

STATEMENT OF HERITAGE IMPACT

The Argyle Tower – Section 75W Modification (Mod1) to the Approved Commercial Tower Building Envelope Concept Approval (Revised Tower Building Envelope Location) Major Project MP10_0068 Westfield Shopping Centre Parramatta



ARGYLE, CHURCH, MARSDEN, AIRD AND CAMPBELL STREETS
PARRAMATTA NSW 2150

REVISED FINAL 28 OCTOBER 2020 (ADDENDUM 1 - 16 OCTOBER 2020)

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Cover Image: The Argyle Tower, rendered image by Woods Bagot

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STATEMENT OF HERITAGE IMPACT FOR THE ARGYLE TOWER, WESTFIELD, PARRAMATTA

1.0 INTRODUCTION

This Heritage Impact Statement (HIS) has been prepared in accordance with the standard guidelines of the NSW Heritage Office to accompany an application for a modification to Approved Concept Plan MP10_0068 at Westfield Parramatta. The proposal involves modifications to the location of the approved building envelope from the corner of Church and Argyle Streets to the corner of Marsden and Argyle Streets.

The modification, proposed by Scentre Group, also involves a change in form, size of the previously approved building envelope of the tower component to create a high quality, contemporary commercial tower with activation of the corner of Marsden and Argyle Streets.

The subject property is not listed as an item of heritage significance however it is in the vicinity of places included on the NSW State Heritage Register as items of State Significance and items identified in Schedule 5 of the *Parramatta Local Environmental Plan (LEP) 2011* as items of local heritage significance.

Additionally, it is in the vicinity of places which are protected under the Conservation Agreement for the Protection and Conservation of World and National Heritage Values of Australian Convict Sites, specifically Old Government House and the Domain, Parramatta.

The Heritage Impact Statement assesses the proposed modification against the relevant heritage provisions contained within the following statutory and non-statutory documents:

- *Parramatta Local Environmental Plan 2011*
- NSW State Priorities
- A Plan for Growing Sydney
- Towards our Greater Sydney 2056
- Draft West Central District Plan
- Conservation Agreement for the protection and conservation of World and National Heritage values of the Australian Convict Sites, Old Government House and Domain, Parramatta
- Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values - Technical Report, Planisphere, 2012.
- Parramatta City Centre Local Environment Plan 2012
- Parramatta Development Control Plan 2011
- Parramatta CBD Heritage Study of Interface Areas, Hector Abrahams, 2017

1.1 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the Australia ICOMOS Charter for Places of Cultural Significance, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words place, cultural significance, fabric, and conservation, is as

defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.2 SITE LOCATION

The Westfield Parramatta site is located within the Parramatta Central Business District to the south of the railway line. It 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. The western side of the site is divided by Marsden and Aird Streets. (see Figure 1).



Figure 1 – Location plan showing subject site circled red (Source Google Earth)

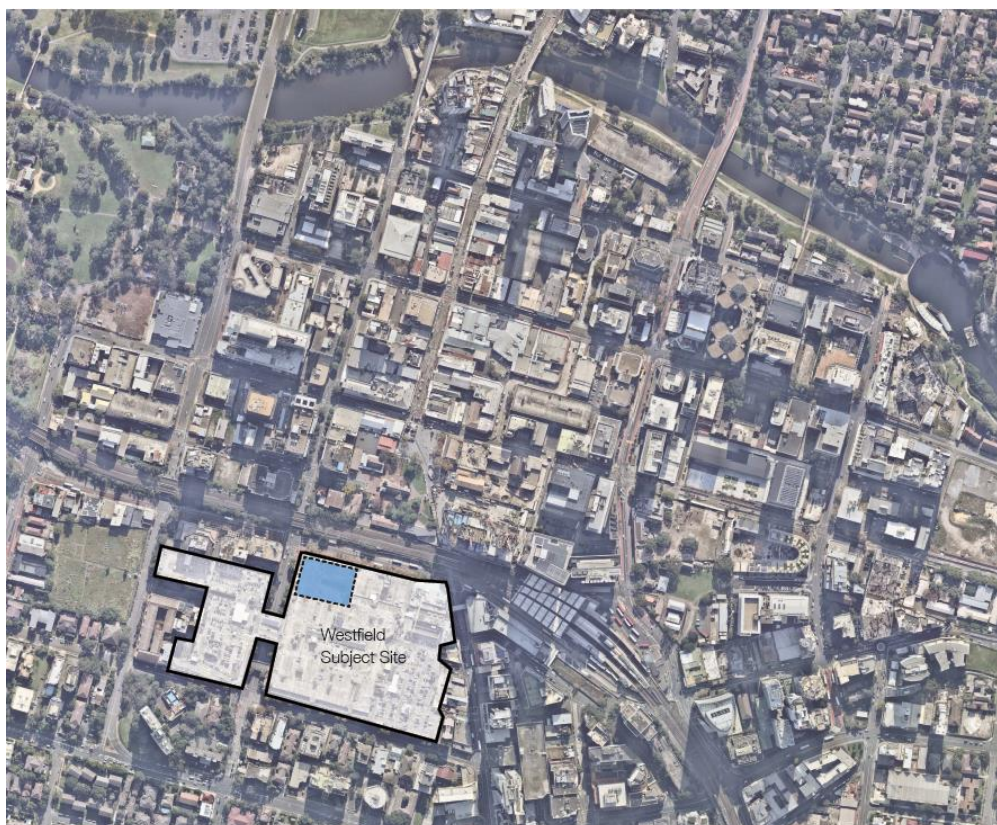


Figure 2 – Location plan showing subject site highlighted white with the location of the proposed tower shaded blue (Source: Woods Bagot)

1.3 HERITAGE LISTINGS

While this area of Parramatta dates to the early period of settlement and has considerable historic associations, Westfield Parramatta is not a heritage item. The Westfield Parramatta site is located within Parramatta Archaeological Management Unit (AMU) 2871 and is identified as having no significance:

The subject site is in the vicinity of heritage items and heritage areas of world, commonwealth, state and local significance. To determine the extent to which heritage items may be impacted a nominal area has been defined of approximately 300 metres radius. The following heritage items are contained within the nominated area as listed in the following table and illustrated in figure 3 and 4.

Item name and address	LEP reference
World heritage listed items (relevant to views analysis)	
Old Government House and Parramatta Park	00596
State listed heritage items include	
St John's Anglican Cemetery, 1 O'Connell St	0049
Traveller's Rest Inn, 14 O/Connell St	00748
St John's Anglican Church	01805
Parramatta Railway Station and Parramatta Railway Station Group	00696
Lennox House, 39 Campbell Street	00751

Item name and address	LEP reference
Locally listed heritage items include	
Veterinary Surgery, 41 Great Western Highway	493
Masonic Centre, 47 Campbell St	648
Shop (former fire station), 140 Church St	649
Parramatta Town Hall, 182 Church St	650
Bicentennial Square and adjoining buildings	651
Murray's Building, 188 Church St	652
Warden's (verger's) Cottage, 195 Church St	653
Centennial Memorial Clock, Bicentennial Square	654
Shop (and potential archaeological site), 197 Church St	655
Horse parapet façade (and potential archaeological site), 198-216 Church St and 38-46 Macquarie St	656
Telstra House (former post office and potential archaeological site), 211 Church St	657
Dr Pringles Cottage, 52 George St	705
St John's Parish Hall, 195 church St	713
Two Storey Residence, 41 Hunter St	714
Leigh Memorial Church, 119 Macquarie St	719
Convict drain	647
Archaeological site, 134-140 Marsden St	A11

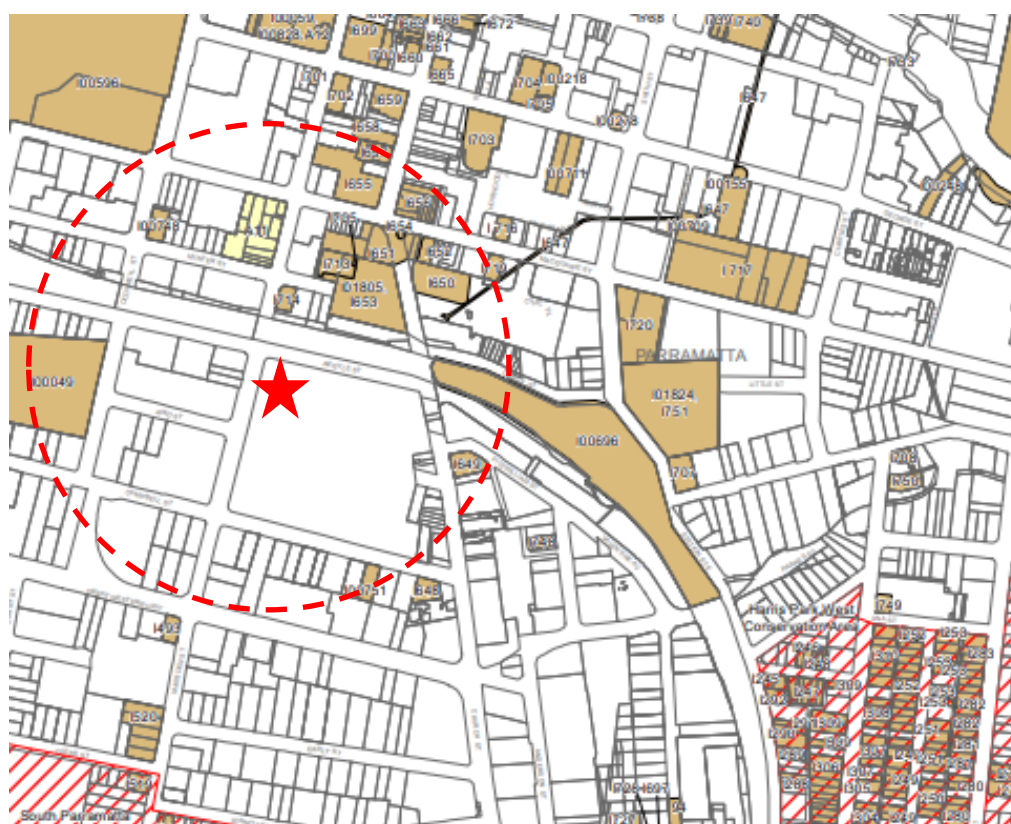


Figure 3 – Heritage Plan from Parramatta LEP showing approximate location of proposed modification to the building envelope marked with an asterisk and approximate heritage impact assessment zone circled red (Source: Parramatta LEP Map HER_10, https://www.legislation.nsw.gov.au/maps/58def933-7c1a-42fe-a770-670d67371492/6250_COM_HER_010_010_20170822.pdf)

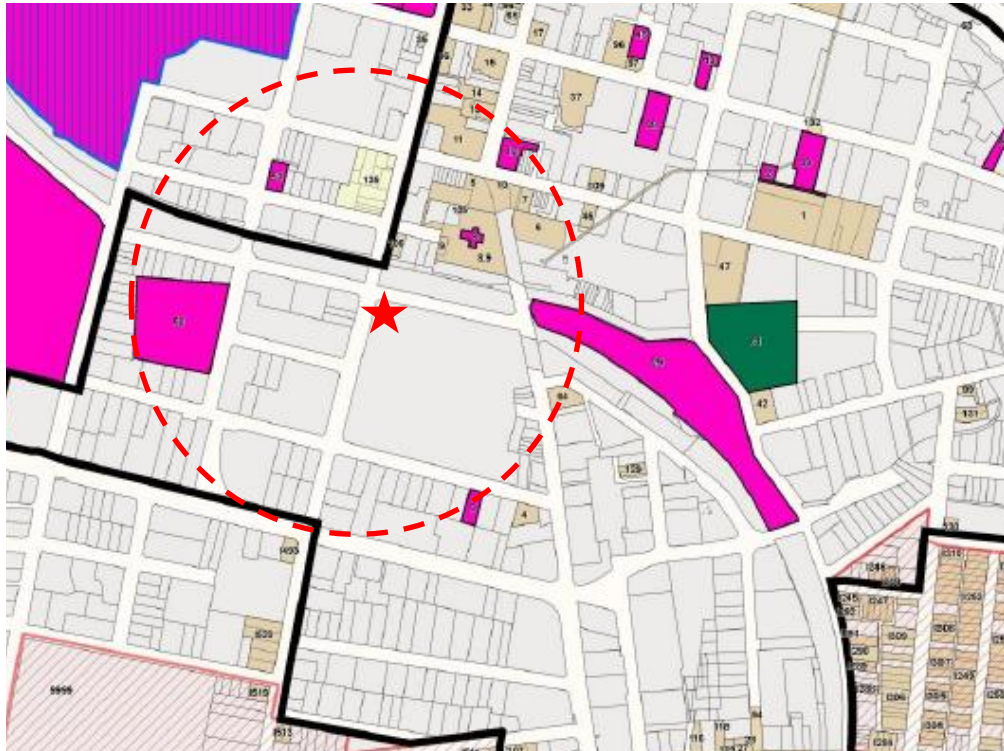


Figure 4 – Plan showing extent of Parramatta CBD with world, commonwealth, state and local heritage items shown shaded blue, green, pink and brown respectively. Conservation areas shown hatched red. Approximate location of the modified building envelope marked with an asterisk and approximate heritage impact assessment zone circled red (Source: Urbis (2015), Parramatta Heritage Study)

1.4 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions relating to heritage.

1.5 AUTHORSHIP

This report was prepared by Alice Steedman, Senior Heritage Consultant, using research and a history written by Martina Muller, Historian, all of **NBR**SARCHITECTURE.

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.¹ 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.²

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.³ 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 5) shows the current street alignment, and the subject site as having several detached buildings.

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).

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 8).

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 7) 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.

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 9) 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

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

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

³ Noel Bell, Ridley Smith & Partners (aka NBRSPartners), *The Former Parramatta Fire Station Heritage Assessment*, unpublished report, October 1998. p. 6



Figure 7 - 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)

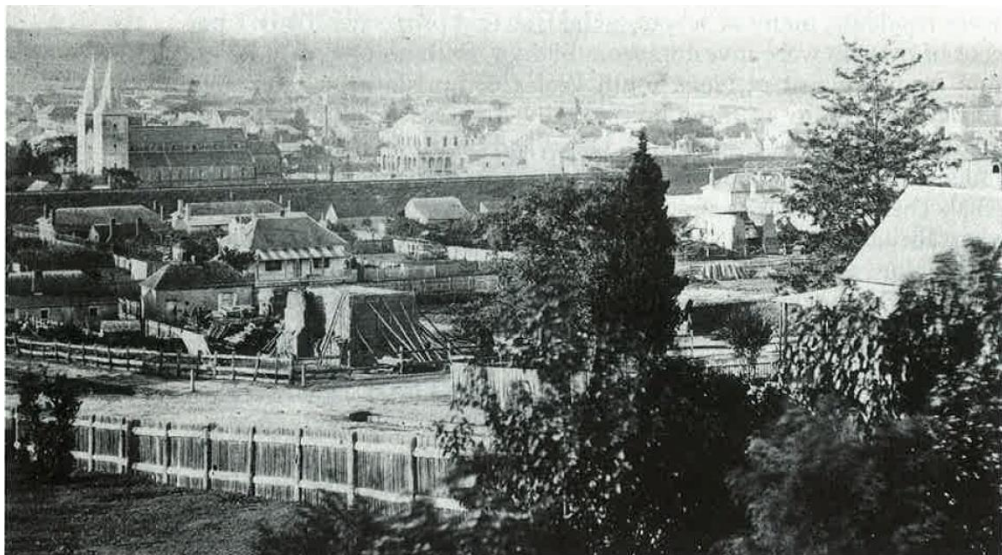


Figure 8 – Looking north along Marsden Street from Campbell Street, Parramatta, about 1883 (Source: Reproduced in Kass et al, *Parramatta: a past revealed*, 1996, p216; National Library of Australia)

2.2 RETAIL DEVELOPMENT

During the first half of the 20th 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 10 and Figure 11).

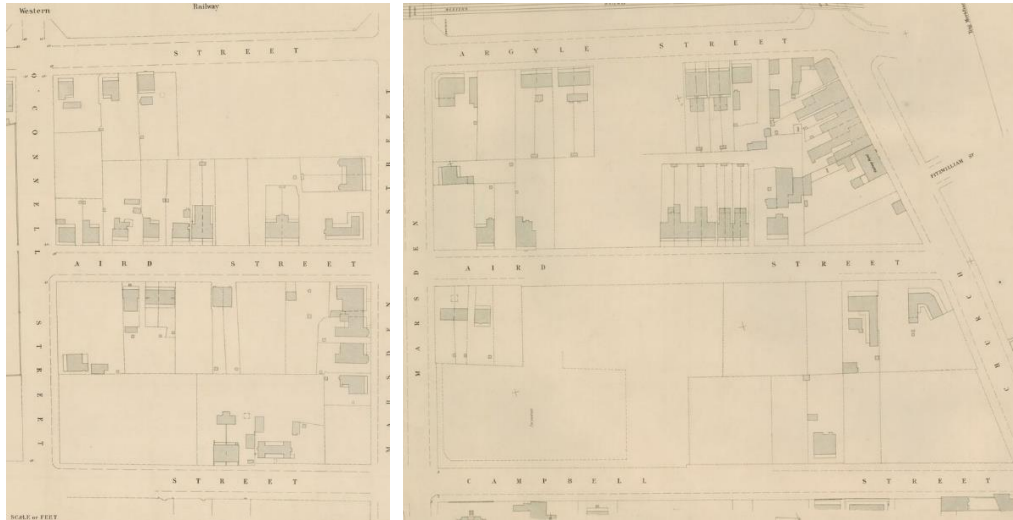


Figure 9 – Extracts from Parramatta Detail Survey Sheets 22 and 24, 1895 showing land comprised in subject area bounded by Argyle, O'Connell, Campbell, and Church Streets. (Source: SLNSW)



Figure 10 – Exterior Grace Bros Parramatta, October 1939. Photographer: Sam Hood. (Source: SLNSW: Home and Away - 9957)



Figure 11 - A new Grace Bros regional store, Parramatta, October 1939. Photographer: Sam Hood. (Source: SLNSW: Home and Away – 9953)



Figure 12 - Extract from 1943 aerial survey of Sydney region showing subject area at Parramatta. (Source: SIX Viewer, NSW Land & Property Information)

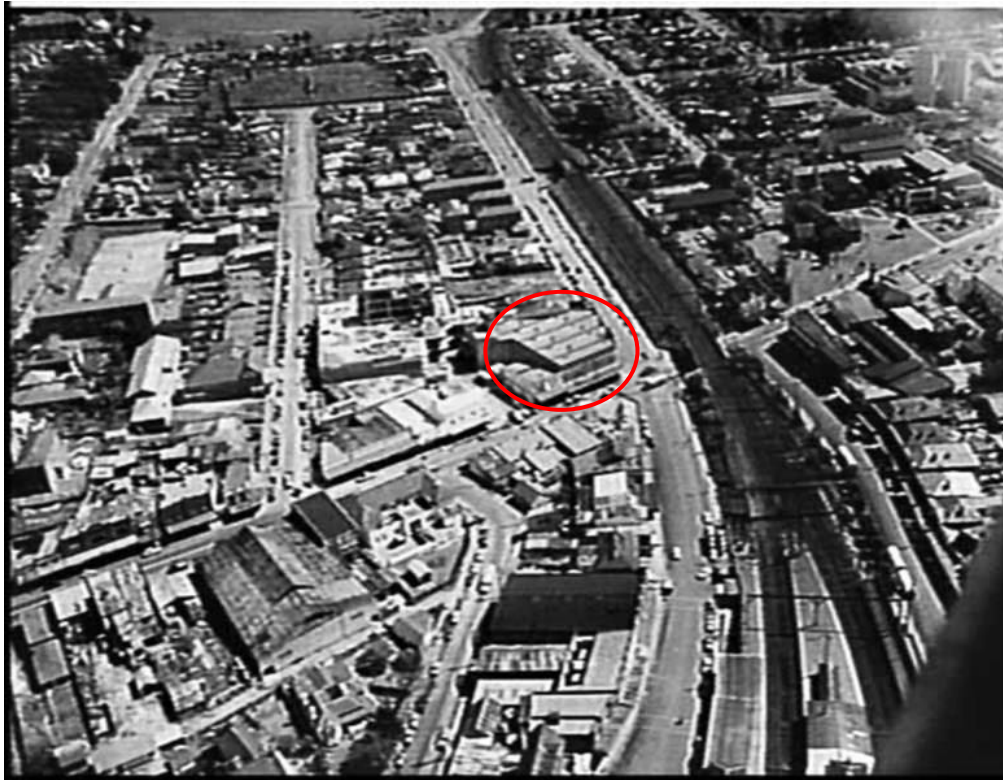


Figure 13 – 1955 aerial view of subject area in proximity to the Parramatta Railway Station and rail corridor. Photographer: Jack Hickson. The Grace Bros store is shown circled red thereon. (Source: SLNSW)

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.⁵

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 14.

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



Figure 14 – 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 Scentre 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.⁶

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

3.0 PHYSICAL EVIDENCE

3.1 SITE

The site of Westfield Parramatta comprises three blocks within the City of Parramatta located immediately to the south of the railway line, to the west of Parramatta Station. 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. The existing building complex ranges in height from six to seven levels. The corner of Argyle and Church Streets provides the principal Westfield shop front.



Figure 15 – Westfield Complex looking southwest along Argyle Street from the junction of Church Street. (GoogleEarth)



Figure 16 – View looking west along Argyle Street. (GoogleEarth)



Figure 17 – Looking east along Argyle Street from Church Street. (GoogleEarth)



Figure 18 – Looking south from the junction of Argyle and Church Streets. (GoogleEarth)

4.0 ESTABLISHED HERITAGE SIGNIFICANCE OF ITEMS IN THE VICINITY

4.1 WORLD HERITAGE LISTED ITEMS

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. 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 form 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 18th and 19th 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 18th 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.



Figure 19 – Old Government House, East Elevation, showing the Main Entry portico (Source: NBR+PARTNERS, Sept 2012)



Figure 20 – Bathhouse (left) and Remains of Governor Brisbane's Observatory (right) (Source: NBR+PARTNERS, Sept 2012)



Figure 21 – Boer War Memorial (left) and Macquarie Street Gatehouse (right) (Source: NBR+PARTNERS, Sept 2012)



Figure 22 – George Street Gatehouse (Source: NBR+PARTNERS, Sept 2012)

4.2 STATE HERITAGE ITEMS

4.2.1 ST JOHN'S ANGLICAN CEMETERY, 1 O'CONNELL STREET (ITEM I0049)

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.

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.



Figure 23 – 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 24 – View north-east from St John's Cemetery to Aird Street and Westfield multi-storey carparking (Source: NBRs+PARTNERS, July 2012)

4.2.2 TRAVELLER'S REST INN GROUP, 12-16 O'CONNELL STREET (ITEM I00748)

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 5051404):

House group which makes a notable contribution to townscape due to similarities in age, design, use and materials. This group of cottages is the most intact and earliest group of cottages in all of Parramatta. Their site also possesses potential to contribute to an understanding early urban development in Parramatta

The group is typical of the Georgian style, rare in Australia and existing only in the very early colonies of NSW and Tasmania. It is representative of the many inns that were its contemporaries in the region and physically representative of others now lost.



Figure 25 – Traveller's Rest Inn Group. (Source: Office of Environment and Heritage NSW, database)

4.2.3 ST JOHN'S ANGLICAN CATHEDRAL, 195 CHURCH STREET (ITEM I01805)

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 5060990):

St John's Cathedral is of state significance as the oldest church site and continuous place of Christian worship in Australia, dating from 1803; as one of the two oldest parishes proclaimed in Australia in 1802; for potential archaeology of the 1803 parish church of St John's that was the first parish church built in Australia, and for the historical significance and rarity of the two towers built in 1817-19 by Governor Macquarie and his wife Elizabeth that are the only surviving fabric of the first church of St John's, the oldest remaining part of any Anglican church in Australia and a rare surviving legacy of Governor Lachlan and Elizabeth Macquarie to the built environment of NSW. Governor King's 1802 proclamation of the first two parishes of the colony of NSW – St John's Parramatta and St Phillip's Sydney – demonstrated the colony's early spiritual development and the formal recognition of the Church of England as the recognised denomination of the colony. The present St Johns' parish church (now Cathedral) is built on the site of the first (1803) parish church, whereas the present St Phillip's Church, York Street, Sydney has moved from the site of the first (1809) St Phillip's parish church that was built at nearby Lang Park. (Database No: 5060990, 2240105)



Figure 26: 1819 painting showing the 1817-19 towers and remodelled eastern end of the windows of the original 1803 St Johns Church; 1891 Memorial Gates, St John's Cathedral, east façade, St John's Church Hall (Source: NSW Heritage Database, entry no: 5060990)

4.2.4 PARRAMATTA RAILWAY STATION AND PARRAMATTA RAILWAY STATION GROUP (ITEM I00696)

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 south-western extension of Lancer Barracks (c1804-1859). (Database No: 5051413)



Figure 27 – Parramatta Railway Station, looking southeast from railway platform showing the recent contemporary style awnings on the platform (left). Parramatta Railway Station looking northwest showing multi-storey Council building under demolition in the distance (right) (Source: NBRs+PARTNERS, April 2016)

4.2.5 LENNOX HOUSE, 39 CAMPBELL STREET (ITEM I00751)

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

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.



Figure 28 – Lennox House, 39 Campbell Street. (Source: Office of Environment and Heritage NSW, database)

4.3 LOCAL HERITAGE ITEMS

The following section illustrates the places of local heritage significance.

4.3.1 VETERINARY SURGERY, 41 GREAT WESTERN HIGHWAY (ITEM 493)

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240242):

The house at 41 Great Western Highway 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. Built c.1860-1899, the house is identifiable as part of historic building stock and contributes to the streetscape.



Figure 29 – Veterinary Surgery, 41 Great Western Highway (493). (Source: Office of Environment and Heritage NSW, database)

4.3.2 MASONIC CENTRE (CHINESE CHRISTIAN CHURCH, 47 CAMPBELL STREET (ITEM I648)

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

The former Masonic Temple in Campbell Street is of significance for the local area for historical and aesthetic reasons. The building was originally associated with the free Masons, and has since become a place of public worship. It also makes an important contribution to the streetscape.



Figure 30 – Former Masonic Centre (Chinese Christian Church), 47 Campbell Street, is a heritage item (Source: Office of Environment and Heritage NSW, database)

4.3.3 SHOP (FORMER FIRE STATION), 140 CHURCH STREET (ITEM I649)

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2241004):

The former Fire Station is of significance for the local area for historical reasons and as a representative example of this type of building. Originally built in 1898 and modified in

1920 and then in c.2000, the building is identifiable as a historic structure and contributes to the streetscape.



Figure 31 – Shop (former fire station), 140 Church St (649). (Source: Google Earth)

4.3.4 TOWN HALL AND POTENTIAL ARCHAEOLOGICAL SITE, 182 CHURCH STREET (ITEM I650)

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240102):

Parramatta Town Hall is of significance for the local area for historical and aesthetic reasons, as a representative (locally unique) example of its type, and as a major local landmark. The building provides evidence of local Parramatta initiatives separate from Sydney and evidence of role of local government. Site possesses the potential to contribute to an understanding of early urban development in Parramatta.



Figure 32: Parramatta Town Hall, Main Entry, located on Argyle Street looking northeast. (Source: NBRS+PARTNERS, July 2012)

4.3.5 BICENTENNIAL SQUARE AND ADJOINING BUILDING, 184 CHURCH STREET (ITEM I651)

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240103):

Bicentennial Square is of significance for the local area for historical and aesthetic reasons, and as a locally unique set of examples of various types of buildings that collectively and individually form local landmarks. The Square provides evidence of local and regional amenities and services in Parramatta.



Figure 33: Bicentennial Square, facing north-west towards Macquarie Street (Source: NBRSARCHITECTURE April 2018).

4.3.6 MURRAY'S BUILDING (AND POTENTIAL ARCHAEOLOGICAL SITE), 188 CHURCH STREET, PARRAMATTA (ITEM I652)

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240104):

Association with notable events or people - Building or work associated with notable people. Namely the major department store of Murray Bros. Site possesses potential to contribute to an understanding early urban development in Parramatta. An important element of the buildings around Bicentennial Square, at the heart of Parramatta. National Trust (Parramatta Branch): Site has potential to contribute to an understanding of early urban development. - Association with notable people or events- Building or work associated with notable local people. Namely the major department store of Murray Bros. - An important element of the buildings around Bicentennial Square, at the heart of Parramatta. (Database No: 2240104)



Figure 34: Murrays' Building at 188 Church Street (Source: NBR Architecture 4-6 Parramatta Square HIS prepared by Lynette Gurr in June 2016)

4.3.7 WARDEN'S (VERGER'S) COTTAGE, 195 CHURCH STREET (ITEM I653)

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240106):

Professional, trade and manufacturing practice - example of an intact house National Trust (Parramatta Branch): Professional, trade and manufacturing practice - example of an intact house.



Figure 35 – Warden's (verger's) Cottage, 195 Church St (653). (Source: Urbis, 2015).

4.3.8 CENTENNIAL MEMORIAL CLOCK, 196 CHURCH STREET (ITEM I654)

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240107):

Association with notable events or people - Monuments.



Figure 36: Centennial Memorial Clock (Source: NSW Heritage Database, database no. 2240107)

4.3.9 SHOP (AND POTENTIAL ARCHAEOLOGICAL SITE, 197 CHURCH STREET (ITEM I655))

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240108):

Building at 197 Church Street is of significance for Parramatta area for historical and aesthetic reasons and as a representative example of Inter-War Period Stripped Classical architectural style building that demonstrates the commercial role of Parramatta in the twentieth century. The building is a related place to a number of buildings associated with the Murray Bros, being a former major department store of this group. Today, it is an important element of the streetscape in Church Street, contributing strongly to the townscape. The site has potential to contribute to an understanding of early urban development of the area.



Figure 37 – Shop (and potential archaeological site), 197 Church St (655). (Source: Urbis 2015)

4.3.10 HORSE PARAPET FACADE (AND POTENTIAL ARCHAEOLOGICAL SITE, 198-216 CHURCH STREET AND 38-46 MACQUARIE STREET (ITEM I656))

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240109):

The group collectively known as "Horse parapeted shops" is of significance for the Parramatta area for historical and aesthetic reasons and as representative example of Victorian Italianate shops in the area. Built c. 1881, it makes a major contribution to the streetscape and presents a landmark in the centre of Parramatta. This group of commercial buildings makes a major presence at a major intersection and demonstrates the commercial role of Parramatta in the nineteenth century. The site possesses potential to contribute to an understanding of early urban development in Parramatta.



Figure 38 – Horse parapet façade (and potential archaeological site), 198-216 Church St and 38-46 Macquarie St (656). (Source: Urbis 2015)

4.3.11 TELSTRA HOUSE (FORMER POST OFFICE AND POTENTIAL ARCHAEOLOGICAL SITE, 211 CHURCH STREET (ITEM I657)

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240110):

Building at 213 Church Street is of significance for the Parramatta area for historical and aesthetic reasons and as representative example of a Victorian Mannerist building and a post office in the area. Built c. 1880, it makes a major contribution to the streetscape and it is an example of the work of notable architect James Barnett.



Figure 39 – Telstra House (former post office and potential archaeological site), 211 Church St (657). (Source: Urbis 2015)

4.3.12 DR PRINGLES COTTAGE, 52 GEORGE STREET (ITEM I705)

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240209):

(Contained within site of Redcoats Mess House and Potential Archaeological Site: Evidence of the major role of colonial and state government in Parramatta. Site possesses potential to contribute to an understanding early urban development in Parramatta.)



Figure 40 – Dr Pringles Cottage, 52 George St (705). (Source: Urbis 2015)

4.3.13 ST JOHN'S PARISH HALL, 195 CHURCH STREET (ITEM I713)

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240297):

St John's Church Hall is of significance for the local area for historical and aesthetic reasons and as a representative example of a 20th Century church hall in the area, also as a rare example of this age and architectural quality in the local area. The hall makes a major contribution to the Parramatta townscape in unison with the associated church building. The site possesses potential to further contribute to an understanding of early urban development in Parramatta. The item is a related place to the adjoining St John's Church which is separately listed in the LEP.



Figure 41 – St John's Parish Hall, 195 Church St/40 Hunter Street (713). (Source: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/224/2240297b40.jpg>)

4.3.14 TWO-STOREY RESIDENCE, 41 HUNTER STREET (ITEM I714)

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240298):

The house at 40 Hunter Street is of significance for the local area for historical and aesthetic reasons and as a representative example of residential architecture of the late Victorian period in this area. Built c. 1897, with elements of Federation Queen Anne style with Gothic overtones, this two-storey villa built for Presbyterian Manse is readily identifiable as part of historic building stock and strongly contributes to the streetscape and the character of the Parramatta CBD.



Figure 42 – Two Storey Residence, 41 Hunter St (714). (Source: Urbis 2015)

4.3.15 LEIGH MEMORIAL UNITING CHURCH, 119 MACQUARIE STREET, PARRAMATTA (ITEM I719)

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 2240359):

Leigh Memorial Uniting Church, at 119 Macquarie Street, is of significance for the Parramatta area for historical and aesthetic reasons and as a representative example of a Victorian Free Gothic style church. Built c. 1834, it gives evidence of social and cultural life in 19th and 20th century and continues to contribute to the streetscape. (Database No: 2240359)



Figure 43: Leigh Memorial Church Uniting Church (Source: NSW Heritage Database, entry no: 2240359)

4.3.16 CONVICT DRAIN (ITEM I647)

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 5062801):

The brick barrel drain in Parramatta is of significance for the local area for its historical and aesthetic values, for its rarity and scientific potential. The drain, believed to be built in the 1820s, has historical significance as the oldest known example of its type in NSW. The item has aesthetic/technological significance for its ability to convey information on the design and construction technology of this type of item. It is a rare surviving example of early colonial period engineering and town planning practices in Parramatta. The grounds surrounding the item may provide potentially important further information to future researchers. (Database no: 5062801)

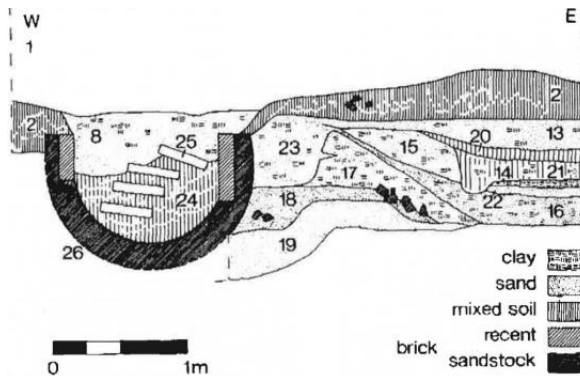


Figure 44 – Convict drain (647). (Source: Office of Environment and Heritage NSW, database)

4.3.17 ARCHAEOLOGICAL SITE, 130-140 MARSDEN STREET (ITEM A11)

The following statement of heritage significance is taken from the Heritage Branch inventory sheets (Database No: 5062792):

The archaeological site at 45 Macquarie Street (also referred to as 134-140 Marsden Street) is of significance for the State of NSW and the local area due to its historical values, associations with significant persons of early area history, for its high archaeological significance, its rarity and representativeness. The area was part of the early township of Parramatta and developed as part of the commercial centre of the town through the convict and colonial periods to the present day.

The buildings and structures on this site were associated with transportation of convicts and thus form part of an important group of heritage items, deemed to be of state and national significance. The remains of "Convict Huts" share a common historical thematic framework with the Old Government House in Parramatta Park, albeit at the opposite end of the social scale. As a number of "Convict Huts" have been excavated in Parramatta, each provided a unique story and sequence of occupation; however, there remains the potential to combine this information with any eventually revealed new evidence, to further the understanding of evidence provided by previous excavations.

The site provides associations with several important early settler residents, including: John and Elizabeth Graham who ran The "Wheatsheaf" Hotel on this site from 1801, William Sully the convict-turned-constable who occupied the Allotment 17 from the 1820s, Thomas Reynolds the former convict who ran The Shepherd and Flock Inn from the 1820s, and John Walker the wheelwright who lived and worked here from 1823-1846.

The house sites of the 1880s or later did not necessarily reveal large artefact collections; however, they remain significant on the local area level. The remnants of the 1840s brick house and 1840s to 1880s weatherboard cottage (Allotment 16) provide an opportunity to examine the footings of a mid-19th century building and record the artefacts from each room and yard to enable spatial analysis for room function, dating and other research questions.

The site has the potential to yield information relating to major historic themes including Commerce, Convicts, Cultural Sites, Government and Administration, Housing, Industry, Land Tenure, Townships and Law and Order.



Figure 45 – Archaeological site, 134-140 Marsden St (A11). (Source: Office of Heritage and Environment NSW, database).

5.0 THE PROPOSAL

The proposal is a modification of a previous approval MP10_0068 and proposes a change in size, form and location of a previously approved tower to achieve a high quality, contemporary commercial tower to augment and extend the large urban precinct. The previously approved tower envelope concept (2014) was located at the corner of Church and Argyle Street. This tower was of approximately 120 metres in height.

Various modifications have been proposed to improve economic viability through an increase in the approved floor plate whilst not significantly impacting the existing retail area nor the surrounding urban and heritage context.

This proposal seeks to achieve the following outcomes:

- Achieve a larger floor space to accommodate a major tenant
- To have a feasible impact on retail
- To further increase activation of Argyle Street
- To integrate the new development within the precinct
- To locate a loading dock within Marsden Street
- To increase landscaped rooftop podium
- Respond to heritage view corridor
- Improve overshadowing
- Not impact upon the view of St John's Cathedral spire along Church Street

Location of the tower in an east-west direction and north-south direction were considered in the development of this proposal with analysis of urban fabric and context finding the east-west orientation of the tower envelope to have the best outcome.

The proposed tower envelope RL is 220 metres. It seeks to respond to the rapidly changing urban context of Parramatta by positively contributing to the future urban context whilst respecting rich heritage of the town centre.

The following documents have been submitted for the assessment of heritage impact of the proposal on surrounding heritage items and areas.

Drawing / Report name	Drawing number	Issue	Date
Cover page	RDS-00-00		6/11/2019
Index	RDS-00-01		6/11/2019
Context Reference Analysis	RDS-00-02		6/11/2019
Lot Reference Analysis	RDS-00-03		6/11/2019
Planning Control	RDS-00-04		6/11/2019
Potential Basement Level 1	RDS-01-01		6/11/2019
Potential Basement Level 2	RDS-01-02		6/11/2019
Potential Basement Level 3	RDS-01-03		6/11/2019
Ground level Floor Plan (Potential Tower main lobby)	RDS-01-04		6/11/2019
Ground Level Context Plan	RDS-01-05		6/11/2019
Level 6 (Potential Sky Lobby/Potential Retail)	RDS-01-06		6/11/2019
Level 6 Context Plan	RDS-01-07		6/11/2019
Potential Tower Low Rise – Typical Floor Plan	RDS-01-08		6/11/2019
Potential Tower Mid Rise – Typical Floor Plan	RDS-01-09		6/11/2019
Potential Tower High Rise 1 – Typical Floor Plan	RDS-01-10		6/11/2019

Drawing / Report name	Drawing number	Issue	Date
Potential Tower High Rise 2 – Typical Floor Plan	RDS-01-11		6/11/2019
Potential Roof Plan	RDS-01-12		6/11/2019
Test Fit – Typical Low Rise Floor Plan	RDS-01-13		6/11/2019
Test Fit – Typical Low Rise Axo	RDS-01-14		6/11/2019
Test Fit – Typical Mid Rise Floor Plan	RDS-01-15		6/11/2019
Test Fit – Typical Mid Rise Axo	RDS-01-16		6/11/2019
Section 1	RDS-01-17		6/11/2019
Section 2	RDS-01-18		6/11/2019
Development Schedule	RDS-01-19		6/11/2019
Perspective from Argyle Street	RDS-01-20		6/11/2019
Perspective from Church/Argyle Street	RDS-01-21		6/11/2019
Perspective from Argyle/Marsden Street	RDS-01-22		6/11/2019
Proposed Scheme Massing	RDS-01-23		6/11/2019
Shadow Analysis Winter Solstice -Summary	RDS-02-01		6/11/2019
Winter Solstice 9am	RDS-02-02		6/11/2019
Winter Solstice 10am	RDS-02-03		6/11/2019
Winter Solstice 11am	RDS-02-04		6/11/2019
Winter Solstice 12pm	RDS-02-05		6/11/2019
Winter Solstice 1pm	RDS-02-06		6/11/2019
Winter Solstice 2pm	RDS-02-07		6/11/2019
Winter Solstice 3pm	RDS-02-08		6/11/2019
Shadow Analysis 21 March -Summary	RDS-02-09		6/11/2019
21 March 2pm	RDS-02-10		6/11/2019
21 March 3pm	RDS-02-11		6/11/2019
Shadow Analysis 21 September Summary	RDS-02-12		6/11/2019
21 September 2pm	RDS-02-13		6/11/2019
21 September 3pm	RDS-02-14		6/11/2019
Envelope Plan	DA-01-2070		July 2020
Proposed Level 6 Floor Plan	DA-01-5210	K2	July 2020
Proposed Elevation 1	DA-01-3201	K2	July 2020
Proposed Elevation 2	DA-01-3202	K2	July 2020
Proposed Elevation 3	DA-01-3203	K2	July 2020
Proposed Elevation 4 & 5	DA-01-3204	K2	July 2020
Section A-A	DA-01-5401	K2	July 2020
Section B-B	DA-01-5405	K2	July 2020
3D Perspective -2	DA-01-5405	K2	July 2020
Reports			
The Argyle Tower Urban Design Report			July 2020
Photomontages			2020



Figure 46 – Proposed Argyle Street elevation with tower at the corner of Argyle and Marsden Streets. (Woods Bagot 2020)

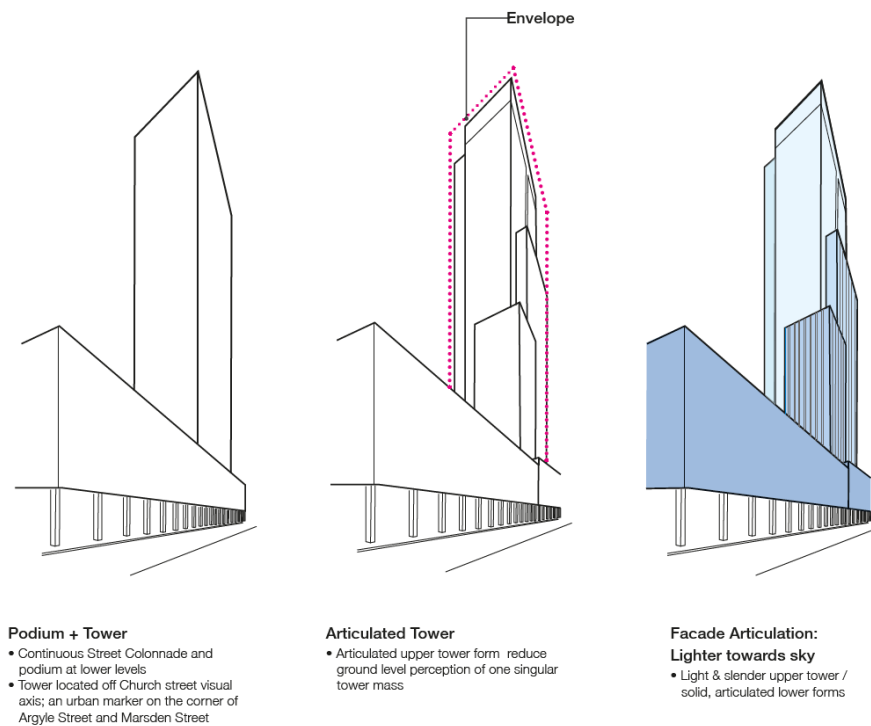


Figure 47 – Proposed design response to the development of the tower form and articulation. (Woods Bagot, 2020)

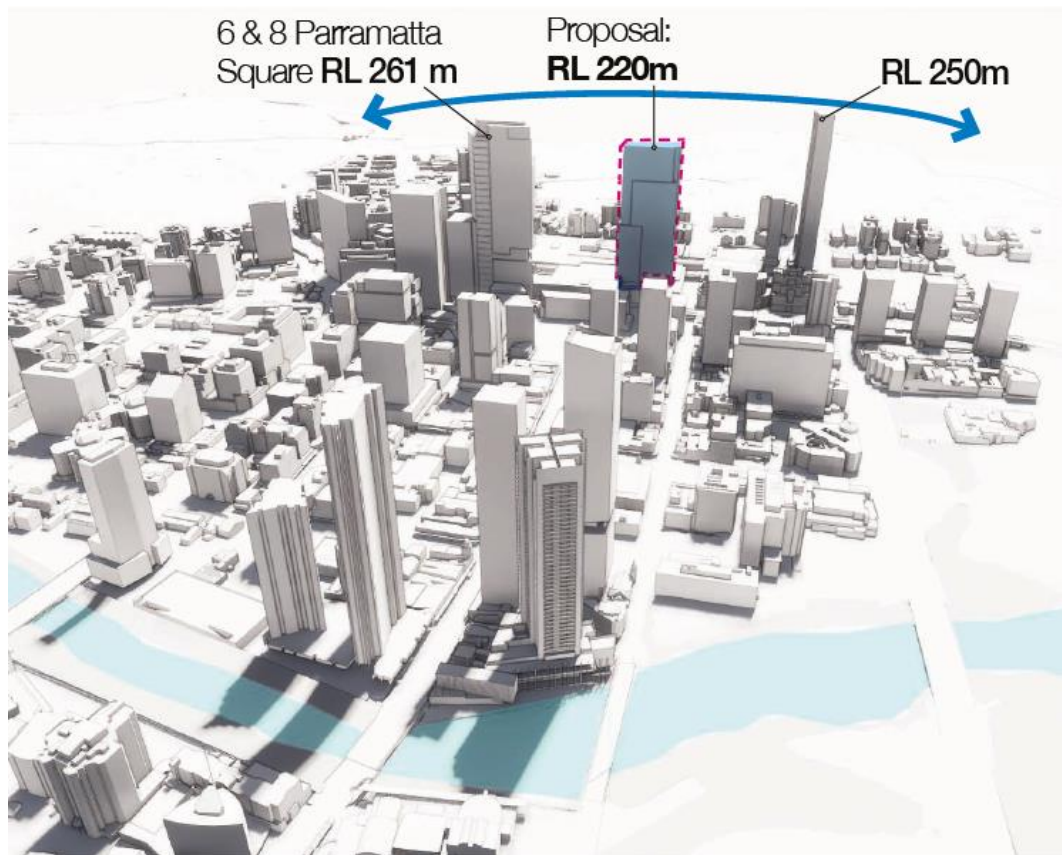


Figure 48 – Proposed tower envelope in context of the surrounding urban form of Parramatta CBD looking south from Parramatta River. (Woods Bagot 2020)

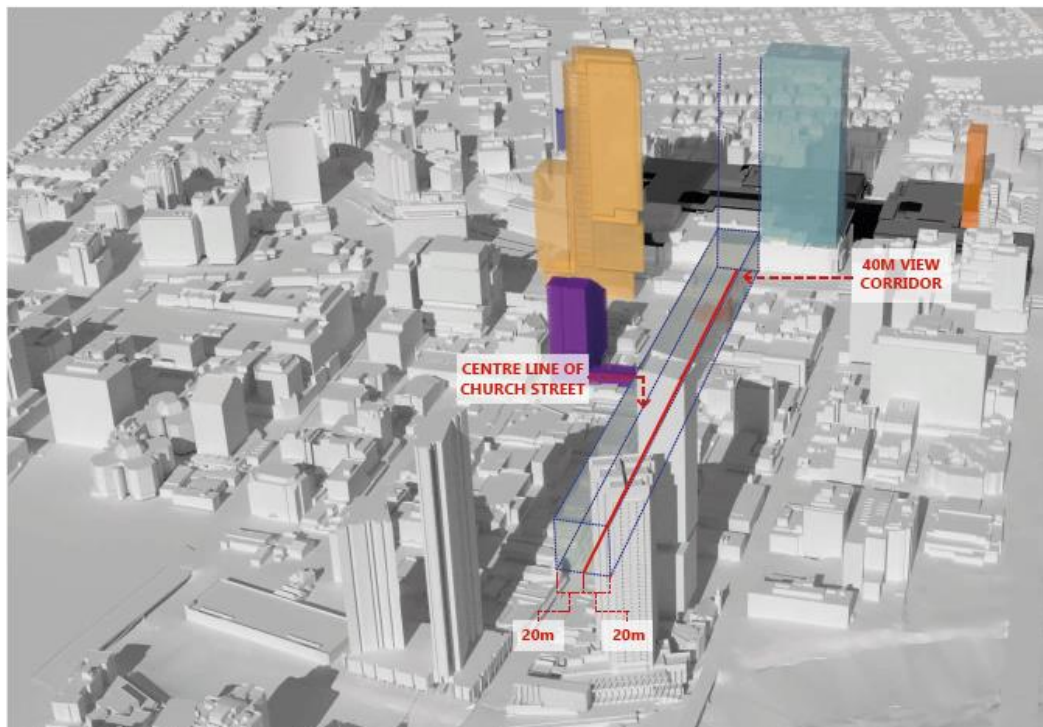


Figure 49 – Proposed building envelope shown in pale blue outside of the 40 metres wide Church view corridor defined in the DCP. (Woods Bagot, 2020)



Figure 50 – Proposed view north along Church Street showing proposed envelope in blue and view corridor shown dotted. (Atrerra Interactive and Woods Bagot 2020)



Figure 51 – Proposed view from looking north along Church Street near Centenary Square showing proposed envelope in blue and view corridor dotted. ((Atrerra Interactive and Woods Bagot 2020)



Figure 52 –Rendered image of podium and articulated tower. (Woods Bagot, 2020)

6.0 EVALUATION OF HERITAGE CONTROLS

6.1 INTRODUCTION

The SEARs require that the Environmental Impact Assessment address the provisions of State Environmental Planning Policies, planning reports and guidelines, that would apply as if those provisions applied to carrying out the project. These are reviewed in section 6.2 of this report.

- *State Environmental Planning Policy (Infrastructure) 2007*
- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy No 55 - Remediation of Land*
- *Parramatta Local Environmental Plan 2011*
- NSW State Priorities
- A Plan for Growing Sydney
- Towards our Greater Sydney 2056
- Draft West Central District Plan
- NSW Long Term Transport Master Plan
- Guide to Traffic Generating Developments (RMS)
- EIS Guidelines- Road and Related Facilities
- Guide to Traffic Management - Part 12: Traffic Impacts of Development (AUSTROADS)
- Sydney's Walking Future 2013
- Sydney's Cycling Future 2013
- Sydney's Bus Future 2013
- Sydney's Rail Future 2013
- NSW Planning Guidelines for Walking and Cycling
- Development Near Rail Corridors and Busy Roads - Interim Guideline.
- Conservation Agreement for the Protection and Conservation of World and National Heritage values of the Australian Convict Sites, Old Government House and Domain, Parramatta

Additionally, the Heritage Impact Statement has involved a review of the heritage provisions contained in the following documents (see Section 6.3):

- Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values - Technical Report, Planisphere, 2012.
- *Parramatta City Centre Local Environment Plan 2012*
- *Parramatta Development Control Plan 2011*
- Parramatta CBD Heritage Study of Interface Areas, Hector Abrahams, 2017
- Impacts on settings, views and amenity of heritage items in the vicinity

6.2 SEARS REQUIREMENTS

6.2.1 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

Part 2.1.14 of this document requires consultation for development with impacts on local heritage items as outlined below:

Part 2 General, Division 1 Consultation, Clause 14

Consultation with councils—development with impacts on local heritage

(1) This clause applies to development carried out by or on behalf of a public authority if the development:

- (a) is likely to affect the heritage significance of a local heritage item, or of a heritage conservation area, that is not also a State heritage item in a way that is more than minor or inconsequential, and*
- (b) is development that this Policy provides may be carried out without consent.*
- (2) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this clause applies unless the authority or the person has:*
 - (a) had an assessment of the impact prepared, and*
 - (b) given written notice of the intention to carry out the development, with a copy of the assessment and a scope of works, to the council for the area in which the heritage item or heritage conservation area (or the relevant part of such an area) is located, and*
 - (c) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.*

Comment:

Where infrastructure is provided as part of the development by or on behalf of a public authority, consultation is required in regard to any effect on Local heritage items.

There are no items of local heritage significance located immediately adjacent to the site which may or may not be affected by infrastructure works.

6.2.2 STATE ENVIRONMENTAL PLANNING POLICY (STATE AND REGIONAL DEVELOPMENT) 2011

This SEPP has no specific heritage provisions relating to this project.

6.2.3 STATE ENVIRONMENTAL PLANNING POLICY NO.55 – REMEDIATION OF LAND

This SEPP has no specific heritage provisions except insofar as to require consent for remediation where it is proposed to be carried out in a heritage conservation zone applying under an environmental planning instrument. The subject land is not within such a zone.

6.2.4 PARRAMATTA LOCAL ENVIRONMENT PLAN 2011

The *Parramatta Local Environment Plan 2011* has particular aims in regard to local environmental provisions for land in Parramatta. Provisions in relation to heritage conservation are set out in clause 5.10 and include:

5.10 Heritage conservation

- (1) The objectives of this clause are as follows:*
 - (a) to conserve the environmental heritage of Parramatta,*
 - (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
 - (c) to conserve archaeological sites,*
 - (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The proposal is assessed in relation to its compliance with the heritage provision of the LEP:

Control	Compliance
<p>Clause 5.10.2 Requires development consent for the following:</p> <ul style="list-style-type: none"> a) Demolition, moving or altering exterior detailing, fabric, finish or appearance; b) Alteration by making structural changes to the interior of a specified item in relation to Schedule 5; c) Disturbing or excavating an archaeological site; d) - e) Erecting a new building 	<ul style="list-style-type: none"> • The modification does not seek to demolish, move or alter a heritage item or a building within a heritage conservation area. • The modification does not seek to disturb or excavate a known archaeological site • The modification does not seek to erect a building on land which is a heritage item or is within a conservation area. • The modification does not seek to subdivide land.
Clause 5.10.3 - when consent is not required	<ul style="list-style-type: none"> • The modification is not an exempt development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
Clause 5.10.4 – the consent authority must consider the effect of the proposed development on the heritage significance of the heritage item or area.	<ul style="list-style-type: none"> • The modification is not a heritage item or in a heritage conservation area. • The modification is in the vicinity of a number of heritage items.
Clause 5.10.5 - the consent authority can request a heritage impact statement be prepared.	<ul style="list-style-type: none"> • This document provides a Heritage Impact Statement assessing the extent to which the proposed modification affects land in the vicinity of a heritage item or a heritage conservation area.
5.10.6 – the consent authority can request a conservation management plan be prepared.	<ul style="list-style-type: none"> • A Conservation Management Plan has not been requested for sites that may be impacted by this modification.
Clause 5.10.7 - requirements for archaeological sites.	<ul style="list-style-type: none"> • The modification does not involve any land which is a known archaeological site.
Clause 5.10.8 - requirements for Aboriginal places of heritage significance.	<ul style="list-style-type: none"> • This is not addressed in this report, and is outside the scope of our expertise.
Clause 5.10.9 - demolition of State heritage Items.	<ul style="list-style-type: none"> • The modification does not involve demolition of any State heritage items.
Clause 5.10.10 - conservation incentives.	<ul style="list-style-type: none"> • The proponent is not seeking conservation incentives for this modification.

6.2.5 NSW STATE PRIORITIES

In September 2015, then NSW Premier Mike Baird unveiled 12 personal priorities and 18 State priorities to grow the economy, deliver infrastructure, protect the vulnerable, and improve health, education and public services across NSW.

These priorities set the agenda for the NSW Government Sector over the coming years. The priority with most relevance to heritage conservation is 'increasing cultural participation'. This priority is not relevant to this development.

6.2.6 A PLAN FOR GROWING SYDNEY

This plan, among other goals, establishes Parramatta as Sydney's second CBD, encouraging intensive development. The plan also recognises the role of heritage, arts and culture in creating healthy and vibrant communities.

The plan does not contain policies directly relating to the subject site of the proposal however references the application of best practice guidelines for heritage management as established in the Australia ICOMOS Burra Charter and NSW Heritage Manual.

This report examines the impact of the proposed development according to best practice heritage management guidelines.

Parramatta is located in the West Central Subregion. The proposed development is located in the area noted as CBD and Global Economic Corridor. The proposed improvements in transport connections including an enhanced role for the Parramatta Transport interchange located at the nearby Railway Station Group and other changes in the adjacent railway may alter the relationship of the proposed development to the core of heritage places located north of the railway line.

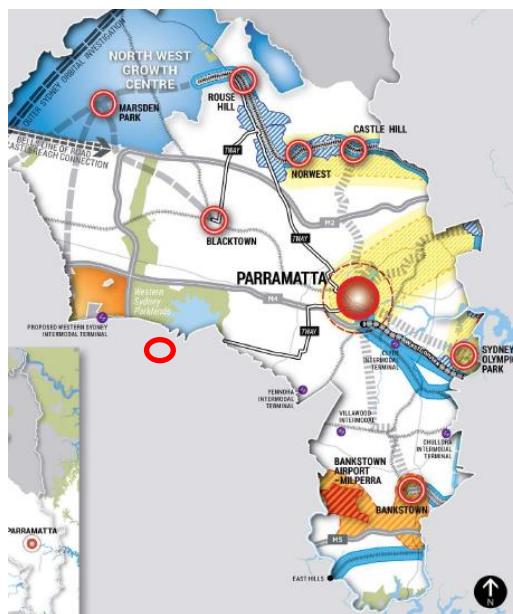


Figure 53 – Extract of proposed Parramatta precinct plan. Subject site circled red. (A Plan for Growing Sydney, p.31.)

6.2.7 TOWARDS OUR GREATER SYDNEY 2056

This report does not contain any specific heritage provisions in relation to Parramatta CBD. In relation to the delivery of an 'equitable, polycentric city' (page 10) it notes the metropolitan priority to 'respect and enhance heritage areas and assets'.

This report examines the impact of the proposal on heritage areas and assets in the vicinity of the development in Parramatta.

6.2.8 DRAFT WEST CENTRAL DISTRICT PLAN

The Draft West Central District Plan seeks to deliver specific design-led planning outcomes including consideration of Aboriginal, European and natural heritage in fostering cohesive

communities. In relation to the proposal this includes an examination of its impact on World, State and locally listed heritage places as set out in this report.

The Draft District Plan notes that development must be more sympathetic to the District's heritage – embracing opportunities to adaptively re-use heritage places, protect and enhance place's, spaces and qualities valued by the community.

The Draft District Plan does not provide specific guidelines for evaluation of development proposals. This report examines the impact of the proposal on heritage areas and assets in the vicinity of the development in Parramatta.

6.2.9 NSW LONG TERM TRANSPORT MASTER PLAN

This document does not contain specific provision in relation to heritage. Significant development of the rail corridor in Parramatta may alter the relationship between the site of the proposal and the grouping of heritage items located to its north.

6.2.10 GUIDE TO TRAFFIC GENERATING DEVELOPMENTS

No specific guidelines in relation to heritage are identified in this guide.

6.2.11 EIS GUIDELINES – ROAD AND RELATED FACILITIES

This document identifies factors to be considered when preparing an environmental impact statement. In relation to heritage it notes that World Heritage Areas, other historic and heritage areas, buildings and sites are sensitive areas which should be avoided in determining a transit route in order to avoid the risk of damaging areas of high environmental value.

The Environmental Assessment report for this project confirms that the proposal has been prepared in accordance with the EIS Guidelines for Roads and Related Facilities.

6.2.12 GUIDE TO TRAFFIC MANAGEMENT – PART 12: TRAFFIC IMPACTS OF DEVELOPMENTS (AUSTROADS)

No specific guidelines in relation to heritage are identified in this strategy.

6.2.13 SYDNEY'S WALKING FUTURE 2013

No specific guidelines in relation to heritage are identified in this strategy.

6.2.14 SYDNEY'S CYCLING FUTURE 2013

No specific guidelines in relation to heritage are identified in this strategy.

6.2.15 SYDNEY'S BUS FUTURE 2013

No specific guidelines in relation to heritage are identified in this strategy.

6.2.16 SYDNEY'S RAIL FUTURE 2013

No specific guidelines in relation to heritage are identified in this strategy.

6.2.17 NSW PLANNING GUIDELINES FOR WALKING AND CYCLING

The proposal does not impact on any walking or cycling paths and trails in relation to heritage items in the vicinity or to heritage conservation areas.

6.2.18 DEVELOPMENT NEAR RAIL CORRIDORS AND BUSY ROADS 2008

No specific guidelines in relation to heritage are identified in these guidelines.

6.2.19 CONSERVATION AGREEMENT FOR THE PROTECTION AND CONSERVATION OF WORLD AND NATIONAL HERITAGE VALUES OF AUSTRALIAN CONVICT SITES, OLD GOVERNMENT HOUSE AND DOMAIN, PARRAMATTA

Old Government House and Government Domain (OGHGD) within Parramatta Park are 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 heritage listed site is located approximately 1 kilometre north-west of the site of Westfield Parramatta.

The Conservation Agreement is between the Commonwealth, NSW and Parramatta City Council for the purpose of providing protection and conservation of the World Heritage Values by:

- a) *implementing the findings of Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values: Technical Report (Plansphere, 2012)*
- b) *recognizing compliance with certain development controls in respect of Development in the Highly Sensitive Area as a measure for achieving that purpose.*

The proposed development is located to the south of the Highly Sensitive development area as designated in the Conservation Agreement. The boundary of the highly sensitive area is located north of the Railway line opposite the site. The proposal is located some distance to the southeast of the World Heritage Buffer zone.



Figure 54 – Plan showing boundary of Highly Sensitive Area as shown in Parramatta City Centre Local Environment Plan 2007. The location of the modification is shown in red. (Annexure B - Conservation Agreement for the Protection and Conservation of World and National Heritage Values of Australian Convict Sites, Old Government House and Domain Parramatta)

The recommendations from the World Heritage Committee include that States party to the agreement:

b) pay attention to managing the landscape values of the sites in or close to urban areas by studying visual impact of their current environment and any projects liable to affect those values.

The modification is located outside the Highly Sensitive Area however is potentially visible from three viewing locations identified in the report and annexed to the agreement including:

- View 1 – From the lawns east and south of Old Government House towards the City,
- View 5 – From the Dairy Precinct within Parramatta Park looking north east and south east towards the city.
- View 16 – views from Mays Hill

The Agreement does not have any specific directions or provisions in relation to the management or assessment of these views. The impact on historic views is analysed in section 6.3.1 and 6.4.2 in accordance with the provisions of the *Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values: Technical Report* (Planisphere 2012); and *Parramatta Development Control Plan 2011*.

6.3 ADDITIONAL ASSESSMENT DOCUMENTS

6.3.1 DEVELOPMENT IN PARRAMATTA CITY AND THE IMPACT ON OLD GOVERNMENT HOUSE AND DOMAIN'S WORLD AND NATIONAL HERITAGE LISTED VALUES: TECHNICAL REPORT (PLANSIPHERE, 2012)

This report identifies, documents and describes important views and settings, creates development guidelines to determine if future development is likely to have an impact on heritage values and reviews draft planning controls in the light of the identified views.

The Planisphere report identifies areas of potential sensitivity of views from Old Government House to the Parramatta City Centre. The proposed tower building envelope falls within the sensitive view zone identified as a 'High significance view' from Old Government House towards the Parramatta city centre identified by Planisphere (Planisphere Technical Report, p. 33).

The official World and National Heritage Values relating to views and setting fall into three categories including:

- landscape setting;
- layering of cultural and heritage elements; and,
- visual prominence and symbolism

The document defines view in terms of view location, viewing distance and view type. Views are mapped using view cones.

The report identifies 16 view cones of which the subject site of the proposal is located in three. The impact on these views is demonstrated in the following images.

View 1- Old Government House towards the City



Figure 55 – View 1 - Extract from view location showing view of high significance and site circled green. (Planisphere, 2012, p. 44)



Figure 56 – View 1 looking southeast from the front of Old Government House in 2012 (Planisphere, 2012, p. 45)



Figure 57 – View 1 looking southeast from the front of Old Government House in 2020. (Visual Impact Analysis 2020)

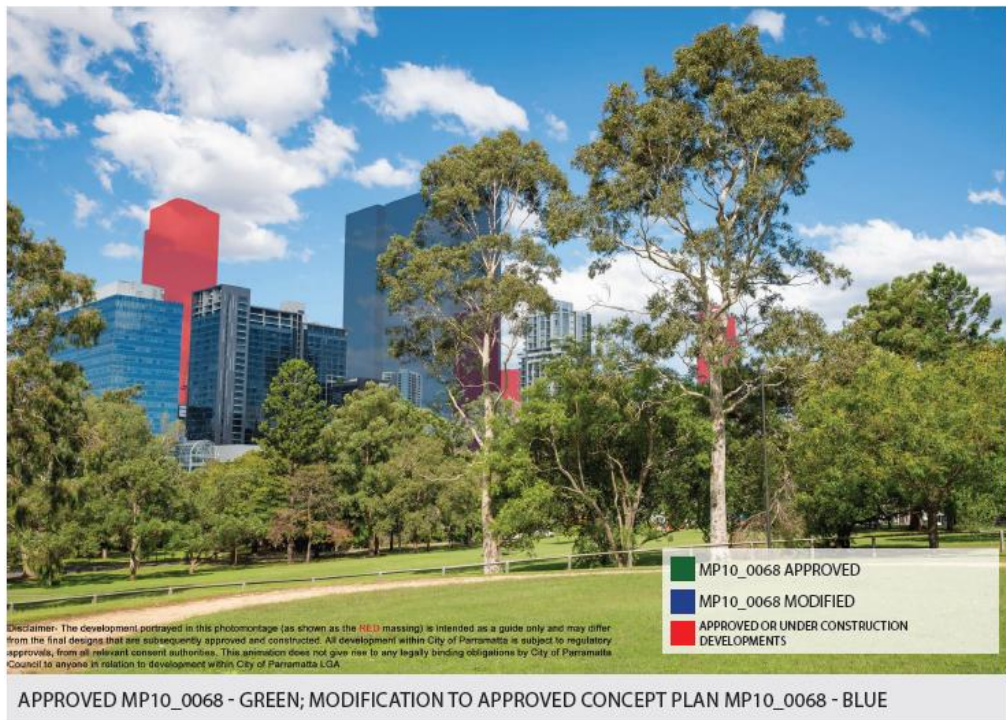


Figure 58 – View 1 looking southeast from the front of Old Government House showing proposed modification in dark blue. (Visual Impact Analysis 2020)

View	Description	Level of Significance	Comment
View 1	Old Government House towards the City	High	The modified tower forms part of the skyline of buildings present and proposed in the city centre

View 5 – Bath house area to the City

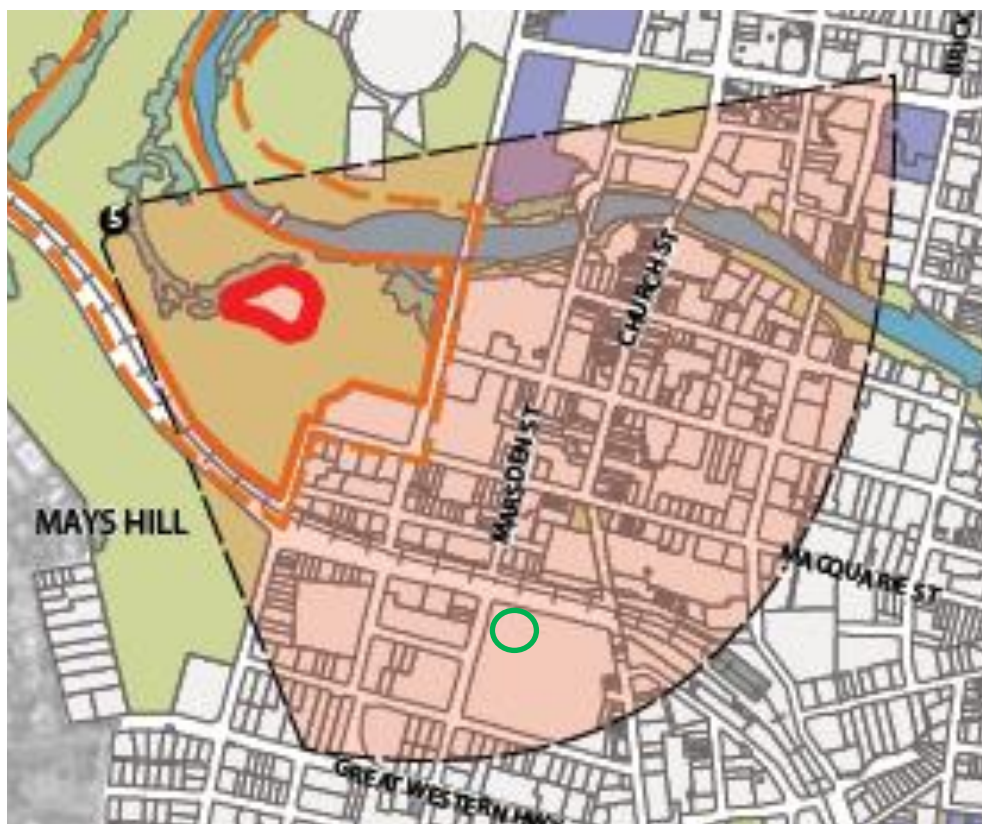


Figure 59 – View 5 - Extract from view location showing view of high significance and site circled green. (Planisphere, 2012, p. 54)



Figure 60 – View 5 - looking southeast from the bathhouse in 2012. (Planisphere, 2012, p. 55)



Figure 61 – Looking southeast from the bathhouse in 2020 (approximate location). (Visual Impact Analysis 2020)



Figure 62 – Looking southeast from the bathhouse (approximate location) showing proposed modification shaded dark blue. (Visual Impact Analysis 2020)

View	Description	Level of Significance	Comment
View 5	Bathhouse area to the City	High	The modification responds to the built-up urban context of Parramatta Square and fills a gap in the city skyline as it falls away to the fringe of the CBD.

View 16 – Mays Hill



Figure 63 – View 16 - Extract from view location showing view of moderate significance and site circled green. (Planisphere, 2012, p. 76)



Figure 64 – View 16 – extract of view from Mays Hill looking west towards city (Planisphere, 2012, p. 77).

No comparable view is found to that shown in the Planisphere report as the photograph in Figure 64 appears to demonstrate a much narrower view cone. The photograph in Figure 65 demonstrates the view towards the site from the approximate location of view 16.

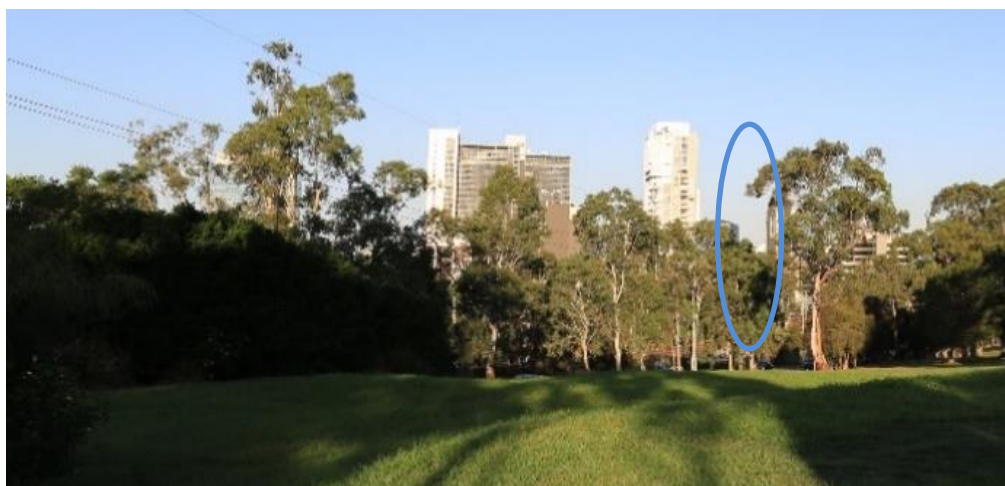


Figure 65 – Current view from Mays Hill looking west towards city. The site of the modification is at the southern corner of this view cone. The approximate location of the tower modification is circled. (Source:).

View	Description	Level of Significance	Comment
View 16	Mays Hill looking west towards city	Moderate	The site is located on the southwestern edge of this view cone. The proposed modification forms part of a group of tall building located in the central business district of Parramatta. The view of the buildings is softened by mature landscape in the foreground which defines Mays Hill.

The impact of the proposal is further assessed against the vision and guidelines contained within the Planisphere (2012) report regarding Precinct 2 – City Central of the sensitive area:

Vision: Intensive development will be contained within this precinct, with distinctive 'edges' at the railway line and Phillip Street to improve the legibility of the city centre when viewed from the OGH, and to ensure that built form, when viewed from the Domain, does not visually dominate the skyline over a broad area.



Figure 66 - Diagram defining the area of sensitivity with regards to views from Old Government House. The subject site is indicated by the green circle (Planisphere Technical Report, p.81).

DESIRABLE FUTURE DEVELOPMENT GUIDELINES	RESPONSE
A5 The most intensive development should be contained within the city central precinct to ensure that the city buildings do not visually dominate the skyline over a broad area. This can be achieved by:	
A5.1 ensuring that the tallest buildings within Parramatta are located within the City Central precinct;	The site is located within the City Central Precinct.
A5.2 ensuring that there is a distinctive height edge to the city centre, particularly at Phillip Street.	N/A – The site is not located near Phillip St.
B6 New development should strengthen the visual connection between the OGHD and the city, when viewed from the Domain, including by improving the legibility of the central city and its buildings (refer to Important Views 1 and 5). This may be achieved by:	
B6.1 ensuring that towers are well proportioned, with a visually interesting top, and an elevation that enhances the skyline;	This modification is for a building envelope. The design will be developed through a Design Excellence approach. The Urban Design present a considered Design Response.
B6.2 introducing upper level setbacks to allow for view sharing from, and between, buildings;	The modified location of the tower is set back 6 metres from both Argyle and Marsden Streets. Its placement allows a 40 metre wide view corridor along Church St from north.
B6.3 ensuring buildings are designed to the highest contemporary architectural standards.	This proposal is for a high-quality commercial office tower. The design will be developed to achieve Design Excellence.
B7 New development in George Street should strengthen and frame the vista along the street and further reinforce the formal Georgian town plan. This concept is outlined within the City Centre DCP and includes:	
B7.1 consistent setbacks (including consistent front setbacks at street level);	N/A - The site is not located in George Street
B7.2 no building facade clutter (including signage), particularly below first floor level is also desirable.	N/A - The site is not located in George Street
B8 New development throughout the city centre area should reinforce the formal layout of the Georgian town plan with:	
B8.1 consistent setbacks (including continuous front setbacks at street level);	The existing street level setbacks are continuous and remain unchanged by this modification.
B8.2 orientation of buildings towards the street grid.	The modified tower is oriented in line with the street grid.

6.3.2 PARRAMATTA CITY CENTRE LOCAL ENVIRONMENT PLAN 2012

Part 5 clause 35 of Parramatta City Centre Local Environmental Plan 2012 outlines provisions for Heritage Conservation. The objectives of Clause 35 are as follows:

- (a) to conserve the environmental heritage of Parramatta city centre,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, layout, settings and views,
- (c) to conserve archaeological sites and relics; and,
- (d) to conserve places of Aboriginal significance.

The modification is assessed against the following heritage related provisions of the LEP:

Control	Compliance
<i>Clause 5.35.2 – Requirement for development consent</i>	This modification does not involve demolition, alteration, excavation, subdivision or moving a heritage item.
<i>Clause 5.35.3 - when consent is not required</i>	The applicant has not applied for exemption from consent.
<i>Clause 5.35.4 – the consent authority can request a heritage impact statement be prepared</i>	This document provides a Heritage Impact Statement assessing the extent to which the proposed modification affects the heritage significance of the site and area.
<i>5.35.5 – the consent authority can request a conservation management plan be prepared.</i>	A conservation management plan has not been requested for this proposal.
<i>Clause 5.35.6 - requirements for archaeological sites.</i>	The proposal will not disturb any known archaeological sites.
<i>Clause 5.35.7 - requirements for Aboriginal places of heritage significance.</i>	This report does not examine Aboriginal Heritage.
<i>Clause 5.35.8 - repealed</i>	-
<i>Clause 5.35.9 - conservation incentives.</i>	The proponent is not seeking incentives for this development.

6.3.3 PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

Section 4.3.3 of the DCP specific provisions in relation to development within the Parramatta City Centre.

It contains the following broad objective in relation to heritage:

To provide for the conservation and interpretation of Parramatta's heritage

Control	Compliance
<u>4.3.3 Parramatta City Centre</u>	
<i>C.1 Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of: datum of main façade and roof elements, appropriate materials and finishes selection, facade proportions including horizontal or vertical emphasis</i>	The site does not have any adjoining heritage buildings.

Specific controls are provided at section 4.3.3.4 in relation to views and view corridors with the objective to:

O.1 Maintain and enhance views from the city centre to significant heritage or natural features.

The DCP identifies the following values:

Views contribute to wayfinding and the character and amenity of a city, enhancing the sense of place and identity. The physical setting of the Parramatta city centre between Parramatta Park and adjacent Parramatta River provides for special views of this natural setting and significant heritage elements.

It is important that views within the city and into and out of the city are maintained from as many points as possible. In the redevelopment of some sites consideration should be given to opening up new significant views. Views are regarded as significant when they terminate at places of architectural, landscape, or cultural significance. This may include views of major parks or publicly significant objects or heritage buildings.

The silhouettes of many buildings are significant and contribute to the identity of the commercial core of the city and its skyline. The massing and arrangement of the skyline and existing building silhouettes should be carefully considered and proposed development should be carefully designed so that its appearance complements the city skyline.

Of the views noted in the DCP, the modification is visible in view 3 and 5 as follows:

View	Description	Significance
3	Views to St Johns Church and Square from north	Historic main street approach to city centre and St Johns historic church and other heritage items in view
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



Figure 67 – Extract from DCP Figure 4.3.3.4.1 showing Historic Views within Parramatta City Centre and Figure 4.3.3.4.3 showing view No.3 from Church Street Mall south to St Johns Church spire. View 3 is shown highlighted yellow. (Parramatta DCP 2011)



Figure 68 –Existing and proposed view 3 looking south towards St Johns Church. (Woods Bagot, 2020)



Figure 69 –Existing and proposed view 5 looking south towards St Johns Church. (Woods Bagot, 2020)

Control	Compliance
<i>4.3.3.4 Views and View Corridors</i>	
<i>C.1 Views shown in Figure 4.3.3.4 are to be protected in the planning and design of development.</i>	The proposed modification retains the 40 metre wide view corridor along Church Street.
<i>C.2 Align buildings to maximise and frame view corridors between buildings.</i>	The proposed modification is aligned to frame the view corridor along Church Street.
<i>C.3 Carefully consider tree selection to provide views along streets and keep under storey planting low where possible.</i>	n/a.
<i>C.4 Site analysis must address views with the planning and design of building forms taking into account existing topography, vegetation and surrounding development.</i>	The site analysis considers existing topography, vegetation and surrounding development. The views as described in the DCP are not adversely impacted by the modification.

6.3.4 PARRAMATTA CBD HERITAGE STUDY OF INTERFACE AREAS (HECTOR ABRAHAMS, 2017)

In 2017 Parramatta Council commissioned the *Parramatta CBD Heritage Study of Interface Areas* (the Study) in response to concerns raised by the NSW Heritage Council during assessment of several site-specific planning proposals in Parramatta. The Study was prepared by Hector Abrahams Architects, and was endorsed and adopted by Parramatta Council in July 2017. The aims of the Study are summarised in the Heritage Advisory Committee Minutes, Item 11.14, of 10 July 2017 and as are follows:

- a. To identify potential heritage impacts resulting from the Parramatta CBD Planning Proposal as related to the Interface Areas.*
- b. To make recommendations to ameliorate adverse impact on heritage through modifications to the draft planning controls for the interface areas to ensure new growth and developments occur in a manner that protects and manages the city's heritage assets and demonstrates consistency with Section 117 Direction 2.3 Heritage Conservation (Section 117(2) of the Environmental Planning and Assessment Act 1979).*

Direction 2.3 under Section 117(2) of the EP&A Act contains the following relevant clause:

- What a relevant planning authority must do if this direction applies*
- (4) A planning proposal must contain provisions that facilitate the conservation of:*
- (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area*

The Heritage Study was developed in order to provide guidelines for the protection of heritage items in Parramatta in the context of future development, and discusses the relationship between heritage items and their urban context in the following way:

- Relationships with heritage items with their urban context are considered to operate primarily in four ways:*
- Urban relationships such as mode of address to the street, and relation to historic designated subdivision pattern;*
 - Historic relationships such as historic space around the item, its relationship to the natural landscape and names of items and places;*

- Scale relationships, usually assessed in terms of height and bulk;
- Visual relationships, comprising views to and from the heritage item.⁷

The modification is in the vicinity of two Heritage Interface Areas defined by the Study.



Figure 70 -Southeast Parramatta Interface area (left) and Southwest Parramatta Interface area (right) shaded blue and adjacent conservation areas shown hatched. The subject site is indicated by the green circle (Hectors Abrahams, p.18).

The following images show the impact on views from heritage items within the heritage interface area in the vicinity of the proposed development.



Figure 71 -The proposed modification is barely visible in the view west along Hassall street across the Southeast Parramatta Heritage Interface Area

⁷ Hector Abrahams Architects, *Parramatta CBD Heritage Study of Interface Areas*, p. 28.

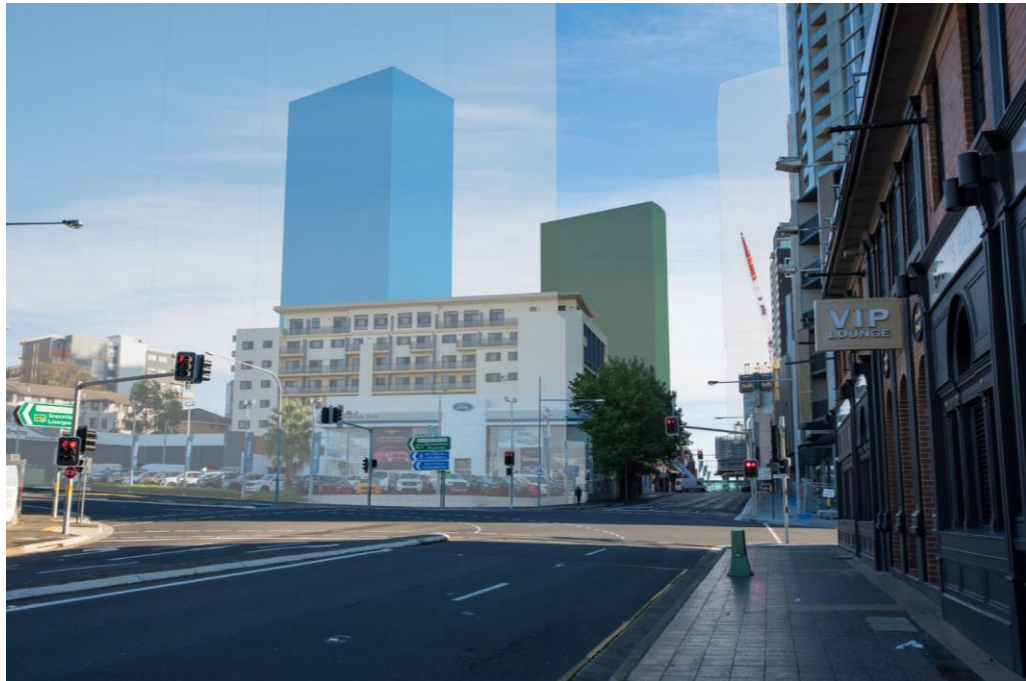


Figure 72 -The proposed modification will not be visible looking north along Church Street from the Southwest Heritage Interface Area following construction of the approved building shown white over the current Ford Dealership. (Arterra Interactive 2020)

The modification is barely visible from Southeast Parramatta Heritage Interface Area by virtue of being obscured by existing development.

The modification will also not be visible from Auto Alley which is defined as Special Interest Area 11 of the Southwest Parramatta Interface Area. Whilst no controls relate to the site of the proposal or views out of the Special Interest Area, the Study recommends that open views along Church Street towards the CBD are maintained in recognition of the historical importance of "Sydney Road" as the southern entrance to Parramatta. The modified location of the tower maintains these open views.

Shadow diagrams have been prepared for the modification on plans showing conservation areas and heritage interface areas.

The shadow of the modified tower at 21 June intercepts the northwest corner of the Southwest Parramatta Interface Area at 10.00am and travels over the northern boundary of the Interface area until it casts its longest shadow at 3pm across Jubilee Park. At this extent the shadow is very narrow, the Park already in shadow from adjacent buildings. The path of the shadow does not overshadow heritage places in the Marion and High Street Village Special Interest Area.

There are no recommendations or controls regarding overshadowing of other Special Interest Areas in the Southwest Parramatta Heritage interface Area and the overshadowing is minimal.

The modification does not overshadow Special Interest Areas of Southeast Parramatta Heritage Interface Area. There is also no overshadowing of adjacent conservation areas, Experiment Farm, Elizabeth Farm or Hambledon Cottage.



10AM



11AM



12PM



1 PM



2PM



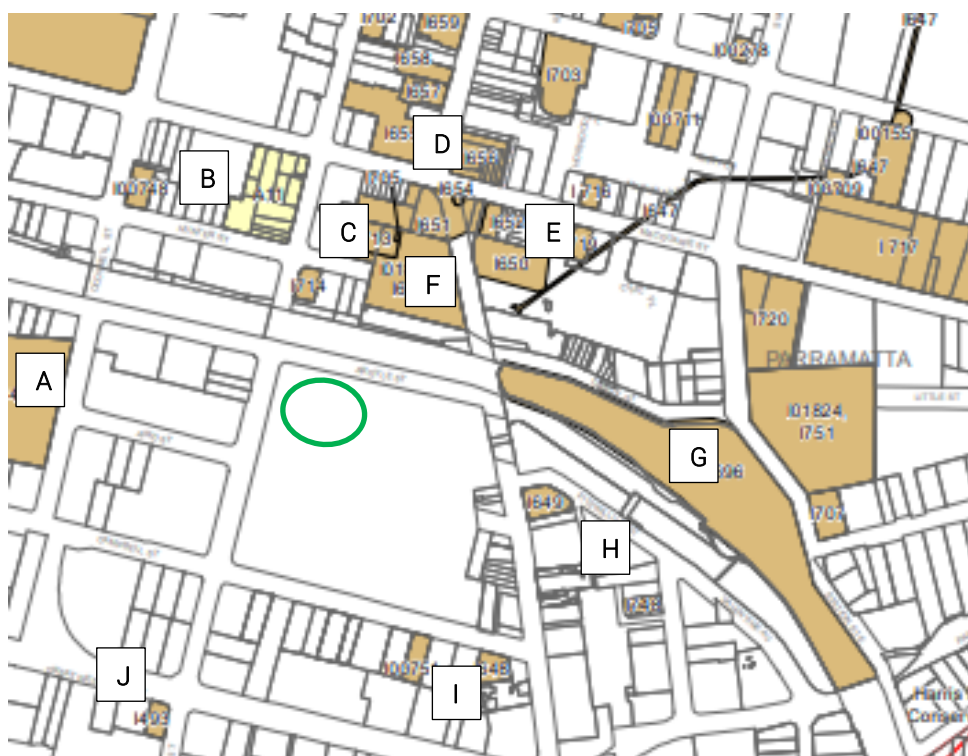
3PM



Figure 73 -Shadow diagrams showing shadow cast by proposed modification at 21 June. (Woods Bagot 2020).

6.4 STATE AND LOCAL HERITAGE ITEMS

Heritage places identified within an approximate 300 metre radius of the proposal have been identified in this report and have been assessed in groups according to locations as shown on the following plan:



Area	Heritage items/s	LEP Reference/s
A	St Johns Anglican Cemetery	0049
B	Archaeological Site Marsden St Traveller's Rest Inn	A11 00748
C	Dr Pringles Cottage St Johns Parish Hall Two Storey Residence Hunter St	705 713 714
D	Shop 197 Church St Horse Parapet Façade Telstra House	655 656 657
E	Town Hall Murrays Building Convict Drain	650 652 647
F	St John's Church, Warden's Cottage, Bicentennial Square and adjoining buildings, Centennial Memorial Clock	01805 653 651 654
G	Parramatta Railway Station	00696
H	Shop (former Fire Station) Attached House 21 Wentworth St	649 748
I	Masonic Centre Lennox House	648 00751
J	Veterinary Surgery	493

Potential impacts of the proposed modification on the heritage significance of identified items in the vicinity of the subject site include:

- Setting: large scale development resulting in dominance over the heritage item;
Views: loss of views to or from a heritage item if these views are deemed historically important and contribute to the cultural significance of the item;
Amenity: loss of amenity due to overshadowing of a heritage item should its setting and surrounding public domain be affected;

Area.	Setting	Views	Amenity
A	The modification does not impact on the setting of the Cemetery	The modification will be visible from the Cemetery but will not detrimentally impact views to the cemetery.	The Cemetery will not be overshadowed by the modification. The modification does not affect the public domain of the Cemetery.
B	The modification is separated from the heritage places by the railway corridor and does not impact on the setting.	The modification will be visible from the places but will not detrimentally impact views to the heritage places.	The heritage places will not be overshadowed by the modification. The modification does not affect the public domain of the places.
C	The modification is separated from the heritage places by the railway corridor and does not impact on the setting.	The modification will be visible from the places but will not detrimentally impact views to the heritage places.	The heritage places will not be overshadowed by the modification. The modification does not affect the public domain of the places.
D	The modification is separated from the heritage places by the railway corridor and does not impact on the setting.	The modification will be visible from the public domain near the places but will not impact views to the places.	The heritage places will not be overshadowed by the modification. The proposal does not affect the public domain.
E	The modification is separated from the heritage places by the railway corridor and does not impact on the setting.	The modification will be visible from the places but will not detrimentally impact views to the heritage places.	The heritage places will not be overshadowed by the modification. The modification does not affect the public domain.
F	The modification is separated from the heritage places by the railway corridor and does not impact on the immediate setting.	Views along Church Street to Bicentennial Square and the Church are noted historic views terminating in the spires of the church. The modification will be visible from within the public domain but will not impact views from within the domain of each item.	The heritage places will not be overshadowed by the modification.

Area.	Setting	Views	Amenity
G	The modification is separated from the main station building by adjoining development. It does not affect the setting of the Railway Station.	The modification is not visible from within the station and does not affect views to the station.	The Railway Station will not be overshadowed by the modification. The modification does not affect its public domain.
H	The modification is separated from the heritage places by the existing podium of Westfield Parramatta. The modification does not affect the setting of the places.	The modification is unlikely to be visible from the item 649 due to the height of the existing podium of Westfield. The modification will be visible from the public domain near item 748. The modification will not affect views to the heritage items.	The heritage places will not be overshadowed by the modification. The modification does not affect the public domain.
I	The modification is separated from the heritage places by the existing podium of Westfield Parramatta. The modification does not affect the setting of the places.	The modification is unlikely to be visible from the heritage items due to the height of the existing podium of Westfield.	The heritage places will be overshadowed by the modification for a short period at mid-day on 21 June.
J	The modification is separated from the place by intervening development. The modification does not affect the setting of the place.	The modification will be visible from the place but will not detrimentally impact views to the heritage places.	The heritage place may be overshadowed by the modification for a short period in the early morning on 21 June.

6.5 PREVIOUS PROPOSALS

The Urban Design Report examines the Approved Building Envelope (MP10-0068) in accordance with the key objectives of Scentre Group. The objectives are stated as follows:

- Create a high quality, contemporary commercial tower as part of the larger urban precinct.
- Strengthen the north to south pedestrian connection via Church Street.
- Activate Argyle Street with new dining and retail as well as new public amenity.
- Re-establish the Church and Argyle street corner with a redesigned entry.
- Create a market leading workplace environment by developing a rich, varied and human scaled environment upon which the tower is based.

The approved building envelope was found to have significant disadvantages in the achievement of these objectives including inadequate floor plate for a large tenant, large impact on retail at lower levels influencing viability of these retail areas and difficulties with

loading access to the tower and retail areas from the Church Street and Argyle Street junction.

The initial SEARs envelope was revised to include an additional podium to accommodate a large tenant however did not resolve other objectives for the site. The City of Parramatta were also not supportive to the concept of an additional podium noting the tower must “sit on the established podium that is the Westfield building.

A further revised modified building envelope was presented which achieved a larger floor plate to accommodate a major tenant, had minimal impact on existing retail areas, allowed better activation at the Argyle Street frontage. It was also better integrated in the CBD precinct, improved access for loading and incorporated an activated rooftop to the podium. The revised scheme had an acceptable impact on historic views along Church Street from the north.

This modification satisfies all development objectives and constraints.

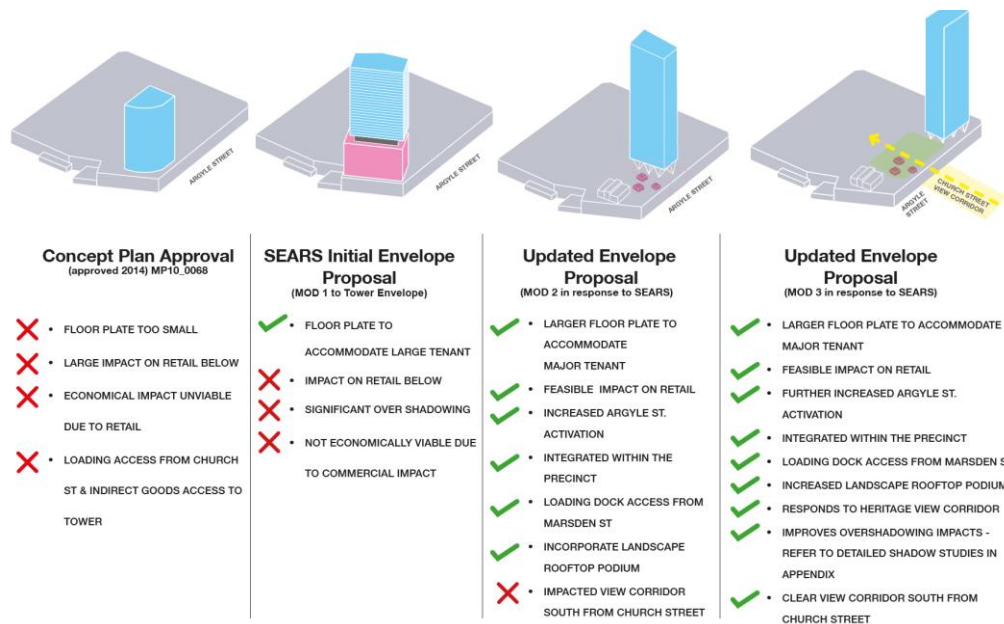


Figure 74 -Extract from Urban Design Report showing evaluation of development options (Scentre Group and GIC in collaboration with Woods Bagot 2020)

7.0 HERITAGE IMPACT ASSESSMENT

7.1 INTRODUCTION

The following assessment of this application is based on the guidelines set out by the NSW Heritage Office (now Heritage Division of the Office of Environment & Heritage) publication 'Statements of Heritage Impact', 2002. The standard format has been adapted to suit the circumstances of this application.

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

- The modification is located towards the corner of Argyle and Marsden Streets to reduce impact on individual state and locally listed places, Heritage Interface Areas and Conservation Areas to the south, east and west of the site.
- The orientation of the modification respects the orthogonal layout of the historic subdivision through its orientation to the Argyle Street frontage.
- The placement of the modification allows the clear definition of the view corridor along Church Street from the south.
- The modification will provide new views over the heritage places to the north, east and west of the site.
- The modification is not located within the Highly Sensitive Area defined in the Conservation Agreement for the Protection and conservation of World and National Heritage values of Australian Convict Sites and does not impact on significant views defined in this Agreement
- The modification is located to the west of the historic view no.3 along Church Street to St Johns Church. The modification is not located within the 40 metre wide view corridor.

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 modification overshadows Lennox House and Masonic Centre located immediately to the southeast of the site for a short period at midday on 21 June.

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

- The location of the modification reduces the overshadowing to Conservation and Heritage Interface Areas located to the south and south east of the site. The short period of overshadowing will not detrimentally impact on the heritage significance of Lennox House and Masonic Centre.

7.2 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

<i>How is the impact of the new development of the heritage significance of the item or area to be minimised?</i>	The modification has been located towards the corner of Argyle and Marsden Streets in order to minimise the impact on heritage items, Heritage Interface Areas and Conservation Areas to the south of the site.
<i>Why is the new development required to be adjacent to heritage item?</i>	The tower is not directly adjacent to a heritage item however due to its proposed height all heritage items in a 300m radius of the site have been assessed for potential impact. The Westfield site is located in the CBD Development Area. The proposal provides commercial space required to

	support the government strategy to grow Parramatta as Sydney's second CBD.
<i>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</i>	The curtilage around the heritage items directly to the north of the site contributes to the retention of their heritage significance.
<i>How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</i>	The modification is one of a number of approved, proposed and potential tower developments in the Parramatta CBD. It has the potential to be viewed from many areas within Parramatta and will form part of the compact CBD development proposed for the City Centre. The design of the modification aims to achieve Design Excellence in a future Development Application.
<i>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</i>	The modification is not sited on any known archaeological deposits.
<i>Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?</i>	The modification is located towards the corner of Argyle and Marsden Streets in order to minimise the impact on heritage items, Heritage Interface Areas and Conservation Areas to the south of the site.
<i>Will the additions visually dominate the heritage item? How has this been minimised?</i>	The modification of the location of the tower envelope has been set back 6 metres from both street fronts above the existing podium height development. The articulated façade proposed in the Urban Design Report will add to the visual interest of the building and reduce the bulk and scale of the overall development.
<i>Will the public, and users of the item, still be able to view and appreciate its significance?</i>	The modification does not affect the ability for the public and users of the heritage items to view and appreciate their heritage significance.

8.0 CONCLUSION

This Heritage Impact Statement (HIS) has assessed the proposed modification to the approved development in accordance with the SEARs requirements. The SEARs requested that the HIS examine the impact on heritage places and compliance with the Conservation Agreement for the Protection and Conservation of World and National Heritage Values of Australian Convict Sites, Old Government House and Domain Parramatta.

The HIS identified 23 State and locally listed heritage places within a nominal 300 metre radius of the proposal and has examined the impact on these places. It also identified 2 conservation areas to the south and southeast of the site.

Of these 23 locally and State listed places and 2 conservation areas, only 2 places will be subject to minimal overshadowing. These include Lennox House and Masonic Centre, located immediately to the south of the existing Westfield Centre, which will experience overshadowing for a short period at midday on 21 June. Overshadowing of all other listed places and the conservation areas is minimised through the proposed location of the modification towards the corner of Argyle and Marsden Streets.

The modification is located in an area of high-density development and will have little individual impact on historic and current views from heritage places in Parramatta. The modification does not adversely affect an appreciation or understanding of the identified heritage significance of heritage places in the vicinity.

The proposal is compliant with requirements of the Conservation Agreement for the Protection and Conservation of World and National Heritage Values of Australian Convict Sites, Old Government House and Domain Parramatta as demonstrated in the Visual Impact Assessment assessed in this report.

The location of the modification is compliant with the requirement to maintain historic views and view corridors as defined in the DCP. It also does not overshadow noted Special Interest Areas contained within Heritage Interface Areas where these form a recommendation of the Heritage Study of Interface Areas report.

I therefore recommend the heritage aspects of this application be approved.



Associate
NBRSARCHITECTURE

27 July 2020

9.0 ADDENDUM 1 - 16 OCTOBER 2020

Response to Council Comments received 29.10.18

- Notwithstanding the above requirement, having regard to the advice of the Government Architect NSW and concerns of the Heritage Council of NSW and Parramatta City Council, the Department recommends the proposed tower location and scale be reconsidered. The Department is concerned that the proposed tower location, terminating the view south along Church Street would dominate the Church Street vista and demonstrably harm the protected view of St Johns Church. The Department also considers the proposed scale of the building envelope is questionable, noting it is far greater than surrounding buildings and the combination of the proposed height and floorplate results in an unrelieved bulk and massing, out of character with the scale and grain of the surrounding area.

The modification involves the relocation of the tower outside the protected view corridor of Church Street such that it no longer terminates the protected view of St Johns Church. The architectural rendering illustrates articulation of the façade and building form which addresses issues of compatibility with the character, scale and grain of the surrounding Paramatta CBD.

The Urban Design Report addresses the changes to the scale and bulk of the building form in the existing and future context of Paramatta CBD as proposed in the modification.