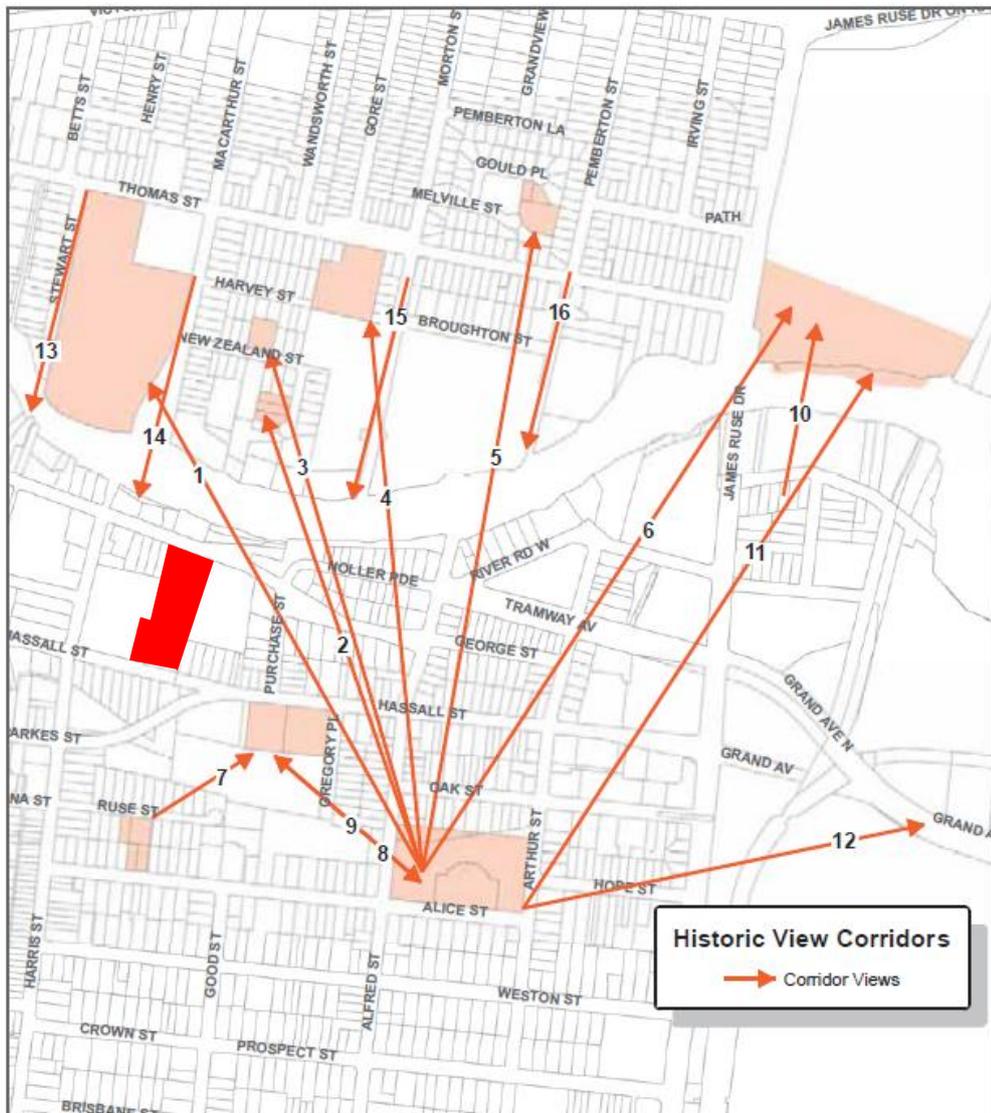


Figure 13— Appendix 2.1 from the Parramatta Development Control Plan 2011. North at top of page. The subject site coloured red is outside any of the identified view lines indicated on the map as being historic view corridors.

#### 4.3 Shadow impacts on surrounding area

A detailed model of the shadowing impacts of the proposed modification has been prepared as part of the Urban Design assessment prepared by GMU.

These show that there is no impact on the built fabric of Experiment Farm resulting from the proposal.

#### 4.4 Heritage Impacts on Local Heritage Items in the Vicinity of the Site

The local heritage items in the immediate vicinity of the subject site are isolated items set within altered circumstances. The buildings do not rely on the subject site for their setting or curtilage and the proposal in this application for additional height and floor space over that already approved would make little impact on their identified heritage values for Parramatta.

#### 113 – 115 WIGRAM STREET

##### Statement of Significance

*Conjoined residences at 113-115 Wigram Street are of significance for the local area for historical and representativeness reasons. Built c.1880, they are readily identifiable as part of historic building stock and are contributing to the streetscape character. The pair is also significant as a relatively intact survivor of speculative housing erected in the 1880s for less affluent workers. There site has a high archaeological potential.*

##### Description

*Single storey Victorian attached houses with corrugated iron roof on painted bond brick walls. Roof is gable with fibro infill on the No.115 side and hip on No.113 side. There is one central brick chimney with corbels for both cottages. Verandah across front on No.115 is with ogee corrugated iron roof with hip corner, supported by timber posts. Verandah is removed from No. 113. Verandah floor is concrete. There is no verandah decoration. Windows have sandstone sills. Front doors are flush modern doors with a painted beaded panel. Front fences are new metal fences and gates.*



Figure 14 - Local Heritage Items at 113 – 115 Wigram Street

## 23 – 25 HASSALL STREET

### Statement of Significance

*The pair of conjoined residences at 23 and 25 Hassall Street is of significance for the local area for historical reasons and as a representative example of residential architecture of the Victorian period in this area, created as speculative housing for less wealthy workers. Built c. 1880, the pair of conjoined houses is readily identifiable as part of historic building stock and still contributes to the streetscape.*

### Description

*A pair of single storey conjoined residences with "H" plan form, built to fence line. At front cottages have gabled roof, central chimney and bellcast verandah roof between gabled ends only, formerly supported on a single cast iron post (replaced with privacy wall). Modifications include unsympathetic window and door proportions. One of the pair has been cement rendered, the other has cement pointing to sandstock brick walls. Simple bargeboards survive. Central brick chimney serving both cottages has a three courses corbel top. Roof line extended at rear also with skillions. Verandah floor is concrete (No. 23 has Pebblecrete). Front doors are flush timber*



Figure 15 – Local Heritage Items 23 - 25 Hassall Street

## 153 GEORGE STREET – TARA

### Statement of Significance

*The house at 153 George Street is of significance for the local area for historical and aesthetic reasons. Built c. 1872, this Victorian house is a representative example of highest quality residential architecture around that time. The house contributes to the streetscape as an important landmark, and the site possesses potential to contribute to an understanding of early urban development in Parramatta.*

### *Description*

*Two storey house with features of Old Colonial Georgian style, built of painted brickwork with hipped corrugated iron roof (originally slate on main building). The two storey eastern wing corresponds in detail with the main block. Set in generous garden and screened from George Street and the river by a row of large trees. Hip roof with narrow eaves is supported by decorative brackets with stringline below. Rendered corniced chimneys remain at rear with two tall terracotta pots on each chimney with pineapple decoration and crenellated tops. Verandahs are skillion, corrugated iron roof with hip corners, across front and return both sides, with sandstone flagging floor across front and sides, early brick flagging at rear. Verandah is supported on cast iron columns, paired at front entrance. Cast iron frieze between timber rails across front and west elevation. Windows have sloping rendered brick sills and Victorian label mould arches with decorative stops. Exterior doors are glazed, timber double-hung French windows on ground floor, with main door timber flush.*



Figure 16 - Local Heritage Item, Tara' 153 George Street

#### **4.5 Heritage Impacts on Local Heritage Items.**

The principal area of future impact on the heritage items relates to the immediate context and views to and from the small attached houses in Hassall Street opposite the subject site. Of less concern is the general context of the attached houses in Wigram Street which are orientated away from the subject site and already have a highly modified context in regards to surrounding development. The potential impact on 153 George Street is mitigated by its remote location and because it is largely outside of the immediate view cone of the proposed development. It is assessed as being of little concern.

In relation to the Hassall Street houses, the existing context is highly compromised by other development that immediately adjoins or is located opposite the houses. The additional impact of the proposed development will not have any significant impact that would further reduce the significance of the heritage items as remnants of the earlier development of the area though it will

further isolate them within the changing context of the evolving city character created by current planning regimes. Their contribution as representative examples of their kind will be maintained. Their setting could be enhanced by landscaping on the surrounding land, particularly on the perimeter of the existing car parking area and also by more appropriate treatment of the building fabric and the removal of intrusive signage.



Figure 17 View along Hassall Street opposite the subject site showing the heritage items on the right in relation to existing development opposite.



Figure 18 - View looking west along Hassall Street to the heritage items and their existing context in the changing character of the Parramatta CBD.

### Summary of Impacts

The small pairs of former, single storey residences in the immediate context of the development site have a highly compromised context. This is the result of planning controls that have led to new development of a much larger scale and different uses. In this transitioning area the items can exist apart from the developments surrounding them as remnant examples of an earlier period of development. To do so successfully they should be treated with respect and given adequate physical separation from any new work.

The subject development is reasonably separated by the intervening road and the offset to the intersection such that any additional impacts on the items over their existing context will be limited and acceptable. Where possible transitional scale should be adopted for the street interface and appropriate street landscaping employed to allow the items to gain a new vegetated context.

#### 4.6 Heritage Impacts on State Significant items in the Vicinity of the Site

As mentioned above, Experiment Farm Cottage and Hambleton Cottage and their grounds are listed on the State Heritage Register. Their defined registered curtilages do not extend to the subject site which is also well outside their historic curtilages.

A review of conservation management documents for these two properties and for the further afield Elizabeth Farm indicates that development of the subject site would not interfere with identified significant views to and from these items. There will however be some minor overshadowing of these two properties and that known as 'Ancient Aboriginal and Early Colonial Landscape' ('Robin Thomas Reserve'. There is however no significant impact from this overshadowing on the archaeological site. Arboricultural advice provided for other development in the vicinity has confirmed that there would be little adverse impact on significant plantings at Experiment Farm Cottage and Hambleton Cottage and grounds of minor shadowing.<sup>5</sup>

Notwithstanding that the original 30 acre curtilage of Experiment Farm has been massively reduced, the nature of its significance lies in part to its role as the first post-1788 Australian experiment in European subsistence agriculture. Expert arboricultural advice provided for other development in the immediate vicinity has confirmed that the limited shading of the land would not preclude the appreciation and use of the original farm lands for experimental horticulture and agriculture should such experimentation be desired.<sup>6</sup>

As no development is proposed within the land entered on the State Heritage Register, the approval of the Heritage Council would not be necessary.

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<sup>5</sup> *Development Impact Assessment Report – 142-154 Macquarie Street, Parramatta*, Earthscape Horticultural Services, June 2014.

<sup>6</sup> *Development Impact Assessment Report – 142-154 Macquarie Street, Parramatta*, Earthscape Horticultural Services, June 2014.

## 5.0 EXPERIMENT FARM

The principal areas of potential heritage concerns in relation to Experiment Farm relate to maintaining views and vistas of the place in an open landscape setting and any potential adverse impact associated with overshadowing.

### Summary of Impacts

Although Experiment Farm is a considerable distance from the subject site, it would have a small portion of its grounds occasionally shaded for part of the afternoon in winter with the built form the Planning Proposal envisages. The plantings that would be shaded are recent and of low significance. The vegetation would be dormant in any case during the periods of shading. There is no remnant indigenous woodland nor are there any plantings that are associated with the period of significance for Experiment Farm. No significant views to or from the Farm would be impacted upon. No shadowing of the building would occur as a result of the additional height proposed in the application. There would be no significant impact.

### Statement of Significance:

*Experiment Farm Cottage and the site of Experiment Farm is of exceptional cultural significance to Australia, NSW and Parramatta because:*

*It forms part of the first European land grant in Australia;*

*It is associated with the early agricultural pursuits, including Governor Phillip's "experiment" to determine the period required in which a settler could become self-supporting. The initial success of Experiment Farm encouraged Phillip to open the Parramatta area to free settlement;*

*The location demonstrates the importance of the Parramatta area in the agricultural development and early survival of the European colony;*

*Following its purchase by Surgeon John Harris, it became part of "Harris' Farm", one of several large properties established by the "Parramatta Gentry" from the late 18th- mid 19th century, including those owned by the Macarthurs, Marsdens, Kings, Wentworths and Blaxlands. The current Experiment Farm Cottage formed part of "Harris' Farm";*

*It contains evidence of the various phases of the site from the late 18th century to the present, including: the topographical features associated with Ruse's Experiment Farm; the establishment of Harris' Farm and the construction of Experiment Farm Cottage; patterns of subdivision and the emergence of the present suburban setting;*

*Experiment Farm Cottage is a finely detailed colonial bungalow dating to c.1834. Its sophisticated design is demonstrated through the architectural treatment of the front facade, including French doors, delicate columns and main entrance, and the internal treatment of room configuration and its methods of integrating the verandah into the main area of the house;*

*Of its visual prominence in the surrounding landscape. The position of Experiment Farm Cottage demonstrates important relationships with the landscape. Situated on a once prominent rise, the current house addresses the north towards Parramatta River and Clay Cliff Creek;*

*Of its surviving fabric (both extant and archaeological), and the vast body of records documenting its historical development. In particular, resources from the 19th century provide information on the development and layout of Harris' Farm, including Experiment Farm Cottage and associated farm features such as former fence lines, carriage drive, farm roads, plantings, stables, outbuildings and pattern of subdivision;*

*Of its documented association with individuals who have helped shape its form and use, including Governor Phillip, James Ruse, Surgeon John Harris and his descendants, Pieter Laurentz Campbell and the Fraser family;*

*It is a place highly valued by the community. Efforts by the community since the 1920s have assisted in its conservation, culminating in the acquisition of the property by the NSW National Trust in 1961. Local residents have expressed great interest in the ongoing conservation of the property and recognise its heritage significance as contributing towards the identity of Harris Park. (Britton & Morris, 2001)*

*Experiment Farm cottage has a strong association with the earliest free settlement of land in Australia and with the first grant to a freed convict, James Ruse. It also has a strong association with John Harris. The house is a rare example of an early farmhouse in very intact condition. Site possesses archaeological potential to contribute to an understanding of early development in Parramatta.<sup>7</sup>*

## 6.0 ELIZABETH FARM

### Summary of Impacts

Elizabeth Farm is so far removed from the subject site that the potential heritage impacts hardly need assessment. However, given the great importance of the place and the possibility of views being affected, reasoned examination is given below.

There would be no shading of that site and thus no impacts on vegetation or appreciation of the Farm. The subject site lies outside any identified significant views to and from the Farm. Therefore, there would be no significant impact on Elizabeth Farm and its setting.

<sup>7</sup> State Heritage Register, Database number 5051403.

Brian McDonald + Associates' Heritage Report of 2003 cites the **Statement of Significance** of the State Heritage Register listing:

*Elizabeth Farm is associated with major figures who were prominent in the 19th century development of the colony, including John and Elizabeth Macarthur, and the Swann family in the 20th century. There is a large surviving collection of documentary evidence connected to the house, which contains part of the oldest surviving European construction in Australia. The garden contains some of the earliest European plantings in Australia including a Chinese elm (*Ulmus parvifolia*), 1805-planted olive (*Olea europaea*), kurrajong (*Brachychiton populneus*), Bunya pine (*Araucaria bidwillii*) and hoop pine (*A. cunninghamii*). It is an example of early colonial architecture and early agricultural experiments (Bravery 1997:13-14, 24, modified Read, S., 11/2006).*

*The property forms the core of a major historic farm estate which was highly influential in the development of the wool industry in Australia, the introduction and acclimatisation of plants and economic crops such as olives and vines. By its size, location and history of subdivision the property was influential on the development of the town of Parramatta.*

*The property is also significant in the history of conservation in NSW, being the first to be preserved by direct acquisition by the State Government, and the second property to have a permanent conservation order placed over it under the Heritage Act 1977. (Read, S., pers. comm. 2003)<sup>8</sup>*

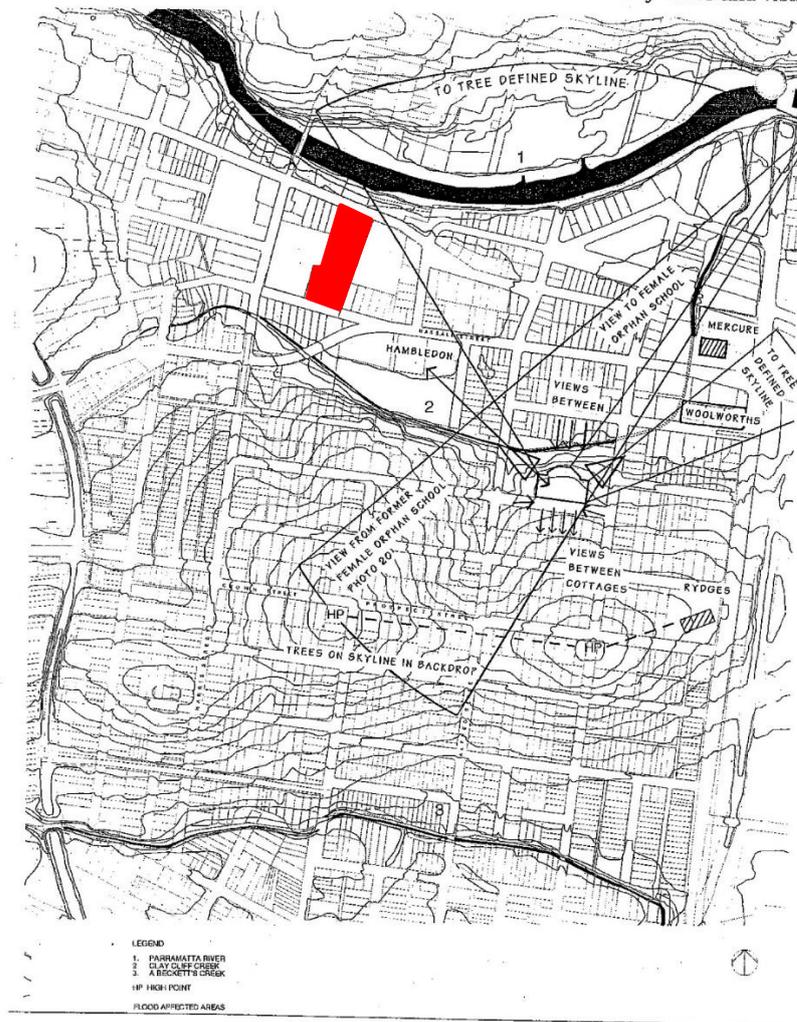
The heritage report on the Farm's curtilage identifies and maps important 'key views and vistas'. None of these views extend to the subject site.<sup>9</sup>

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<sup>8</sup> State Heritage Register, Database number 5051394.

<sup>9</sup> Harris Park Precinct, Parramatta City for Parramatta Council, Heritage Report on Elizabeth Farm Curtilage, Brian McDonald + Associates Pty Ltd, 12 August 2003.

**FIGURE 2**  
Key views and vistas



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12 August 2003

Figure 19 Figure 2 'Key views and vistas' as shown in Brian McDonald + Associates Pty Ltd 'Heritage Report on Elizabeth Farm Curtilage', page 23. Site has been identified in red on image by NBRSP+Partners. The development is located outside the identified significant views.

## 7.0 HAMBLEDON COTTAGE

### Summary of Impacts

Hambledon Cottage is a considerable distance from the subject site and is unaffected by additional overshadowing from the proposed development.

No significant views to or from the Cottage would be impacted upon. There would be no significant impact.

### Statement of Significance:

*Hambledon Cottage, its grounds and associated archaeology have State significance for their important and direct associations with the Macarthurs, one of the most influential families in Australian history as well as other figures of state and local renown.*

*The house is a fine and rare example of an 1820s domestic building and is expressive of the taste, aspirations and needs of its several owners. Its landscape includes plantings dating from its earliest construction and are now some of Australia's oldest surviving European tree plantings. The Hambledon Cottage site is an important component of an estate (Elizabeth Farm) that became a prototype of Australian land management. It also has strong associations with a number of individuals and families important in the development of Parramatta, New South Wales and Australia, including Thomas Hobbes Scott and Henry Kitchen. The archaeology at Hambledon Cottage and grounds has a high archaeological research potential and is likely to be highly intact and of state significance.*

*Hambledon Cottage also has significance for its role in illustrating the development of the status of Parramatta, and holds great value for contemporary society for these reasons. The archaeological resource will be able to contribute to more accurately documenting the development, use and life style associated with the cottage, Parramatta and early colonial society.<sup>10</sup>*

## 8.0 LANCER BARRACKS

### Summary of Impacts

Commonwealth heritage place Lancer Barracks is a considerable distance from the subject site and is surrounded by taller, modern development in the City's CBD. It will not be shaded, nor will views to or from it be affected. There would be no significant impact.

<sup>10</sup> State Heritage Register, Database number 5052762.

The Commonwealth *Environment and Biodiversity Conservation Act 1999* [EPBC Act] provides for the conservation and heritage management of Commonwealth, National and World Heritage.

Lancer Barracks is listed on the Commonwealth Heritage List.

**Statement of Significance:**

*The two surviving original Lancer Barracks buildings, known as Bob's Hall and the Barracks, are historically highly significant. They date from 1819 and are directly associated with the early military history of New South Wales, and with the early government administration of Parramatta. They are the oldest surviving military barracks on the Australian mainland. The buildings were used by British troops until the 1850s, then by police forces, and from 1897 they have been the home of the Royal New South Wales Lancers. Excepting the police period, the buildings have a very lengthy association with Australian military history. (Criterion A.4)*

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

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

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

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

*With their distinctive Georgian styling, their materials and historical amenity, their height, scale and form, together with their siting on the perimeter of the parade ground which they help to define, the buildings have aesthetic value. (Criterion E.1)<sup>11</sup>*

Solar access to the Barracks is provided for in the *Parramatta Development Control Plan 2011* (PDCP2011) rather than specifically under the EPBC Act. Figure 4.3.3.1.13 (page 230) in section 4.3.3 of the PDCP2011 provides specific sun access planes to achieve solar access to Commonwealth listed place Lancer Barracks between noon and 2pm at midwinter. As the subject site is to the east of the Barracks, development on the site can not affect this

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<sup>11</sup> Commonwealth Heritage List, Place ID 105214.

access. In any case, the proposed development would not shade the Barracks at any time.

As the proposed development (an 'action' under the EPBC Act) has no impact that could be considered a 'significant impact' under the Act, referral to the Commonwealth in relation to Lancer Barracks is not necessary.

## 9.0 OLD GOVERNMENT HOUSE & THE GOVERNMENT DOMAIN (OGHGD)

### Summary of Impacts

Although Old Government House and the Government Domain lie over a kilometre away from the subject site, their outstanding universal heritage values demand impacts of development throughout central Parramatta be examined. A tower of the height provided for in the Planning Proposal would most certainly be visible from this heritage place – at least until sites in the centre of the CBD were redeveloped. In response to concerns over proposed tall development in Parramatta and its impacts on OGHGD, a 'technical report' on visual impacts has been prepared. That report confirms that although there may be impacts on OGHGD, there would be no significant impact.

### Statement of Significance:

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

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

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

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

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

*Old Government House also reflects early colonial and convict administration, and historic elements within the Domain provide evidence of the beginnings of astronomical and botanical science in this country. The development of the house itself mirrors the growth and complexity of the process, both as the Governor's home and as the seat of administration.*

*Old Government House and the Government Domain at Parramatta Park are significant for their association with the life and work in Australia of the early colonial governors. Governors Phillip, Hunter, King, Macquarie and Brisbane all resided and worked at the house, and all have left their mark on the site through their development of the fabric of the respective buildings and the enhancement of the Domain. Old Government House and the Domain provide a remarkable insight into the life and work of these governors. This insight is enhanced by the wealth of information available about the site, both in terms of its documentation and the pictorial representations and photographs of the various stages of its development.<sup>12</sup>*

As mentioned above, the Commonwealth *Environment and Biodiversity Conservation Act 1999* [EPBC Act] provides for the conservation and heritage management of Commonwealth, National and World Heritage.

Old Government House and Government Domain (OGHGD) within Parramatta Park - about a kilometre west of the subject site - are together included on the National Heritage List. A large part of the National Heritage listed property is also inscribed on UNESCO's World Heritage List as part of the Australian Convict Sites serial listing.

The Commonwealth is the State Party to the World Heritage Convention and it administers the management of Australia's World Heritage under the EPBC Act. Notwithstanding New South Wales and local government authorities such as Parramatta City Council have no 'consent role' in specifically assessing impacts on World Heritage, the PDCP2011 (page 268) provides controls to guide management of the National and World Heritage values by reference to the 2012 technical report '*Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values*' (the 'technical report') prepared by Planisphere in 2012. The development control plan specifically draws on that report for assessment of the 'Park Edge Precinct' immediately to the east of Parramatta Park and a

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<sup>12</sup> Commonwealth Heritage List, Place ID 105957.

considerable distance from the subject site. The 'technical report', though not formally adopted, can also provide some guidance on development in the eastern parts of the city centre.

The 'technical report' includes an assessment of views none of which extends to the eastern portion of the city centre except as extreme backgrounds in the report's views 5 and 9. Another view west along George Street (View 12) is similar to View 7 of the PDCP2011 mentioned above (see Figure 12 on page 15). It is also a unidirectional view to the west and development on the subject site would not impact on this. Other than a section of foreshore, the land east of Charles Street is deemed to be outside the areas of 'sensitivity'. It should be noted that Appendix B lists a number of development sites that were referred to in the 'technical report'. The subject site was not one of these.

The 'technical report' concludes that, although there may be impacts on the World and National Heritage values of OGHGD arising from developments, there is no risk in areas that are not 'highly sensitive' of developments resulting in 'significant impacts' upon the World and National Heritage values. Consequently, if the assessment of impacts were based on the 'technical report' as has been done in the past, referral to the Commonwealth Department of the Environment will not be required under the EPBC Act. A referral to the Department may be made should such confirmation be desired.

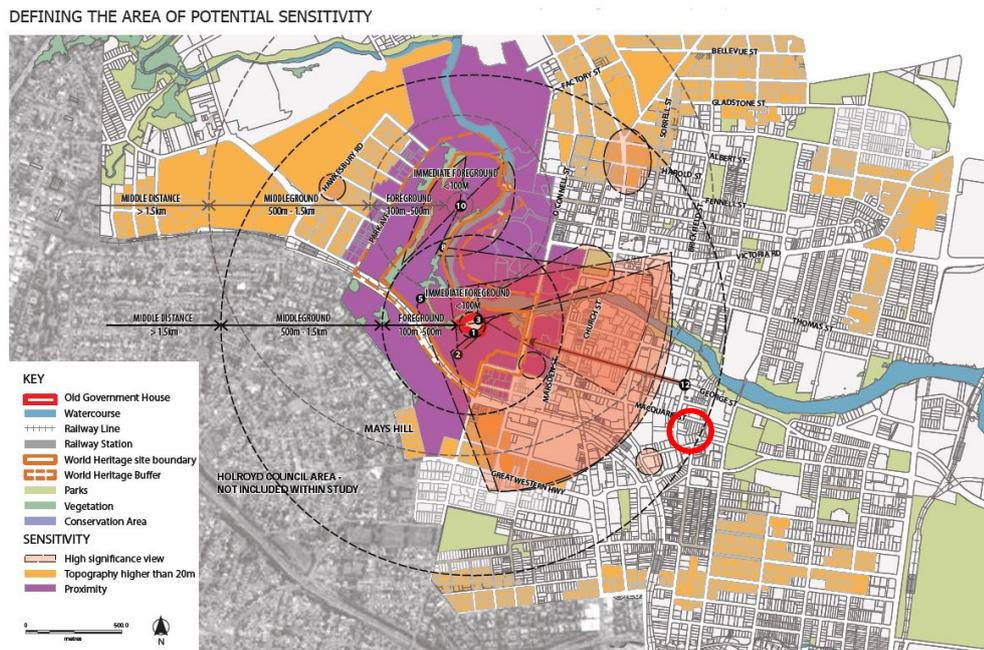


Figure 20 Defining the Area of Potential Sensitivity, Planisphere Technical Report, page 79. Subject site is indicated by red circle annotated by NBRSPartners. The site falls outside the high significance views

THE AREA OF SENSITIVITY

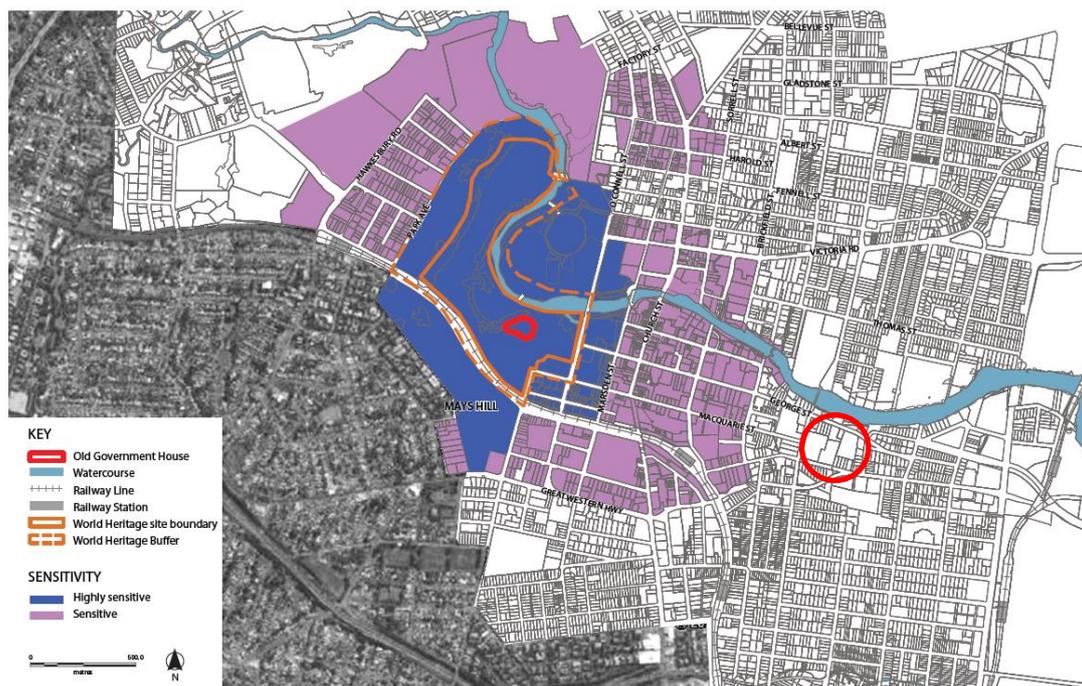


Figure 21 The Area of Sensitivity, Planisphere Technical Report, page 81. Subject site is indicated by a red circle and falls outside the sensitive area defined in the study.

## 10.0 POTENTIAL HERITAGE IMPACTS

Development of the subject site and other sites in the vicinity have been approved by Parramatta City Council as part of the evolving development of the city centre. While these taller developments have affected the wider visual setting of the major heritage items and the immediate setting of the local heritage items, they have been accepted as being reasonable to the context of this area in transition.

The proposals in this Planning Proposal will result in some additional height and floor space on the subject site which has been considered in regard to urban design as being an acceptable change to the city skyline.

The principal issue relating to the major heritage items in the vicinity arises from potential overshadowing effects. In this regard due consideration of the degree of shadowing and its potential impacts on the items and their settings has informed the final design proposal and no additional impact will result.

The principal issue relating to the local heritage items is the modification of their immediate visual context and the juxtaposition of scale relationships that reflect the changing planning controls for the area. In this regard development of the subject site will have some additional visual impacts but will not significantly alter the existing changed context in which the items are currently located. Appropriate mitigation for these impacts would include treatment of the public domain and landscaping of the heritage items themselves. Appropriate design consideration for the context of the new development has been considered.

## Conclusion

The Planning Proposal as revised in this submission to alter the maximum height and GFA for future development, does not adversely and unacceptably impact upon the identified heritage significance of the nearby local heritage items, State Heritage Register listed items, Commonwealth heritage listed places, or National and World Heritage listed properties. The Proposal can be realised in a way which accords with the management recommendations and conservation policies provided for nearby heritage places.

The height, density and general form indicated in the Urban Design Study and the planning proposal and site specific development control plan that follows those characteristics are likely to have a negligible and acceptable impact.

A Statement of Heritage Impact should accompany any future formal development option for the site in accordance with the guidelines of the NSW Heritage Office publication, Assessing Heritage Impacts.

In relation to the small local heritage items consideration of on-site mitigation and public domain improvements in the two adjoining streets including street trees should be considered.

It is therefore appropriate that Council progress the amendments as set out in the Planning Proposal in the light of this assessment which finds that there will be no significant heritage implications of the outcome.



ROBERT STAAS  
NBRS+PARTNERS  
Associate Director / Heritage Consultant  
June 2016