

PROPOSED REDEVELOPMENT

AT

BRENTWOOD AGED CARE 28 GLEBE STREET, PARRAMATTA, NSW

HERITAGE IMPACT STATEMENT



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1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to accompany a development application for the redevelopment of the existing aged care facility at 28 Glebe Street, Parramatta, NSW, currently the Brentwood Aged Care facility. The report has been prepared on behalf of Allity Aged Care, the owners of the facility.

1.2 THE STUDY AREA

The study area is Lot 16 in DP 554691 in the City of Parramatta, Parish of St. John and County of Cumberland (Figure 1.1).

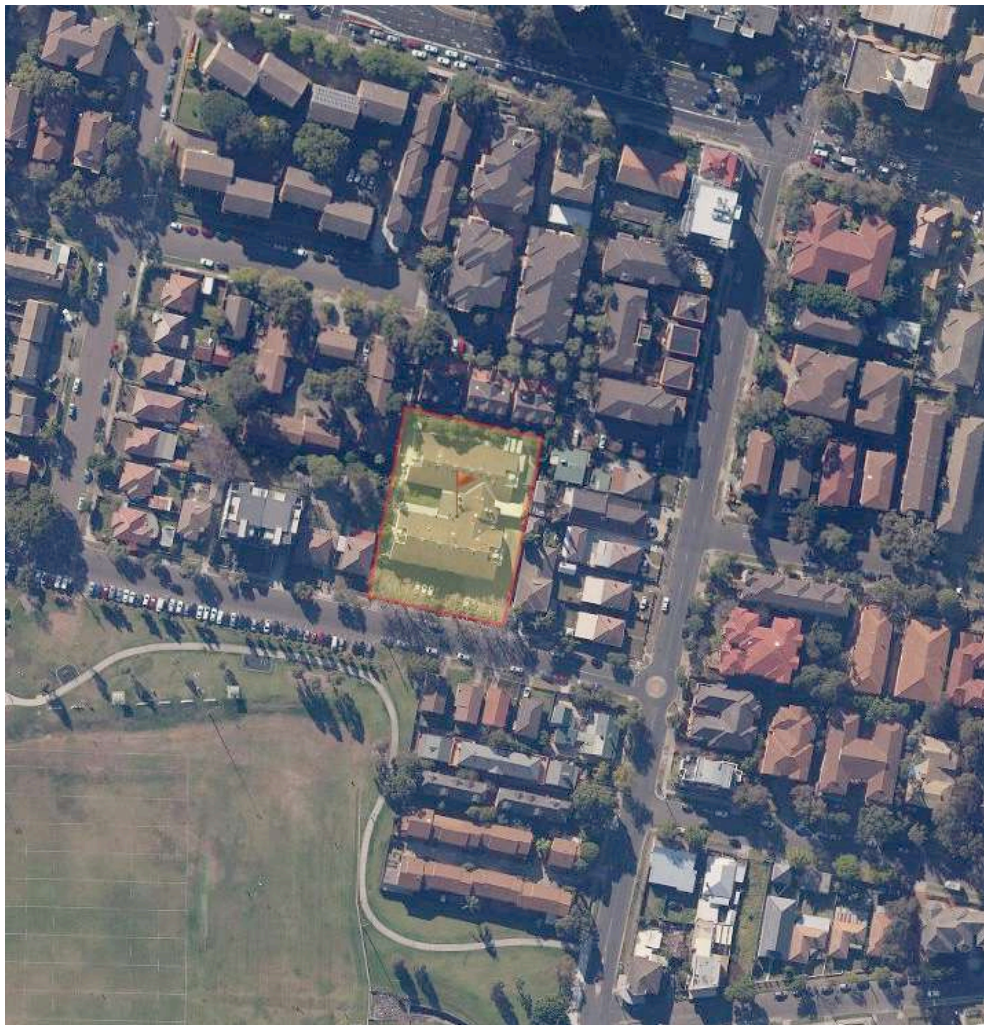


Figure 1.1 The Study Area shaded

Source: Six Maps

1.3 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, compatible use and cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

1.4 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact" and "Assessing Heritage Significance Guidelines" and the Parramatta Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

1.5 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. Historical research was prepared by Nicholas Jackson. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

2.0 HISTORICAL DEVELOPMENT

2.1 PARRAMATTA – NINETEENTH CENTURY CONTEXT

The City of Parramatta was founded in 1788 as the second convict settlement in Australia. It was settled on the promise of the fertility of soil to grow food to feed the recently arrived convicts and their military guard, but it soon developed into the second major settlement in the colony.

The British settlers at Sydney Cove within a month of landing in January 1788 had explored the course of the river leading to the west reaching a point at the foot of present day Smith Street. The genesis of the town of Parramatta is sited to the south of the Parramatta River. It was here on a rise named Rose Hill that a small fortification was erected in November 1788. Huts followed and the land progressively cleared for cultivation. In 1791 Rose Hill was renamed Parramatta.

Parramatta was a planned settlement from the beginning with George Street being laid out in 1790 as the principal street and then named High Street. This wide road connected the wharf on the river with the all-important Government House on Rose Hill to the east. George Street was the main shopping thoroughfare in the town until the early 1870s when Church Street supplanted it. Church Street was also laid out in 1790 as the north/south route through the settlement. Church Street, originally Quaker's Row, within a matter of decades had developed into a major road linking Parramatta with the populous and productive agricultural settlements along the Hawkesbury River via the new route of the Windsor Road. The southern termination of Church Street was the Western Road, which was the principal means of travelling to Sydney for generations. After 1815 the Western Road continued west to the settlements on the Nepean River and from there onto the new settlements west of the Great Divide.

As stated above, Parramatta was founded as a penal settlement and until the ending of transportation in 1840 the town was characterised by the institutions of the convict system inclusive of a residence and domain for the governor, barracks and hospitals for the convicts, military barracks and hospitals, orphanages and asylums for the colony's children and sick, a court house and government stores. The majority of these institutions were located on the southern side of the river. The convict hospital was completed in 1818 and the convict barracks in Macquarie Street was completed shortly after in 1820. The military barracks in Macquarie Street was completed in 1820 and the military hospital in Marsden Street was completed in 1818. The Commissariat Store was completed on the banks of the river in 1825, and shortly after (1828) was converted to another military barracks. A new courthouse was completed in 1839. However, an enclave of government institutions directly and indirectly associated with the penal system was established also to the north of the town as discussed below.

With the cessation of transportation in 1840 the infrastructure of the convict system gradually evolved over the 1840s from places of confinement to places of welfare and military oversight. This change in use in some instances was dramatic, but mostly was a gradual process as the human vestiges of transportation diminished. The Female Orphan School had been established in 1818 and became the Protestant Orphan School in 1850 on the admittance of boys as well. The Commissariat Store became an immigration depot in the late 1840s and 1850s. In 1848 the Female Factory was converted to the Parramatta Lunatic Asylum and the Military Hospital became Parramatta District Hospital.

The 1850s was a decade of prosperity for Parramatta as it was elsewhere in the colony as the town serviced people and goods moving along the Western Road between the port of arrival at Sydney and the mining settlements around Bathurst. Representative government came in 1856 and local government administration came in 1861. Flush with funds sourced from the colony's mineral resources and now with a professional civil administration, the infrastructure, roads, water supply, drainage, etc. of Parramatta began to be developed. The commercial life of the town also blossomed as businesses serviced the urban community and the outlying farms.

A major event of this era was the opening of the government railway between Granville and Sydney in 1855. The railway diverted traffic from the roads and the river. With the extension of the railway into Parramatta and onto Blacktown and Windsor by 1864 the produce of the Hawkesbury district began to be railed to the Sydney market replacing the traditional road route down the Windsor Road and Church Street. A little later, a tramway (light rail) was built to serve the fruit growing district in the hills to the north of Parramatta. The first stage was the steam tramway to Baulkham Hills that opened in 1902.

The town's reticulated water supply scheme was also developed in the 1850s, although it took a few decades before it could be considered completed. The water was sourced by damming Hunts Creek (now within Lake Parramatta Reserve) to provide a storage reservoir. This stage was completed in 1857, however decades lapsed before the funds became available to connect the water with the town.

Against this backdrop of social and political changes, the urban plan of Parramatta evolved up to the 1820s but then basically lay dormant until the 1840s. The reasons for the impasse were the nature of the land tenure in the town, which was a leasehold system introduced in the 1820s with the terms set to expire in the mid 1840s, and the encircling of the town centre by large land grants in freehold, few of which were subdivided before the 1870s. Expansion to the east was constrained by the Macarthurs' Elizabeth Farm estate of around 800 acres, the area to the south and south-east was in the ownership of John Harris, D'Arcy Wentworth, James Meehan and Richard Atkins, and on the west was William Bligh's grant of 105 acres which Macquarie incorporated into the Governor's Domain (now in part Parramatta Park). The Domain, which extended to the north of the town, was subdivided and sold from the 1850s. Elsewhere across the river there were early subdivisions; the Rev Samuel Marsden's Newlands estate was subdivided after his death in 1838, and in the 1840s land set aside as town reserve was finally subdivided and sold, inclusive of allotments fronting Church Street.

2.2 ST JOHN'S ANGLICAN CHURCH

The town centre is located within the parish of St John and the ecclesiastical centre of this parish is St John's Anglican Church (the first church was opened in 1802). The parsonage of St John's was located between the Great Western Highway and Campbell Street. It was built at the direction of the Governor Macquarie and completed in 1817 with the first occupant being the Rev. Samuel Marsden.

A traditional function of the Church is the provision of sectarian cemeteries. The oldest of the town's cemeteries, St John's, was opened by 1790 and was enlarged and enclosed by a brick wall in 1824. The cemetery was sited at the then western edge of the town below Mays Hill. It served as the town's general cemetery until 1857 when it was granted to St John's. The historical cemeteries on the south side of Mays Hill beside the Great Western Highway began in 1839 as the Presbyterian Cemetery and in 1849 as the Baptist Cemetery. Over time the distinct grants merged and other interments of other denominations were accepted.

2.3 ST JOHN'S GLEBE

The subject property was part of the glebe of St John's. A glebe is traditionally used to provide an ecclesiastical parish with income from letting, the funds being raised to supplement parish finances or contribute to the incumbent's stipend. It was one of five glebes in metropolitan Sydney, which were located at Edgecliff, Randwick, Waverley, Glebe, and Parramatta.

The St John's glebe was laid out by Surveyor James Meehan in the mid 1810s.¹ The glebe comprised two portions south of Great Western Highway between Pitt Row and Marsden Street with a collective area of about 20 acres. There was also the parsonage reserve north of Great Western Road to Campbell Street comprising an area of nearly six acres.

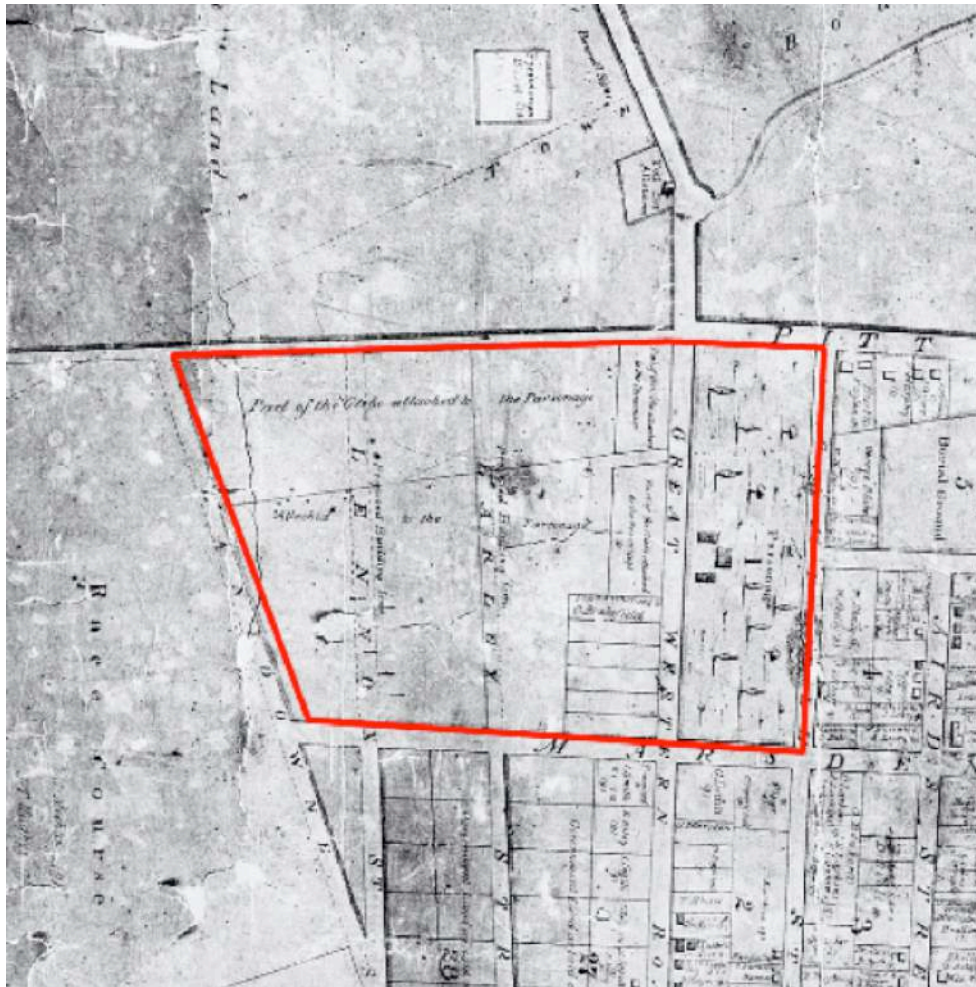


Figure 2.1 Detail from William Meadows Brownrigg's 'Map of the Town of Parramatta and the adjacent properties' dated 1844. Annotated for this report to show the St John's parsonage reserve and glebe across Great Western Highway. Image re-orientated for reproduction in this report

Source: Source: State Library of NSW (ZM3 811.1301/1844/1)

¹ Kass, T., et al, *Parramatta: a past revealed*, Parramatta City Council, Parramatta, 1996, p.82



Figure 2.2 Detail from the 'Birds Eye View of Parramatta' published in 1877. Annotated for this report to show the St John's parsonage reserve (with old and new rectories) and glebe across Great Western Highway as yet to be developed

Source: State Library of NSW (ML_XV1B_Parr_01)

In the mid 1870s St John's Church subdivided the glebe into allotments and sold leases. This sale also included allotments within the parsonage reserve. In leasehold, the property inclusive of all improvements would return to the Anglican Church at the expiration of the lease term, traditionally set at 99 years. The timing of the sale of the leaseholds seems to have been related to the building of the new rectory of St John's in 1876 at the corner of Great Western Highway and Marsden Street.

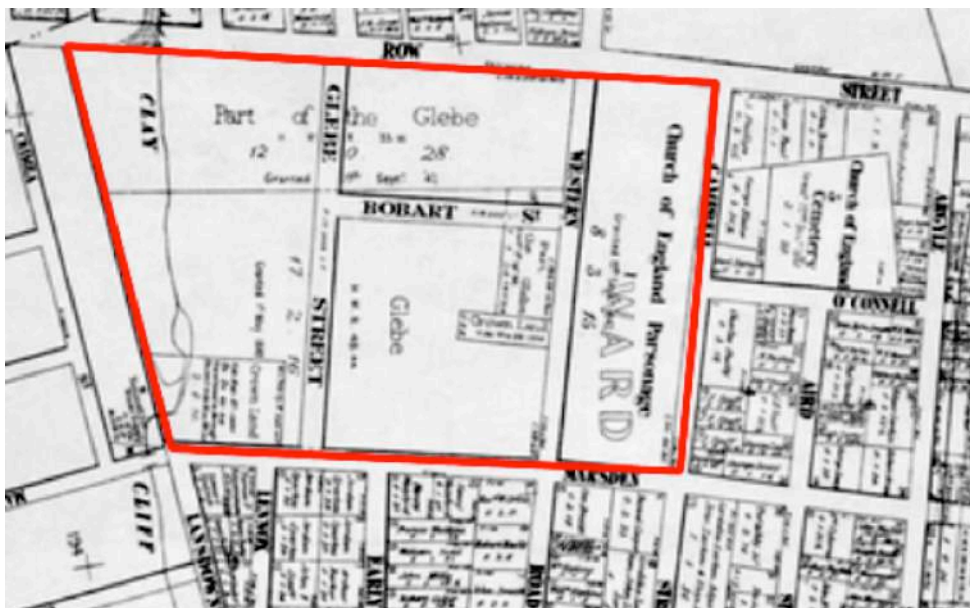


Figure 2.3 Detail from the Lands Department's map of the town of Parramatta, 1904 edition. Annotated for this report to show the parsonage reserve and the glebe with its two portions. Image re-orientated for reproduction in this report

Source: State Library of NSW (Town Map - Parramatta, 1904 edition)



Figure 2.4 Undated sketch plan of the original allotments in the St John's glebe leasehold subdivision, which included the parsonage reserve. Annotated for this report to show Lot 9 in Section B within which part of No. 28 Glebe Street is located. Image re-orientated for reproduction in this report

Source: State Library of NSW (Parramatta Subdivision Plan No. 152)

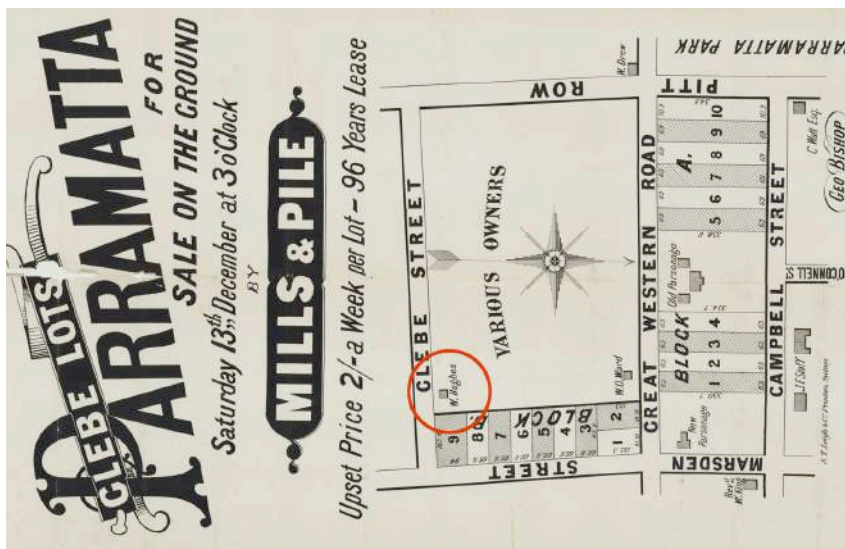


Figure 2.5 An auctioneers plan showing some allotments for sale. By this date, 1879, a dwelling had been erected by William Hughes in Lot 9 in Section B within which part of No. 28 Glebe Street is located. Image re-orientated for reproduction in this report

Source: State Library of NSW (Parramatta Subdivision Plan No. 86)

By the mid 1890s substantial villas had been erected in the allotments north of Great Western Highway; these villas faced north and overlooked Parramatta township. Elsewhere there was a scattering of houses fronting the south side of Great Western Highway, along Marsden Street, and the south side of Glebe Street. Much of the southern portion of the glebe is low-lying and flood prone owing to Clay Cliff Creek and that area seems to have been utilised at first by brickmakers, of which there were three in operation by the mid 1880s, and probably stock agistment in later years.²

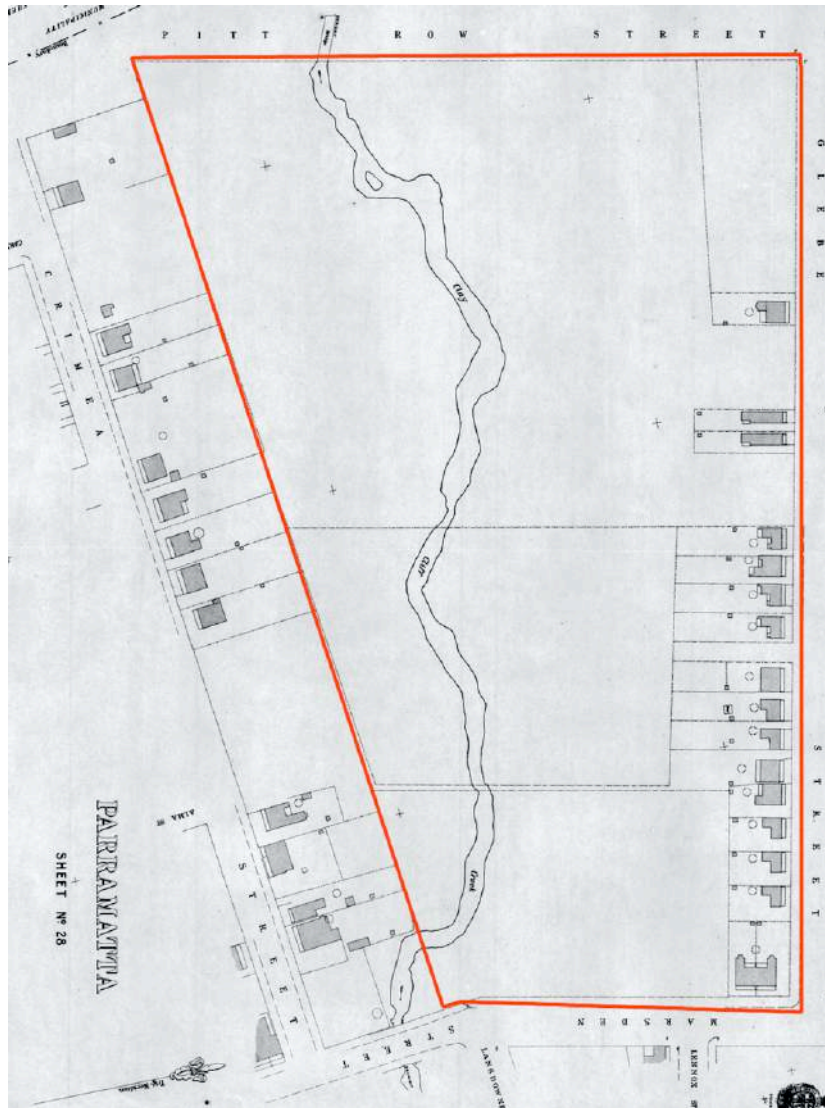


Figure 2.6 Detail from Sheet 28 of the government survey of Parramatta dated 1895. The survey recorded the extent of development within the leasehold allotments south of Glebe Street. Image re-orientated for reproduction in this report

Source: State Library of NSW (M ZM Ser 4 811.1301/1)

² State Library of NSW - M ZM Ser 4 811.1301/1 Sheets 25 and 28
Sands' Directory, 1885

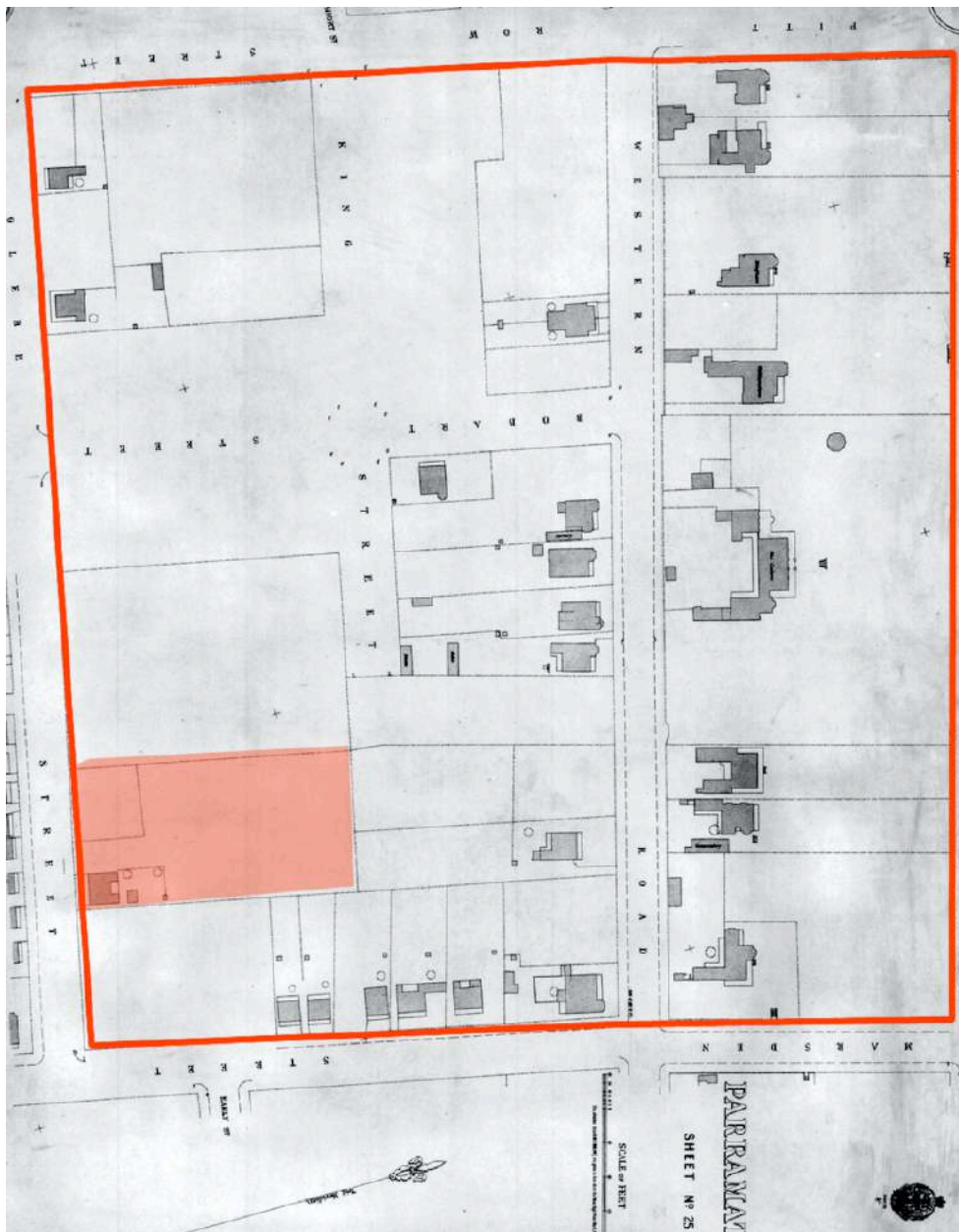


Figure 2.7 Detail from Sheet 25 of the government survey of Parramatta dated 1895. The survey recorded the extent of development within the leasehold allotments north of Glebe Street. Annotated for this report to show Lot 9 in Section B within which part of No. 28 Glebe Street is located. Image re-orientated for reproduction in this report

Source: State Library of NSW (M ZM Ser 4 811.1301/1)

Prior to 1930 the church glebes in Sydney were held in trust on behalf of the respective parishes and trustees were responsible for collecting rents and distributing monies received. In 1930 the Glebe Administration Board was created, and by the 1960s all glebes had come into its fold and with it the transfer of control from the parish to the diocese.

The rents in the glebes however remained fixed at the rate established in the nineteenth century, and the combination of the miniscule income being received and protected tenancies resulted in the properties over the twentieth century falling into a state of disrepair. With the nearing expiration of the leases, in 1970 the Glebe Administration Board set about planning for the redevelopment of St John's glebe and sale in freehold.³



Figure 2.8 Detail from aerial photography dated 1943. Annotated for this report to show Lot 9 in Section B by the blue line, the allotment of No. 28 Glebe Street by the yellow shading, and the extent of the St John's glebe leasehold by the red line. Evidence of past brick making activity beside Clay Cliff Creek is discernible in this photograph

Source: NSW Spatial Services

³ NSW State Archives and Records - NRS-13429-1-Plan18998



Figure 2.9 Detail from commercial aerial photography by Milton Kent of the mid 1960s. Annotated for this report to show Lot 9 in Section B within which part of No. 28 Glebe Street is located

Source: State Library of NSW (c096690010)

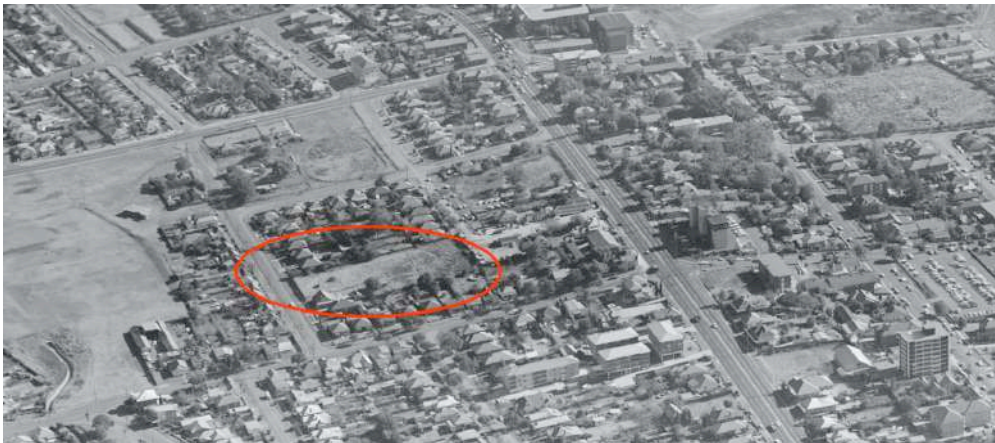


Figure 2.10 Detail from commercial aerial photography by Milton Kent of the mid 1960s. Annotated for this report to show Lot 9 in Section B within which part of No. 28 Glebe Street is located

Source: State Library of NSW (c096690012)

2.4 NO. 28 GLEBE STREET

The historical allotment of No. 28 Glebe Street was formed in the 1870s, this being Lot 9 in Section B, comprising an area of 1 acre and 39 perches; subject site is the southern two-thirds of Lot 9. The allotment was leased to carter William Hughes in 1876 for a term of 99 years with an annual rent fixed at 6 pounds 5 shillings.⁴ Hughes was residing in Glebe Street by the mid 1880s⁵ and presumably he built his residence in 1877. In later ownership the house was named Eidora.⁶

Hughes experienced financial difficulties in the downturn of the 1890s, and consequently his creditors sold the lease in 1898 to a wholesale confectioner.⁷ From this date and into the early 1950s it seems the site uses combined a place of residence with a manufactory of sweets owned by the Bashforth family (1898-1904)⁸ and Bass family (1904-1953).⁹ The post c. 1950 uses were a continuation of a place of residence and probably greyhound training track.¹⁰

Technically, the term of the lease was to expire in 1975, but the Glebe Administration Board purchased the lease in 1968¹¹ preparatory to the re-subdivision and sale in freehold that occurred in 1972.¹² The current aged care facility was built in 1971.

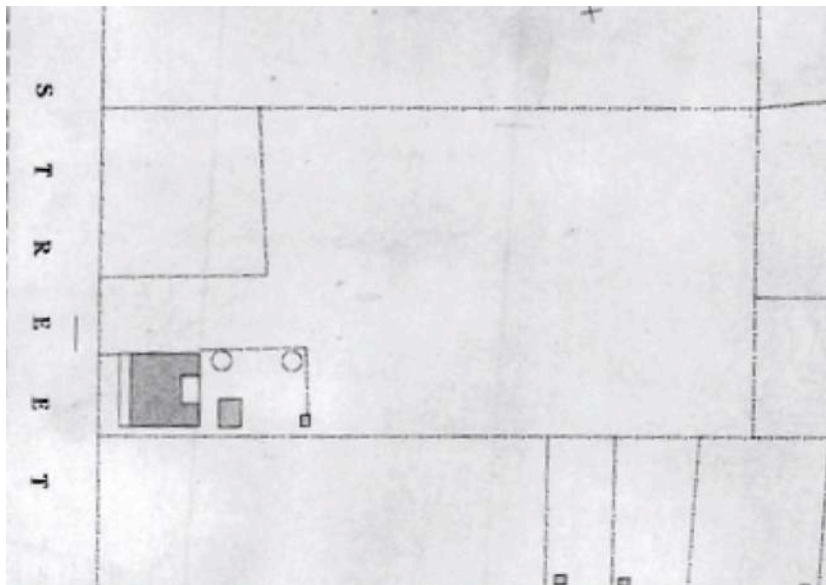


Figure 2.11 Detail from Sheet 25 of the government survey of Parramatta dated 1895. The survey recorded the extent of development within Lot 9 in Section B undertaken by William Hughes from about 1877. Image re-orientated for reproduction in this report

Source: State Library of NSW (M ZM Ser 4 811.1301/1)

⁴ Old System Lease Book 163 No.973

⁵ *Sands' Directory*, 1885

⁶ *Sands' Directory*, 1925

⁷ Old System Assignment of Lease Book 624 No. 919

⁸ Old System Assignment of Lease Book 624 No. 919

⁹ Old System Assignment of Lease Book 772 No. 66

¹⁰ State Library of NSW (Photo c096690010)

¹¹ Old System Assignment of Lease Book 2899 No. 480

¹² Torrens Title Vol. 1 1825 Fol. 52



Figure 2.12 Detail from aerial photography dated 1943. The photograph recorded the sheds used to manufacture and store sweets from 1898 to the early 1950s

Source: NSW Spatial Services



Figure 2.13 Detail from commercial aerial photography by Milton Kent of the mid 1960s. It recorded the house built for William Hughes in about 1877 and the now cleared area beside it. Evidence for a disused greyhound (?) training track is discernible. Image re-orientated for reproduction in this report

Source: State Library of NSW (c096690010)

3.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in February 2021. The interior of the building was not inspected. The current survey plan is shown in Figure 3.1.

The Brentwood Aged Care facility at 28 Glebe Street is an example of two storey, late Twentieth Century building set on a large site to the north side of the street. The building is set back from its boundaries with access drives to the sides and parking to the street.

The building is rendered masonry with a series of skillion, concrete tile roofs. To the front the building has some inset parking bays at the ground floor with a series of bay projections above with multi-paned, timber windows. There is a sloping drive to the east with a covered loading bay with access drives to the street each side of the front car park. The site has little landscaping of note apart from a planted berm at the footpath with a line of mature trees.

Glebe Street is a quiet, residential street lined with houses from the Inter War period onwards with a large number of late Twentieth Century, residential infill development including two storey houses and an apartment building.

The site is opposite the Ollie Webb Reserve, a large park and sports ground and is close to a row of Inter War houses fronting Marsden Street. There is a late Victorian timber cottage to the corner of Glebe Street and Marsden Street.

Figures 3.2 – 3.7

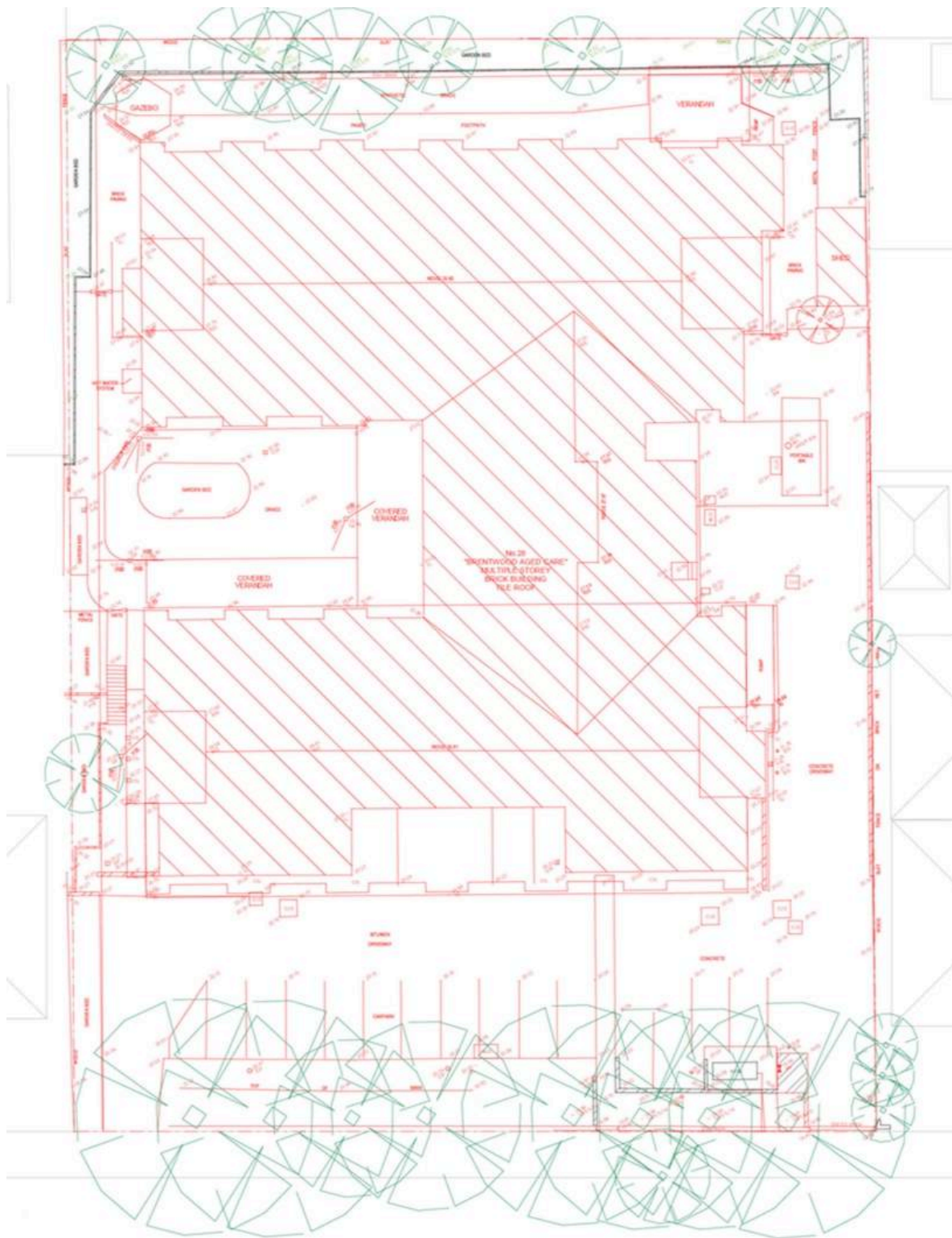


Figure 3.1 28 Glebe Street, Parramatta

Survey plan as existing

Source: Architect



Figure 3.2 28 Glebe Street, Parramatta
View from Glebe Street



Figure 3.3 28 Glebe Street, Parramatta
Front elevation



Figure 3.4 28 Glebe Street, Parramatta
Side drive to east



Figure 3.5 28 Glebe Street, Parramatta
View to the rear of properties fronting Marsden Street



Figure 3.6 28 Glebe Street, Parramatta

View to the rear of properties fronting Marsden Street



Figure 3.7 28 Glebe Street, Parramatta

View looking south along the eastern drive

4.0 HERITAGE LISTINGS & CONTROLS

4.1 NATIONAL TRUST OF AUSTRALIA (NSW)

The property is classified on the Register of the National Trust of Australia (NSW).

4.2 HERITAGE NSW OF THE NSW DEPARTMENT OF PREMIER AND CABINET

4.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended) the NSW Heritage Council, administered by Heritage NSW of the NSW Department of Premier and Cabinet, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the Register.

4.2.2 State Heritage Inventory

Heritage NSW also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is not listed on the Inventory.

4.3 LOCAL AUTHORITY

The local authority for the area is Parramatta City Council. The property is not listed as a heritage item in Schedule 5 Part 1 of the *Parramatta Local Environmental Plan 2011* (as amended) (PLEP) and is not within a conservation area.

The property is in the vicinity of heritage items at:

REF	ADDRESS	ITEM	RANKING
I493	41 Great Western Highway	Veterinary Surgery	Local
I519	74 and 76 Marsden Street	Cottages	Local
I520	78, 80, 82, 84 and 86 Marsden Street	Single storey residences	Local

The heritage provisions in the PLEP relating to the development in the vicinity of a heritage item would apply.

Development may also be the subject of the heritage provisions of the *Parramatta Development Control Plan 2011* (PDCP).



Figure 4.1 Parramatta Local Environmental Plan 2011 – Heritage Map Sheet HER_010



Figure 4.2 Parramatta Local Environmental Plan 2011 – Height of Building Map HOB_010. The site is zoned L 11 metres

Source: Parramatta City Council

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 HISTORICAL SIGNIFICANCE

5.1.1 Historical Development

The subject site has an interesting history being part of the St John's Glebe, land set aside for the support of the Anglican Church that was laid out in 1810, the church being at the corner of the Great Western Highway and Campbell Street. Like many such landholdings the land was later subdivided for lease (1879) then, later still, for sale. By this time a house has been constructed on the subject site by William Hughes but development was largely concentrated along the Great Western Highway to the north of the subject site. By 1895 (see Figure 2.7) there was also development along Marsden Street and the western end of Glebe Street.

Hughes, a carter, had leased the site in 1876 and was residing in the street by 1877. The house was later named Eidora. Hughes later sold the site to a wholesale confectioner and the site appears to have been used for the manufacture of confectionary, a use that continued till the 1950s under the Bashforth family and Bass family. The western section of the property may also have been used a greyhound track.

The Glebe Administration Board re-purchased the lease in 1968 and then converted the property to freehold for its sale in 1972. The site was sold to Amplan Pty Limited in 1977¹³ and later developed for an aged care facility. All previous structures were demolished.

5.1.2 Historical Associations

The place is most closely associated with St John's Church as the land originally formed part of the glebe set aside for its support. The Church did not develop the subject site but retained ownership and leased the land for development. The association would cover a large portion of the local area and is incidental.

The place is also associated with William Hughes but no biographical information was available except the historic titles note that he was a carter. The site is also associated with the Bashworth and Bass families who operated confectionary premises at the site. No information was found on their operations and none of the associations are considered significant. The house and factory have both been demolished.

5.2 AESTHETIC SIGNIFICANCE

The current buildings on the site are utilitarian examples of a late Twentieth Century aged care facility of no aesthetic significance. The street side plantings post-date the construction of the aged care facility.

5.3 SOCIAL SIGNIFICANCE

Aged facilities have some associations for staff and residents, but the site is a modern development and the occupation transient and the place would have no special associations for any particular group.

¹³ NSW Land Registry Services, Vol. 11825, Fol. 52

5.4 TECHNICAL SCIENTIFIC SIGNIFICANCE

There were previous buildings on the site but the scale of the current development would likely preclude there being any underground remains. The archaeological potential of the site is low. The current buildings are of no technical significance.

5.5 SUMMARY OF SIGNIFICANCE

Based on the above we consider that the place would not meet any of the Heritage Manual criteria for identification as a place of local significance and the current buildings on the site are of no heritage significance.

6.0 PROPOSED DEVELOPMENT

6.1 CURRENT PROPOSALS

The current owners would like to redevelop the site for a higher quality, aged care development.

The proposals are shown on Drawing Nos. 200747 A0000 (H), A0001 (H), A1000 (D), A1100 (C), A2002 (I), A2003 (H), A2004 (G), A2005 (G), A2006 (H), A3000, A3001 (E), 3004 (E), A3100-3103 (D), 3104 (E), A4000-A4004 (C), A4005 (B), A4100 (B), A4101 (B), A4102 (A), A4103 (A), A5000-5003 (B), A6000 (A) and A6001 (A) dated May 2021 and prepared by Group GSA.

The proposals include:

- Demolition of the current buildings
- Site clearance
- Part excavation for parking and service areas
- New, four storey aged care facility
- Re-landscaping

The lower level forms a base to the building and central courtyards with the upper levels of the building arranged in an H shape with wings to the south and north off a central core that has lifts, a stair and common areas.

The ground floor has a car parking area to the west with a main entrance and service areas to the east with an entry drive to the front and a porte-cochere under the first floor. The building is offset from the side and rear boundaries with deep insets to the central core.

The building is in face brick and render with a mansard style roof to the upper section and a flat roof. The front elevation has a simple treatment of windows and openings with strongly delineated piers to the brickwork and a central, glazed entry section.

The car park to the front will be removed and replaced with landscaping and the drive reset with 'in and out' access to the street.

7.0 IMPACT OF THE PROPOSED DEVELOPMENT

7.1 GENERALLY

The current development on the site is a late Twentieth Century aged care facility of no heritage significance. The site has been used for aged care since 1971 and, in general terms, the proposed development will continue this use but in a modern building that will allow the facility to more readily respond to the changing statutory requirements, equitable and level access provisions and the servicing requirements of the operator.

Glebe Street is quite mixed in terms of the scale and quality of its built form with a few single storey houses from the Inter War period with a number of modern, two storey infill developments. There is a four storey apartment building to the west of the subject site and the street has little in terms of a coherent pattern of period development.



Figure 7.1 Single storey houses to the west of the subject site



Figure 7.2 Four storey (over undercroft parking) apartments to the west of the subject site



Figure 7.3 Three storey modern house to the east of the subject site



Figure 7.4 Two storey modern houses opposite the subject site

From a heritage perspective the primary issue is the impact on the development on the heritage items in Marsden Street to the east.

7.2 DEMOLITION AND EXCAVATION

The current buildings on the site will be demolished. These are undistinguished, late Twentieth Century buildings of no aesthetic merit.

The site will be partly excavated for parking and the ground floor service areas but the site has little archaeological potential.

7.3 PROPOSED DEVELOPMENT

The proposed development is higher than the current buildings on the site but is partly excavated into the site and has setbacks all round to limit the impact of its bulk and scale. The use of face brick to the lower floors and use of a mansard type roof will reduce its apparent bulk and scale.

The layout is well articulated with the building divided into two wings with a deep inset to the central core at the upper levels that will considerably reduce the scale of the building when viewed from the east and west.

The building has a similar street frontage with setbacks both sides and the upper level in a mansard form to reduce its bulk and scale to the street. The parking area to the street will be removed and the area re-landscaped improving the presentation of the building to the street. Traffic access will be similar to the existing.

The design is as could be expected for an aged care building in this location and is well mannered in terms of its impact on the local streetscape and its overall form and detail.

7.4 PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011 (LEP)

7.4.1 Impact on the Heritage items in the Vicinity

The subject site is in the vicinity of a number of heritage items.

7.4.1.1 41 Great Western Highway

The veterinary surgery at 41 Great Western Highway is some way from the subject site than there is little visual connection between the properties. We consider that the item is remote from the subject site and the development will not impact on its setting or significance.

7.4.1.2 74 and 76 Marsden Street

To the southeast of the subject site is a pair of late Victorian, painted brick cottages that front Marsden Street. 76 Marsden Street has a later, two storey, garage/studio development at the rear.



Figure 7.5 74 and 76 Marsden Street



Figure 7.6 View to the item from the subject site

The listing sheet for the properties (SHI 2240388) contains a statement of significance:

The pair of conjoined residences at 74-76 Marsden Street, Parramatta is of significance for Parramatta LGA for historical reasons and as a representative example of modest Victorian period residences. The houses present as having a relatively high degree of integrity when viewed from the street and strongly contribute to the streetscape and the character of the South Parramatta conservation area, additionally in unison with other historic buildings near-by.

The curtilage of the cottages are their own lot boundaries and there is no historic connection between the subject site and the items. The cottages front Marsden Street and there is little visual connection between the sites except in the most general terms.

The proposed development is higher than the current aged care facility on the site but is set some way from the items and will be screened by the increased landscaped area to the street frontage.

We consider that the proposals will have no impact on the setting or significance of the items.

7.4.1.3 78 to 86 Marsden Street

To the east of a subject site is row of five, Inter War houses that were built in concert in the 1930s by R Jeffs. The houses are robustly detailed examples of their type and their hipped, primary forms are largely intact.



Figure 7.7 78 to 86 Marsden Street



Figure 7.8 View to the subject site of the items. Note the three storey, modern house to the rear of 78 Marsden



Figure 7.8 View to the multi-storey apartment development to the northeast of the items



Figure 7.9 Aerial view of the items in relation to the subject site. Note the rear extensions and buildings along the rear boundaries

The listing sheet for the properties (SHI 2245076) contains a statement of significance:

The row of five cottages at 78-86 Marsden Street, Parramatta is of significance for Parramatta LGA for historical reasons and as a representative example of fine Interwar period residences in the area. The houses present as having a relatively high degree of integrity when viewed from the street and strongly contribute to the streetscape, additionally in unison with other historic buildings near-by.

The curtilages of the houses are their own lot boundaries and there is little historic connection between the subject site and the items. The houses front Marsden Street and their primary forms are set to the street frontage and the rear gardens have extension and later development including along the side drive to the subject site.

The proposed development is higher than the current aged care facility and will be seen in views over the rooftops of the items. However the development is set some way from the items and well back from their street frontages. The major portions of the new buildings are in brick to reduce the apparent bulk and scale that is amplified by the use of a mansard style roof in a recessive colour.

The development maintains a side setback and has narrow frontages to the two wings that are closest to the items with the central section well inset to provide good articulation of the eastern façade. The development is in scale with recent development in Glebe Street (see Figure 7.2) and Marsden Street (see Figure 7.8).

We consider that the proposals will have a limited and acceptable impact on the setting or significance of the items.

7.5 PARRAMATTA DEVELOPMENT CONTROL PLAN 2011 (PDCP)

7.5.1 General Controls

Section 3.5 of the PDCP contains general objectives and controls for the development but there are no specific provision regarding development in the vicinity of a heritage item.

8.0 SUMMARY & RECOMMENDATIONS

8.1.1 Summary

Overall we consider that the proposed development is a well-considered response to the provision of the modern aged care facility at the site and the current planning controls applying. The current buildings on the site are of no heritage significance.

The proposed building is low scale and well articulated and the replacement and landscaping of the car park to the front will enhance its presentation to the street.

We consider that the proposals have a very limited and acceptable impact on the significance and setting of the heritage items in the vicinity.

In heritage terms, we consider that the proposals should be approved.



JOHN OULTRAM

9.0 APPENDIX A-OWNERS 1876-1968 WITH PREAMBLE

Auto Folio 16/554691 (Source: NSW Land Registry Services)

Year	Owner
1849	1st May CROWN GRANT Parish of St John 17 acres 2 roods 16 perches Bishop Broughton and others
1876	3rd November BOOK 163 NO. 973 Lease Lot 9, Section B, St John's Glebe 1 acre 39 perches From: Bishop Broughton and others To: William Hughes, Parramatta, carter 99 years Rental 6 pounds 5 shillings
1896	12th May BOOK 588 NO. 833 Assignment of Lease All freehold and leasehold property From: William Hughes, Darlinghurst, grocer To: Thomas H Barlow, Chales Costflow, and Alexander Turnbull Trustees for the creditors of Hughes 5 shillings
1898	25th July BOOK 624 NO. 919 Assignment of Lease Lot 9, Section B, St John's Glebe 1 acre 39 perches From: Trustees of The Permanent Mutual Benefit Building Society Johnathon Green, liquidator of the Society To: Alfred Bashforth, Parramatta, wholesale confectioner 200 pounds
1899	5th May BOOK 641 NO. 914 Assignment of Lease Lot 9, Section B, St John's Glebe 1 acre 39 perches From: Alfred Bashforth, Parramatta, wholesale confectioner To: Harriett Louisa Bashforth, wife of Alfred Bashforth, Natural love and affection
1904	6th December BOOK 772 NO. 66 Assignment of Lease Lot 9, Section B, St John's Glebe 1 acre 39 perches From: Harriett Louisa Bashforth, wife of Alfred Bashforth, Parramatta, wholesale confectioner To: Frances Ann Bass, wife of John Bass, Colyton, wholesale confectioner 210 pounds

Year	Owner
1934	8th June BOOK 1691 NO. 512 Assignment of Lease Lot 9, Section B, St John's Glebe 1 acre 39 perches From: Frances Ann Bass, widow of John Bass, wholesale confectioner To: Jack Sperry Bass, Parramatta, wholesale confectioner 1 pound
1953	19th November BOOK 2276 NO. 474 Assignment of Lease Lot 9, Section B, St John's Glebe 1 acre 39 perches From: Jack Sperry Bass, Kerrabee, grazier To: Daphne Ethel Hogarth, Parramatta, married woman 10 shillings (gifted)
1968	2nd September BOOK 2899 NO. 480 Assignment of Lease Lot 9, Section B, St John's Glebe 1 acre 39 perches From: Daphne Ethel Hogarth, Parramatta, married woman To: Glebe Administration Board 3000 pounds
1970	Subdivision in Deposited Plan 238897
1972	Re Subdivision in Deposited Plan 554691
1972	CERTIFICATE OF TITLE Vol. 11825 Fol. 52 Lot 16 in Deposited Plan 554691 Not searched
	Auto Folio 16/554691 not searched