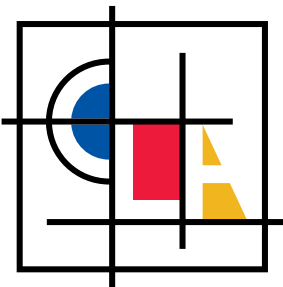


Statement of Heritage Impact

**124 Wigram Street
Harris Park**

**Proposal:
New Residential and
Commercial Development**



**CRACKNELL
&
LONERGAN**
ARCHITECTS PTY LTD

REV. B

Prepared on 17 January 2024
Prepared for PTI Architecture

CRACKNELL
&
LONERGAN
ARCHITECTS PTY LTD

ABN 55 100 940 501
Norminated Architect: Peter J Lonergan
NSW Architects Registration No. 5983

156a Church Street
Newtown NSW 2042
(02) 9565 1554
email@cracknellonergan.com.au
www.cracknellonergan.com.au



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Prepared On:

16 September 2019 [DRAFT]
26 September 2019 [DA-ISSUE]
17 January 2023 [REVISED]

Project Address:

124 Wigram Street
Harris Park

Prepared For:

PTI Architecture

Prepared By:

Cracknell & Lonergan
Architects Pty Ltd

1.1 Project Summary

The development relevant to this Statement of Heritage Impact is located at 124 Wigram Street, Harris Park, and the proposal seeks to construct a residential and commercial development building with 36 storey, 2 level basement car parking and 171 residential apartments. The proposed development is within the Parramatta CBD Planning Proposal and the proposal seeks to align with the controls of the Parramatta Planning Proposal. Land use, Height of Building and FSR are consistent with the objectives of the principal development standards pursuant to the Parramatta LEP 2023.

The subject site is in the vicinity of the Harris Park West and Experiment Farm Heritage Conservation Areas and within the vicinity of Local LEP listed heritage items at No.113- 155 Wigram Street - Item I750 and Nos. 23 and 25 Hassal Street - Item I708. The proposed development is located in the South East Parramatta Interface Area and the Special Interest Area No.10- 'Parramatta CBD Apartment Zone' which is examined in the Hector Abrahams Assessment Report.


1.2 Research Methodology

Cracknell and Lonergan Architects Pty Ltd have been commissioned to assess the impact of the proposed works. The report has been authored by Peter Lonergan, Registered Architect and Director, Cracknell and Lonergan Architects Pty Ltd. He has been assisted by other staff at the office: Ms Julie Cracknell (Practice Director), Ms Paula Valsamis (Coordinator, Planning & Heritage) and Miss Kimberley Tonkin (Architectural Assistant).

The Statement of Heritage Impact follows the guidelines contained in the NSW Government Office of Environment and Heritage (<https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>) and it has aimed to ascertain: 1) why the item is of heritage significance; 2) what impact the proposed works will have on that significance; 3) what measures are proposed to mitigate negative impacts; 4) why more sympathetic solutions are not viable.

The report is structured as follows: 1) It considers the setting and context of the subject site (immediate and locality), 2) It considers the proposed works in the context of the cultural significance of the subject site/item, 3) It considers the statutory controls and development constraints 4) It makes recommendations on the suitability of the proposed works for subject site.

After assessing the significance of the site, impact on the significance of the site, as well statutory and development controls (LEP and DCP), the Statement of Heritage Impact concludes that the proposed works do not have an adverse impact on the significance of the heritage item, and development should not be restricted on the grounds of heritage.



Peter Lonergan

Director
Cracknell Lonergan Architects Pty Limited
NSW Architects Registration No. 5983

2.1 Setting and Context

The subject site is named as no. 124 Wigram Street, Harris Park, or known formally as SP19939 with various lot numbers. The existing building is a private four storey, 1970s face brick flat building with hipped tiled roof.

Located in the local government area of Parramatta and within the proposed Parramatta CBD Planning Proposal, the site is within a locality of mixed character, containing low to medium residential dwellings, some 4- 5 storey apartments and commercial premises. Directly opposite the site are the Local LEP listed heritage items at No.113- 155 Wigram Street - Item I750 and Nos. 23 and 25 Hassal Street - Item I708. The heritage items are conjoined cottages built in the 1880s and both groups occupy the corner of Wigram Street and Hassal Street. The simple and modest brick and corrugated iron roofed cottages contrast greatly with the multi storey apartments that surround them.

The impact of the proposed development on the cottages is assessed in this report- Section 7.3., in the Hector Abrahams Assessment Report, as well as methods to mitigate the heritage interface impacts.

The site is within an area known as the Parramatta CBD Apartment Zone and the urban locale of this precinct is described as follows in Hector Abrahams, Parramatta CBD Study.

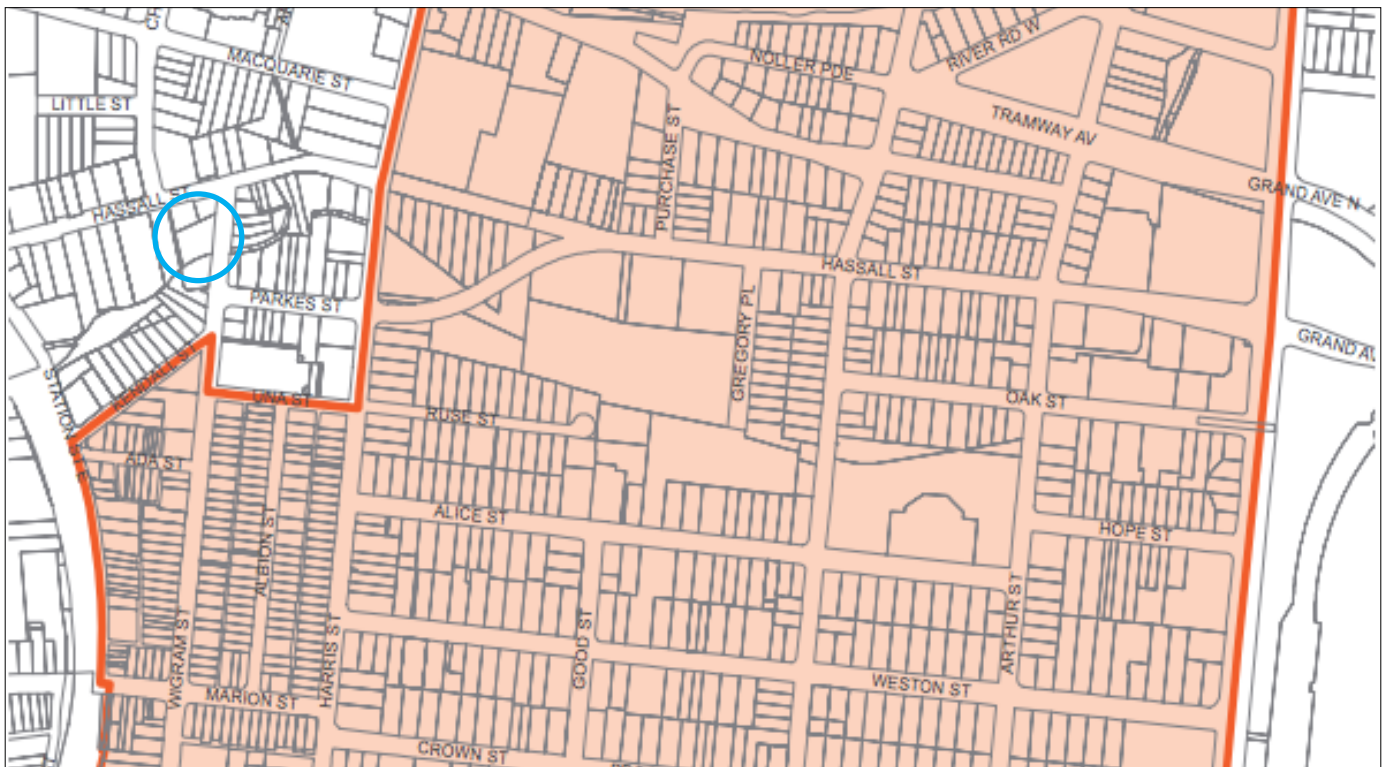
'originating as the rear allotments of streets set out on the line of the creek. A central identity node is found at the intersection of Hassall and Charles Streets, where there is a large Port Jackson Fig, a small cluster of shops, and a street view to the wooded horizon at the rise above the Harris Park Suburb. In and around the precinct there are to isolated heritage places, including Lancer Barracks and Commercial Hotel, and two houses in Wigram Street'

Sourced: <https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/pdf%2028%20-%20Heritage>

2.0 Setting and Context



NSW SIX Maps Imagery - Aerial Map of Site Location



City of Parramatta Council DCP Map of the Locality of Harris Park. Subject site is situated just on the outskirts of this outline, highlighted in blue.

2.2 Locality & Neighbourhood Condition

Harris Park is bounded by the Parramatta River to the north, James Ruse Drive to the east, A'Beckett's Creek, the M4 motorway to the south, and the railway line to the west. It lies immediately to the east of the commercial centre of Parramatta, with the northern and western parts of the suburb within easy walking distance of the CBD.

Harris Park contains some of the most important parts of Parramatta's heritage. It has an extensive collection of nineteenth and early twentieth century houses, shops, public buildings and landscapes. Of particular note are Australia's first land grant and oldest European building, Elizabeth Farm House, as well as two other important colonial houses, Experiment Farm and Hambledon Cottage.

The preservation and enhancement of Harris Park's historic fabric is essential. The area also has an important strategic role in providing residential development because of its location on the fringe of the Parramatta CBD. All new development will need to be at a scale that is consistent with the existing character of the streets, not impede view corridors to major landscapes and the escarpment north of the Parramatta River, and provide opportunities to connect with the foreshore. Future development along James Ruse Drive will need to have a strong, unified, and visually attractive presence to reflect its status as a "gateway" to the Parramatta CBD.

[Sourced: Parramatta DCP - 4.3.2 Harris Park]



Apartments within the vicinity Photograph Cracknell & Lonergan Photograph

2.0 Setting and Context

subject site

Streetscape looking north and towards
Parramatta River



Streetscape looking south and towards the
Western Motorway Photo Google Maps



Surrounding apartments
Photo Google Maps



2.0 Setting and Context

2.3 Subject Site Conditions

The subject site is No. 124 Wigram Street Harris Park, or known formally as CP/-/SP19939. The existing subject site comprises a four storey, 1970s face brick flat building with hipped tiled roof. It is unremarkable, though in fair condition. The existing flats at No. 124 Wigram Street as sourced from real estate photos shows simple modest interiors.

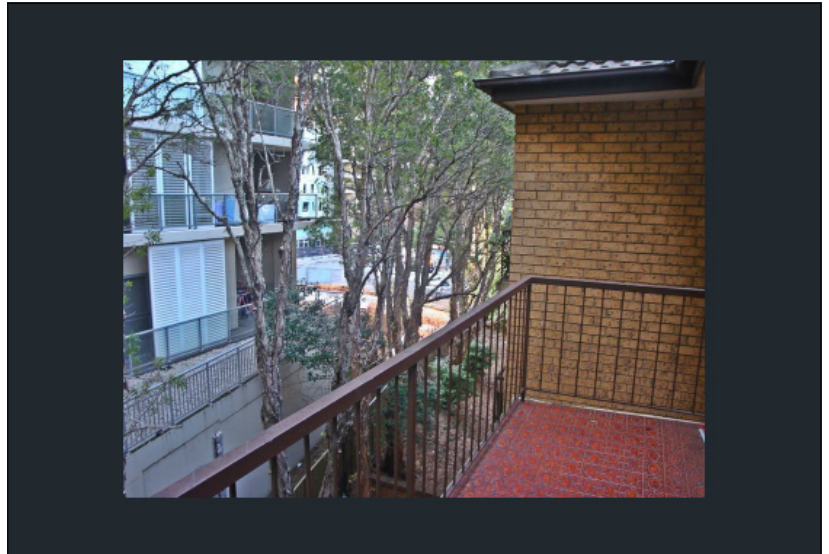
It is evident that the streetscape is changing within the Apartment Zone of the Parramatta CBD and the apartments appear out dated..



Real Estate Photography of the subject site's facade

2.0 Setting and Context

Apartment 11 Real Estate Imagery



Apartment 3 Real Estate imagery



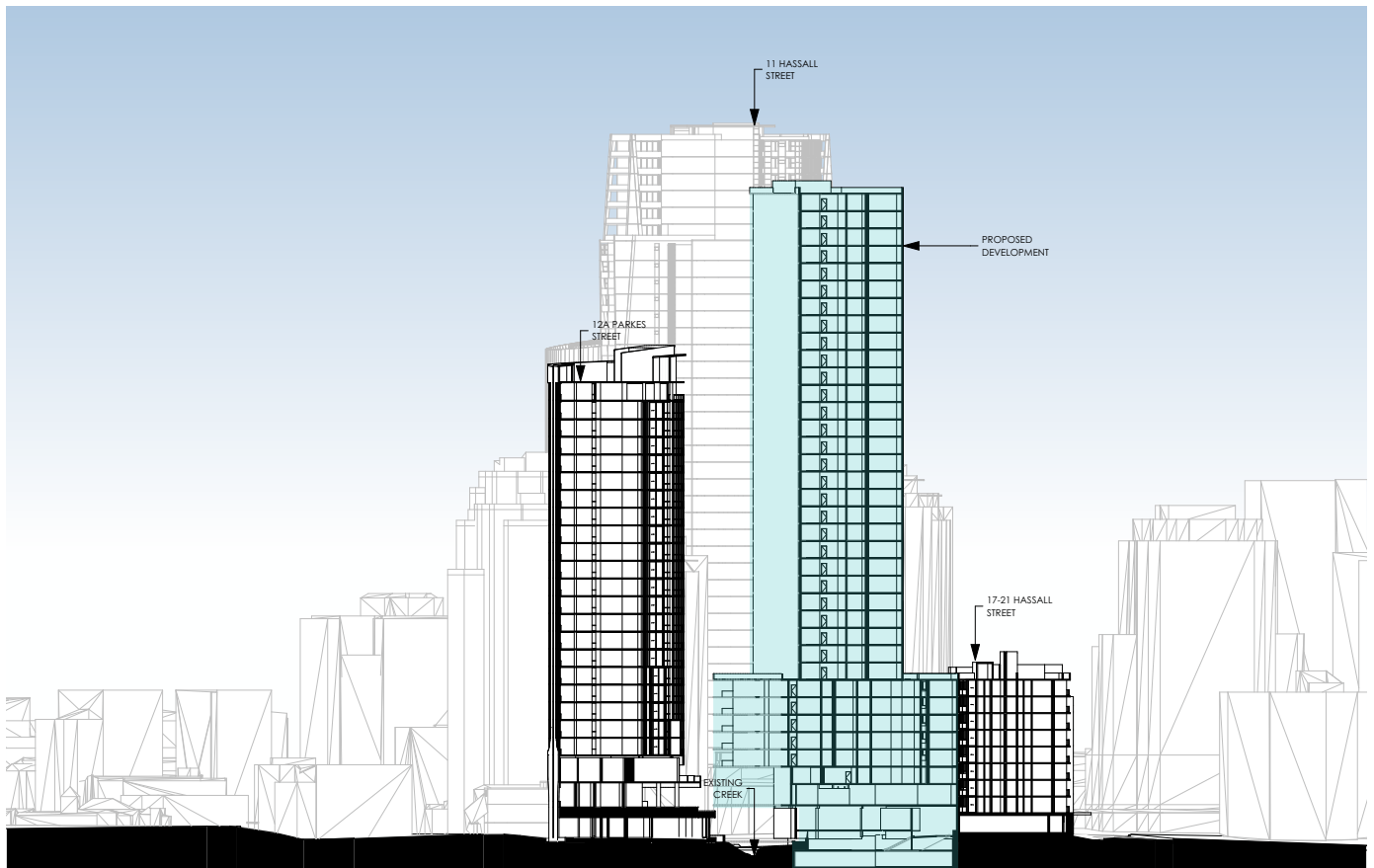
Apartment 7 Real estate imagery

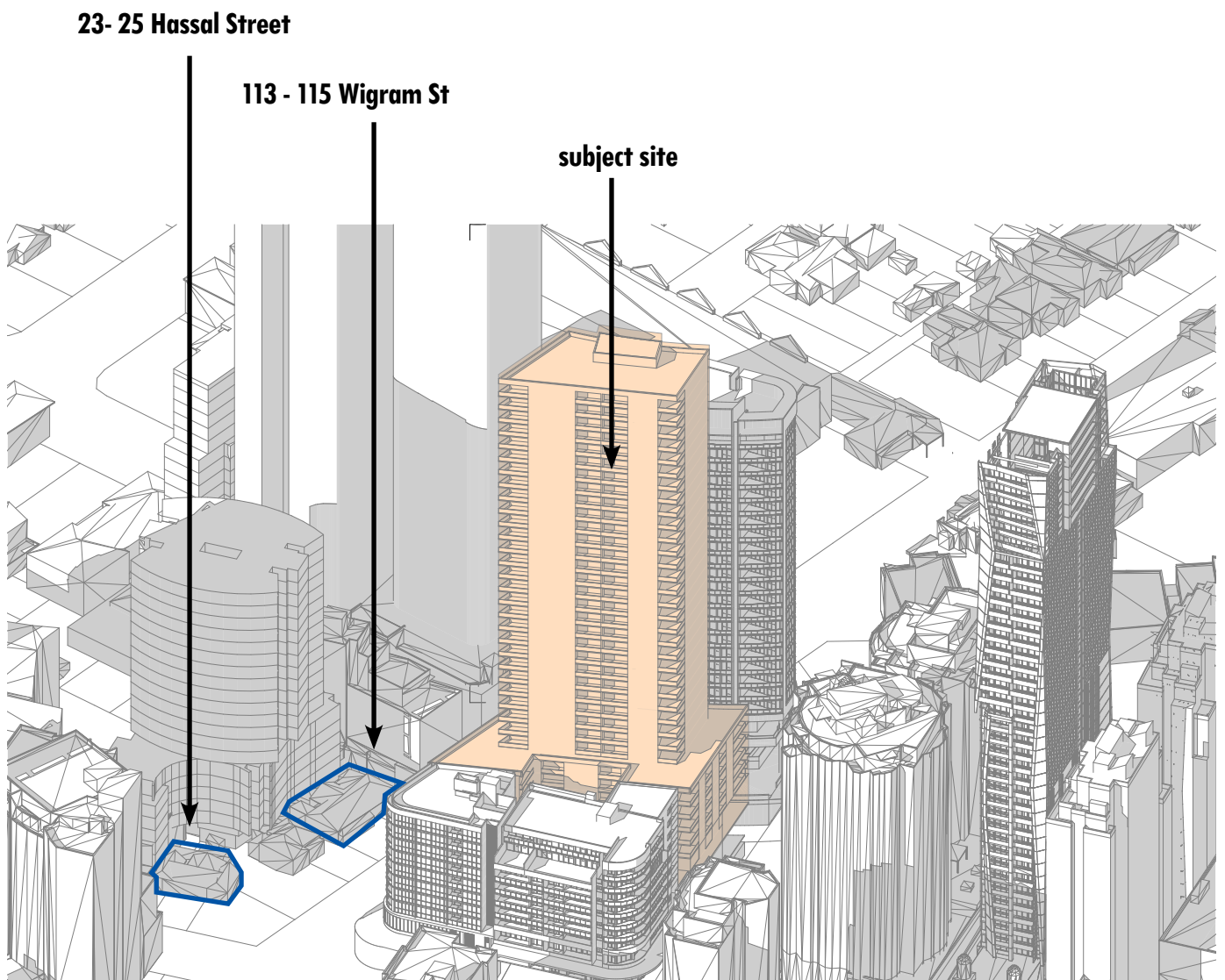


3.1 Proposal

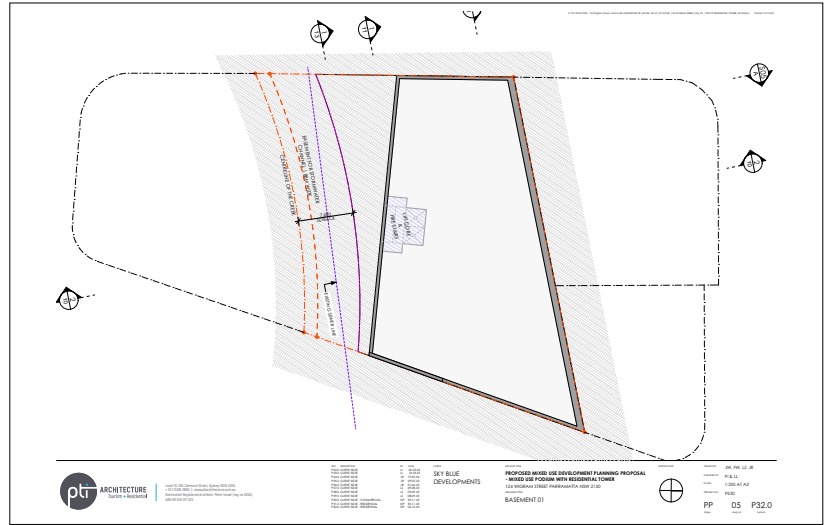
The subject site, bounded by Wigram Street, Charles Street to the west and Hassall Street to the north, is in an area within the Parramatta CBD Proposal, that is dominated by tall apartment buildings. Future development proposed, within this precinct constitutes apartment buildings, as evident in the 3D modelling diagram drawn by Pti Architecture.

DEVELOPMENT CALCULATION	
FSR CALCULATION	
SITE AREA	1559m ²
FSR PERMITTED	11.5:1 (17 928.5 m ²)
FSR PROPOSED	11.307:1 (17627.86 m ²)
<small>An area schedule should be provided showing how the GFA is arrived at. For GFA yield calculations, assume: • Residential GFA = 75% of GBA (GBA includes external walls, internal voids and balconies). • Commercial GFA = 85% of GBA.</small>	
DEEP SOIL AREA CALCULATION	
PROPOSED DEEP SOIL AREA	159m ² (10% SITE AREA)
NO. OF LEVELS	
BASEMENTS	2 LEVELS
GROUND LEVEL - COMMERCIAL	1 LEVEL
NO. OF PODIUM COMMERCIAL LEVELS	1 LEVELS
NO. OF PODIUM RESIDENTIAL LEVELS	6 LEVELS
NO. OF TYPICAL RESIDENTIAL LEVELS	28 LEVELS
TOTAL	38 LEVELS + 2 BASEMENTS

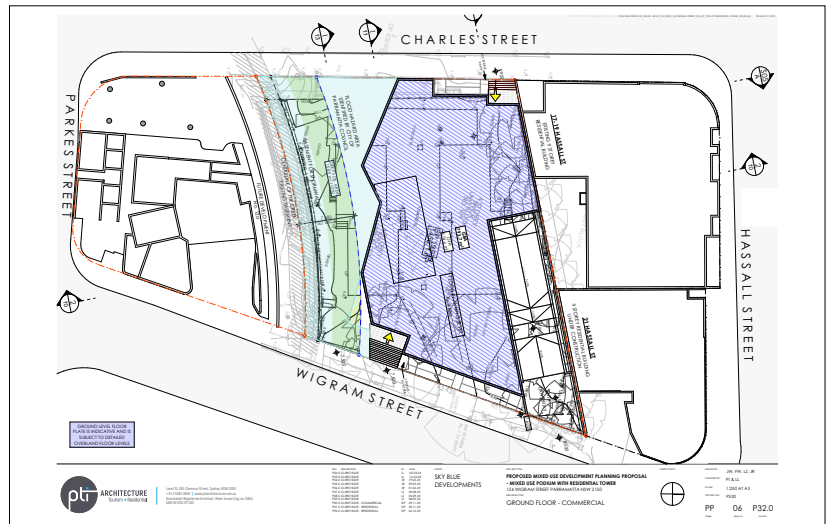




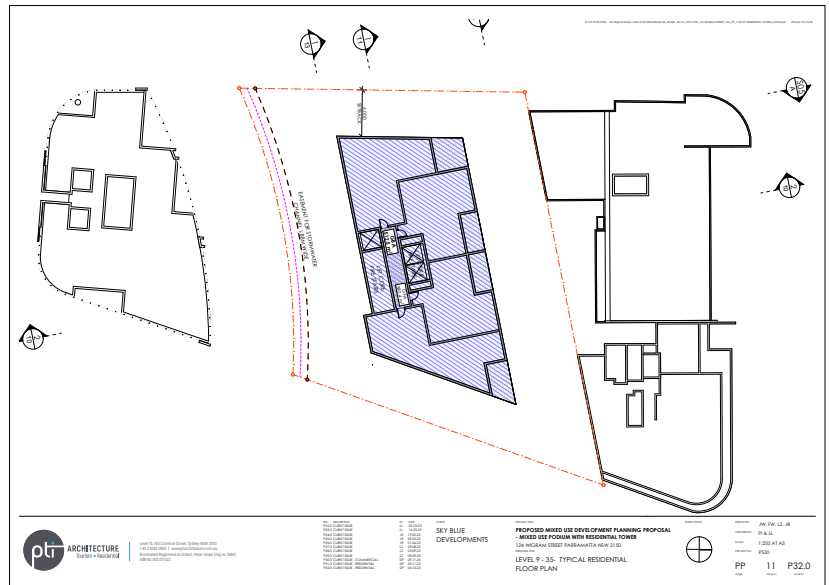
Basement Level Plan
Pti Architecture



Ground Floor/ Commercial Retail Plan
Pti Architecture



Typical Residential Plan
Pti Architecture



4.0 Assessment of Historical Significance

4.1 Historic

The history of the area has been sourced entirely from the NSW OEH Heritage Inventory for the Heritage Items and Parramatta City Council's Heritage DCP. The record provides a detailed assessment of the historic cultural and social significance of the area.

The NSW OEH Inventory provides the following historical summary for the heritage items:

Semi-detached Cottages

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

The DCP provides the following historical summary for the locality:

The building of the railway from Sydney to Blacktown (completed in 1860), including a station at Harris Park, stimulated subdivision and closer settlement of this area which had been used for many years for pastoral purposes. The area close to the railway station at Harris Park was privately subdivided in the 1870s and 1880s, with lots narrower and smaller than those in the government subdivided town area. The majority of houses in this area were built before 1895.

Distinctive Characteristics

- intimate scale of the area -allotments are mostly 30ft, compared to the wider allotments east of Harris Street
- predominance of small cottages (mostly single storey) with some terrace houses and other dwellings
- age of buildings - mostly developed in the late 19th century, with a few early 20th century dwellings and shops, and some flats from the 1960s

4.0 Assessment of Historical Significance

subject site



1943 Aerial Site Imagery - Site Location Highlighted in Red



County of Cumberland Plan - Approximate Site Location Highlighted in Red

5.0 Statement of Significance

5.1 NSW Office of Environment and Heritage, Statement of Significance

The NSW Office of Heritage and Environment's Heritage Inventory provides the following statement of significance for the heritage items located adjacent to the subject site:

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

The proposed site and locality itself are not listed within the NSW Office of Heritage and Environment's Heritage Inventory and as such there is no applicable statement of significance for the site.

5.2 Locality Statement (City of Parramatta DCP)

The Council DCP provides the following statement of significance for the locality:

The area demonstrates an early 1870s-90s subdivision and speculation of modest residential development part of colonial surgeon John Harris' land grant, made in response to the railway. Many of the original houses remain and it retains a consistency of development with narrow lots, back lanes and small scale, simple form timber and brick cottages, built close together. The use of timber was typical in many parts of Sydney but is now rare. This area is important because it provides evidence of mid 19th century subdivisional and surveying practice and with the relative absence of modern development is the most consistent historical urban area in central Parramatta.

[Sourced - 4.4.3.3 Harris Park West Heritage Conservation Area]

6.0 Statutory Controls and Development Controls

6.1 Council - Local Environmental Plan 2023 Clause 4.3 Height

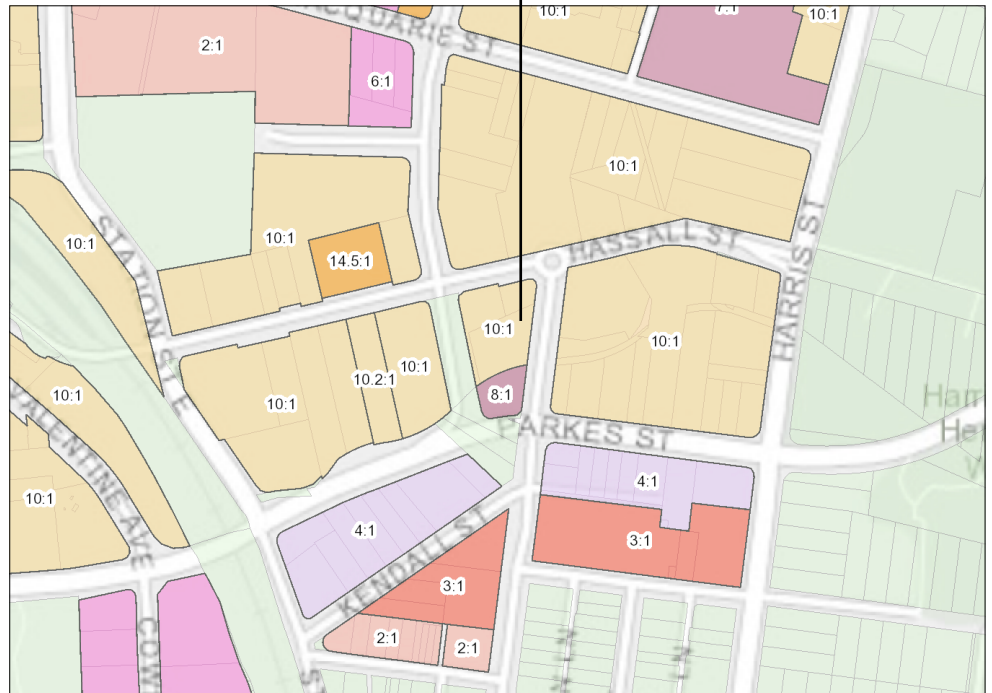
Objectives	Compliance	Response
4.3 Height of buildings		
(1) The objectives of this clause are as follows— (a) to provide appropriate height transitions between buildings,	COMPLIES	The proposed height of the development continues to maintain an appropriate height transition between higher density CBD precinct areas and the low density Parramatta and Harris Park surrounds. The proposed podium articulation further assists in breaking up the overall form of the tower to reduce the visual bulk and scale of the development along the street.
(b) to ensure the height of buildings is compatible with the height of existing and desired future development in the surrounding area,	COMPLIES	The proposed development is consistent with other developments within the same urban precinct. As the streetscape elevations demonstrate, adjoining developments within the Harris Park area are currently undergoing redevelopment with heights and scales comparable to the development subject of this application.
(c) to require the height of future buildings to be appropriate in relation to heritage sites and their settings,	COMPLIES	The proposed development is accompanied by a solar analysis which demonstrates that the impact upon the heritage conservation area to the south has been minimised. The podium form and articulation has been designed in a manner which responds to the fine grain human scale of Wigram street and will not adversely impact the heritage items across the road.
(d) to reinforce and respect the existing character and scale of low density residential areas,	COMPLIES	The proposal is not located in an area of low density residential development.
(e) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,	COMPLIES	The proposed development has been designed in a way which does not interfere with existing street or curtilage corridors. The proposed development, particularly the tower form, has been designed to minimise impacts upon the broader local views. Street views are protected and defended by appropriate setbacks from boundaries and a relationship to adjoining buildings.
(f) to preserve historic views,	COMPLIES	As per the discussion above.
(g) to maintain satisfactory sky exposure and daylight to— (i) existing buildings in commercial centres, and (ii) the sides and rear of tower forms, and (iii) key areas of the public domain, including parks, streets and lanes.	COMPLIES	The proposed development is accompanied by a solar analysis which demonstrates that the impact upon the heritage conservation area to the south has been minimised.

6.0 Statutory Controls and Development Controls

6.1 Council - Local Environmental Plan 2023 Clause 4.4 FSR

The permissible FSR for the subject site is identified as being 10:1.

subject site



The Parramatta LEP2023 prescribes that:

1. The maximum floor space ratio of a building will be influenced by proposed controls for density of buildings, sun access protection and airspace orientations.
2. All land within the CBD Planning Proposal boundary will have two floor space controls, one being a base floor space control, and the other being an incentive floor space control.
3. The base maximum height control: Can be increased by 15% provided design excellence is achieved. The 15% bonus can only be applied once, either to the base or incentive height - but not both.

The proposal seeks to increase the floor space ratio of the subject site to 11.307:1, which sits within the permissible bonus of 15%, that is, 10:1 + 1.5:1 = 11.5:1

DEVELOPMENT CALCULATION

FSR CALCULATION

SITE AREA	1559m ²
FSR PERMITTED	11.5:1 (17 928.5 m ²)
FSR PROPOSED	11.307:1 (17627.86 m ²)

An area schedule should be provided showing how the GFA is arrived at. For GFA yield calculations, assume:
 • Residential GFA = 75% of GBA (GBA includes external walls, internal voids and balconies).
 • Commercial GFA = 85% of GBA.

DEEP SOIL AREA CALCULATION

PROPOSED DEEP SOIL AREA	159m ² (10% SITE AREA)
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NO. OF LEVELS

BASEMENTS	2 LEVELS
GROUND LEVEL - COMMERCIAL	1 LEVEL
NO. OF PODIUM COMMERCIAL LEVELS	1 LEVELS
NO. OF PODIUM RESIDENTIAL LEVELS	6 LEVELS
NO. OF TYPICAL RESIDENTIAL LEVELS	28 LEVELS
TOTAL	38 LEVELS + 2 BASEMENTS

6.0 Statutory Controls and Development Controls

6.1 Council - Local Environmental Plan 2023 Clause 4.4 FSR

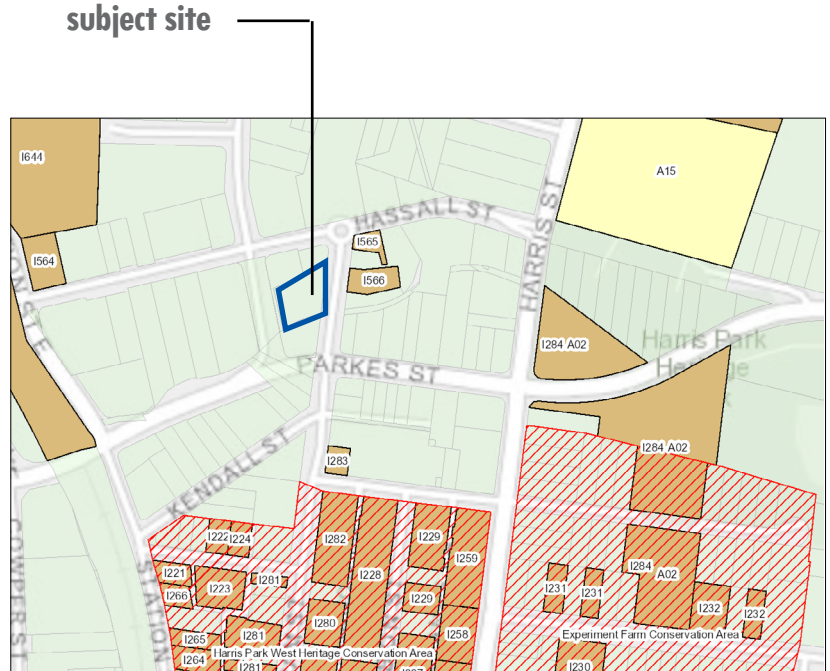
Objectives	Compliance	Response
4.3 Height of buildings		
(1) The objectives of this clause are as follows—		
(a) to ensure buildings are compatible with the bulk, scale and character of existing and desired future development in the surrounding area,	COMPLIES	The proposed development scale will be appropriate in its context and is substantially below the permissible floor space ratio for the site. The use of the bonus requiring design excellence will be demonstrated through a future detailed design resolution process, but the current planning proposal scheme demonstrates reference points in terms of adequate bulk, height, form, scale and setbacks which will inform a positive design outcome for the site, and which will enable a compatible development where the height and floor space are appropriately correlated, to be developed.
(b) to regulate density of development and generation of vehicular and pedestrian traffic,	COMPLIES	The proposed development achieves a compliant density for the subject site which adequately addresses the future density and foreshadowed population of the site.
(c) to provide a transition in built form and land use intensity,	COMPLIES	The proposal has been divided between a lower level podium articulation and a taller tower form, defined by separation of setbacks, materials, bulk and scale, these assist in providing an appropriate transition in height and scale. The proposal further complements an approved adjoining development to the south, where the FSR and height are lower. The subject site is therefore foreshadowed in planning instruments to be an uplift from its neighbour, providing an increase in scale as the site steps northward toward Parramatta CBD.
(d) to require the bulk and scale of future buildings to be appropriate in relation to heritage sites and their settings,	COMPLIES	The solar analysis and assessment of curtilage demonstrates that the proposal is compliant and consistent in terms of bulk and scale, in relation to surrounding heritage items and the broader heritage conservation areas and special character areas to the south and east of the property.
(e) to reinforce and respect the existing character and scale of low density residential areas.	COMPLIES	The proposal is reflective of other approved developments in the area as demonstrated in the urban sections and elevations which shows the anticipated, built and under construction scales of development which surround the site.

6.0 Statutory Controls and Development Controls

6.1 Council - Local Environmental Plan 2011 Clause 5.10 Heritage

The subject site is not situated within a Heritage Conservation Area, nor is it a locally or state listed Heritage Item.

The subject site is in the vicinity of the Harris Park West and Experiment Farm Heritage Conservation Areas and within the vicinity of Local LEP listed heritage items at No.113-155 Wigram Street - Item I566 and "Semi-detached Cottages" Nos. 23 and 25 Hassall Street - Item I565.



Heritage Map (LEP) - Subject site is highlighted in BLUE

Objectives / Provision	Compliance	Response
5.10 Heritage Conservation		
<p>(1) Objectives The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> (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. 	COMPLIES	<ul style="list-style-type: none"> (a) The proposal successfully improves the streetscape by converting an unremarkable 1970s residential flats into a contemporary high residential development. Heritage items authenticity is not compromised. (b) The contemporary design solution which will reinvigorate the urban locale and improve the significance of the items located opposite the subject site. (c) Given that there are possible archaeological objects or relics on subject site some further investigation may be warranted. (d) N/A
<p>(2) Requirement for consent Development consent is required for any of the following:</p> <ul style="list-style-type: none"> (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance): <ul style="list-style-type: none"> (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, 	COMPLIES	The proposal provides for a statement of heritage impact as the proposal is adjacent to heritage items and is of a scale where heritage conservation areas to the south of the subject site may be impacted by the proposed development. An assessment of heritage is therefore conducted to assess and mitigate potential adverse impacts of the development.
<ul style="list-style-type: none"> (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, 	N/A	

6.0 Statutory Controls and Development Controls

6.1 City of Parramatta Council - Local Environmental Plan 2011 Clause 5.10 Heritage

Objectives / Provision	Compliance	Response
(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,	N/A	
(d) disturbing or excavating an Aboriginal place of heritage significance,	N/A	
(e) erecting a building on land: (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,	N/A	
(f) subdividing land: (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.	N/A	
Clause (3) is not applicable to this development	N/A	
(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	APPLIES	This report satisfies the requirement for a detailed heritage assessment to be conducted for assessment by the consent authority. Relevant assessments are addressed in the Hector Abrahams Architects Heritage Study of Interface Areas, in reference to the proposed development at 124 Wigram Street Harris Park as tabled in Section 7.3 of this report and if followed, provides a useful test of the criteria to ensure heritage values are maintained.
(5) Heritage assessment The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	APPLIES	This report satisfies the requirement for a detailed heritage assessment to be conducted for assessment by the consent authority. Relevant assessments are addressed in the Hector Abrahams Architects Heritage Study of Interface Areas, in reference to the proposed development at 124 Wigram Street Harris Park as tabled in Section 6.3 of this report and if followed, provides a useful test of the criteria to ensure heritage values are maintained. The proposed development is also within the vicinity of the Harris Park West HCA and is assessed in Section 4.3.2 .
Clause (6) - (10) are not applicable to this development.	N/A	

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
7.4 General Provisions		
O.01 Ensure the appropriate management of heritage in the City.	COMPLIES	<p>Assessment of the proposal against relevant provisions of the DCP, the heritage interface study by Hector Abrahams Architects and the Urbis Heritage Study provides for appropriate consideration of potential heritage matters which may be impacted by the development.</p> <p>A key challenge for Parramatta in the immediate future is to retain the authenticity and setting of its heritage amidst very large scale development. The best and highest result is that heritage in Parramatta be not sidelined, isolated, swamped or ignored, but rather integrated with the new fabric of a bustling city environment.</p> <p>Directly opposite the site are the Local LEP listed heritage items at No.113- 155 Wigram Street - Item I750 and Nos. 23 and 25 Hassal Street - Item I708. The heritage items are conjoined cottages built in the 1880s and both groups occupy the corner of Wigram Street and Hassal Street.</p>
O.02 Retention and reinforcement of the attributes that contribute to the heritage significance of items, areas and their settings.	COMPLIES	<p>The proposal, which includes a podium and tower component is appropriately articulated at the ground level scale to provide for an appropriate transition, both in terms of newer development in the area, and the single storey heritage dwellings located across the street. The proposal provides for an adequate separation between the vertical tower, and the horizontally expressed ground level datum.</p>
O.03 Ensure development is compatible with the significance and character of the area so that the new work does not detract from the historic buildings and their amenity to/or from the streetscape.	COMPLIES	<p>The precinct area is identified as not being within a heritage conservation area, but is located within a special character area which may impact on heritage conservation areas to the south. As the solar analysis demonstrates (prepared by PTI), the proposed development does not result in substantial overshadowing of development in the vicinity of the locality which would adversely impact the interface between areas of higher development, and the Harris Park Heritage conservation area. The overall amenity of adjoining areas is minimally impacted by the proposal.</p>

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
<p>Scale</p> <p>O.04 The scale and bulk of any new work is the most important issue to get right. In the case of infill work in a conservation area, the scale of the new building needs to be similar to those surrounding it. In the case of renovations and extensions, the new work should not overwhelm the original building, and would almost certainly need to be no larger in size than the original building.</p>	COMPLIES	The proposed development is of a bulk and scale which is suitable for the site and will appropriately complement the surrounding existing development and future development.
<p>Siting</p> <p>O.05 In the case of infill work in a conservation area, the new building needs to have a similar orientation on the block and similar setbacks as those around. In the case of renovations and extensions, new work is best located to the rear or possibly the side of the building in order to minimise changes to the appearance of the building from the street.</p>	COMPLIES	The new development is appropriately sited.
<p>Architectural Form</p> <p>O.06 The basic architectural form of any new work needs to respect that which exists. Issues to consider include the pitch and form of the roof, and the size, proportion and location of windows and doors.</p>	COMPLIES	The proposals height and roof scape is similar to future surrounding development.
<p>Architectural Detailing</p> <p>O.07 Applicants need to be aware of the particular era and architectural style of the building or buildings, and make sure that any proposed changes respect this. For example, it is not appropriate to mix Victorian features with say California Bungalow and overuse of historical architectural details on new work should be avoided.</p>	COMPLIES	It provides for a new contemporary residential development that allows heritage items within its vicinity to be retained and enhanced.
<p>Materials and Finishes</p> <p>O.08 New materials need not always match the existing exactly but need to be compatible, with consideration being given to the colour, texture, and type of materials and finishes.</p>	COMPLIES	Materiality employed is designed to complement the architectural character of the neighbourhood.
<p>Use</p> <p>O.09 The best use for a building is usually the one for which it was built. Where this is not possible, a use which requires minimal alterations will be more compatible.</p>	COMPLIES	The proposed development is situated in the designated Apartment Zone of the Parramatta CBD.

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
<p>Original Fabric</p> <p>O.10 It is important to minimise alterations to the original fabric. Where possible, it is preferable to repair rather than replace individual elements such as windows and doors.</p>	COMPLIES	The simple and modest brick and corrugated iron roofed cottages retain all their key attributes and their distinct patina remain as in.
<p>The Aging Process</p> <p>O.11 The 'patina' of age on a building adds much to its character and significance. A worn step, for example, demonstrates the many years of feet crossing a threshold. Such features add to the uniqueness and character of the place and should be retained.</p>	Not Applicable.	Not Applicable. The subject site does not contain buildings or fabric of heritage significance where the aging process needs to be considered.
<p>Curtilage</p> <p>O.12 The majority of built heritage items in the City are listed with their curtilage contained within the lot boundary containing the item. In some cases, there is a reduced curtilage where the significance of the item and its interpretation is not dependant on having a large curtilage extending to the lot boundary. In such cases it is necessary to identify a curtilage that enables the heritage significance of the item to be retained. It is also possible that there will be an expanded curtilage for some items where the curtilage is greater than the property boundary. An expanded curtilage may be required to protect the landscape setting or visual catchment of an item. For example, the significance of some properties includes a visual link between the property itself and a river or topographical feature.</p>	COMPLIES	The new development will not destroy the setting, curtilage and architectural significance of the heritage items.
<p>Siting</p> <p>O.13 An infill building adjacent to a heritage item should not precisely imitate its neighbour but use recognisable tools such as massing, scale, setback and orientation, details and materials, roof forms and coursing lines to complement adjacent heritage items.</p>	COMPLIES	The new development is appropriately sited.
<p>New Buildings</p> <p>C.25 New developments on a site that is individually heritage listed, in a heritage conservation area, or is located in the vicinity of a heritage listed item or heritage significant area is to be designed and constructed in a manner that does not detract from the historic significance of that item or the area. Refer to Figure 7.4.5.</p>	COMPLIES	The new development will not have negative effect on the cottages and the contemporary development allows the heriatge items to be retained and enhanced.

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
<p>C.26 Applicants should concentrate on suitable design solutions that would adequately address the height, siting, shape and materials sympathetically to blend the new buildings with its heritage or significant context without pursuing imitation of period details. Design in context considerations include:</p> <ul style="list-style-type: none"> • the proposed heights of the new building compared to those nearby – the new building should be no higher than the majority of the buildings in its vicinity; • the proposed setbacks of the new building from the street and from its side and rear boundaries compared to its neighbours on either side; • whether the proposed building's massing and features has a similar shape of the other buildings in its vicinity – in a street with hipped or gable roofs, in a street of commercial buildings, a parapet roof form might help the new building fit better within its neighbourhood; and • whether the proposed building materials will complement those material used nearby - most houses in the City are of brick or weatherboard so bagged and painted brick walls might not be suitable for proposed new buildings within the same district. 	COMPLIES	<p>The revised bulk and scale for the proposal demonstrates that a suitable design solution, subject to future detailed design resolution, will be capable of sympathetically addressing the broader heritage context, whilst also providing a meritorious, appropriate and suitable development on the site.</p> <p>The proposed development plans demonstrates the ability to provide for a residential project where appropriate massing, orientation, materiality, bulk, scale and form is capable of being achieved without compromising the amenity of neighbouring developments, without compromising the scale of the streetscape and without compromising the solar access amenity of the adjoining heritage conservation areas.</p>
<p>C.27 In some areas including conservation area and special character areas the pattern of development is an important element which plays a role in the history and heritage significance of the place. New development which would alter this distinctive pattern of development is unlikely to be supported, even if the proposed development is designed low and not visible from the street.</p>	COMPLIES	<p>The proposed development, including an articulated podium level and recessed tower form is consistent in terms of the address at street level and also provision of increased setbacks for upper levels of the proposal. The proposal's form is appropriately articulated and mitigates impacts to adjoining development and the heritage context.</p>
<p>C.28 In areas where the lots pattern of development is not part of the heritage significance of the place, new buildings at the rear of old buildings might be considered if the proposal is designed and sited successfully to not disrupt the streetscape, affect the setting of the heritage item or undermine the amenity of the area.</p>	Not Applicable.	<p>Not applicable. The site is not situated behind any heritage items.</p>

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
<p>C.29 The important design principles to consider when designing a new building in a heritage sensitive context are:</p> <ul style="list-style-type: none"> • Repeat the same size of driveways and pattern of openings. • Avoid large, impermeable paved areas. • Keep new buildings bulk low so it can be screened by the existing building, and supplemented by existing or new trees to mitigate its visual prominence. • Consider new planting in suitable locations adjacent to driveways to help screen views between buildings. • Adequately position the building to achieve a better relationship between old and new buildings. • Site new building to minimise adversely impacting sunlight and views enjoyed by neighbours. • Consider all site potential and constraints, such as archaeological deposits that might exist within the site. • Avoid introducing new large buildings that cannot be screened and which would overwhelm old buildings and detract from their setting. 	COMPLIES	<p>The proposed development is opposite the heritage items. The development is setback appropriately and its articulated facade along Wigram Street allows for differentiation and distance between it and the cottages.</p> <p>The proposal aims to improve the area by removing unsympathetic and outdated fabric of existing 1970s flats by proposing a contemporary design solution which reinvigorates the urban locale- especially it being a designated Apartment Zone within the Parramatta CBD. Design excellence is of paramount importance.</p>
<p>C.30 Buildings with wall heights below 9m can be screened by trees and this helps new and old blend better together.</p>	Not Applicable	<p>The overall built form will exceed 9 metres.</p>
<p>C.31 New buildings need to conform to existing subdivision patterns.</p>	COMPLIES	<p>The proposal conforms to an existing pattern of subdivision.</p>
<p>C.32 Buildings which cut across lots or cover a large amalgamated lot will be at odds with the regular subdivision pattern in conservation areas. Such outcomes will be obvious from the street and will most likely not be supported by Council.</p>	COMPLIES	<p>The proposal does not result in a development which will cut across lots or cover a large amalgamated lot in a manner which would be inconsistent or incompatible with the preexisting urban character. The proposed podium form of the development for the lower levels responds to existing approved and other development along this section of Wigram Street and is contextually appropriate.</p>
<p>C.33 New development near a heritage item needs to be carefully designed to not compete with it. The new building must align with the character of the surrounding neighbourhood, allowing the heritage item to preserve its visual and spatial curtilage.</p>	COMPLIES	<p>The proposed development is opposite the heritage items. The development is setback appropriately and its articulated facade along Wigram Street allows for differentiation and distance between it and the cottages.</p>

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
C.34 A new building in heritage context needs to follow or establish the same front and side setbacks as the existing adjoining buildings. If the neighbour items are heritage listed or contributory to the streetscape, the new building should be of a similar scale and built form and utilise sympathetic materials which fit in with those already in the street.	COMPLIES	The proposed development is not located within a heritage conservation area and there are no established setback patterns related to heritage. There are however, visual curtilage and setting considerations which are of relevance and which relate to the listed local items across the street. The proposed podium form, which is expressed in a horizontal manner and articulates the street level adequately responds to the buildings across the street by presenting a lower scale and density at eye level. The proposed setbacks on the site are aligned to other developments along Wigram street and will present a consistent setback pattern along the streetscape without adversely affecting the amenity of the heritage items opposite.
C.35 Large openings such as glass windows or glazed walls are not appropriate in a heritage context.	COMPLIES	The subject site is not located in a heritage conservation area, and furthermore, the building has been articulated in a manner where there will not be large expansive, unarticulated areas of glass windows or glazed walls. Windows and openings are appropriately scaled, sized and oriented to provide depth of articulation to minimise adverse bulk and scale impacts upon the neighbourhood.
Garages, carports and other ancillary buildings	Not Applicable	Not applicable. Whilst a carpark is provided, the provisions here relate to single dwelling garages which is not part of this development.
Driveways C.41 Driveways should be constructed of a non-obtrusive material such as concrete, bitumen, gravel, or common or dark bricks.	COMPLIES	The proposed driveway will be constructed of a non-obtrusive material.
C.42 Two wheel tracks with planting (e.g. lawn) in between are preferable to a full-width driveway.	Not Applicable.	Not Applicable. As the driveway traverses a pedestrian footpath and is required to comply with the Australian Standards for a basement carpark, two wheel tracks on grass is not an appropriate solution.
C.43 Driveways are to be no greater than the width needed for a single vehicle and any necessary turning space.	COMPLIES	The proposed driveway is consistent with requirements for apartment development and the Australian Standards.

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
C.44 Existing sandstone kerbs are considered highly significant and part of the street character and/or complement the siting of heritage listed sites. These road features and elements, including guttering and stone kerbs, are often impacted by public domain or development works.	Not Applicable	The street does not contain significant sandstone kerbs which are to be restored or conserved as part of this particular project.
<ul style="list-style-type: none"> Original and well-preserved sandstone elements should be retained and protected, especially if a large section is still visible and intact. Where only small sections are remaining in situ or when it is not possible to reinstate a consistent portion of these sandstone features, a salvaging procedure should allow its re-use on site or elsewhere. 	Not Applicable	The street does not contain significant sandstone kerbs which are to be restored or conserved as part of this particular project.
<ul style="list-style-type: none"> Avoid changes to existing stone kerbs and gutters in areas that are not required. If repairs are needed, maintain and restore (where they remain beneath the bitumen) or reuse the sandstone for both kerbs and gutters. 	Not Applicable	The street does not contain significant sandstone kerbs which are to be restored or conserved as part of this particular project.
<ul style="list-style-type: none"> Reuse of significant sandstone kerbing must always be considered in the upgrading and cut existing stone to install new stormwater kerb's outlet connection. As part of the proposed upgrading works, it is recommended that adverse impacts on the existing adjoining kerb stones and gutters (i.e. the stones get disconnected from its bed), is mitigated with a cautious approach. This means changing as much as necessary but as little as possible, with surrounding areas repaired using suitable materials (such as lime mortar). 	Not Applicable	The street does not contain significant sandstone kerbs which are to be restored or conserved as part of this particular project.
Fences	Not Applicable	Not Applicable. Provisions are related predominately to the development of single dwelling houses.
General Maintenance	Not Applicable	Not Applicable. Related to heritage items or contributory buildings.
Maintenance of Roof	Not Applicable	Not Applicable. Related to heritage items or contributory buildings.
Maintenance of Walls	Not Applicable	Not Applicable. Related to heritage items or contributory buildings.
Maintenance of Doors and Windows	Not Applicable	Not Applicable. Related to heritage items or contributory buildings.
Landscaping and Gardens	Not Applicable	Not Applicable. Related to heritage items or contributory buildings.
Civic, Commercial Development and Adaptive Reuse	Not Applicable	Not Applicable. Development is not a civic, commercial or adaptive reuse development.

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
7.5 DEVELOPMENT IN THE VICINITY OF HERITAGE		
O.01 Ensure that new work is sympathetic to the heritage significance of nearby heritage items, or adjoining heritage conservation area, and their settings.	COMPLIES	The proposed development plans demonstrates the ability to provide for a residential project where appropriate massing, orientation, materiality, bulk, scale and form is capable of being achieved without compromising the amenity of neighbouring developments, without compromising the scale of the streetscape and without compromising the solar access amenity of the adjoining heritage conservation areas.
Development in the Vicinity of Heritage Items		
C.01 Design and siting of new work should complement the form, orientation, scale, and style of the heritage item.	COMPLIES	The revised bulk and scale for the proposal demonstrates that a suitable design solution, subject to future detailed design resolution, will be capable of sympathetically addressing the broader heritage context, whilst also providing a meritorious, appropriate and suitable development on the site.
C.02 Adequate space should be provided around the heritage item to allow for its interpretation.	COMPLIES	The heritage items assessed as part of this application are located across the street and are not developed or altered as part of this proposal. As previously discussed, adequate expression and articulation of the podium form has been considered to ensure that the curtilage of the heritage items are not adversely affected by the proposal.
C.03 Development should maintain significant or historic public domain view to and from the heritage item.	COMPLIES	The proposal does not result in adverse view impacts and is not part of a major view corridor or curtilage view corridor. The subject site's podium design has been built to align to existing street boundaries and neighbouring development proposals which ensures the consistency of the Wigram Street curtilage.
C.04 Original or significant landscape features that are associated with the heritage item and which contribute to its setting should be retained.	COMPLIES	<p>The proposal has been appropriately set back from the Clay Cliff Creek area. The proposed form of the podium floors is articulated to provide an interpreted boundary and setback separation which can form the basis of a future detailed design to highlight, interpret and acknowledge the site's adjacency to the historic Clay Cliff Creek.</p> <p>The subject site itself does not contain any heritage landscapes or landscape features which are categorised as significant.</p>

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
Development in the Vicinity of Heritage Conservation Areas		
C.05 Development in the vicinity must respect the curtilage and setting of the HCA and protect views into and from the HCA.	COMPLIES	The proposed development has been designed in a way which does not interfere with existing street or curtilage corridors. The proposed development, particularly the tower form, has been designed to minimise impacts upon the broader local views. Street views are protected and defended by appropriate setbacks from boundaries and a relationship to adjoining buildings.
C.06 Development is to be sympathetic to the primary characteristics and heritage values of the HCA with regards to proposed a) Context, including backdrop to places in the HCA, b) Bulk, height alignment form and roofline of new development, c) Proportions such as windows and door openings (number and location) and balconies, d) Interface facade materials, treatments and palette, e) Compatible fencing and screening.	COMPLIES	The proposed development scale will be appropriate in its context and is substantially below the permissible floor space ratio for the site. The use of the bonus requiring design excellence will be demonstrated through a future detailed design resolution process, but the current planning proposal scheme demonstrates reference points in terms of adequate bulk, height, form, scale and setbacks which will inform a positive design outcome for the site, and which will enable a compatible development where the height and floor space are appropriately correlated, to be developed.
C.07 Development Applications for multi-unit developments adjacent to HCAs must include a construction impact report demonstrating that the construction process will not detrimentally or indirectly adversely impact places in the HCA at the time of construction or over time.	Not Applicable	The proposed development is not immediately adjacent to a heritage item or a heritage conservation area which would require assessment of structural impacts for excavation.
7.10.3 Harris Park West Conservation Area		
O.01 Protect all the attributes which contribute to the heritage value and character of the Harris Park West Conservation Area, and to maintain and improve its residential amenity.	COMPLIES	The proposed development will not result in adverse impacts upon the Harris Park Conservation Area. The proposed tower form has been appropriately articulated and designed to minimise visual curtilage impacts and minimise impacts in terms of solar access to the properties within the HCA.
Subdivision C.01 Maintain the subdivision pattern characterised by narrow allotments of a generally regular width, and back lanes.	COMPLIES	The proposal conforms to an existing pattern of subdivision.

6.0 Statutory Controls and Development Controls

6.2 City of Parramatta Council - Development Control Plan 2023

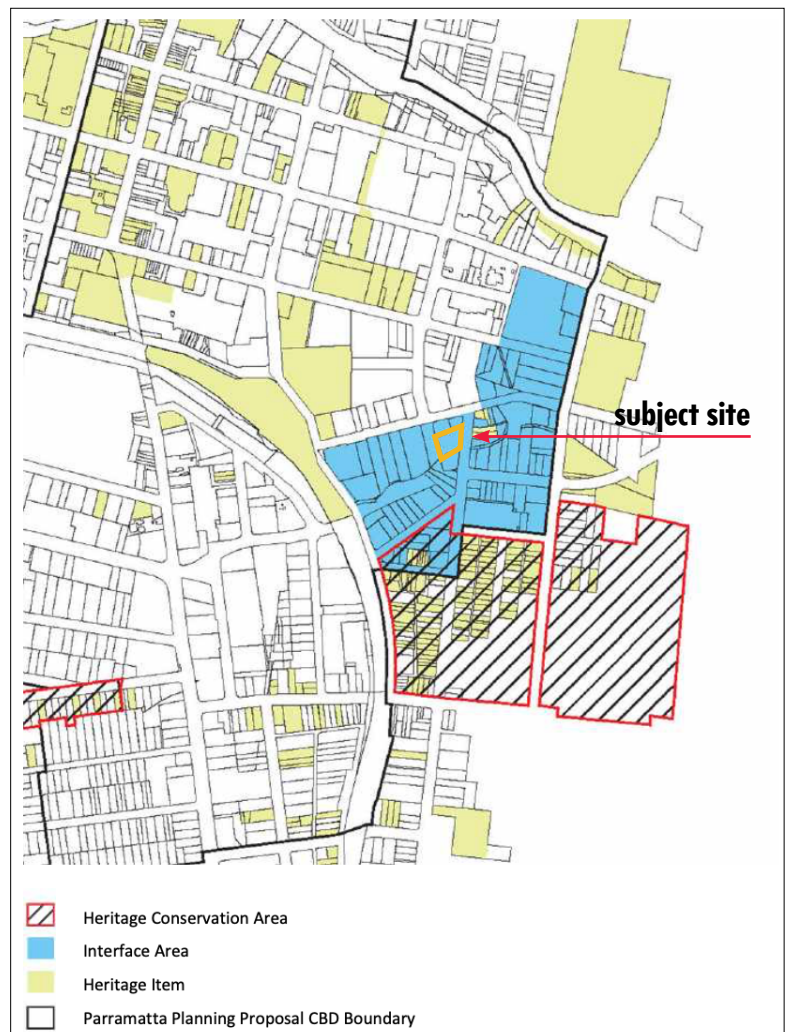
Parramatta Development Control Plan 2023		
Objective / Provision	Compliance	Response
New Development C.02 Wall height for new buildings and extensions to existing buildings should not exceed 3.6 metres or higher than the ridge line of the existing house.	Not Applicable	The subject site is not located within the HCA and is not for a single dwelling to which this control would apply.
C.03 Hipped and/or gabled roofs should have a pitch not greater than 45 degrees.	Not Applicable	The subject site is not located within the HCA and is not for a single dwelling to which this control would apply.
C.04 Additional rooms above the main body of the house are not permitted where alteration to the existing roof shape would be needed.	Not Applicable	The subject site is not located within the HCA and is not for a single dwelling to which this control would apply.
C.05 Avoid use of dormer windows and mansard roofs. Rooms in the roof may be considered only where they are ventilated by flat in-plane skylights on the rear face of the roof.	Not Applicable	The subject site is not located within the HCA and is not for a single dwelling to which this control would apply.
C.06 For extensions, the same material as the existing house, or lighter weight materials, such as painted timber, fibro or corrugated iron should be used.	Not Applicable	The subject site is not located within the HCA and is not for a single dwelling to which this control would apply.
Utilities C.07 Aerials, antennae, air conditioning units, hot water systems, communication devices, rainwater tanks, roof vents, skylights, solar panels and the like should not be visible from the streetscape or a public place.	CAPABLE OF COMPLIANCE	Subject to future detailed design and documentation, provision for utilities and other services can be integrated into the building in a manner such that it will not be visible from the streetscape or a public place.
Garages	Not Applicable	Not Applicable. The provisions relating to garages generally references designs and attributes associated with single dwelling houses which is not a relevant consideration for this project.
Fences	Not Applicable	Not Applicable. The provisions relating to fences and detailing relate to single dwelling and landscape scenarios which are not relevant to the development type subject of this application.

6.3 Parramatta CBD Planning Proposal: South East Parramatta


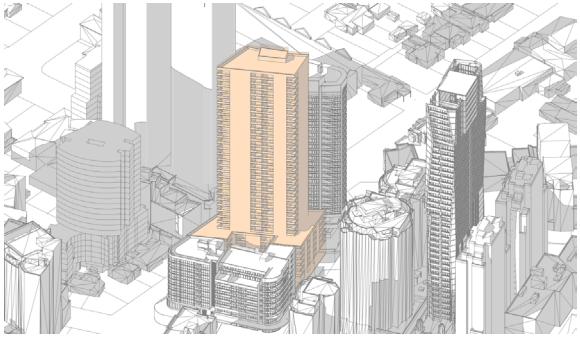
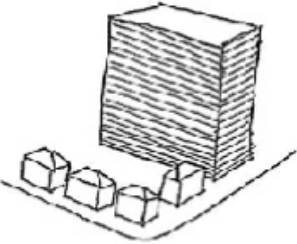
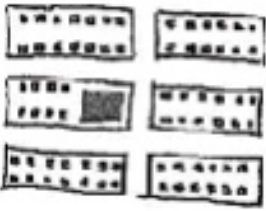
The proposed development is located in the South East Parramatta Interface area as anticipated by the Parramatta CBD Planning Proposal and as assessed by the Hector Abrahams Architects.

The City of Parramatta Council engaged Hector Abrahams Architects to prepare a Heritage Study of Interface Areas. Relevant assessments are addressed in reference to the proposed development at 124 Wigram Street Harris Park as tabled below and if followed, provides a useful test of the criteria to ensure heritage values are maintained, relative to the proposed development.

The South-East Parramatta Interface Area is situated between the most built up part of the Parramatta CBD and its eastern and southern edges. These edges have been in place since the early twentieth century and are comprised of the river, Queens Wharf reserve, and Harris Park suburb. Beyond the reserve to the east and across the river to the north are important colonial sites, including Hambledon, Experiment Farm and Elizabeth Farm and more reserves.

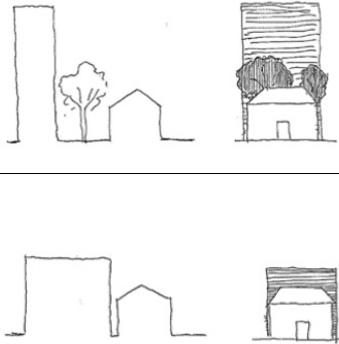

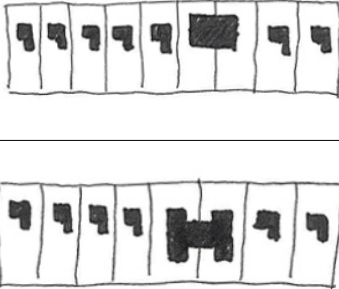


6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Guidance Diagram	Design Principle	Response
Built Form Relationships		
	<p>Immediate Relationship</p> <p>This is impact upon the built fabric or within or adjacent to the lot of that heritage item, or impact upon a property located within a conservation area.</p>	<p>Complies.</p> <p>Heritage items are opposite the proposed development and not immediately adjacent to the proposal. The development is located within a designated Parramatta CBD Apartment Zone and heritage items in their 'forecourt' retain their visibility.</p> 
	<p>Street Relationship</p> <p>This includes development that is visible from the street elevation. If the site is a corner location (or adjacent to a corner) then the impact upon both streets must be considered.</p>	<p>Complies.</p> <p>The subject site is opposite the heritage items which are situated on a corner. Heritage items on the corner retain their heritage significance and are not compromised by the development. The two lane road and wide footpaths allow distance between the development and the heritage items. Furthermore the heritage items contrast greatly in scale and architectural style.</p>
	<p>Area Relationship</p> <p>Where a development is of a certain height and is adjacent to a conservation area or cluster of individually listed heritage items, then the impact of that development upon the significance of the conservation area must be considered.</p>	<p>Complies.</p> <p>Distance between old and new buildings is maximised.</p>

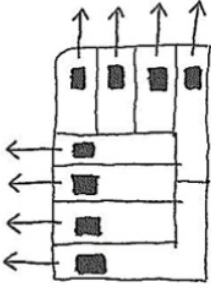
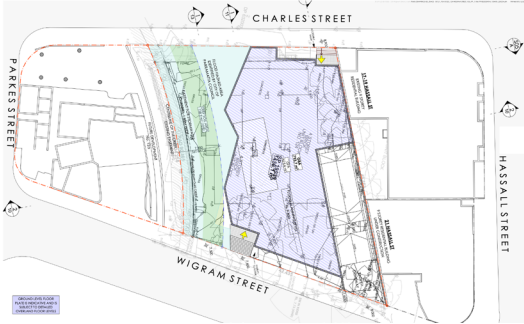
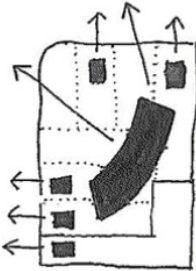
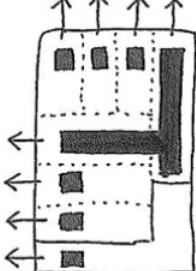
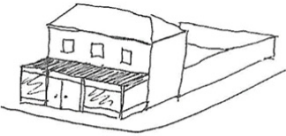
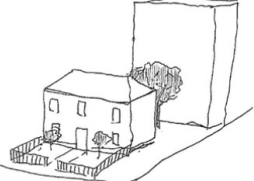
6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Guidance Diagram	Design Principle	Response
Setting & Space		
	<p>Figure 15: A building of greater height but which preserves a more appropriate setting to a house (above) is preferable to a building of greater bulk that reduces the setting (below).</p>	<p>Complies. The footprint of the proposed development is set back appropriately.</p>
Rhythm of the street and Subdivision pattern		
	<p>Figure 16: New developments should avoid long linear podiums that conceal street rhythm (top) and instead should conserve the existing pattern and rhythm of a street (bottom).</p>	<p>Complies. The podium component of the development includes proposed articulations to express entries, carparking garage access, services and other visual elements which will contribute to an articulated rhythm so that the building does not read as a long linear building and will be capable of complementing a smaller, fine grain streetscape of Wigram st.</p>
Setback Patterns		
	<p>Figure 17: Inappropriate setbacks may affect the character and rhythm of a street (top). New developments can return character and setting to a street and reconnect isolated heritage items with their context (bottom)</p>	<p>The footprint of the proposed development is set back appropriately.</p>


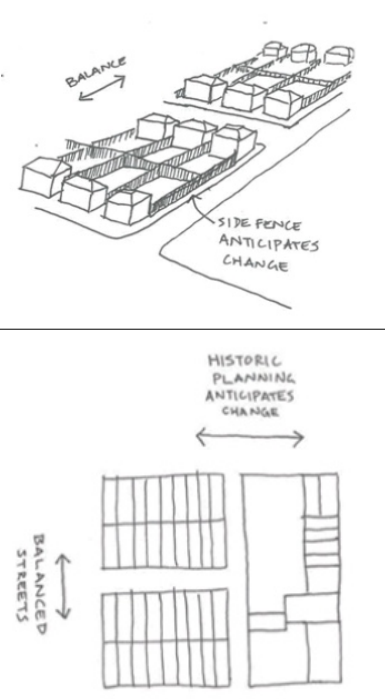
6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

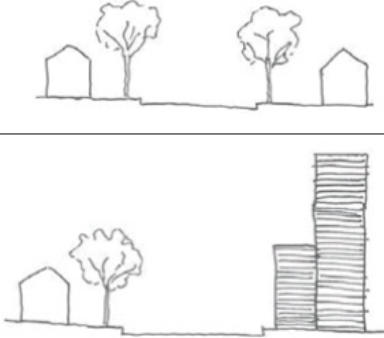
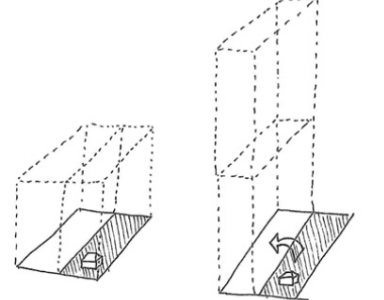
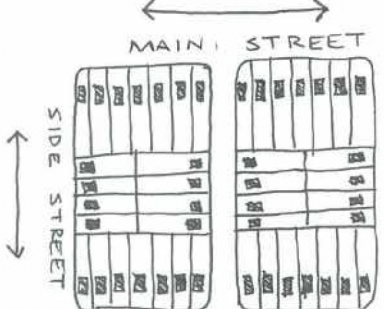
Guidance Diagram	Design Principle	Response
Setting & Space		
	<p>New developments should be provided with positive and direct access that is in keeping with the existing mode of address of a building to a street. In the case of a corner site it may be appropriate for the building to address two streets, but it may not.</p>	<p>Complies. The proposed development addresses Wigram Street, entry to the Residential lobby is from Wigram St and retains the historic mode of the street.</p> 
	<p>Figure 18: Existing historic direct mode of address to the street (top) can be lost through amalgamation and radical building siting (middle). New developments should maintain historic modes of street address (bottom)</p>	
		
Recovery of setting		
	<p>Figure 19: New developments may be provided with incentives or conditions to remove intrusive elements and guide the restoration of a historic building as a condition of consent.</p>	<p>Not Applicable. The proposal is not sited upon any heritage items which are retained as part of the development. The proposed development is merely adjacent to heritage items which are addressed through curtilage protection controls.</p>
		

6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

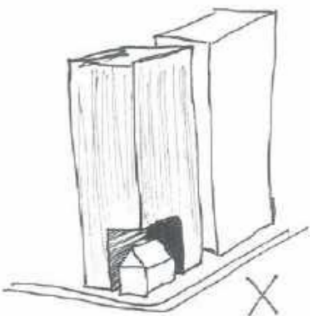
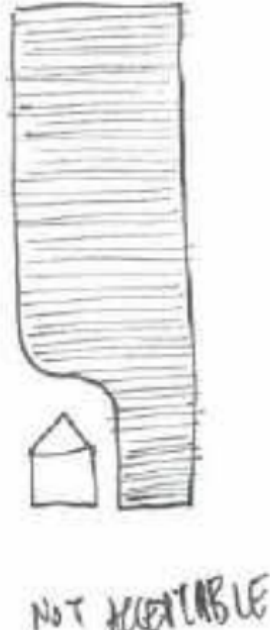
Guidance Diagram	Design Principle	Response
Isolation		
	<p>Figure 20: Developments without a buffer to new development, and which ignore historic subdivision patterns have a detrimental effect upon the setting of historic houses, and can result in further isolation (Marion Street, at top). Where trees have been retained, a setting for the historic house remains (Albert Street, at bottom).</p>	<p>Complies. The proposal comprises buffers along Wigram Street such as recessed lobby and articulated facade. Its siting is within the subdivision pattern and faces the heritage items opposite.</p>
Historic Building Alignments		
	<p>Figure 21: Some historic building alignments and subdivision patterns anticipate change in balance</p>	<p>Complies. The heritage items have undergone a change in their relationship with surrounding proposed future development, which is for high rise residential. The balance will change to a certain degree.</p>

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Guidance Diagram	Design Principle	Response
	<p>Figure 22: The existing balanced nature of a street (top) can be eroded as a result of mismatched development resulting in a poor relationship (bottom).</p>	<p>Complies. Some balance is integrated, as the new development is set back, there is fair road distance between the cottages and development and some curtilage around the cottages.</p>
Development Adjacent to a Heritage Item		
	<p>Figure 23: The effect of floor space transfer adjacent to a heritage item</p>	<p>Not Applicable. The proposal is not sited upon any heritage items which are retained as part of the development. The proposed development is merely adjacent to heritage items which are addressed through curtilage protection controls.</p>
Street hierarchy		
	<p>The Parramatta CBD is characterised by relatively small lots, a historical pattern which should be reflected in any redevelopment but nonetheless often required to be amalgamated to appropriately accommodate buildings of the scale anticipated for this CBD.</p>	<p>Not Applicable. This particular precinct is not defined by a pattern of small lots and the subject site is part of a preexisting historical subdivision which is not adversely impacted by the proposed development. The proposed lot and construction on the site does not prevent continued interpretation of the subdivision pattern. The site lots are orderly, consistent and grouped in an appropriate manner.</p>

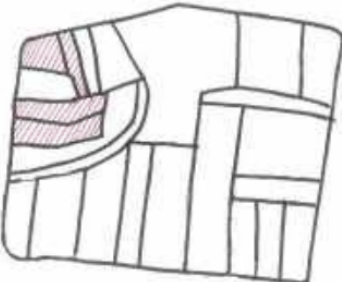
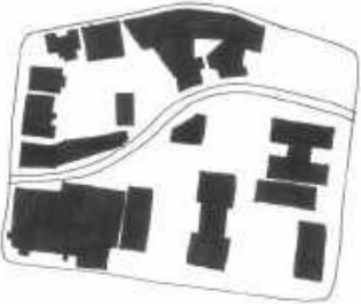
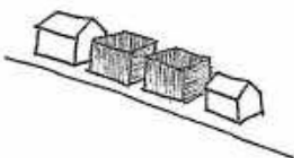
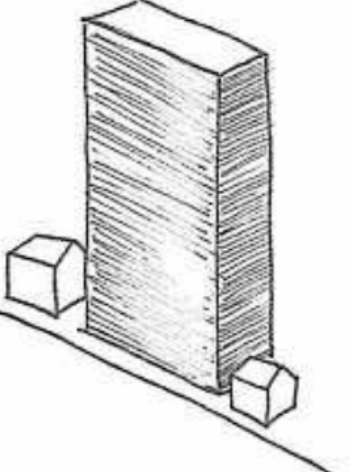
6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Guidance Diagram	Design Principle	Response
Overhanging of Heritage Items		
<p>Building over a heritage item</p> 	<p>Retention of a historic building should be considered one of the primary motivating factors in a development, and not as an afterthought. To that end, development that “overhangs” a heritage item is deemed to reduce the significance of that item and is unacceptable and should not be permitted. A connection to the sky is an important element of a historic building and this must be preserved.</p>	<p>Not Applicable. The proposal is not sited upon any heritage items which are retained as part of the development. The proposed development is merely adjacent to heritage items which are addressed through curtilage protection controls.</p>
 <p>NOT ACCEPTABLE</p>	<p>Figure 25: Development that overhangs a heritage item is not permitted</p>	

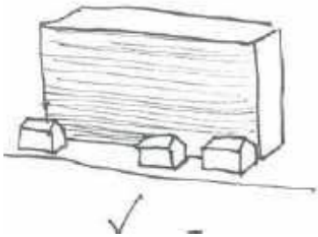
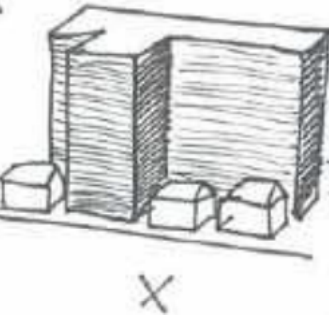
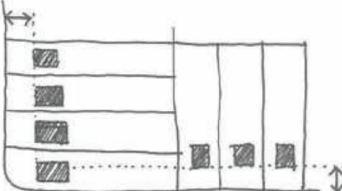
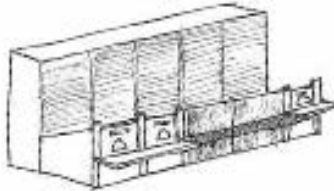
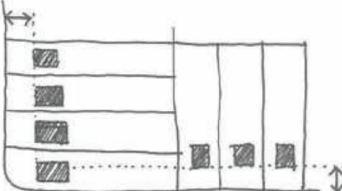
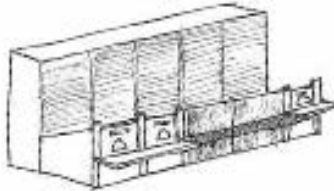
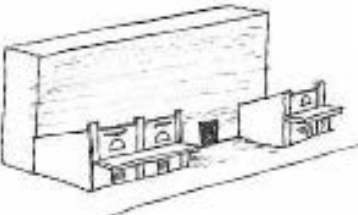
6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Guidance Diagram	Design Principle	Response
Isolation of Heritage Items and Widowing of Sites		
	<p>Figure 26: Buildings allow subdivisions to be understood. Amalgamations should preserve this intrinsic character of the city.</p>	<p>Complies. The proposed lot and construction on the site does not prevent continued interpretation of the subdivision pattern. The site lots are orderly, consistent and grouped in an appropriate manner.</p>
	<p>Figure 27: Individual heritage items can have a positive relationship to each other (left) or become isolated (right) as a result of new development.</p>	<p>Complies. Heritage items still retain their heritage mode of address in the vicinity of the proposed development. They are clustered and situated on a corner. They relate to one another and read as a group and unique within the area. They retain their environmental heritage.</p>
		
		



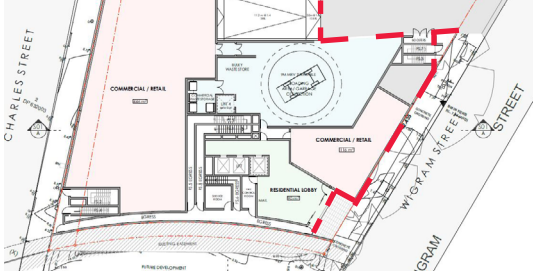
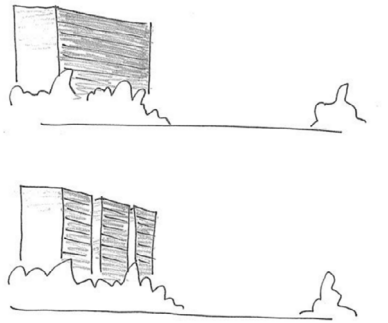
6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

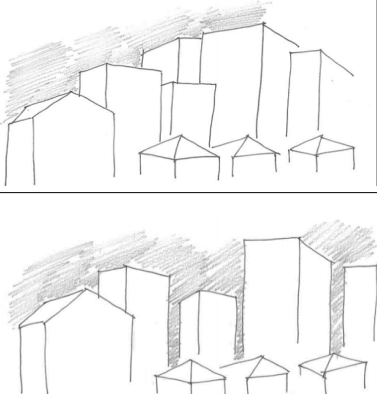


Guidance Diagram	Design Principle	Response							
	<p>Figure 28: In the context of a row of detached houses, the significance may be better preserved by retaining a gap, than by attempting to ensure a consistent setback to the street.</p>	<p>Complies. The row of cottages along Wigram Street heritage read as a group, visually. Their setting has not been diminished.</p>							
			<p>Potential negative impact from treatment of Corner Sites</p>				<p>Figure 29: Setbacks at corner sites can be important indicators of street hierarchy and subdivision patterns, and should be maintained.</p>	<p>Not Applicable. The subject site is not a corner site and is not considered to be part of a commercial street precinct where heritage shopfronts are being retained.</p>	
<p>Potential negative impact from treatment of Corner Sites</p>									
	<p>Figure 29: Setbacks at corner sites can be important indicators of street hierarchy and subdivision patterns, and should be maintained.</p>	<p>Not Applicable. The subject site is not a corner site and is not considered to be part of a commercial street precinct where heritage shopfronts are being retained.</p>							
	<p>Figure 31: Commercial streets should retain their mode of address to the street (top) and not create "gaps" as a result of new development (bottom)</p>								
									

6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Guidance Diagram	Design Principle	Response
	<p>Figure 32: Sometimes a setback can be of benefit in providing a setting for a historic building within a CBD context (Example shown: 25 Bligh Street, Sydney)</p>	<p>Complies. The development is setback appropriately and its articulated facade along Wigram Street allows for differentiation and distance between it and the cottages.</p>
Potential negative impact arising from treatment of Subdivision patterns		
	<p>Figure 33: The podium of Regent Place reproduces subdivision patterns in George Street, Sydney</p>	<p>Complies. The development incorporates a lobby that is set back from its main facade, corner driveway and further articulation of the facade are positive design factors towards the fine grain scale.</p> 
Potential negative impact arising from Overlooking and Alienation		
	<p>Figure 35: The modulation of a building façade can have a dramatic effect on its bulk.</p>	<p>Complies. The reference scheme demonstrates the proposal to introduce both a series of well-defined setbacks and articulated elements to break up the tower form of the proposed development. Along the street datum, this is further enhanced by the provision of separated podium forms and the entry structure, further breaking up the overall scale of the form such that the street datum remains firmly 'grounded' and appropriate in terms of its scale and relationship to the single storey heritage items in the vicinity.</p>

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Guidance Diagram	Design Principle	Response
	<p>Figure 36: New developments must be assessed from multiple angles to prevent the creation of a “wall” of development.</p>	<p>Complies. A number of setbacks are provided at various datum levels to ensure that the tower form is read independently of future potential development in other areas, reducing the perception of a ‘wall’ of development.</p>
<p>Potential negative impact arising from Overshadowing of outer Conservation Areas (solar access)</p>		
	<p>Figure 37: Experiment Farm Cottage</p>	<p>Complies. Shadow Diagrams show that there is no overshadowing impact from the site to Experiment Farm.</p>
<p>Potential negative impact arising from treatment of Views</p>		
	<p>Views from historic properties A number of historic properties exist in the interface areas. Much consideration is given in planning in an attempt to consider views towards these properties, but equal consideration should be given to views from the site, particularly in the context of housing. The setting of a property can be significantly diminished by inappropriate adjacent development. The examples below of views both to and from the “Judge’s House” in Kent Street Sydney show this effect clearly.</p>	<p>Complies. This report provides a key views analysis and curtilage identification to determine the potential impact of the development upon the views to and from the adjoining heritage items and the broader neighbouring heritage conservation areas.</p>

6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

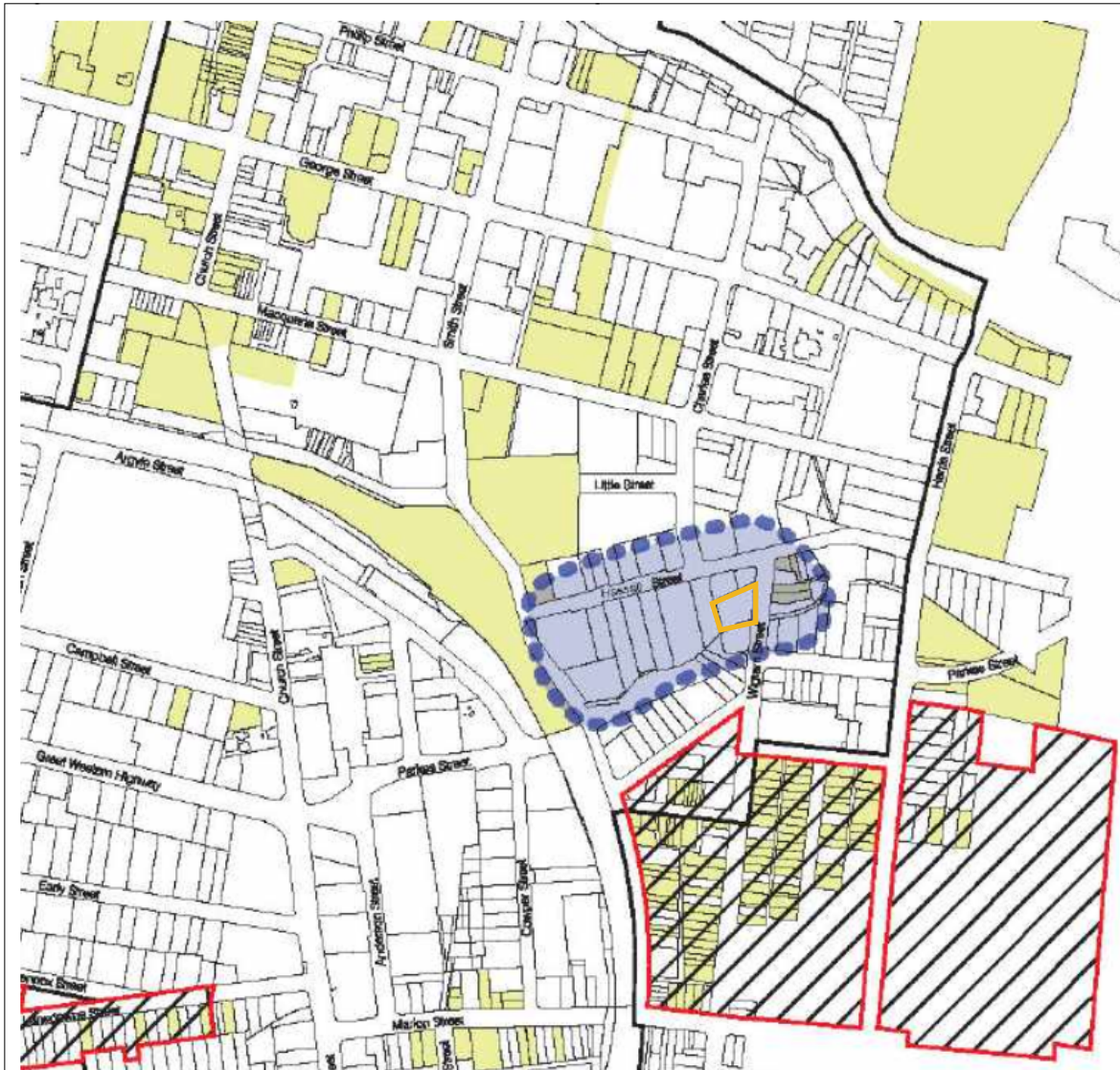







Figure 76: Special Interest Area 10, Parramatta CBD Apartment Zone (Source: HAA)

A major street between the two street grids

-  Heritage Conservation Area
-  Special Interest Area
-  Heritage Item
-  Parramatta Planning Proposal CBD Boundary


6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Area Principle	Compliance	Response
Special Interest Area 10: Parramatta CBD Apartment Zone		
	<p>Figure 77: Recent development near Hassell Street</p>	<p>Reference image of area provided in HAA Report.</p>
<p>a) Boundaries Parkes Street between Station Street East and the western boundary of Special Interest Area 8 Station Street East, northern allotments of Hassall Street, Charles Street to Little Street, then to Macquarie Street, east to Rowland Hassall School, to Parkes Street.</p>	<p>Noted</p>	<p>Description of special interest area. Subject site is located within the Parramatta CBD Apartment zone special interest area along Wigram street.</p>
<p>b) Description Special Interest Area 10 is an area where two distinct town grids meet, leading to a series of irregular subdivisions and street patterns. It is dominated by tall Apartment buildings, which do not align with streets, the alignment of which follow the Clay Cliff Creek. This area has a loose urban form, and always has, originating as the rear allotments of streets set out on the line of the creek. A central identity node is found at the intersection of Hassall and Charles Streets, where there is a large Port Jackson Fig, a small cluster of shops, and a street view to the wooded horizon at the rise above the Harris Park Suburb. In and around the precinct there are to isolated heritage places, including Lancer Barracks and Commercial Hotel, and two houses in Wigram Street.</p>	<p>Complies</p>	<p>The proposal takes into consideration the existing character of the area. As previously identified, appropriate setbacks from Clay Cliff Creek provide the opportunity for further landscape and heritage interpretation. The proposed building has appropriate visual and physical setbacks to enable the creation of a loose interpretation of the creek and its 'breaking' of the standardised subdivision pattern. The built form and its articulation remains consistent with the general bulk, scale, development and setbacks of the area and provides an adequate transition in scale to the heritage conservation areas to the south and east of the site.</p>
<p>c) Typology Statement A meeting point of distinct town grids. High rise buildings set off bent streets comprising the landscape of a natural creek. Network of isolated heritage items. Central intersection with important views, intimacy and big tree.</p>	<p>Complies</p>	<p>The proposed development appropriately interprets the various visual and landscape elements to provide for a bulk and scale which is appropriately proportioned and set back from the street, rear and Clay cliff creek. The design offers an opportunity to express this unique part of Harris Park as a meeting of distinctive town grids.</p>

6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

Area Principle	Compliance	Response
<p>d) Current Planning Controls</p> <p>This area is considered by its bulk and height to be part of the CBD, be it as a residential apartment zone. The retention of certain heritage listed houses in a new development at the corner of Wigram and Hassell Streets is questionable – the properties have all lost their sense of space to the rear, while the new building has a diminished street address as a result.</p>	Noted	<p>The heritage items are described here as ‘have all lost their sense of space to the rear’, though still discernible as evident below.</p> 
<p>e) Heritage Priorities</p> <p>Development could further obscure the topography and watercourse of the Clay Cliff Creek. It could fail to address it.</p> <p>The key view to Harris Park from the intersection of Hassall and Charles Streets should be preserved.</p> <p>Heritage items threaten to be isolated by large scale development. Attempts should be made to connect these items to each other in a meaningful way, and to prevent their isolation.</p>	Complies	<p>The proposal has been appropriately set back from the Clay Cliff Creek area. The proposed form of the podium floors is articulated to provide an interpreted boundary and setback separation which can form the basis of a future detailed design to highlight, interpret and acknowledge the site's adjacency to the historic Clay Cliff Creek.</p>
<p>f) Impacts on Heritage</p> <p>Subdivision Patterns and Amalgamation of lots</p> <p>Amalgamation of lots is an inevitable outcome of the Planning Proposal. Recent developments have affected the legibility of original subdivision patterns, particularly at the corner of Wigram and Hassall Streets. These developments threaten the essential grain of the Precinct by eroding the subdivision patterns in the Parramatta CBD area.</p> <p>Amalgamation of lots should not “widow” or “sandwich” heritage items, and corner lots should not be “surrounded” as a result of amalgamation.</p>	Complies	<p>The subdivision pattern is inconsistent and not historic and is not part of the fine grain of the 19C patterns. It is haphazard and more likely co-incident.</p>
<p>Views</p> <p>The key view to Harris Park from the intersection of Hassall and Charles Streets should be preserved.</p>	Complies	<p>The proposal does not result in adverse view impacts and is not part of a major view corridor or curtilage view corridor. The subject site's podium design has been built to align to existing street boundaries and neighbouring development proposals which ensures the consistency of the Wigram Street curtilage.</p>

6.0 Statutory Controls and Development Controls

6.3 Hector Abrahams Architects Heritage Interface Study - Diagrammatic Controls

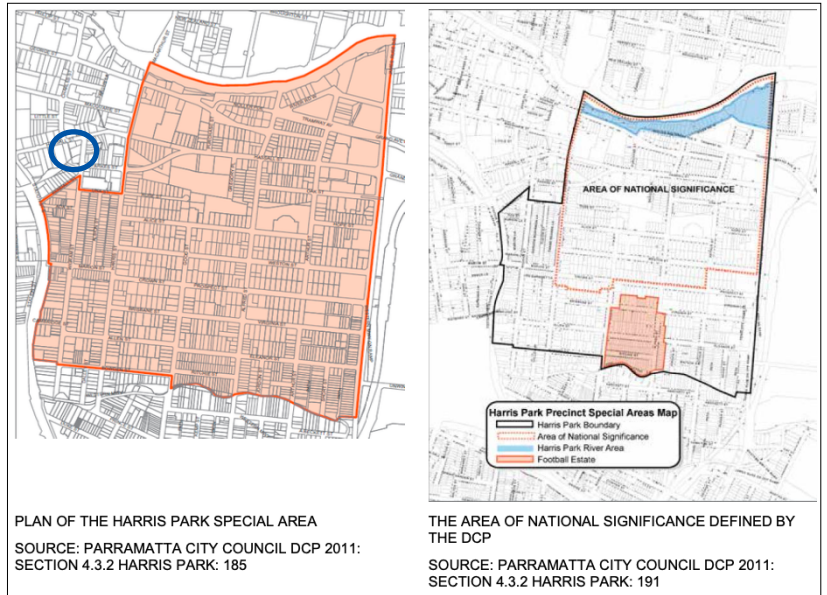
Area Principle	Compliance	Response
<p>Clay Cliff Creek A specific study of the Clay Cliff Creek should be made in order to save and fully interpret this creek basin within the newly-developed Parramatta CBD. The basin of the Clay Cliff Creek is the basis of the alignment of streets historically along its entire length. It is a conduit of water under, on and above ground, as well as a conduit of ventilation through the Parramatta CBD. One of the only natural landscape features of the core of southern Parramatta CBD, it is the obvious pedestrian cross route through from Parramatta west to the Parramatta River.</p> <p>Clay Cliff Creek should not be built upon. Its alignment should be expressed in new adjacent development, regardless of height or scale. It should be made a publically accessible corridor of land adjacent to the creek, with a view towards using the creek as a connecting element between existing green spaces in the city.</p>	Complies	The proposal has been appropriately set back from the Clay Cliff Creek area. The proposed form of the podium floors is articulated to provide an interpreted boundary and setback separation which can form the basis of a future detailed design to highlight, interpret and acknowledge the site's adjacency to the historic Clay Cliff Creek.

6.4 Urbis Heritage Study - Parramatta - Harris Park Special Character Area

The Urbis heritage study of December 2015 identified the site as being situated just north of the Harris Park Special Area which is considered to possess national significance. This area encompasses two now listed Heritage Conservation Areas, being the Harris Park West Conservation Area and Experiment Farm Heritage Conservation Area.

The study at the time provided a number of general principles to guide future urban densification and development in adjoining areas to mitigate potential adverse heritage impacts upon this Harris Park special area. These are addressed in the subsequent table on the next page.

The shadow diagrams which accompany this proposal demonstrates that consideration has been given to the overshadowing impacts potentially experienced by this development and a series of hourly diagrams have been provided to illustrate that the impacts are minimal and will not adversely affect the overall significance of Harris Park and that the solar impacts upon the area are kept at a minimum.



6.0 Statutory Controls and Development Controls

6.4 Urbis Heritage Study - Parramatta - Harris Park Special Character Area

Guiding Principle	Compliance	Response
There is considerable potential for adverse heritage impacts to individual items, conservation areas, and significant views and to the significance and character of Parramatta generally with the proposed intensification of development within the Study Area, not only affecting individual sites, but considering the potential cumulative impacts. Adverse impacts are generally associated with:	---	
Infill or new development that does not appropriately respond to heritage items, precincts, curtilages or views;	COMPLIES	The proposed new development does not result in adverse impacts upon nearby heritage items or heritage conservation areas. As discussed within the previous sections of this report, the proposed impacts are mitigated through a number of design measures. Namely, the design of a podium form to reduce the visual bulk and scale of lower floors of the development so that there is a relationship with the street and the human scale. Further afield, the tower form has been articulated with a number of setbacks and openings to reduce the overall impact of overshadowing upon the Harris Park West Heritage Conservation Area to the south.
Cumulative impacts of development and increased scale in the vicinity of heritage items and precincts (which is already apparent in certain areas of the CBD);	COMPLIES	The proposal does increase the scale of development on the site, but within permissible and foreshadowed constraints coupled with further detailed controls (contained in this application) related to setbacks, bulk and form.
Potential impacts of subdivision or site amalgamation on historic curtilages and settings;	COMPLIES	The proposal does not result in any site amalgamation or lot changes which would adversely affect the historical curtilage or setting of the area. The pattern of subdivision is maintained by the proposed development.
Potential impacts to 'isolated' heritage items particularly through compromised settings;	COMPLIES	The proposal does not result in the site isolation of any heritage items.
Potential redevelopment of heritage sites in a manner which does not appropriately respond to heritage items; and	COMPLIES	The proposal does not involve the redevelopment of a heritage site, but the proposed development does take into consideration the curtilage impacts of the neighbouring heritage items across the street. This has been achieved by providing a podium articulation at the base of the building to reduce the visual scale of the development along the street level.

6.0 Statutory Controls and Development Controls

6.4 Urbis Heritage Study - Parramatta - Harris Park Special Character Area

Guiding Principle	Compliance	Response
Control over quality of design to ensure sympathetic design outcomes.	CAPABLE OF COMPLIANCE	The proposal will be subject to design excellence provisions to ensure a quality design outcome is achieved at the end of the project.
With consideration for the identified potential impacts, outlined above, the following principles were applied in developing the recommendations for the Study Area.	---	
Retention and conservation of identified heritage items, conservation areas, and views and vistas.	COMPLIES	The proposal successfully improves the streetscape by converting an unremarkable 1970s residential flats into a contemporary high residential development. Heritage items authenticity is not compromised. The contemporary design solution which will reinvigorate the urban locale and improve the significance of the items located opposite the subject site. The proposed development has been designed in a way which does not interfere with existing street or curtilage corridors. The proposed development, particularly the tower form, has been designed to minimise impacts upon the broader local views. Street views are protected and defended by appropriate setbacks from boundaries and a relationship to adjoining buildings.
The implementation plan within the Parramatta CBD Planning Strategy envisages that the existing FSRs within the Study Area will generally be increased subject to built form testing and urban design refinement of specific areas.	COMPLIES	The proposal has been designed with an acknowledgement of the now legislated Parramatta LEP2023 floor space and bonus incentives and takes into consideration the height for the area and neighbouring buildings.
Tailored recommendations/solutions are required for the heritage items and conservation areas impacted by the proposed planning proposal amendment to ensure that significance is conserved. In particular recommendations/solutions are required for 'isolated' heritage items within the study area, with general provisions for conservation areas.	COMPLIES	The proposal has undertaken a detailed review of heritage related controls, including the Hector Abrahams Heritage Interface Study which addresses questions around how to develop high-density development adjacent to low-density heritage contexts. The proposed development was assessed against these provisions in a previous section of this report.
Retention and respect of significant vistas and heritage items particularly to reinforce/conservate formal layout of the Georgian town plan.	COMPLIES	The proposed development has been designed in a way which does not interfere with existing street or curtilage corridors. The proposed development, particularly the tower form, has been designed to minimise impacts upon the broader local views. Street views are protected and defended by appropriate setbacks from boundaries and a relationship to adjoining buildings.

6.0 Statutory Controls and Development Controls

6.4 Urbis Heritage Study - Parramatta - Harris Park Special Character Area

Guiding Principle	Compliance	Response
Consideration of the cumulative impact of the proposed planning control changes on the heritage items and conservation areas and how these should be mitigated.	COMPLIES	The proposed new development does not result in adverse impacts upon nearby heritage items or heritage conservation areas. As discussed within the previous sections of this report, the proposed impacts are mitigated through a number of design measures. Namely, the design of a podium form to reduce the visual bulk and scale of lower floors of the development so that there is a relationship with the street and the human scale. Further afield, the tower form has been articulated with a number of setbacks and openings to reduce the overall impact of overshadowing upon the Harris Park West Heritage Conservation Area to the south.
Consideration of general settings, context, setbacks, massing, height and scale of heritage items.	COMPLIES	The proposed development plans demonstrates the ability to provide for a residential project where appropriate massing, orientation, materiality, bulk, scale and form is capable of being achieved without compromising the amenity of neighbouring developments, without compromising the scale of the streetscape and without compromising the solar access amenity of the adjoining heritage conservation areas.
Consideration of the Aboriginal and historical archaeology within the study area.	COMPLIES	The development is accompanied by assessments of archaeological potential for the site and local area which addresses this aspect of the proposal.
Consideration of the Commonwealth and State Heritage Register listed items within the study area and in the vicinity.	COMPLIES	Consideration has been given to the national and state significance of the items which may be impacted by the proposed development. It is concluded that the development will not have an adverse impact upon nationally significant heritage places.
The achievement of design excellence to not only contribute to the overall architectural quality of the city, but also to provide buildings that are appropriate to their context, respecting and responding to the form, mass and setting of the heritage places within the study area and their significance.	CAPABLE OF COMPLIANCE	Design excellence will be subject to a detailed design proposition in accordance with the requirements of the LEP2023 to ensure that the final detailed design for the site is capable of exhibiting excellence in building quality, respecting its context, the locality and providing a desirable and articulate mass, form and bulk for the site.

7.0 Recommendations

There are no further recommendations to be made in this report.

8.0 Statement of Heritage Impact

In considering the proposed 33 storey mixed use building, containing ground and first floor retail and commercial use, 200 residential apartments and 5 basement levels, within 124 Wigram Street Harris Park, it is noted that the proposal is necessary to improve the amenity afforded to future occupants and users of the subject site.

The subject site is in the vicinity of the Harris Park West and Experiment Farm Heritage Conservation Areas and within the vicinity of Local LEP listed heritage items at No.113- 155 Wigram Street and Nos. 23 and 25 Hassal Street.

The proposed development is located in the South East Parramatta Interface Area of the Parramatta CBD and in a designated zone known as the Parramatta CBD Apartment Zone. This area is considered by its bulk and height to be part of the CBD, be it as a residential apartment zone and includes the retention of the heritage listed houses at the corner of Wigram and Hassell Streets.

Land use, Height of Building and FSR of the proposed development are consistent with the Parramatta CBD Planning Proposal.

The predominant characteristic of the area is to have heritage items interspersed with high density new developments, which surpass their scale and typology. The heritage items at No.113- 155 Wigram Street and Nos. 23 and 25 Hassal Street retain all their key attributes as the proposed development does not adversely impact the heritage items and does not compromise their heritage significance.

In light of this conclusion and following review of proposed plans provided to us by Pti Architecture and assessment of the proposed development, in relation to relative criteria covered in the Hector Abrahams Heritage Study of Interface Areas for City of Parammatta, it is concluded that heritage values of the heritage items are maintained and enhanced.

In light of this conclusion, the Statement of Heritage Impact recommends that the proposed works should not be restricted on the grounds of heritage.

The following list provides details to some of the resources used in the investigation into the Aboriginal and the history of the locality.

- Colonial history of Sydney, as well as specific details regarding the development of the area.
- Apperly, R, Irving, R, Reynolds, P. 1989, A Pictorial Guide to Identifying Australian Architecture – Styles and Terms from 1788 to the Present.
- Attenbrow, V. 2002, 'The People and their country: numbers, names and languages' in Sydney's
- Aboriginal Past: Investigating the archaeological and historical records
- Attenbrow, V. 2003, Sydney's Aboriginal Past, University of New South Wales Press, Kensington NSW.
- The Dictionary of Sydney
- The Australian Dictionary of Biography

Item Details

Name

Attached houses

SHR/LEP/S170

LEP #1750

Address

113 and 115 Wigram Street PARRAMATTA NSW 2150

Local Govt Area

City of Parramatta

Local Aboriginal Land Council

Unknown

Item Type

Built

Group/Collection

Residential buildings (private)

Category

House

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
113 and 115	Wigram Street	PARRAMATTA/NSW /2150	City of Parramatta	Unknown			Unknown	Primary Address

Significance

Statement Of Significance

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

Criteria a)

Historical Significance

This item has historical significance because the cottage is a relatively intact survivor of speculative housing erected in the 1880s for less affluent workers.

Owners

10.0 Appendix B: NSW Office of Environment and Heritage Inventory

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer

Builder/Maker

Physical Description

Updated

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

Physical Condition

Updated 05/13/1998

fair. High archaeological potential. National Trust (Parramatta Branch): Good.

Modifications And Dates

Further Comments

Current Use

Residence

Former Use

Listings

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Records Retrieved: 3	
				Gazette Number	Gazette Page
Local Environmental Plan	Parramatta Local Environmental Plan 2011	I750	10/7/2011 12:00:00 AM		
State Environmental Planning Policy	REP No 28		8/20/1999 12:00:00 AM	95	6161
Local Environmental Plan	Parramatta Local Environmental Plan 2011	I750	10/7/2011 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

Historical Notes or Provenance

The land on the east side of Wigram Street was still undeveloped in 1877. By 1882 (there is a gap in the Rate Books) the owner, John Cooper, had erected a brick house for himself, the present nos 113-5. In 1884 Cooper leased the premises to JR Coltanach but resumed personal occupation from 1886 until 1889. He then leased the building in 1891 to brothers called Baker and sold it to Charles Furzen in the following year. Furzen separated the houses, each with a new valuation of 26 pounds (as against 52 pounds for the whole duplex) in 1891. There was a rapid turnover of tenants in both houses: in no 113 between 1892 and 1901 there were successively Sarah Gamble, Frank Kelly, Charles Groves and Oliver Wilson. By 1908 the tenant was a 'freezer', Arthur MacArthy. In no 115 between 1892 and 1901 there were successively John Baker, William Smith, James Lennox and Adam Holdsworth. By 1908 a relative of the owner was leasing the house, Gloucester Furzer, a telegraph operator. Furzer sold both houses sometime between 1916 and 1926 no 113 to a fruiterer of Church Street, Leslie Batchelor, who in turn sold them separately by 1930, 113 to Harry Beresford and no 115 to C Ashe. National Trust (Parramatta Branch): SD 1932: NO. 113 Harry Beresford NO.115 Mrs S. Roughley | SD 1930: NO.113 Harry Beresford NO.115 C. Ashe | SD 1929: NO.113 Harry Beresford NO.115 C. Ashe | SD 1924: NO.113 Harry Beresford NO.115 Albert W. Fuller | SD 1920: NO.113 Harry Beresford NO.115 William J. Browne | SD 1918: NO.113 Harry Beresford NO.115 Albert E. McCarthy | SD 1915: NO.113 Miss Ella Jenkins NO.115 Albert E. McCarthy | SD 1914: NO.113 Miss Ella Jenkins NO.115 Albert E. McCarthy | PCC RB 1915: NO. 592 Improv. Cap. Val.: 320 and 325 pounds C. Furzer | PCC RO 1914: NO. 592, to 594 Sec3 lot pt. 1,2. Charles Furzer, freeholder Parra | SD 1914: NO.113 Miss Ella Jenkins NO.115 Albert E. McCarthy | SD 1910: NO.113 Gloucester H. Furzer NO.115 John G. Drummond | SD 1910: NO.113 Chas. W.G. Weekes NO.115 John G. Drummond SD 1910: SD 1900: NO.113 Chas.G. Grove NO.115 James T. Lennon | SD 1895: NO ENTRY

Updated

Historic Themes

Records Retrieved: 4

National Theme	State Theme	Local Theme
4. Settlement	Land tenure	Land Tenure
4. Settlement	Accommodation	Housing
4. Settlement	Mining	Land Tenure
4. Settlement	Agriculture	Housing

Recommended Management

Management Summary

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Report/Study

Heritage Studies

Records Retrieved: 3

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Parramatta Heritage Review			2004		National Trust (Parramatta Branch)
Assessment of Potential Heritage Items in Parramatta City Centre & Harris Park			1998		Graham Edds & Associates in conjunction with Prof Ian Jack
City of Parramatta Heritage Study			1993		Meredith Walker

Reference & Internet Links

References

Records Retrieved: 5

Type	Author	Year	Title	Link
Written	J Sands	1930	Sydney Directories	
Written		1927	Valuation List	
Written			Register of owners, 1914-16	
Written			Valuation book; 1908-10	
Written	Parramatta City Archives		Rate Books, 1877-1901	

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Local Government	City of Parramatta Council	2241034

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Item Details

Name

Semi-detached cottages

SHR/LEP/S170

LEP #1565

Address

23 and 25 Hassall Street PARRAMATTA NSW 2150

Local Govt Area

City of Parramatta

Local Aboriginal Land Council

Unknown

Item Type

Built

Group/Collection

Residential buildings (private)

Category

Semi-Detached House

All Addresses

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
23 and 25	Hassall Street	PARRAMATTA/NSW /2150	City of Parramatta	Unknown			Unknown	Primary Address

Significance

Statement Of Significance

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

Criteria a)

Historical Significance

This item is of historical significance because it is a relatively intact survivor of speculative housing in the 1880s for less wealthy workers.

Owners

Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer

Builder/Maker

Physical Description

Updated

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

Physical Condition

Updated 05/12/1998

fair. High potential. National Trust (Parramatta Branch): Fair.

Modifications And Dates

Further Comments

Current Use

Commercial

Former Use

Residence

Listings

Listings

Records Retrieved: 2					
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
State Environmental Planning Policy	REP No 28		8/20/1999 12:00:00 AM	95	6161
Local Environmental Plan	Parramatta Local Environmental Plan 2023	I565	10/7/2011 12:00:00 AM		

Procedures/Exemptions

Records Retrieved: 0

Section of Act	Description	Title	Comments	Action Date	Outcome
No Results Found					

History

10.0 Appendix B: NSW Office of Environment and Heritage Inventory

Historical Notes or Provenance

Updated

The site of the cottages now 25 and 27 Hassall Street was unenclosed land up to 1886. Isaac Scott then built the cottages and in 1888 leased them. There were many occupancies of No 25: successively between 1888 and 1901 John Wicks, Joseph Condon, J Nolan, Robert Baker, Axel Holmstrom and Henry Sprowles. There had also been a rapid turnover of tenants in no 27: successively between 1888 and 1901 Thomas Jarvis, Daniel Talbot, N Fines, W Tuckwell, Anne Rutherford, Sarah Rutherford. By 1908 Scott had sold both cottages to a widow, Mrs Emily Carpenter, who lived in Ethel Street nearby. She leased no 25 first to a carpenter, Joseph Beresford then to a carter, Michael McNamara and leased no 27 to Henry Beresford, a carriage builder. By 1924 each cottage had changed hands, no 25 to its first owner-occupier Mrs AM Underwood who was succeeded before 1930 by Charles Lowe; and no 27 to Sydney CH Wyse and then to Miss Catherine Cummins, neither of whom occupied the house. By 1930 ownership had been transferred to Ernest Keepence. The cottage has been consistently occupied by people of modest means whose lives are largely unsung. The premises are now used as legal offices by Countouris Andresakis some of whose principals are members of the partnership of six which owns nos 25 and 27. National Trust (Parramatta Branch): SD 1932: No entry for 23 NO. 25 Mrs Eileen Jefferay | SD 1930: No. 23 Mrs Annie H. Young, No. 25 Charles Lowe | SD 1929: No. 23 Mrs Annie H. Young, No. 25 Mrs Martha Neilson | SD 1920: No. 23 Mrs Annie H. Young, No. 25 Mrs Martha Neilson | SD 1918: No. 23 Mrs Annie H. Young, No. 25 Jack Powell | SD 1917: No. 23 David Young, No. 25 Sydney Gazzard | SD 1915: No. 23 David Young, No. 25 Sydney Gazzard | PCC RB 1915: NO. 763/4 Improv. Cap. Val. 225 and 200 pounds respective. Mary E. Carpenter | PCC RO 1914: NO. 591/763/766 Sec 3 lot 1 & 2 Mary Emily Carpenter | SD 1914: No. 23 M.J. Day, No. 25 Michael McNamara | SD 1912: No. 23 George Green, No. 25 Michael McNamara | SD 1909: No. 23 George Green, No. 25 Joseph Beresford | SD 1904: No. 23 Thomas Perry, No. 25 Richard Cummings | SD 1900: No. 23 A. Holmstrom No. 25 Mrs S. Rutherford?? |

Historic Themes

Records Retrieved: 4

National Theme	State Theme	Local Theme
4. Settlement	Land tenure	Land Tenure
4. Settlement	Accommodation	Housing
4. Settlement	Mining	Land Tenure
4. Settlement	Agriculture	Housing

Recommended Management

Management Summary

Management

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Report/Study

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Written	Parramatta City Archives		Valuation Book, 1908-10	
Written	Parramatta City Archives		Rate Books 1886-1900	
Written	J Sands		Sydney Directories, 1900-30	

Data Source

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Local Government	City of Parramatta Council	2241024

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Peter Lonergan

Director, Cracknell & Lonergan Architects Pty Ltd

Introduction

Peter J. Lonergan is the director of practice and nominated architect (NSW Registration No. 5983) of Cracknell & Lonergan Architects (CLA) Pty Ltd, a private practice established with Julie Cracknell in 1984. Together, Peter and Julie have accumulated over thirty years of experience in the fields of architecture, interior design, heritage conservation, exhibition design and expert consultancy in town planning. As director of practice, Peter has not only been involved in the design of multiple works, but also served as a heritage consultant and consultant in the fields of SEPP65, SEPPARH, Clause 4.6, and various other planning advisory bodies. Today, Peter continues to serve as director of architectural design at CLA, overseeing a diverse range of projects throughout the Sydney Metropolitan Area, with a combined contract value exceeding AUD\$50 Million.

Formal Qualifications

BArchitecture University of New South Wales (UNSW) BScArchitecture (Hons) UNSW

MBEnv (Building Conservation) UNSW

Certificate Sustainable Design University of Sydney (USYD)

Architecture – Key Examples

Miller Street, Cammeray, Residential Flat Building

Premier Street, Neutral bay, Residential Flat Building

Lavoni Street, Mosman, Residential Development

Restoration of Jarjum College, Redfern, Sydney, for the Jesuit Fathers, St. Aloysius College

The Pemulwuy Project. Redevelopment of “The Block”, Redfern, Sydney, for the Aboriginal Housing Corporation

Heritage Conservation – Key Examples

Heritage Consultant & Supervision, Mechanics School of Arts (The Arthouse Hotel), Pitt Street, Sydney

Heritage Consultant & Supervision, Masonic Temple, North Sydney

Heritage Supervision and Heritage Architect, St. Clements Church, Marrickville

Heritage Consultant & Conservation Management Plan, Redfern’s Cottage, Minto

Heritage Consultant, Rosebank College, Five Dock

Public Art and Exhibition Design – Key Examples

Yininmadyemi - Thou didst let fall (by artist Tony Albert), Hyde Park, Sydney, Australia

Always was, Always will Be (by artist Reko Rennie), Oxford Street, Sydney, Australia

Murri Totem Poles (by artist Reko Rennie), La Trobe University, Melbourne, Australia

Papunya Tula, Central Termini, Rome, for the Art Gallery of NSW, Sydney, Australia

Gabriel Pizzi, Australian Embassy, Paris, France

Musee du quai Branly at the Australian Embassy in Paris, for the Australia Council for the Arts, Paris, France

Design and project management of Indigenous Art Commission at Musee du quai Branly (2500m² of permanent public art in the current Presidential Project (with Ateliers Jean Nouvel), Paris, France

