



# STATEMENT OF HERITAGE IMPACT

WESTFIELD PARRAMATTA – PART 3A  
ARGYLE / CHURCH / MARSDEN / AIRD /  
CAMPBELL STREETS  
PARRAMATTA NSW 2150

9 November 2012  
**REVISED FINAL**

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# STATEMENT OF HERITAGE IMPACT FOR WESTFIELD PARRAMATTA

## 1.0 INTRODUCTION

This Statement of Heritage Impact (SHI) has been prepared in accordance with the standard guidelines of the NSW Heritage Office to accompany an application for proposed works at Westfield Parramatta. This SHI is to fulfil the Director-General's Requirements (DGRs), for Application Number MP10\_0068, dated 25/10/10, Key Issue 6 Heritage. The requirement states "A Heritage Impact Statement should be prepared in accordance with the NSW Heritage Office publication "Statements of Heritage Impact".

## 1.1 Definition of the Study Area

The site is located within the commercial precinct of Parramatta bounded by the four (4) blocks of Argyle Street to the north, Church Street, to the east, Campbell Street to the south and O'Connell Street to the west (see Figure 1).

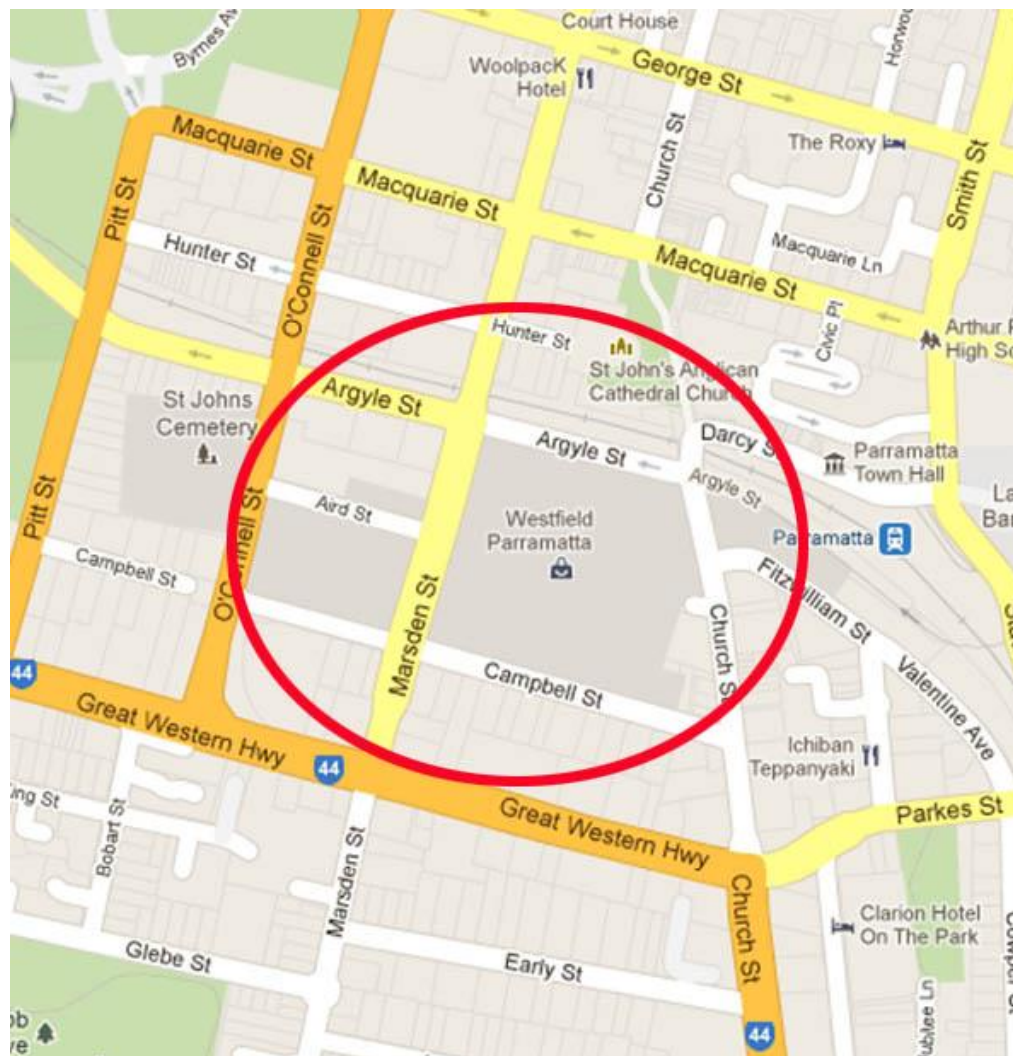


Figure 1 – Location plan showing the subject site circled (Source: Google Maps)

## 1.2 The Proposal

Westfield Parramatta proposes commercial and retail development within its existing precinct. Proposed works include the construction of an additional retail level, a high-rise commercial office building, additional carparking and activation of the Argyle Street facade at ground level as part of public domain improvements.

## 1.3 Heritage Listing

While this area of Parramatta dates to the early period of settlement and has considerable historic associations, Westfield Parramatta, in the local government area of Parramatta, is **not a heritage item**. The Westfield Parramatta site is located within the following Parramatta Archaeological Management Unit (AMU) and is identified as having **no significance**:

- Parramatta Archaeological Management Unit 2871 – Church St.

This AMU site is bounded by Church, Campbell, Argyle, O'Connell, Marsden and Aird Streets. The site excludes 27 Argyle Street (Lot 1, DP 539829), 29-31 Argyle Street (Lot 13, DP 749290), 24 Campbell Street (Lot A, DP 358116), 7 Aird Street (Lot A, 85655) 60 Campbell Street (Lot 4, DP 19514), 113-153 Church Street, and the Aird and Marsden Street roadways.

## 1.4 Heritage Significance

The following statement of heritage significance, associated with the subject site, is taken from the Heritage Branch inventory sheets (Database No: 2242871):

*This AMU has no current archaeological research potential. This AMU has no archaeological significance.*

*This AMU was first developed in the 1820s for residential accommodation, which increased over the nineteenth century, until the late nineteenth century when it was developed, in stages, into the present-day Westfield Shoppingtown.*

*The physical archaeological evidence within this area is unlikely to include features which have potential to yield further information relating to major historic themes and current research questions. An archaeological excavation was undertaken at the site in 1992. The collection of artefacts recovered during this archaeological work within this AMU has high potential to provide information about nineteenth-century living in Parramatta.*

*Archaeological evidence at this site has been subject to major disturbance.*

## 1.5 Heritage Items in Close Proximity

The subject site is located in close proximity to heritage items, including sites with archaeological potential. The *Parramatta Local Environmental Plan 2011* (Parramatta LEP) indicates the following heritage items are listed in close proximity to Westfield Parramatta:

- Parramatta Railway Station and Parramatta Railway Station Group (State significance);
- St John's Anglican Cemetery, 1 O'Connell St (State significance);
- Lennox House, 39 Campbell Street, Parramatta (State significance);
- Chinese Christian Church (Former Masonic Temple), 47 Campbell Street, Parramatta (local significance);
- St John's Anglican Cathedral, 195 Church Street, Parramatta (State significance);
- Parramatta Town Hall and Potential Archaeological Site, 182 Church Street, Parramatta (local significance); and
- Bicentennial Square and Adjoining Buildings, 184 Church Street, Parramatta (local significance).

In addition, the subject site is located on, and in close proximity to, areas of archaeological potential. These sites include the following:

- Parramatta Station to Pitt Street Railway Line (Archaeological Site);
- Parramatta Archaeological Management Unit 3043 – Argyle St;
- Parramatta Archaeological Management Unit 3055 – Argyle St;
- Parramatta Archaeological Management Unit 3243 – Argyle St; and
- Parramatta Archaeological Management Unit 3207 - Campbell Street.

## 1.6 Identification of Author

Lynette Gurr, Senior Heritage Consultant, at NBRS+PARTNERS, prepared and researched this assessment of potential heritage impact. Léonie Masson, Historian at NBRS+PARTNERS, prepared the site history. Project overview was provided by Robert Staas, Director / Heritage Consultant.

## **2.0 DOCUMENTARY EVIDENCE**

### **2.1 History and Development of the Subject Area**

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>1</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>2</sup>

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>3</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. A plan of Parramatta in 1822 (Figure 2) shows the current street alignment, and the subject site as having several detached buildings.

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<sup>1</sup> Jervis, J, *The Cradle City of Australia – A History of Parramatta 1788-1961*, Council of the City of Parramatta.

<sup>2</sup> Kass, T., Liston, C. & McClymont, J., *Parramatta: A Past Revealed*, Parramatta City Council, 1996. pp. 10-15, 22

<sup>3</sup> Noel Bell, Ridley Smith & Partners (aka NBRS+Partners), *The Former Parramatta Fire Station Heritage Assessment*, unpublished report, October 1998. p. 6





In 1844, W Meadows Brownrigg undertook a survey of Parramatta to identify grants, purchasers and leaseholders and noting which portions were built upon (Figure 3).

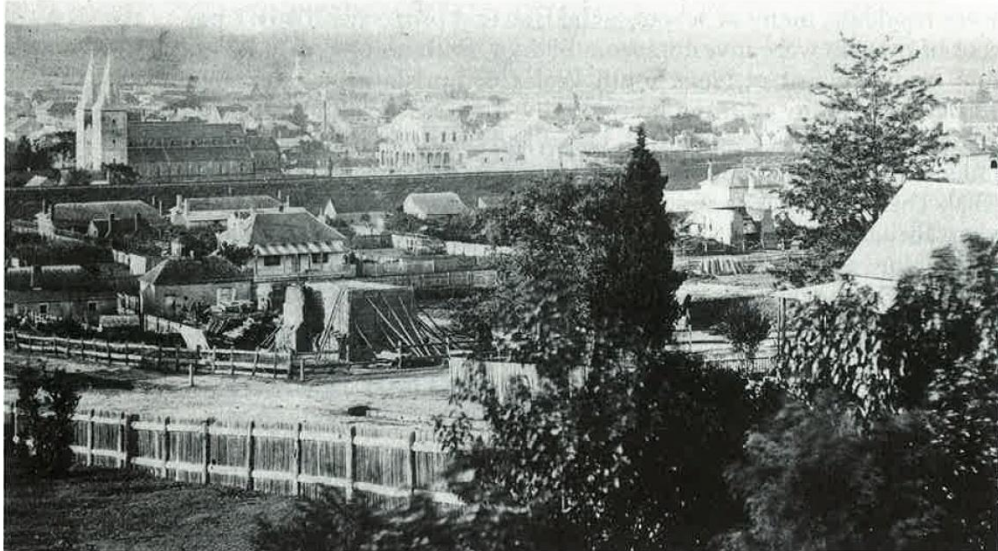
In the 1850s, brick pits and kilns were erected in the area between Argyle and Campbell Streets by Richard Harper, a butcher. A brick kiln is visible among the cottages in Campbell Street in the view of part of the subject area about 1883 (Figure 5).

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 1858 survey plan (Figure 4) shows the structures and the land proposed to be resumed for the construction of the railway line adjacent to the subject area. The increased accessibility brought about by the railway contributed to the increase in population and development of the area between 1870 and 1880.



*Figure 4 - Extract from Map of Extension Parramatta to Penrith Part 1, 1858 showing development in the vicinity of the subject area. Note the 'tannery' on land fronting Argyle Street between Church and Marsden Streets. (Source: State Records; 15244\_a103\_a1030000001.jpg)*





*Figure 5 – Looking north along Marsden Street from Campbell Street, Parramatta, about 1883 (Source: Reproduced in Kass et al, Parramatta: a past revealed, 1996, p216; National Library of Australia)*

By 1895, the area north of Aird Street contained a number of structures, with many conjoined structures fronting Church Street, probably commercial premises. West of Marsden Street, the area was partly developed with a number of (probably) residential structures along each street frontage. The 1895 Detail Survey plan for this area (Sheets 22 and 24 included at Figure 6 and Figure 7) also shows a number of outbuildings to the rear of allotments within the subject area, including sheds and privies. There were a number of wells or tanks throughout the subject area. A large structure shown on this plan to the rear of a cottage fronting Aird Street which may be Harper's brick kiln (Figure 5).<sup>4</sup>

## **2.2 Retail Development**

During the first half of the 20<sup>th</sup> century most of the subject area, comprising parts of four street blocks, developed as a residential area, excepting Church Street, which was predominantly commercial. In 1933, the prominent corner of Church and Argyle Streets was selected by Grace Bros for their first suburban branch department store which opened in April that year (Figure 8 and Figure 9).

<sup>4</sup> Parramatta Archaeological Management Unity 2871, NSW Heritage Inventory.

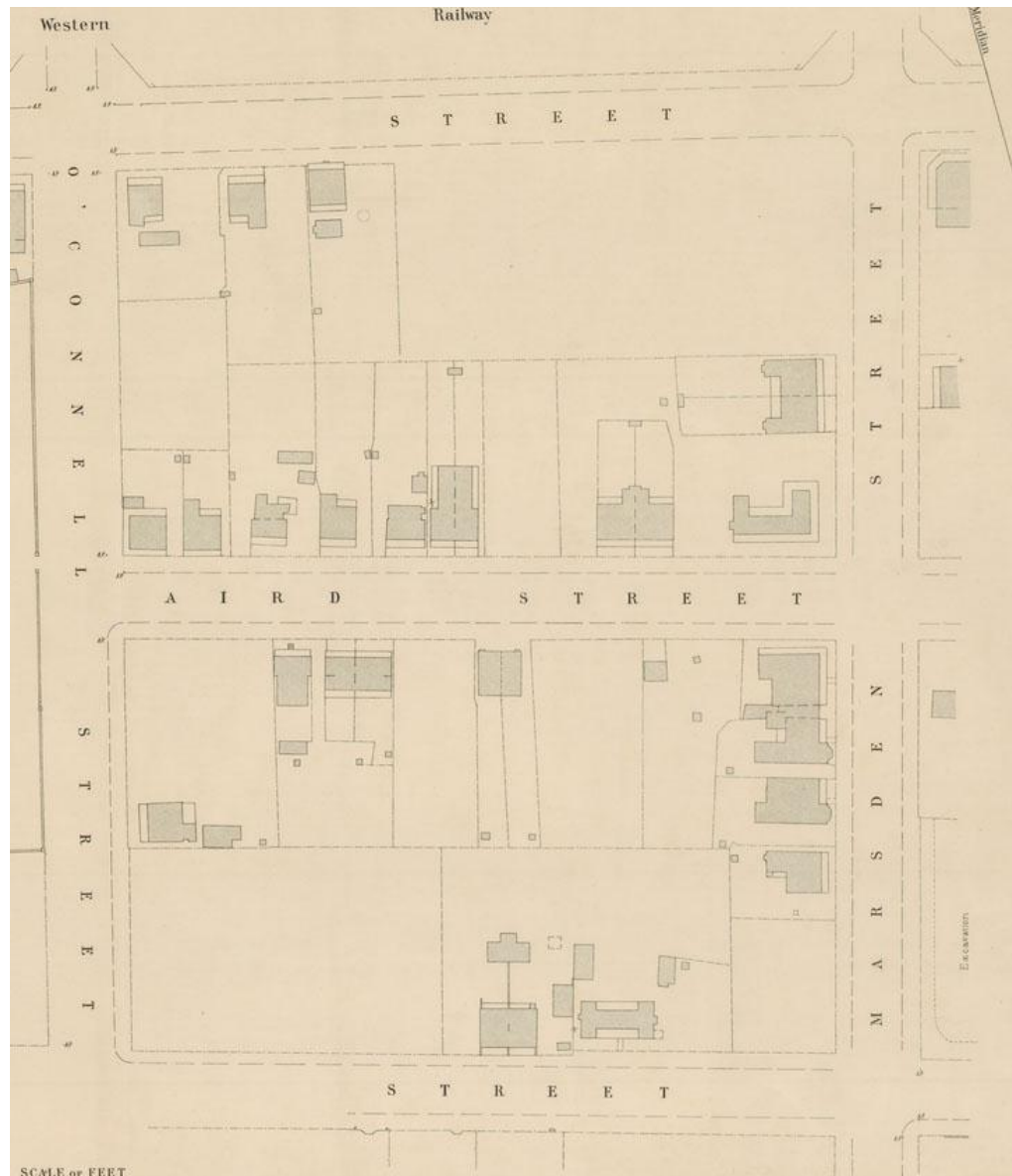


Figure 6 – Extract from Parramatta Detail Survey Sheet 24, 1895 showing part of land comprised in subject area bounded by Argyle, Campbell, O'Connell and Marsden Streets. (Source: SLNSW)

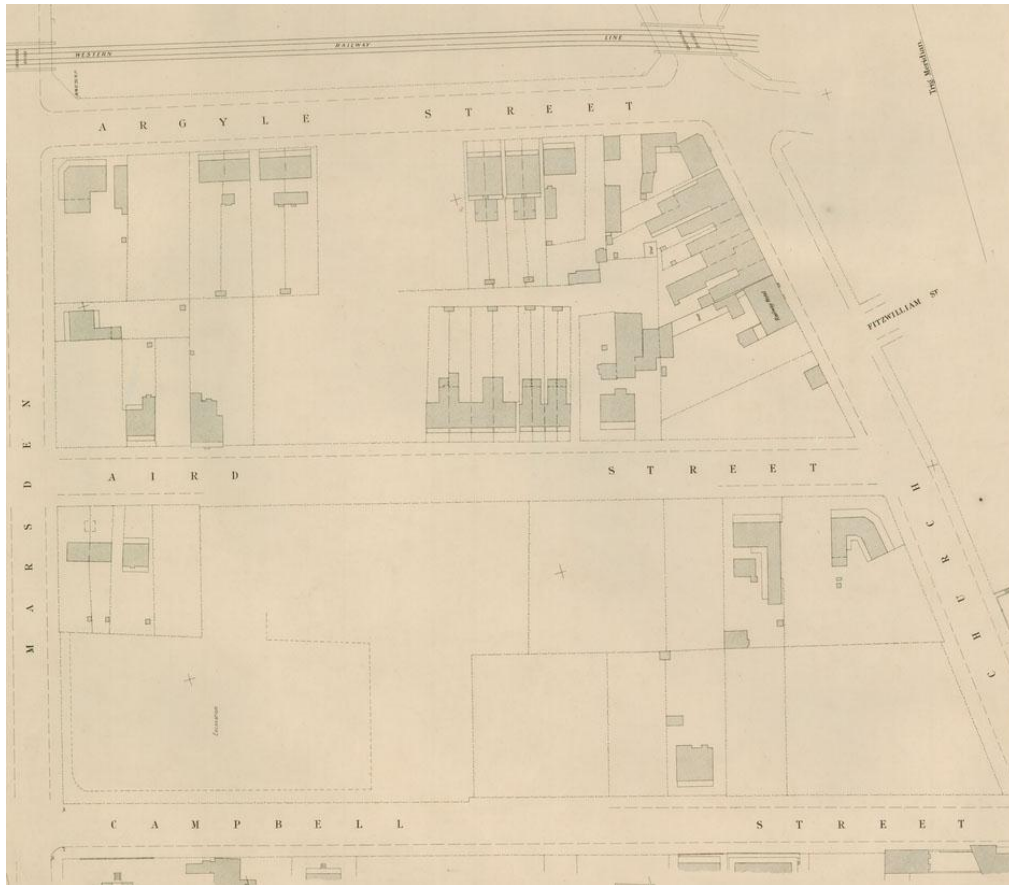


Figure 7 - Extract from Parramatta Detail Survey Sheet 22, 1895 showing part of land comprised in subject area bounded by Argyle, Campbell, Church and Marsden Streets. (Source: SLNSW)



Figure 8 – Exterior Grace Bros Parramatta, October 1939. Photographer: Sam Hood. (Source: SLNSW: Home and Away - 9957)





*Figure 9 - A new Grace Bros regional store, Parramatta, October 1939. Photographer: Sam Hood. (Source: SLNSW: Home and Away – 9953)*



*Figure 10 - Extract from 1943 aerial survey of Sydney region showing subject area at Parramatta. (Source: SIX Viewer, NSW Land & Property Information)*

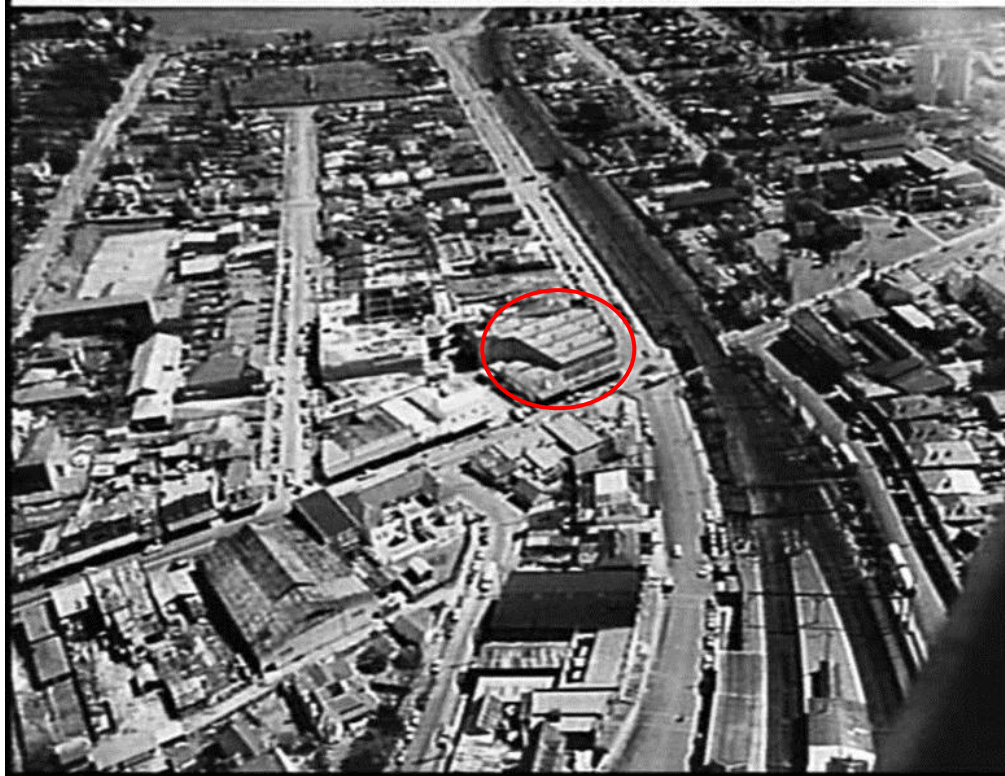


Figure 11 – 1955 aerial view of subject area in proximity to the Parramatta Railway Station and rail corridor. Photographer: Jack Hickson. The Grace Bros store is shown circled red thereon. (Source: SLNSW)

Since the 1950s, the subject area has undergone intensive commercial development, including the construction of the Westfield Shoppingtown. Stage One of the shopping centre, incorporating the existing Grace Bros store and most of the block bounded by Aird, Church, Argyle and Marsden Street, was opened in 1974. When the Westfield Parramatta opened in 1975 it was the largest shopping centre in Australia at an estimated cost of \$36 million.

*During the 1980s Westfield's portfolio grew from 15 to 21 shopping centres and 16 of these centres benefited from redevelopments.<sup>5</sup>*

A redevelopment of the Parramatta Westfield commenced in 1988 and was completed in 1989. It is probable that the portion of Aird Street between Church and Marsden Streets built upon at this date. During the 1990s, Westfield implemented a multi-billion dollar redevelopment program of its Australian shopping centres. At Parramatta, the planned expansion of the shopping centre to adjoining blocks was preceded by an archaeological excavation of those sites in 1992. The study was conducted by Edward Higginbotham & Associates and the study site is shown in Figure 12.

<sup>5</sup> Westfield Holdings Ltd, *The Westfield Story: the first 40 years*, 2000, p95.





Figure 12 – Location plan of Westfield Shoppingtown, Parramatta, showing the proposed extensions (dark shading). (Source: Reproduced in Edward Higginbotham & Associates, *Report of archaeological excavation of the site of Westfield Shoppingtown, Aird Street, Parramatta, NSW, 1992, p3*)

The redeveloped Westfield Shoppingtown Parramatta opened in 1995, expanding to 127,000 square metres of retail space, and surpassing Westfield Shoppingtown Miranda as the largest shopping centre in the southern hemisphere.

In 2007 the Westfield Group sold a half share in the shopping centre to GIC Real Estate for \$717.5 million. The company retained a 50 per cent direct interest in the Parramatta centre as well as remaining the centre's property, leasing and development manager. The previous year the centre had undergone a \$109 million redevelopment.<sup>6</sup>

<sup>6</sup> "Westfield flogs half its Parramatta retail mecca", *Sydney Morning Herald*, 1/5/2007, p28.

### 3.0 PHYSICAL DESCRIPTION

The site of Westfield Parramatta comprises several blocks within the city of Parramatta located on the southern side of the Parramatta Station and railway line. The site is bounded by Argyle Street to the north, Church Street, to the east, Campbell Street to the south and O'Connell Street to the west. Argyle Street is a busy transit hub with the railway station alignment on the northern side and Westfield commercial precinct along the southern side. The building complex ranges in height from six to seven levels. Argyle Street provides the principal Westfield shop front.

The following figures and captions describe the surrounding streetscapes and heritage items located in close proximity to the subject site.



*Figure 13 – Looking west along Argyle Street to Westfield Parramatta store with multi-storey office buildings in the distance (Source: NBRSPARTNERS, July 2012)*



*Figure 14 – Looking east along Argyle and Church Streets to Westfield Parramatta store to the right, Parramatta Station platforms and alignment (centre to left) (Source: NBRSPARTNERS, July 2012)*



*Figure 15 – Looking east along Argyle Street to the Church Street intersection with Westfield Parramatta stores on both corners (Source: NBRSPARTNERS, July 2012)*



*Figure 16 – Looking west along Argyle Street to Westfield Parramatta store located on the southern side of Argyle Street (Source: NBRSPARTNERS, July 2012)*





Figure 17 – Looking south along Marsden Street from the intersection of Argyle Street. A pedestrian bridge over Marsden connects the store with carparking (Source: NBRSPARTNERS, July 2012)



Figure 18 – Looking west along Fitzwilliam Street to the T-intersection with Church Street, showing Westfield Parramatta in the distance (left). On the northern corner of the T-Junction of Church and Fitzwilliam Streets is the recently completed 26-storey residential and commercial building, measuring 84m above ground level (right) (Source: NBRSPARTNERS, July 2012)

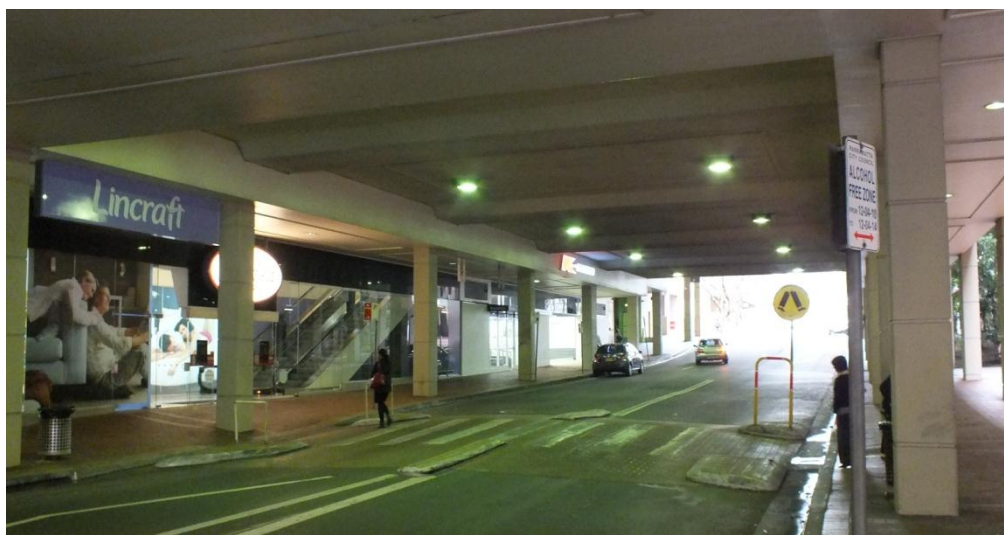


Figure 19 – Looking west along Aird Street, the street is covered by the Westfield carpark complex. At left is a pedestrian entry to Westfield shops (Source: NBRS+PARTNERS, July 2012)



Figure 20 – Looking west from the corner of Aird and O'Connell Streets is the entrance to St John's Cemetery (at left). Looking north along O'Connell Street to railway overpass with the brick wall forming the site boundary of the cemetery (right) (Source: NBRS+PARTNERS, July 2012)



Figure 21 – Looking east from O'Connell Street along Aird Street showing Westfield Parramatta multi-storey carpark (Source: NBRS+PARTNERS, July 2012)





Figure 22 – Looking east along Campbell Street showing Westfield Parramatta carparking along the northern side of the street and vehicular overhead access ramp (Source: NBRSPARTNERS, July 2012)



Figure 23 – Looking northeast at the intersection of Campbell and Marsden Streets showing Westfield Parramatta carparking along the northern side of the street and vehicular overhead access ramps (Source: NBRSPARTNERS, July 2012)



*Figure 24 – Westfield Parramatta 4-storey carpark located along the northern side of Campbell Street (Source: NBRS+PARTNERS, July 2012)*



*Figure 25 – Located on the southern side of Campbell Street are 7 and 8 storey residential blocks that form part of the streetscape (Source: NBRS+PARTNERS, July 2012)*





Figure 26 – Examples of residential development located on the southern side of Campbell Street and forming part of the streetscape. Development ranges from four to eleven storeys in height (Source: NBRSPARTNERS, July 2012)



Figure 27 – Three- and ten-storey late-twentieth century residential development (left). At right, Lennox House, a single-standing Victorian cottage with attic is a remnant of early development in the area (Source: NBRSPARTNERS, July 2012)

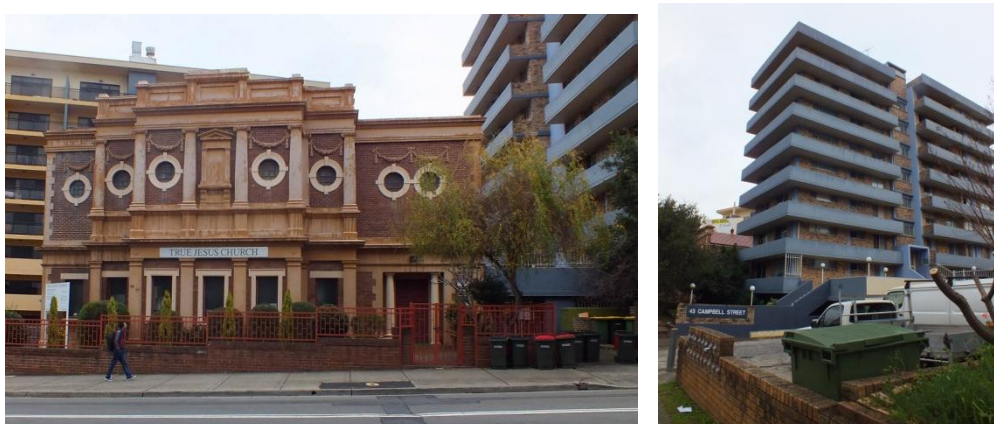


Figure 28 – True Jesus Church (left) and late-twentieth century residential block (right) form part of the Campbell Street streetscape (Source: NBRSPARTNERS, July 2012)



Figure 29 – Church Street looking north showing commercial and retail buildings that vary in height from single- to multi-storey development (Source: NBRSPARTNERS, July 2012)



Figure 30 – Church Street looking north showing commercial and retail buildings dating to the early- to mid-twentieth century (Source: NBRSPARTNERS, July 2012)





Figure 31 – Church Street looking north showing Westfield Parramatta (Source: NBRSPARTNERS, July 2012)

### 3.1 Heritage Items in Close Proximity

#### 1. Parramatta Railway Station and Parramatta Railway Station Group



Figure 32 – Parramatta Railway Station, Main Entry, located on Argyle Street looking northeast showing Parramatta CBD multi-storey office buildings in the distance (Source: NBRSPARTNERS, July 2012)



Figure 33 – Parramatta Railway Station, looking southeast from railway platform showing the recent contemporary style awnings on the platform (left). Parramatta Railway Station and bus interchange looking southeast showing multi-storey office buildings in the distance (right) (Source: NBRSPARTNERS, July 2012)



The Parramatta Railway Station site (Lot 1, DP 733457) is in the ownership of the State Rail Authority. This Lot includes all of the area between the Church Street underbridge and the Parkes Street underbridge and the area between Darcy Street and Argyle Street. It includes Station Buildings and Platforms, permanent way, track and embankments, and other infrastructure such as overhead staunchions and cabling.

The Parramatta Railway Station Group comprises the following buildings:

1. Main Station Building - pillared masonry Federation Academic Classical entrance portico (the main entrance to the station, facing Argyle Street) with unusual stone and stucco decoration surmounted by a name or date plaque. Street elevation is of eight bays.
2. Parcels office, built of face brick c1920s.
3. Platforms and associated buildings, especially those on platform 4 which are believed to be the second oldest on the suburban system.
4. Signal box on platforms 2-3 built September 1886.
5. Subways.
6. Signalling equipment at northern and southern ends of the station.

#### **Statement of Significance**

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 5051413):

*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).*

## 2. St John's Anglican Cemetery - 1 O'Connell Street (State significance)



Figure 34 – Entrance to St John's Cemetery, O'Connell Street, is located opposite the western end of Aird Street. St John's Cemetery contains the remains of a number of eminent persons including First Fleet convicts (Source: NBRS+PARTNERS, July 2012)



Figure 35 – View north-east from St John's Cemetery to Aird Street and Westfield multi-storey carparking (Source: NBRS+PARTNERS, July 2012)

Dating to 1790, St John's Anglican Cemetery is Australia's oldest surviving cemetery. It is the most historic and important cemetery in Australia with graves from the 1788 First Fleet and well-known pioneers, including Henry Dodd, Governor Phillip's manservant and gardener, The Reverend Samuel Marsden and colonial bridge builder David Lennox. The cemetery is surrounded by a wall of convict-made bricks constructed in 1820s.

### **Statement of Significance**

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 5051395):

*St John's Anglican Cemetery contains First Fleet graves and has association with notable events or people - Monuments. The site possesses potential to contribute to an understanding early urban development in Parramatta and an understanding of religious belief and burial customs in early NSW.*



### 3. *Lennox House, 39 Campbell Street, Parramatta (State significance)*



*Figure 36 – Lennox House, 39 Campbell Street, is a heritage item (Source: NBRS+PARTNERS, July 2012)*

Lennox House is located on Campbell Street, between high rise residential unit buildings. Campbell Street is a major vehicular access route to the Westfield Parramatta car parking facility. Lennox House is a large stuccoed mid-Victorian brick house of one storey with a three-roomed attic and enclosed verandahs at the front and back. The house has a corrugated iron hipped roof with stuccoed chimneys, surmounted by terracotta pots. An attic window is clad and roofed in corrugated iron. The house has a fretted barge board to gable end and contains original internal fixtures and fabric, including wallpapers

#### ***Statement of Significance***

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 5051415):

*Association with notable events or people - House associated with notable people - built for and occupied by David Lennox, engineer.*

#### 4. Chinese Christian Church (Former Masonic Temple) (local significance)



Figure 37 – Chinese Christian Church, 47 Campbell Street, is a heritage item (Source: NBRSPARTNERS, July 2012)

Located at 47 Campbell Street, this two-storey red-brick Masonic Temple with rendered classical features, was built in two stages. Originally symmetrical, the ground floor was built in 1915 in the Federation Free Classical Style. In 1924, the upper level was added together with projecting asymmetrical wings. On the first floor, a central classical pedimented plaque is flanked by stepped wings with garlands draped above seven bulls-eye glazed windows in panels, separated with Doric pilasters.

##### **Statement of Significance**

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240097):

*The Chinese Christian Church (Former Masonic Temple) has heritage significance for its evidence of social and cultural life.*



#### **5. Parramatta Station To Pitt Street Railway Line (Archaeological Site)**

This archaeological site is contained within the rail corridor along the southern side of Argyle Street, between Pitt Street and Parramatta Station.

##### **Statement of Significance**

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 4804408):

*This Archaeological Management Unit is of local archaeological significance. The railway line was extended through Parramatta in the 1850s. The area resumed during the construction of the railway included sections of town allotments on the northern side of Argyle Street. The physical archaeological evidence within this area may include structural remains, open deposits and scatters, ecological samples and individual artefacts that have potential to yield information relating to major historic themes including Agriculture, Cultural Sites, Environment, Housing, Land Tenure, Townships and Transport. The archaeological resources of this AMU are likely to remain largely intact, though subject to minor disturbance in some areas. This AMU has high archaeological research potential.*

#### **6. Parramatta Archaeological Management Unit 3043 – Argyle Street (State significance)**

This archaeological site includes the station, platforms and yards, and the railway line between Church and Hassall Streets.

##### **Statement of Significance**

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2243043):

*This AMU has high archaeological research potential. This AMU is of State significance.*

*Parramatta Station was built in 1860 as part of the railway system originally intended to connect with country areas and ease the transport of agriculture to the city and the ports. It has one of the oldest station buildings still in use (on Platform 4), and the signal box on Platform 4 is rare. The impressive frontage to Argyle Street is an important element in the streetscape. Archaeological elements include physical evidence of some of the earliest works on the NSW rail network.*

*The physical archaeological evidence within this area may include structural features, open deposits and scatters, ecological samples and individual artefacts which have potential to yield information relating to major historic themes including Agriculture, Commerce, Cultural Sites, Industry, Labour and Transport. The potential evidence for early railway technology is of particular historic interest.*

*Archaeological evidence at this site is likely to be subject to minor, and in some parts major, disturbance.*

**7. Parramatta Archaeological Management Unit 3055 – Argyle Street (Local significance)**

This archaeological area is bounded by Argyle, Parkes and Church Streets. The subject area is primarily a commercial area, dominated by large office buildings (which are not included in this AMU).

**Statement of Significance**

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2243055):

*This AMU has moderate archaeological research potential. This AMU is of Local significance.*

*This area was part of Wentworth's original land grant and was marginal to the early township. There was a slaughteryard in this area in the c1880s. The area was developed as a residential and commercial area throughout the nineteenth and twentieth centuries and redeveloped in the late twentieth century as the commercial centre of Parramatta expanded south.*

*The physical archaeological evidence within this area may include built landforms, structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts which have potential to yield information relating to major historic themes including Commerce, Cultural Sites, Housing, Industry, Land Tenure, Townships and Transport*

*The archaeological resources of this AMU are likely to be largely intact, but subject to minor disturbance in some areas.*

**8. Parramatta Archaeological Management Unit 3243 - Argyle Street (Local significance)**

This archaeological area is contained within the rail corridor along the southern side of Argyle Street, between Pitt Street and Parramatta Station.

**Statement of Significance**

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2243243):

*This AMU has high archaeological research potential. This AMU is of Local archaeological significance.*

*The railway line was extended through Parramatta in the 1850s. The area resumed during the construction of the railway included sections of town allotments on the northern side of Argyle Street.*

*The physical archaeological evidence within this area may include structural remains, open deposits and scatters, ecological samples and individual artefacts that have potential to yield information relating to major historic themes including Agriculture, Cultural Sites, Environment, Housing, Land Tenure, Townships and Transport.*

*The archaeological resources of this AMU are likely to remain largely intact, though subject to minor disturbance in some areas.*

## **9. Parramatta Archaeological Management Unit 3207 - Campbell Street (Local significance)**

This archaeological area is located adjacent to the western boundary of the Westfield Shoppingtown Campbell Street parking station, with frontages on both Aird and Campbell Streets.

### **Statement of Significance**

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2243207):

*This AMU has moderate archaeological research potential. This AMU is of Local significance.*

*This area was marginal to the early town of Parramatta. The area to the south of the early settlement was generally used for agricultural purposes during the 1790s. Archaeological resources within this area may also reflect 'fringe dwelling' on the edges of the early town. This area was developed as residential throughout the nineteenth century and redeveloped in the late nineteenth century as the commercial centre of Parramatta expanded.*

*The physical archaeological evidence within this area may include structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts which have potential to yield information relating to major historic themes including Aboriginal Post-Contact, Agriculture, Commerce, Cultural Sites, Environment, Housing, Land Tenure and Townships.*

*Archaeological evidence at this site is likely to have been subject to minor disturbance.*

## **10. ICOMOS World Heritage Listing – Australian Convict Sites (No 1306)**

Old Government House, in its setting of the former Governor's Domain, is significant as a cultural landscape of importance in Australia's history. It contains a number of historic elements that have a tangible link with the earliest days of the foundation of British colonial settlement of Australia, and that interlink with the landscape. These historical elements include the Crescent, the governor's dairy, the bathhouse, memorials, carriageways and gatehouses, and the remains of Governor Brisbane's observatory.

Old Government House and Domain forms part of the World Heritage Listed cultural property known as Australian Convict Sites. This property includes a selection of eleven penal sites, among the thousands established by the British Empire on Australian soil in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The following describes Old Government House and Domain:

*Old Government House and Domain, Parramatta, was a residence of the Governor of the colony of New South Wales from 1790 to 1856, inland from Sydney. It is located on the left bank of a meander in the Parramatta River.*

*The site is arranged around Government House and its gardens. It is a Georgian-style mansion with a central section and two asymmetrical wings erected some years later. The southern wing is extended by the house of the female convicts, who were used as the household servants. The main built ensemble was extended in 1822 with the L-shaped garrison building.*



*The park includes some houses and landscaped gardens in the late 18<sup>th</sup> century English style and the remains of an observatory. It also includes archaeological remains of the huts that housed the convicts who looked after the maintenance of the property.*

*The main built ensemble underwent significant restoration, particularly in 1906.*

*Today, this ensemble is used as a museum and a public park.*

***Environment Protection and Biodiversity Conservation Act 1999 – National Significance***

All sites forming the Australian Convict Sites listing are inscribed on the National Heritage List and protected by the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The proposal should be referred for assessment under the EPBC Act as, under the Act, World Heritage sites are identified as matters of national environmental significance. Actions that have, or are likely to have, a significant impact on a matter of national environmental significance require approval from the Australian Government Minister for Sustainability, Environment, Water, Population and Communities. The minister decides whether assessment and approval is required under the EPBC Act.

In addition, Old Government House and Domain is listed as a place of cultural heritage and protected under the NSW Heritage Act 1977.

The following recommendations and decisions for The Australian Convict Site, of which form part, were formed at The Convention Concerning the Protection of the World Cultural and Natural Heritage, Brazil 25 July – 3 August, 2010 (World Heritage Committee Meeting Decision 34COM 8B.16):

*3. Recommends that the State Party give consideration to the following:*

*h) Pay attention to managing the landscape values of the sites in or close to urban areas by studying the visual impact of their current environment and any projects liable to affect those values;*

Old Government House and Domain, is in public ownership (New South Wales Government) and comprises an original site/land boundary from the convict era and surrounded by a buffer zone. ICOMOS made the following comment on the potential for development from the growing urban environment:

*“the legal protection of the buffer zones seems adequate and effective...More broadly, some of the sites within the property may be threatened by the development of the property’s peripheral; area and in its buffer zone, notably in terms of the landscape impact of growing urban environments...(including)...Parramatta city for Old Government House”.*

Old Government House and Domain Parramatta Park Management Plan (2009) was prepared by managers of the site, Parramatta Park Trust and The National Trust of Australia (NSW). Old Government House and Domain, Parramatta Park Management Plan, Section 8.2 Management Plans and Policies identified the following guiding policy (taken from the *Parramatta Park Conservation Management Plan* 2008, 14.1):

*9. The Park boundaries will be protected from encroachments and developments which compromise its significance*

8.2.1 *Fabric and setting* “Retain vistas of the House from within the Park. Consider the reinstatement of one of the nineteenth-century configurations of the carriage loop and pathways....

*The following critical views will be actively maintained within the Park:*

- *Mays Hill to Hunter Street;*
- *Old Government House and grounds to Parramatta Park – views to east (George Street, O’Connell Street and the river);*
- *Parramatta River from the west in Parramatta Park;*
- *Parramatta Park to Kings School and Lennox Bridge;*
- *The Ridge of the Crescent to Parramatta;*
- *The visual relationship between the monuments and their siting on the ridge line;*
- *From the ridge line to the Macquarie Street gates and the centre of Parramatta;*
- *From the Dairy to Westmead and Wisteria Gardens;*
- *Out of the Park form the Domain to Westmead, the west and north-west.*

*Vegetation will be managed to ensure the retention of significant views through regular pruning and careful planting programs. The views from Old Government House to George Street will be opened up through vegetation management and tree removal.*

*New structures, either permanent or temporary, will not be constructed where they will have a detrimental effect on significant views.*

Old Government House and Domain, Parramatta Park Management Plan, Appendices 10.1 Description of the buffer area for *Old Government House and Domain, Parramatta Management Plan* describes the important views associated with the property as follows:

***Important views.***

*Important views from Old Government House over the broader Domain (now forming Parramatta Park) are contained within the buffer zone emphasising the command and control function of Old Government House and Domain and consistent with historical records such as maps and plans, illustrations and paintings. Longer and more extensive views extend from the Domain and beyond the Buffer Area eastwards along the Parramatta River to Lennox Bridge, westwards and southwards to Mays Hill, the highest point in Parramatta Park. There are reciprocal views back from these positions to the Domain and Government House within the buffer zone. There is also an occasional vista from the eastern edges of the property along several key streets of the Parramatta CBD, which are also contained within the buffer zone.*

To determine the impact of the proposed development on the world heritage listed Old Government House and Domain, a views and vistas assessment would need to be undertaken. Photographs should be taken from the following locations towards the proposed Westfield tower development from the following locations within the site known as Old Government House and Domain:

1. Main entry to Old Government House;
2. Bathhouse;
3. Remains of Governor Brisbane's observatory
4. Memorials;
5. Gatehouses;
6. Carriageways;
7. The Crescent; and
8. Government Farm.

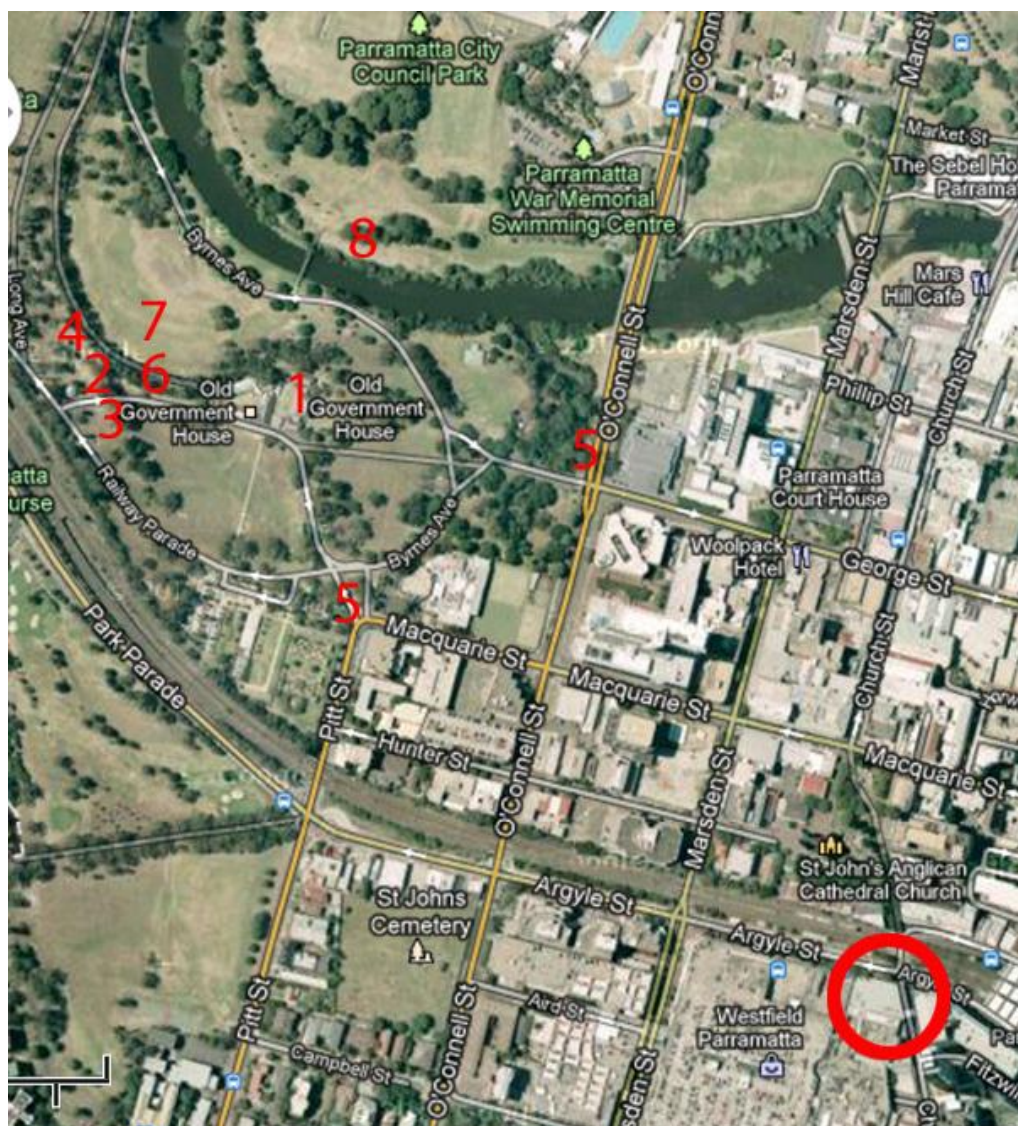


Figure 38 – Old Government House and Domain showing the locations from where photographs were taken showing the views and vistas (Source: NBRSPARTNERS, Sept 2012)





*Figure 39 – Old Government House, East Elevation, showing the Main Entry portico  
(Source: NBRS+PARTNERS, Sept 2012)*



*Figure 40 – Bathhouse (left) and Remains of Governor Brisbane's Observatory (right)  
(Source: NBRS+PARTNERS, Sept 2012)*



*Figure 41 – Boer War Memorial (left) and Macquarie Street Gatehouse (right)  
(Source: NBRS+PARTNERS, Sept 2012)*



*Figure 42 – George Street Gatehouse (Source: NBRSPARTNERS, Sept 2012)*



*Figure 43 – View looking south-east from the Main Entry to Old Government House to the proposed location of the subject site (Source: NBRSPARTNERS, Sept 2012)*





*Figure 44 – View looking south-east from The Bathhouse to the proposed location of the subject site indicating the proposed towers will be obscured by the cultural plantings (Source: NBRSPARTNERS, Sept 2012)*



*Figure 45 – View looking south-east from the Remains of Governor Brisbane's Observatory to the proposed location of the subject site. Tree foliage will obscure views to the proposed Westfield tower (Source: NBRSPARTNERS, Sept 2012)*





*Figure 46 – View looking south-east from the Boer War Memorial to the proposed location of the subject site. Tree foliage will obscure views to the proposed Westfield tower (Source: NBRSPARTNERS, Sept 2012)*



*Figure 47 – View looking south-east from the Macquarie Street Gatehouse to the proposed location of the subject site (Source: NBRSPARTNERS, Sept 2012)*





*Figure 48 – View looking south-east from the George Street Gatehouse to the proposed location of the subject site (Source: NBRSPARTNERS, Sept 2012)*



*Figure 49 – View looking south-east from Government Farm to the proposed location of the subject site (Source: NBRSPARTNERS, Sept 2012)*



*Figure 50 – View looking south-east from The Crescent to the proposed location of the subject site indicating the proposed towers will be visible above the cultural plantings (Source: NBRSPARTNERS, Sept 2012)*



*Figure 51 – View looking south-east from Governor Macquarie's Carriage Drive to the proposed location of the subject site indicating the proposed towers will be visible above the cultural plantings (Source: NBRSPARTNERS, Sept 2012)*

### **3.2 Photomontage - Views and Vistas from Old Government House**

The following images were selected and approved by the NSW Department of Planning and Infrastructure as being the vantage points for views and vistas from Old Government House and Domain. Westfield Design and Construction Pty Ltd prepared photomontages showing views to the proposed Westfield tower.





*Figure 52 – View south-east from the Main Entry to Old Government House to the proposed location of the subject site (Source: Dept of Planning, October 2012)*



*Figure 53 – Photomontage showing view south-east from the Main Entry to Old Government House. The proposed Westfield tower is apparent in the background through the tree foliage. The proposed tower would not impact detrimentally on this view from Old Government House and would be an acceptable development within the urban context (Source: Westfield Design and Construction, October 2012)*

#### 4.0 THE PROPOSAL

This Statement of Heritage Impact has been prepared based on the review of the following drawings and documentation prepared by Westfield Design and Construction Pty Ltd, for the owners and managers of the buildings located at Parramatta. This documentation forms part of the Part 3A development application for works to Westfield Parramatta, including construction of an additional retail level, a high-rise commercial office building, additional carparking and activation of the Argyle Street facade at ground level as part of public domain improvements:

##### Westfield Design and Construction Pty Ltd

Description	Dwg No	Rev	Scale @ A2	Date
Locality / Context Plan	DA-01-2051	C	1:3000	26/07/2012
Envelope Plan	DA-01-2060	C	1:1000	30/07/2012
Site Plan	DA-01-2070	C	1:1000	30/07/2012
Proposed Level 1 Floor Plan	DA-01-5201	C	1:1000	27/07/2012
Proposed Level 2 Floor Plan	DA-01-5202	C	1:1000	27/07/2012
Proposed Level 3 Floor Plan	DA-01-5203	C	1:1000	27/07/2012
Proposed Level 3M Floor Plan	DA-01-5204	C	1:1000	27/07/2012
Proposed Level 4 Floor Plan	DA-01-5205	C	1:1000	30/07/2012
Proposed Level 4M Floor Plan	DA-01-5206	C	1:1000	27/07/2012
Proposed Level 5 Floor Plan	DA-01-5207	C	1:1000	27/07/2012
Proposed Level 5M1 Floor Plan	DA-01-5208	C	1:1000	27/07/2012
Proposed Level 5M2 Floor Plan	DA-01-5209	C	1:1000	27/07/2012
Proposed Level 6 Floor Plan	DA-01-5210	C	1:1000	27/07/2012
Proposed Level 6M Floor Plan	DA-01-5211	C	1:1000	27/07/2012
Proposed Level 7 Floor Plan	DA-01-5212	C	1:1000	30/07/2012
Proposed Level 7M Floor Plan	DA-01-5213	C	1:1000	30/07/2012
Proposed Level 8 Floor Plan	DA-01-5214	C	1:1000	30/07/2012
Proposed Roof Plan	DA-01-5215	C	1:1000	30/07/2012
Signage Strategy Plan	DA-01-5220	C	1:1000	30/07/2012
Level 1 Demolition Plan	DA-01-5251	C	1:1000	27/07/2012
Level 2 Demolition Plan	DA-01-5252	C	1:1000	27/07/2012
Level 3 Demolition Plan	DA-01-5253	C	1:1000	27/07/2012
Level 3M Demolition Plan	DA-01-5254	C	1:1000	27/07/2012
Level 4 Demolition Plan	DA-01-5255	C	1:1000	27/07/2012
Level 4M Demolition Plan	DA-01-5256	C	1:1000	27/07/2012
Level 5 Demolition Plan	DA-01-5257	C	1:1000	27/07/2012
Level 5M1 Demolition Plan	DA-01-5258	C	1:1000	27/07/2012

**Westfield Design and Construction Pty Ltd (cont'd)**

<b>Description</b>	<b>Dwg No</b>	<b>Rev</b>	<b>Scale @ A2</b>	<b>Date</b>
Level 5M2 Demolition Plan	DA-01-5259	C	1:1000	27/07/2012
Level 6 Demolition Plan	DA-01-5260	C	1:1000	27/07/2012
Level 6M Demolition Plan	DA-01-5261	C	1:1000	27/07/2012
Proposed South Elevation 2 – Campbell Street	DA-01-5301	C	1:500	26/07/2012
Proposed North Elevation 1 – Argyle Street	DA-01-5302	C	1:500	26/07/2012
Proposed East Elevation 3 – Church Street	DA-01-5303	C	1:500	26/07/2012
Proposed West Elevation 4 – O'Connell Street	DA-01-5304	C	1:500	26/07/2012
Proposed East Elevation 5 – Marsden Street	DA-01-5305	C	1:500	26/07/2012
Proposed West Elevation 6 – Marsden Street	DA-01-5306	C	1:500	26/07/2012
Section - AA + BB	DA-01-5401	C	1:500	26/07/2012
Section - CC + DD	DA-01-5402	C	1:500	26/07/2012
Cross Section - C + D	DA-01-5403	A	1:250	24/07/2012
Cross Section - B + D	DA-01-5404	A	1:250	24/07/2012
View from Campbell St Looking East	N/A	N/A	N/A	31/07/2012
View from Campbell St Looking West	N/A	N/A	N/A	31/07/2012
Aerial Perspective 1 for the Proposed Development & Commercial Envelope	N/A	N/A	N/A	31/07/2012
Aerial Perspective 2 for the Proposed Development & Commercial Envelope	N/A	N/A	N/A	31/07/2012
Aerial Perspective 3 for the Proposed Development & Commercial Envelope	N/A	N/A	N/A	31/07/2012



## Urbanex Pty Ltd, Land Engineering & Construction Surveys

Description	Sheet No	Rev	Scale @ A2	Date
Plan showing Detail and Levels over Westfield Centre & Adjoining Properties Parramatta	1 of 13	F	1:400	06/07/2012
	2 of 13	F	1:400	06/07/2012
	3 of 13	F	1:400	06/07/2012
	4 of 13	F	1:400	06/07/2012
	5 of 13	F	1:400	06/07/2012
	6 of 13	F	1:400	06/07/2012
	7 of 13	F	1:400	06/07/2012
	8 of 13	F	1:400	06/07/2012
	9 of 13	F	1:400	06/07/2012
	10 of 13	F	1:400	06/07/2012
	11 of 13	F	1:400	06/07/2012
	12 of 13	F	1:400	06/07/2012
	13 of 13	F	1:400	06/07/2012

### 4.1 Description of Proposal

The proposed works for Westfield Parramatta are as follows:

#### **Stage One Development**

- Alterations and Addition of Retail Level 6 and associated car parks as per the architectural drawings and EA report
- The proposed maximum building height of the development is 34.14m above ground level.

#### **Stage Two Development**

- Construct high rise commercial tower on the south-western corner of Argyle Church Streets (approx 100m above ground level) to be constructed above Retail 4 and Public Domain improvements to Argyle Street.

### 4.2 Design Statement

The following Design Statement, prepared by Westfield Design and Construction Pty Ltd, describes the proposed development:

*The proposed development comprises two main components, a retail expansion at Level 6 above the existing centre and a commercial tower on the corner of Argyle and Church St.*

*The retail component at Level 6 comprises approximately 28,084 sqm GFA of new retail with additional car parking levels providing amenity to the new retail. The proposed commercial building will comprise approximately 35000 sqm of commercial floor space over 20 floors located above the retail podium, with a maximum building height of 100 metres.*

*It is proposed the development will proceed in 2 stages, Stage 1 accommodating the retail alterations and additions at Level 6 plus associated car parking and Stage 2 being the Commercial building and Public domain works.*

## **5.0 HERITAGE IMPACT ASSESSMENT**

### **5.1 Introduction**

The following assessment is based on the guidelines set out by the NSW Heritage Office publication 'Statements of Heritage Impact', 2002.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- There are several heritage items located in close proximity to the proposed development at Westfield Parramatta. Whilst the heritage items are located within the visual catchment of the proposed works, they are located some distance away and generally not within the direct visual catchment. The proposed development will retain the cultural significance of each of the heritage items in close proximity.
- The proposed works will have no impact on any of the heritage significant Parramatta archaeological development units.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The proposed increase in height of Westfield Parramatta carparking structures would have some minor negative heritage impact on visual curtilage of the heritage items in close proximity, in particular St John's Anglican Cemetery on O'Connell Street, a place of State heritage significance. As a six-storey carpark exists in this location, the further increase in height would marginally increase the negative heritage impact. However, the distance between the heritage item and the proposed development minimises the negative impact.

The following sympathetic solutions have been considered and discounted for the following reasons:

- Consideration was given to stepping the carparking levels back from the alignment of the existing elevations to reduce the perceived bulk of the proposed carpark structures when viewed from heritage items. This was discounted because of loss of carpark spaces.

### **5.2 New development adjacent to a heritage item (including additional buildings and dual occupancies)**

*How is the impact of the new development on the heritage significance of the item or area to be minimised?*

- The subject site is not identified as a heritage item, nor is it located on a site identified as having archaeological potential. All proposed works have been limited to areas of little heritage significance. This ensures there is no heritage impact to areas of archaeological potential.
- The construction of a commercial tower building (approx 100m above ground level) is proposed on the south-western corner of Argyle and Church Streets. The proposed tower will be above Retail Level 4 and comprise 20 storeys of office tower (including a 5 level office podium). This proposal is commensurate with other high-rise developments in the surrounding area. The skyline of the city of Parramatta has changed dramatically since local government planning controls

allowed construction of tower office and residential buildings. To minimise the impact of the development, the proposed office tower has been kept a distance from heritage items in close proximity, on the south-western corner of Argyle and Church Streets.

- Visual assessments were taken from various locations within the world heritage listed Old Government House and Domain. It was found that existing vegetation and cultural plantings located within the site, together with existing development located outside the site and beyond the buffer zone obstruct views to the proposed tower development. Therefore, the proposed Westfield tower is likely to have minimal negative heritage impact on the world heritage listed site.

*Why is the new development required to be adjacent to a heritage item?*

- The proposed office tower and carpark level additions cannot be located within the existing Westfield Parramatta buildings, however, they are located within the current footprint. The proposed carpark is to provide additional spaces to meet the need for carparking for customers shopping in the Westfield facilities. Parramatta is one of the earliest areas of Sydney to be colonised and contains a large number of heritage items and areas of archaeological potential. It is inevitable development would be in close proximity to places of State and local cultural significance, whether they be archaeological or built.

*How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

- All heritage items in close proximity to the subject site are located within their lot boundaries. The lot boundary curtilage of each heritage item in close proximity will remain unchanged. This will have a positive heritage impact on each of the heritage items.
- The proposed development will have some impact on the visual curtilage of the Parramatta Railway Station as the proposed multi-storey office development will be visible when viewed west from the railway station platforms. While this will have some negative heritage impact, there are numerous other high rise developments located within the visual catchment of the railway station. In this respect, the proposed development is acceptable. The DA drawings submitted as part of this DA provide evidence of a “proposed high rise commercial envelope” only. Future Stage 2 details will be required to make a more thorough assessment associated with the heritage impact of the proposed form, bulk, design, materials, etc on the visual curtilage.
- The proposed development will have minor impact on the visual curtilage of Lennox House as the proposed increase in carparking levels will be located north-west of the heritage item, rather than opposite. This will minimise the negative heritage impact on its visual curtilage
- The proposed development will have minor impact on the visual curtilage of St John’s Anglican Cemetery. The level of negative heritage impact has been minimised by the distance between the cemetery and the proposed carpark. The development is acceptable as it is in keeping with existing recent development within the surrounding area.



- A buffer zone has been identified around the perimeter of the world heritage listed site of Old Government House and Domain. This buffer zone limits development in close proximity to the world heritage listed site to conserve and respect its exceptional heritage significance.

*How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

- Views from St John's Anglican Cemetery to the new development will have some minor negative impact caused by the increased height of the carpark structure on the block bounded by Aird, Marsden, Argyle and O'Connell Streets. However, this negative impact has been minimised due to the distance from the cemetery to the carpark. Views to St John's Anglican Cemetery will remain unaffected by the proposed development.
- Views to and from the proposed development to Parramatta Railway Station will be relatively unaffected because of the distance between the two. The proposed carpark additions will be barely noticeable due to their location on the western and southern side of Westfield complex. The proposed office tower envelope will be apparent when looking west from the railway station platforms, however, it is acceptable given the number of similar developments in this area of Parramatta. The heritage impact of the form of the high-rise tower building, articulation, fenestration, materials to the elevations, etc, will need to be re-assessed once details are provided on Stage 2.
- A views and vista assessment was undertaken from the world heritage listed Old Government House and Domain site (see Figure 38). This assessment indicates the proposed Westfield tower is not readily visible when viewed from principal areas within the world heritage listed site. Existing high-rise tower development within the commercial district of Parramatta and mature plantings within the grounds of Old Government House and Domain (see Figure 53) obscure views to the proposed Westfield development. In addition, to reduce visibility, care should be taken to ensure the colour and reflectivity of the proposed tower is recessive and its bulk is minimised from areas of lesser significance within the world heritage listed site. Careful consideration should also be given to the location of Westfield signage and logo on the proposed tower structure and should be located at the lower levels of the tower structure.

*Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*

- The Westfield Parramatta site is located within the Parramatta Archaeological Management Unit 2871 – Church Street (AMU). The site of the AMU is bounded by Church, Campbell, Argyle, O'Connell, Marsden and Aird Streets. The Heritage Branch Inventory sheet identifies this AMU as having no archaeological potential or heritage significance. In the light of this, the proposed works involving excavation for the commercial tower on the corner of Argyle and Church Streets would have no negative heritage impact.

*Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?*

- It is proposed facades to the carparks and shopping centre use lightweight, recycled materials and perforated metal cladding to screen the additional levels and be setback from the existing street alignment. On addition, lightweight, pre-finished insulated wall façade panel systems are proposed for the retail elevations with 6m setback to the boundary line. This proposal will have minor negative impact because it will increase the size of the Westfield Parramatta buildings. However, the apparent bulk is reduced by articulating the facades using a variety of decorative materials and colours, thereby minimising the negative heritage impact.
- Heritage items in close proximity will perceive the carpark as a “solid wall” although this perception will decrease when viewed from a greater distance.
- At this stage, the form, proportions and design of the Argyle Street Elevation have not been detailed. There is the potential of improving activation of the street by incorporating a cafe at street level and providing display windows to Myer store on Argyle Street. Westfield anticipate this architectural design would assist in preventing undesirable behaviour within the precinct.

*Will the additions visually dominate the heritage item? How has this been minimised?*

- Residential buildings are located along the southern side of Campbell Street and range in height from single-storey cottage (with Lennox House being a surviving example in the street), to three-storey walk-ups and high-rise residential apartment blocks. The height and scale of recent development in the Campbell Street streetscape has changed the character of the area. Lennox House, located at 39 Campbell Street, Parramatta, is a place of State significance. The site is located opposite and southeast of the Westfield Parramatta shopping centre and most particularly the carparking. The existing Westfield Parramatta carpark is located on the site boundary with screened facades. While Westfield Parramatta carparking is located immediately opposite and within the visual catchment of Lennox House, the carpark additions are located further west along Campbell Street. In addition, the three (3) carpark level additions to Campbell Street have been stepped back from the site alignment to minimise the visual impact when viewed from street level, of the proposed additional height to the building. This approach would minimise negative heritage impact on the heritage item.
- Lennox House is located relatively close to the corner of Campbell and Church Streets. The scale in this section of the Church Street commercial strip retains a streetscape relationship as retail and commercial buildings are lower in height and scale.
- Chinese Christian Church (Former Masonic Temple), located at 47 Campbell Street, is an item of local heritage significance. The former Masonic Temple is located on the southern side of Campbell Street and further east from the site than Lennox House. The proposed works at Westfield Parramatta would not be visible from the former

Masonic Temple and would have minimal negative heritage impact on the heritage item.

- St John's Anglican Cemetery, located at 1 O'Connell St, is an item of State heritage significance. The heritage item is located west of Westfield Parramatta, in particular the Aird Street Carpark. The proposed construction of three (3) levels of carpark off Aird Street would be visible when viewed from the cemetery. However, given the distance of the proposed building and the heritage item, the proposed additions would be acceptable.
- The Parramatta Railway Station is a heritage item of State heritage significance and is located northeast and north of the subject site. The proposed multi-storey commercial tower (100m above ground level) on the corner of Argyle and Church Streets will be visible from the railways station. However, the proposed tower will not visually dominate the heritage item as it is located some distance from the railway station, a place of significance. In recent years, a number of high-rise residential and commercial developments have been constructed in close proximity to the railway station at heights commensurate with the proposed commercial tower. This includes a recently completed residential tower on the corner of William and Church Streets with a height of 84m above ground. In the light of this development, the proposed envelope of the Westfield Parramatta development would be acceptable in principle. Details of the proposal would need to be provided in Stage 2 for an informed assessment to be undertaken.
- Old Government House and Domain forms part of a world heritage listed group. The proposed tower development is set well-back from the heritage item and well-outside its buffer zone. Existing commercial development in the Parramatta CBD together with cultural plantings within the site of Old Government House and Domain will obscure views to the proposed Westfield tower. The photomontage, prepared by Westfield Design and Construction, indicates the proposed Westfield tower would have little negative visual impact on the heritage significance of Old Government House and Domain (see Figure 53). At this stage, only the "envelop" of the proposed tower has been provided. Once details of the tower design have not been developed, an assessment can be provided of the heritage impact associated with the proposed style, materials, bulk, etc.
- The proposed Westfield tower will be visible from the heritage items on Church Street, on the northern side of the railway alignment, in particular, St John's Anglican Cathedral, Parramatta Town Hall and Bicentennial Square. However, the proposed tower is consistent with a number of existing high-rise developments within close proximity. The development would be considered acceptable in heritage terms, given the railway alignment divides the heritage items and the proposed development.

*Will the public, and users of the item, still be able to view and appreciate its significance?*

- The heritage items in close proximity to the Westfield Parramatta will continue to be appreciated by the public. In all cases, the heritage



items are located on the opposite side of the street to the subject site and views to the heritage items will not be marred.

- The various Parramatta Archaeological Planning Units (on Argyle and Campbell Streets), located in close proximity to the site will not be impacted on by the proposed works as no excavation works to these areas form part of this development application.
- The proposed Westfield development will not have an adverse impact on the world heritage listed site of Old Government House and Domain. Members of the public will still be able to view the site and appreciate its significance. The proposed development is set well-back from the heritage item and is well outside its buffer zone. Existing commercial development in the Parramatta CBD together with cultural plantings within the site of Old Government House and Domain will, generally obscure views to the proposed Westfield tower (see Figure 53).

## **6.0 CONCLUSION**

In conclusion, the proposed works described above do not adversely affect the identified heritage significance of the heritage items in close proximity. We would recommend the heritage aspects of this application be approved.

Robert Staas  
Director / Heritage Consultant  
NBRS+PARTNERS ARCHITECTS

(Date)