

HERITAGE IMPACT STATEMENT



Development Application

Nos 1-3 Crown Street Harris Park

January 2022 | J4852

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1 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared in conjunction with a Development Application for the demolition of the existing building and construction of a new mixed use development at Nos 1-3 Crown Street, Harris Park, New South Wales.

The site is located within the Parramatta Local Government Area. The principal planning control for the site is the *Parramatta Local Environmental Plan 2011 (LEP 2011)*. The site lies within the Experiment Farm Heritage Conservation Area as defined by Schedule 5 Part 2 of the *LEP 2011* and lies within the vicinity of a number of heritage items listed by Schedule 5 Part 1 of this plan. Within this HCA the subject site is classified as a 'detracting' element. Under Part 5.10 of the *LEP 2011*:

(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).

(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.*

The appropriate heritage management document in this instance is a Heritage Impact Statement (HIS).

This statement has been prepared at the request of the owners of the site and accompanies plans prepared by Idraft Architects.

1.2 Authorship

This statement has been prepared by Anna McLaurin B.Envs (Arch), M.Herit.Cons., and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons). of Weir Phillips Heritage and Planning.

1.3 Limitations

A full assessment of significance to NSW Heritage Division standards was not provided for. The history contained in this statement was compiled from the readily available sources listed under Section 1.6 below.

An Aboriginal history and assessment was not provided for. No archaeological assessment was carried out on the site.

1.4 Methodology

This HIS has been prepared with reference to the NSW Heritage Division publication *Statements of Heritage Impact* (2002 update) and with reference to the Council planning documents listed under Section 1.6 below.

1.5 Physical Evidence

An inspection of the site and the surrounding streetscape took place in August 2021. Unless otherwise stated, the photographs contained in this statement were taken at this time.

1.6 Documentary Evidence

- Kass, Terry, Liston, Carol and McClymont, John, *Parramatta: A Past Revealed*, NSW, Parramatta City Council, 1996.

1.7 Plans and Photographs

- (Aerial Photographs over Sydney), 1943. litemaps.nsw.com.au
- Brownrigg, W.M., *Map of the Town of Parramatta and Adjacent Properties*, 1844. State Library of New South Wales (Mitchell Library).
- NSW Lands Department, *Parramatta Sheet 14*, 1895. State Library of New South Wales (Mitchell Library).
- *Plan of the Parish of St. John, County of Cumberland, New South Wales*, undated. Parish Map Preservation Project, NSW LPI.

1.1.2 Maps and Plans

- (Aerial photograph over Kings Cross), 1949. City of Sydney Archives.
- City of Sydney Trigonometrical Survey, Section U1 (2/3), 1865. City of Sydney Archives.
- NSW Lands Department, *Metropolitan Detail Series: Sydney Section U*, NSW, NSW Lands Department, 1885 and 1890. State Library of NSW.

1.1.3 Planning Documents

- *Parramatta Development Control Plan 2011*.
- *Parramatta Local Environmental Plan 2011*.

1.8 Site Location

The subject site is located on the southern side of Crown Street between Harris Street to the west and Good Street to the east. The site comprises two separate addresses, being No. 1 Crown Street, which is located at the intersection of Crown and Harris Street (Lot A D.P. 326493) and No. 3 Harris Street which fronts Crown Street (Lot B D.P. 326493).



Figure 1: Site location outlined in blue.

SIX Maps 2021 annotations by WPH.

2 HISTORICAL DEVELOPMENT

2.1 Aboriginal Occupation

At the time of the arrival of the First Fleet in 1788, the wider Sydney region was comparatively sparsely settled. Recent research indicates that the total population around Sydney lay between 2,000 and 3,000 people and, in the greater Sydney region (including the Blue Mountains), between 5,000 and 8,000 people. Although estimates can be made based on archaeological evidence, the actual size of the population that lived in the Sydney region before 1788 will never be known.

Three major language groups were thought to have occupied the Sydney region at the end of the eighteenth century. Dharug was the dominant language spoken over much of the Cumberland Plain. The Wangal people occupied the southern banks of the Parramatta River as far as Rose Hill. At the head of the river were the Burramattagal people and, further west and north, the Bidjigal people.¹

Archaeological evidence suggests that patterns of life in the Sydney region changed little in the period before 1788. Bands moved within their territory at the prompting of seasons and with the availability of food. A diet of fish and shellfish was supplemented by terrestrial food sources, such as edible tubers, figs and apple berries. A wide variety of materials were used in the production of tools and artefacts.

The Aboriginal people within reach of the early European settlements absorbed the full impact of the European invasion of 1788. With no resistance to European diseases, the

¹ Terry Kass, Carol Liston and John McClymont, *Parramatta: A Past Revealed*, NSW, Parramatta City Council, 1996, pp.4-6.

Dharug were decimated by an outbreak of what is thought to have been small pox in 1789-90. Traditional lifestyle was further disrupted by the loss of lands and exposure to new technologies. Violent conflict, at least in the period to 1815, grew out of the meeting of two fundamentally different cultures.²

The Aboriginal Metropolitan Land Council are the custodians of over 7,000 Aboriginal sites across the 32 Local Government Areas that lie within their area of responsibility. The intensive development of the Parramatta area has, however, destroyed much of the evidence of Aboriginal occupation.

2.2 1788- 1865: The Harris Family and *Harris Farm*

2.2.1 Exploration and the Founding of Rose Hill (Parramatta)

The British colony of New South Wales was formally declared on 26 January, 1788. The soil around the new settlement of Sydney quickly proved unsuitable for cultivation. In late April 1788, Governor Phillip led an exploratory party along the upper reaches of the Parramatta River. The party subsequently examined the country around modern day Parramatta and Prospect Hill.

A settlement, Rose Hill, was established at the place Phillip had named The Crescent in November 1788. By February 1790, the Governor was able to report to Lord Sydney that there were 100 convicts employed at Rose Hill. The first 'free' grant of land at Rose Hill, known as *Experiment Farm*, was made to convict farmer James Ruse (1760-1837) in late 1789.

In June 1791, Rose Hill was renamed Parramatta. By November of that year, cultivation at Farm Cove had been abandoned and all efforts focused on Parramatta and the government farm at Toongabbie. Envisaging a greater future for the area, the lines of a regular township were laid out. The subject property lay to the east of the first township boundaries.

2.2.2 John Harris and *Harris Farm*

By 1791, faced with increasing numbers of time expired convicts, Phillip had established farming settlements in several nearby areas- the foot of Prospect Hill, The Ponds and the Northern Boundary (North Parramatta). Settlers were required to build their own homes; they were, however, supplied from the government stores and offered generous terms of future ownership should they cultivate their allotments for at least five years.

Following Phillip's departure from the Colony in December 1792, Major Francis Grose, of the New South Wales Corps, became Lieutenant Governor. During his two years of administration (1793-4), 294 grants were made. The subject property stands on land part of one of these grants, being a 110 acre grant made to Surgeon John Harris on 20 February, 1794. The undated parish map, Figure 2, shows the location of this grant with respect to surrounding grants and the township of Parramatta.

² Terry Kass, Carol Liston and John McClymont, *op.cit.*, 1996, p.26.



Figure 2: Detail of undated Plan of the Parish of St. John, County of Cumberland, New South Wales.

Parish Map Preservation Project, NSW LPI.

The Irish born John Harris had served as a naval surgeon for ten years prior to his appointment as surgeon's mate to the New South Wales Corps in 1789. Harris arrived in Sydney aboard the *Surprize* in 1790 and was later appointed to Parramatta. He was soon promoted to Surgeon in place of his superior who had never stepped foot in the Colony. In addition to his medical practice, Harris played a significant role in colonial affairs.

Harris' Parramatta grant of February 1794 was described as being bound on the east side by the western boundaries of *Elizabeth Farm* (the property of John Macarthur) and *Experiment Farm* (James Ruse's grant), on the south side by Duck Creek and on the north side by the bottom of the 'Barrack Garden.' The grant was made subject to a number of conditions typical of the period and was to be held free of 'all fees, taxes, quit rents and other acknowledgments' for five years provided that Harris, 'his heirs or assigns' resided upon the grant and proceeded upon its cultivation and improvement. To further underline the purpose for which the grant was made (i.e. cultivation), it specified that the grant be known as *Harris Farm*. All timber fit for naval purposes was reserved for the Crown. After the period of five years, the grant was to be subject to a Quit Rent of one shilling for every fifty acres.³ *Harris Farm* was not John Harris' only, or indeed, first, Parramatta property. In October 1793, he had purchased the adjoining *Experiment Farm*, where he constructed the still extant *Experiment Farm Cottage*. During John Harris' forty year period of ownership of *Harris Farm*, Parramatta developed beyond the agricultural outpost it had been founded as. Communication between Sydney and Parramatta had improved with the opening of Governor Macquarie's turnpike road to Sydney in April 1811. Governor Macquarie also embarked on an extensive building works that reinforced Parramatta's role as the principal

³ Grants of Land Register 1, 1792-1794, pp.148-9. NSW Land and Property Information.

regional centre for law and order (civil and military), health and welfare services and public works. By 1822, the district of Parramatta, which included Toongabbie, Prospect Hill, Seven Hills, Baulkham Hills, Northern Boundaries, Field of Mars, Dundas and Pennant Hills, had a population of just over 4,100. The percentage of these residents who were convicts remained high; at this time, 45% of Parramatta's residents were under sentence.⁴

By the end of the 1830s, Parramatta stood at the hub of an extensive network of roads: the Sydney-Parramatta Road, Macquarie's Great Western Road to Emu Plains, the north-west Windsor Road and the Dog Trap Road south to Liverpool. A postal service had begun (1828), with Parramatta serving as the postal town for a wide region. Regular coach service ran to Sydney from 1828 and over the range to Bathurst from 1832. By the late 1830s there were 39 licensed premises and a steam mill- 1 of 3 in the colony-grinding grain. Within 15 years, steamers would begin plying their trade along the Parramatta River, greatly reducing passage time to Sydney.

Following John Harris' death in 1838, *Thomas Harris inherited Harris Farm*. From 1840, Thomas, and his family, lived on the estate and engaged in horse breeding, agriculture, cattle raising and timber cutting; he also opened a slaughter yard at A'Beckett's Creek.⁵ W.M. Brownrigg's *Map of the Town of Parramatta and Adjacent Properties*, dated 1844, indicates that Thomas Harris may have intended to subdivide the estate.⁶ This subdivision, however, never took place.

2.2.3 The District of Parramatta

During the early period of Thomas Harris' ownership of *Harris Farm*, New South Wales experienced substantial change and upheaval. Following the British Government's decision to end transportation, progress was made towards the status of free colony and limited self-government (1840). In August 1843, Governor Gipps proclaimed the District Council of Parramatta. With its population of 10,000 people within a 236 square mile area, the Parramatta District Council had the largest population of the 28 districts created within the colony.

The population of the township of Parramatta stagnated following the end of transportation; the population in the wider police district actually underwent a slight decline in the period 1841 to 1851. There were numerous bankruptcies in the district with the onset of a severe economic depression in the 1840s. The gold rush of the 1850s had a mixed impact on Parramatta. While many left to seek their fortune, most prospectors had to pass through the township on their way to the gold fields, bring prosperity to traders.

The prosperity that a railway connection could bring to Parramatta and the surrounding district were realised as early as 1846. After years of contention as to the route, the railway finally passed through Parramatta in 1860, cutting through the Harris Estate. The railway brought prosperity to the township, providing incentive for business, industry and day trippers.⁷

⁴ Terry Kass, Carol Liston and John McClymont, *op.cit.*, 1996, p.96.

⁵ *Ibid*, p.187.

⁶ W.M. Brownrigg, *Map of the Town of Parramatta and Adjacent Properties*, 1844. Copy held by Mitchell Library. Refer to Sheet 4.

⁷ Cited in Terry Kass, Carol Liston and John McClymont, *op.cit.*, 1996, p.156.

The death of founding pioneers, the economic upheavals of the mid nineteenth century and the coming of the railway provided the necessary incentive for the gradual break-up of the a number of the old family estates surrounding Parramatta. The Wentworth family's *Toongabbie Estate*, for example, was subdivided into 50 lots and leased on 10 year terms in 1842; Edward Blaxland subdivided the *Newington Estate* in 1854.

Development along the eastern boundaries of the township, however, was blocked by *Elizabeth Farm* and *Harris Farm*, which continued to be held intact.

2.2.4 The Municipalities of Parramatta and Granville

The Municipality of Parramatta was proclaimed in 1861 along the boundary lines of the Police District, becoming the Borough of Parramatta in 1867. By 1871, with the exception of Sydney and its suburbs, Parramatta's population was exceeded only by Newcastle, Bathurst and West Maitland.

2.3 1865-1899: The Subdivision of *Harris Farm*

2.3.1 Subdivision and Growth

Isabella Harris, wife of Thomas Harris of Parramatta, and John Harris of Parramatta brought the one hundred and ten acres of the original Harris Farm under the provisions of the Real Property Act on 9 October, 1869. The subsequent Certificate of Title was made out in the name of John Harris.⁸ The land would appear to have been heavily mortgaged at this time.

Harris Farm was subdivided in 1876. Some of the lots from this subdivision, including the subject site, would be re-subdivided on one or more occasions. As a result of the subdivision of the Harris, Wentworth and Macarthur Estates during the 1870s and 1880s, the areas outside of Parramatta Township became a place of considerable activity during the late nineteenth and early twentieth centuries. By 1890, the Harris Park Estate subdivision alone accounted for 20% of the rates for the Municipality of Parramatta. This activity produced the first substantial period of growth for Parramatta since the end of the convict era. While the population had grown slowly during the mid nineteenth century, between 1871 and 1881, it increased by 38% and continued to increase steadily over the following ten years.⁹ Similar rates of growth were experienced across Sydney as the population expanded seven fold between 1850 and 1890.

⁸ Primary Application No. 2455. NSW LPI.

⁹ Terry Kass, Carol Liston and John McClymont, *op.cit.*, 1996, p.185.

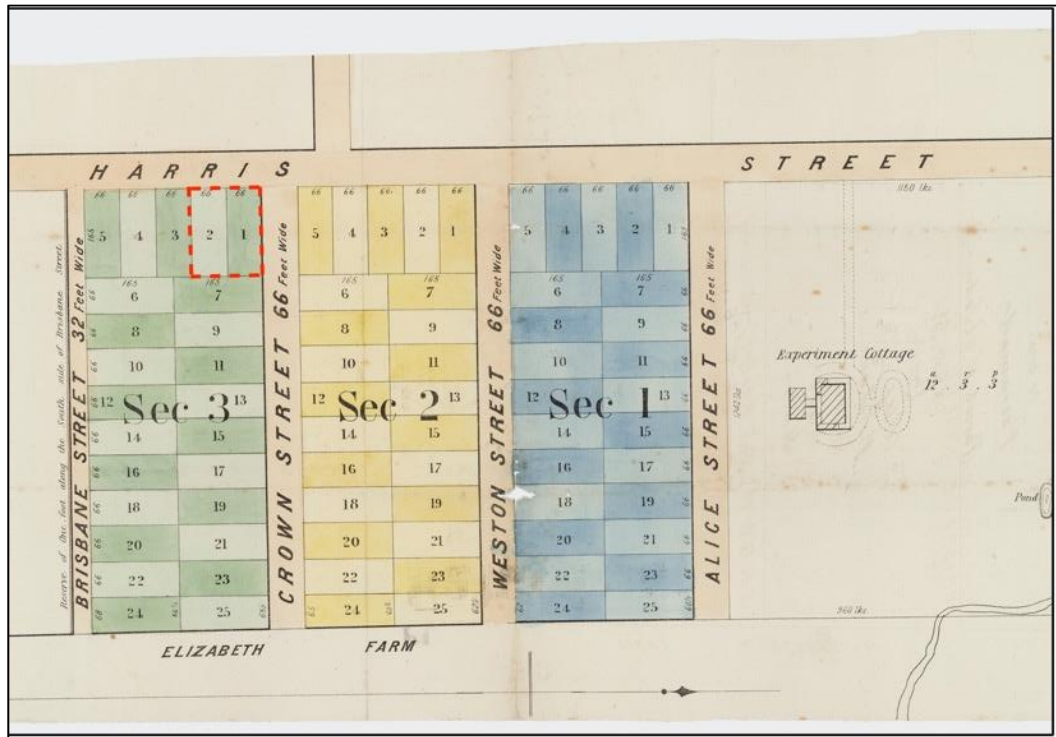


Figure 3: Subdivision plan of 14 Choice Lots at Harris Park – Harris St, Marion St, Wigram St. [nd]. The subject site is located on Lot 1 and 2 of Section 3.

Retrieved on 3/7/2019 from State Library of NSW Z/SP/P6/95.

http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE9142381&change_lng=

The new residents were largely middle income people- tradesmen and professionals, many with some financial independence- seeking homes away from the older inner city suburbs. Although industry to the south along Duck River would later become substantial, its impact on the wider area had yet to be felt. Building and related industries, such as local brickworks, boomed. Of the nearly 300 dwellings built between 1871 and 1881, two thirds were of brick or stone.¹⁰

By the end of the nineteenth century, Anderson Ward, which encompassed part of the Harris Park, comprised the major residential and commercial districts of the Municipality. Commercial life flourished and urban services utilities improved. Water mains were extended to Harris Park in 1884; Harris Park railway platform opened in 1885; and the line between Parramatta and Penrith was doubled. By 1891 there were 1,848 dwellings, 105 shops and offices in the Parramatta Municipality. Growth slowed over the following decade, with the census of 1901 recording only a minor increase in population to 12,560 people.¹¹ Development, however, during the late nineteenth century had never been even across the Municipality. Outside of suburban Parramatta, the wider area remained largely rural during the period to 1915.

¹⁰ *Ibid*, p.187.

¹¹ Terry Kass, Carol Liston and John McClymont, *op.cit.*, 1996, p.213.

2.4 Construction of the dwellings on site.

Sands' Directories indicate that the southern side of Crown Street between Harris Street and Good Street was not fully developed by 1932-3 with only four dwellings on the southern side of the street at this time. These included “Moora” and “Corra-Lynne” which are heritage items located to the east of the site. Parramatta continued to develop during the interwar period. Rapid industrialisation at this time inflated land prices, particularly along the waterfront of Rosehill and Camellia. Increased suburban development meant that the rural pursuits of the nineteenth century were largely, but not exclusively, in decline by the 1920s. Market gardens could still be found along Sorrell and Lamont Street, close to the heart of commercial Parramatta in the 1930s. As late as 1944, Parramatta was described as the ‘most important small farm area in the State.’¹² Figure 4 provides an aerial photograph of Crown Street at this time. It shows No. 3 Crown Street constructed by this time and No. 1 Crown Street as a vacant lot.



Figure 4: 1943 aerial photograph of the site showing No. 1 Crown Street as a vacant site and No. 3 Crown Street constructed by this time.

SIX Maps 2021 annotations by WPH.

The population of Parramatta once again expanded in the post World War II era, leading to an improvement in services. Parramatta Hospital was upgraded and permanent fire services were established; bus services increased, car dealerships were established and schools expanded. A network of smaller shops developed to supplement the main shopping centre at Parramatta. This is indicative of the small enclave of shops in and around the Marion Street area.

¹² Terry Kass, Carol Liston and John McClymont, *op.cit.*, 1996, p.344.

3 SITE ASSESSMENT

3.1 The Site

The site contains two separate addresses being No.1 Crown Street and No. 3 Crown Street. Each lot is rectangular in shape and is oriented in a north/south direction. See Figure 5 below.



Figure 5: Aerial photograph of both sites.
SIX Maps 2021 annotations by WPH.

3.2 1 Crown Street, Harris Park

The building on the site is oriented to the north of the lot which affords space for a large backyard. The lot is bound by a cyclone mesh fence. There are no significant plantings on the site.

The building at the intersection of Crown Street and Harris Street is two storey residential flat building c.1950. The building is constructed from face brick with a terracotta tile hipped roof. The main entry to the building is at Harris Street where there is a centrally positioned double height vertically proportioned window. Windows are timber framed double hung sashes.

See Figure 6 to Figure 8.



Figure 6: View of the building from Crown Street.



Figure 7: View of the building from Harris Street.



Figure 8: View of the substantial rear yard of the dwelling.

3.3 No. 3 Crown Street, Harris Park

This dwelling is located to the northern side of the lot. There is a concrete driveway along the southern side of the dwelling leading to a garage in the rear yard. There is a low scale brick pier and timber fence at Crown Street. There are a number of established trees on site, including a Jacaranda tree in the front yard.

The dwelling is a single storey Inter-war era Bungalow Style dwelling with a terracotta tiled hipped roof. The dwelling is constructed from face liver coloured brickwork and has a roughcut sandstone base. The primary entrance to the dwelling is located on the western elevation. Windows are timber framed and have decorative metal bars.

See Figure 9 to Figure 12

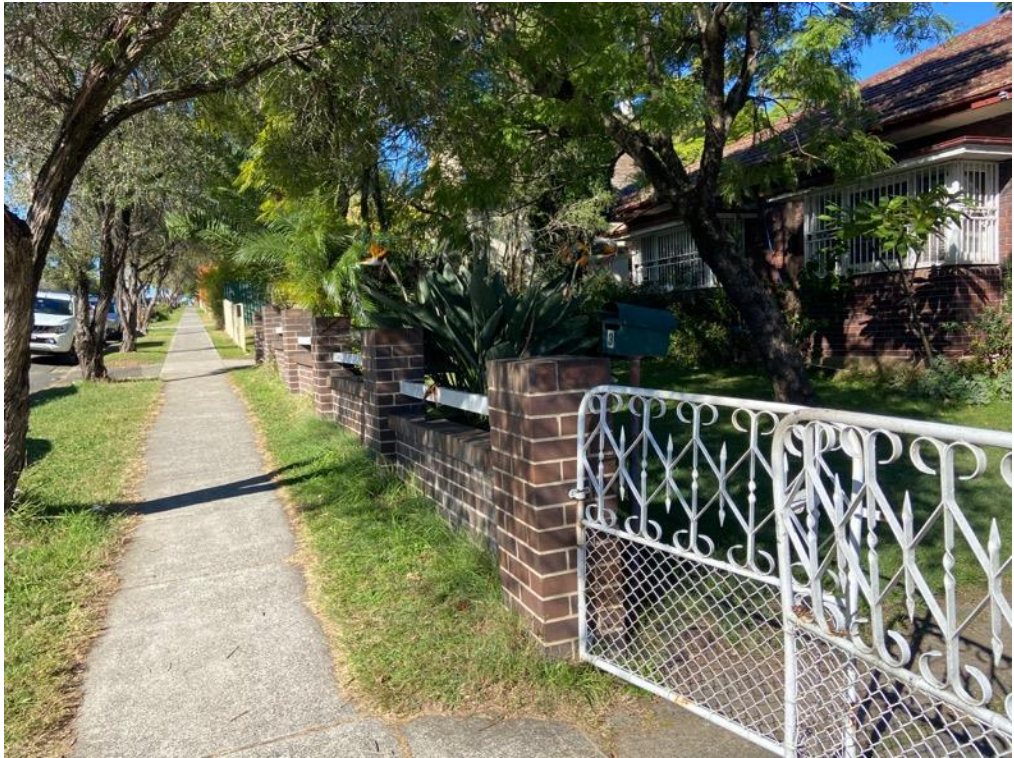


Figure 9: View of the brick pier fence at Crown Street.



Figure 10: View of the northern and western elevation showing the primary entrance.



Figure 11: View of the primary elevation of No. 3 Crown Street.



Figure 12: View of the western elevation viewed across No. 1 Crown Street from Harris Street.

3.4 The Setting

3.4.1 The General Area

For the following, refer to Figure 13 an aerial photograph over the site and the surrounding area. As demonstrated by the aerial photograph the section of Harris Park in which the subject site is located is mixed commercial/ residential in character. The street pattern is regular, determined by the earlier linear subdivision pattern. To the immediate south of the site, most buildings are medium density apartment buildings.

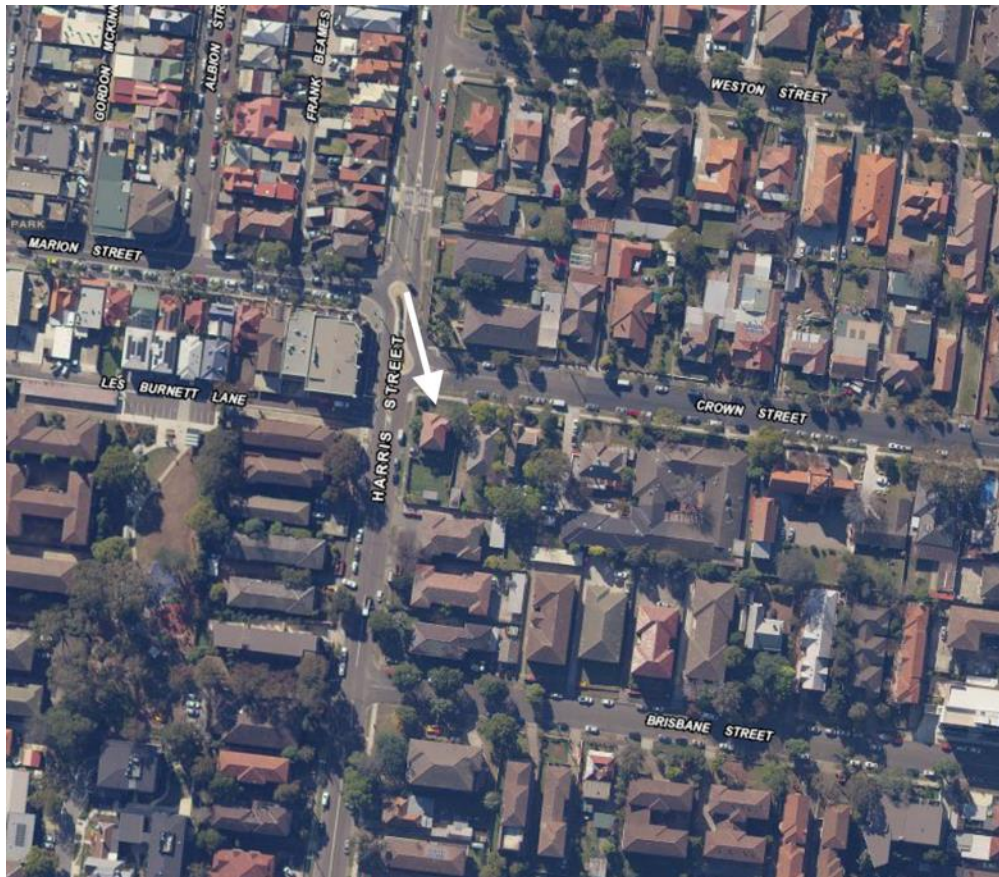


Figure 13: The site (indicated by the white arrow) in the surrounding area.

SIX Maps 2021

The section of **Crown Street** in which the subject property is located is straight and runs in an east-west direction. The street is two lanes wide, with paved parking strips and narrow footpaths to either side. There is a roundabout at its intersection with Harris Street. There are street trees and vegetation in private gardens along the northern and southern sides of the street.

The southern side of this section of Crown Street consists of detached dwellings with evenly space side and front setbacks. The age and style of building along this side of the street varies between the heritage listed modest single storey late Victorian and early Federation dwellings and one and two storey Post World War II dwellings.



Figure 14: View of the Inter-war and Federation era dwellings on the opposite site of the street.



Figure 15: The heritage listed Victorian era dwelling adjoining the site to the east.

This section of **Harris Street** runs in a north south direction and it's a major traffic thoroughfare for the surrounding area. To the north west of the site is the Marion Street

local centre, in which the site at No. 1 Crown Street is zoned to be part of. There are commercial buildings built to the boundaries. To the south of the site are a number of medium density residential flat buildings dating from the 1970s onwards.

See Figure 16 to Figure 18



Figure 16: Commercial buildings on the opposite side of Harris Street.



Figure 17: Commercial buildings at the Marion Street local centre opposite the site with the Parramatta skyline in the background.



Figure 18: View of medium density residential flat building to the south of the site.

4 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Citations and Listings for the Site

Nos. 1-3 Crown Street, Harris Park.

- Is not listed as a heritage item by Schedule 5 Part 1 of the *Parramatta LEP 2011*.
- Is located within Experiment Farm Heritage Conservation Area as defined by Schedule 5 Part 2 of the *Parramatta LEP 2011*.

It is noted that the site is:

- Not listed as a heritage item on the State Heritage Register under the auspices of the NSW Heritage Act 1977.

Figure 19 provides a detail from the *Parramatta LEP 2011* Heritage Plan. The subject site is coloured blue. Heritage Items, listed by Schedule 5 Part 1 of the *LEP 2012*, are coloured brown. The Conservation Area is hatched in red.

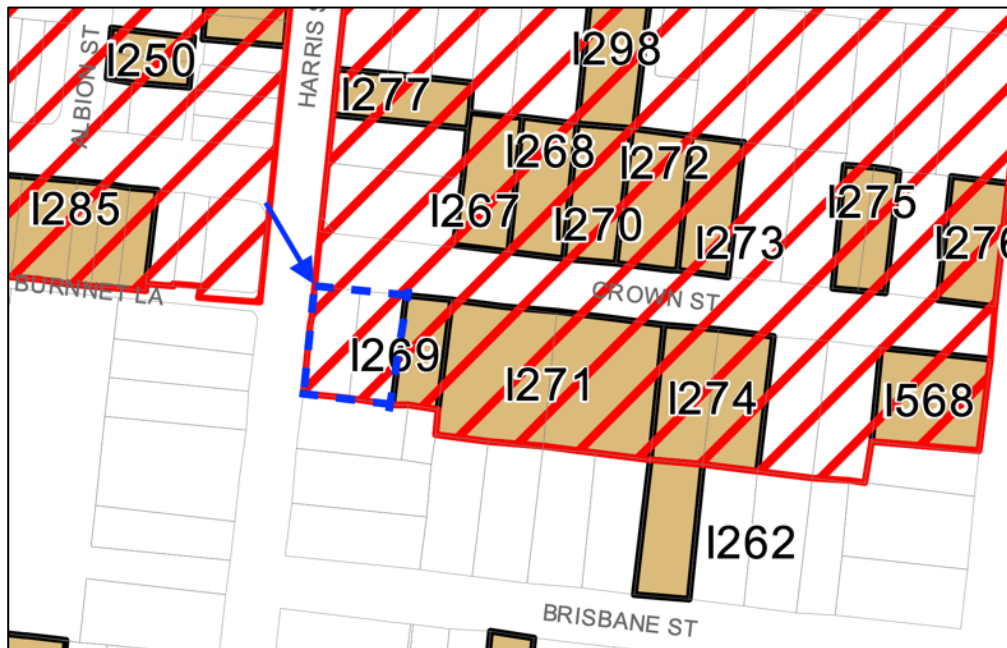


Figure 19: Detail of the Parramatta LEP 2011 HER_010. The subject site is indicated in blue.

The Parramatta DCP 2011 provides the following statement of significance for the Experiment Farm HCA:

Through its subdivision alignments this Conservation Area clearly shows the outline of the first grant proclaimed in Australia to James Ruse and the two periods of its subdivision from the Harris Estate. Many of the allotments retain the original house built after subdivision. Though the consistency of development with large lots, age, scale, shape, siting, setbacks and materials, the houses provide a visual coherence representative of Sydney's early 20th century middle class suburban development.

This statement has been adopted for the purposes of this assessment.

4.2 View Corridors

No. 1 Crown Street is highly visible on approach in both directions along Crown and Harris Streets due to the exposed position on the corner site, scale of the existing building and limited vegetation on the site. No. 3 Crown Street is largely only visible when directly in front of the dwelling due to its street front setback and low scale. There are also some views towards the building from Harris Street through the rear yard of No. 1 Crown Street.



Figure 20: View looking west down Crown Street.

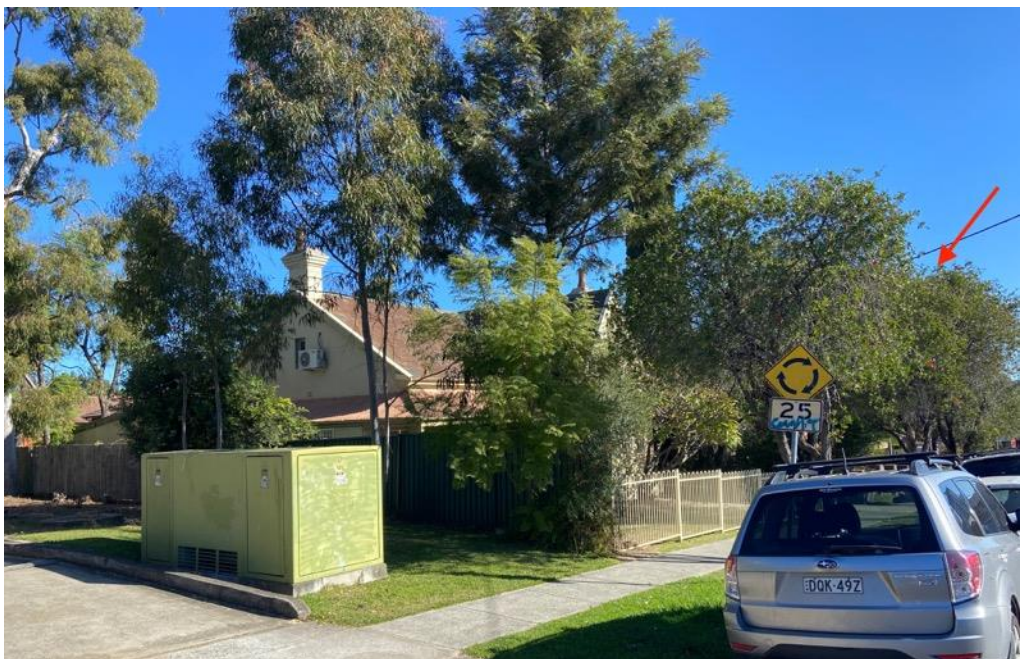


Figure 21: View from outside the heritage item at No. 5 Crown Street. The subject building are largely obscured by street trees.



Figure 22: View of the site from the opposite side of Crown Street at the Harris Street intersection.

4.3 Integrity

The dwellings on the site are not located on the original subdivision of the Experiment Farm Estate. Both dwellings were constructed after key periods of development in the area between 1880s - 1930s. Both dwellings, while relatively intact examples of their respective styles are not of any particular architectural significance, with better examples of their style in the immediate vicinity. There are no significant landscape features or plantings associated with either site.

4.4 Heritage Items and Conservation Areas in the Vicinity of the Site

4.4.1 NSW Heritage Act 1977

There are no heritage items listed by the State Heritage Register or the State Register, under the auspices of the *NSW Heritage Act 1977*, within the vicinity of the site.

4.4.2 Parramatta LEP 2011

As shown in Figure 19 above, the subject site is located in an area containing multiple heritage items and one Conservation Area listed by Schedule 5 Parts 1 and 2 of the *LEP 2011*. A physical inspection of the site, and its locality, have identified that the following items are considered to be 'in the vicinity of' the subject property: -

- "Single storey residence", 5 Crown Street, Harris Park (I269)
 - This item adjoins No. 3 Crown Street to the immediate east.
 - It is an example of a Victorian era dwelling with timber gothic details.



Figure 23: No. 5 Crown Street adjoining the site to the east.

- Single storey residence", 7 Crown Street, Harris Park (I271)
 - This item adjoins No. 5 Crown Street to the immediate east.



Figure 24: No. 7 Crown Street adjoining the dwelling

- Single storey residence", 2 Crown Street, Harris Park (I267)
 - Located to the north east of the site, this dwelling is a good example of a Federation era dwelling.



Figure 25: View of the item opposite the site at 2 Crown Street.

5 SCOPE OF WORKS

The following should be read in conjunction with the plans prepared by IDA Architects that accompany this Development Application.

The DA seeks development consent for the following:

- Demolition of both buildings on site and construction of a double storey mixed use building with single storey basement on the site.
- The proposed building has a zero setback to the streetscape with a public colonnade to both Harris and Crown Street.
- The proposed apartments at Level 1 are set back from the principal elevation. The entire building is set back 6m from the built form of the item at 5 Crown Street.
- The building adopts a brick tower structure to define the corner of the site.
- The proposed building will be modern appearance, utilising a dark recessive colour scheme comprising finishes including face brick, render, powder coated aluminium and glass.

6 METHOD OF ASSESSMENT

The following considers heritage related issues only. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse

heritage impact. Refer to the Statement of Environmental Effects (SEE) that accompanies this application.

The proposal is assessed with a full understanding of the requirements for Heritage Impact Statements provided by the NSW Heritage Branch publication *Statements of Management of Heritage Values Generally Heritage Impact* (2002 update) and the relevant objectives and controls provided by the *Sydney DCP 2012*.

7 EFFECT OF WORK

7.1 Summary of the Effect of the work on the Experiment Farm HCA

7.1.1 General Discussion

The existing Land Zoning on site is currently zoned as B1 Neighbourhood Centre as a continuation of the Marion Street commercial district. While the site is located within the Experiment Farm HCA, the site is physically and visually associated with this commercial precinct, rather than the residential development related rest of the HCA. In zoning the land as part of the B1 Neighbourhood Centre, it is reasonable to expect the subject sites would be redeveloped to meet the objectives of the zone. The buildings in their current form do not lend well to being adaptively reused for mixed use purposes. The proposal adopts a design which is consistent with other mixed-use buildings in the Marion Street local centre. It is appropriate for the following reasons:

- The proposed works will construct a sympathetically designed modern infill building that will not detract from the significance of the HCA. The proposed new building is contemporary in character but demonstrates respect for the key forms, architectural proportions and materials of contributory buildings in the HCA. This is an appropriate response to new works in HCA and is supported by the *Parramatta DCP 2011* and Article 22 of the Burra Charter 2013. The explanatory notes for which state:

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.

- The proposed zero boundary setback with colonnade is consistent with the commercial building diagonally opposite the site. The proposed tower at the intersection of Crown and Harris Street provides an opportunity to define the street corner and reinforce the built form the adjacent Neighbourhood Centre.
- To minimise the impact of the overall bulk of the building it is proposed to introduce a public colonnade at both Crown and Harris Street. The colonnade creates a degree of permeability through the site in order to break up the bulk of the building.
- The overall height of the building does not exceed that of the surrounding area and complies with the height controls. The building is set lower than the ridge height of most historic dwellings in the immediate vicinity.
- The proposed materials and finishes complement the Conservation Area whilst helping to identify this building as later infill development, which is a desirable

outcome in a Conservation Area. Face brick is the predominant wall finish in the Conservation Area. A common brick has been chosen as part of the contemporary design; it is of a colour and tone that complements the other Federations and Inter-war era buildings in the HCA.

- The overall height of the building is currently lower than the existing two storey residential flat building on site and significantly lower than the height of the heritage item at No. 5 Crown Street. The scale of the building is therefore appropriate for the HCA.
- The proposed demolition of the building on site will have an acceptable heritage impact on the wider HCA. The dwellings on the site are not located on the original subdivision of the Experiment Farm Estate. Both dwellings were constructed after key periods of development in the area between 1880s - 1930s. Both dwellings, while relatively intact examples of their respective styles are not of any particular architectural significance, with better examples of their style in the immediate vicinity. There are no significant landscape features or plantings associated with either site. As such, their demolition will not have an adverse impact on the wider HCA.

7.2 Effect of heritage items in the vicinity.

The proposal will have an acceptable heritage impact on heritage items in the vicinity for the following reasons:

- There is a generous 6-meter setback of the new built form which is greater than that of the existing at 3 Crown Street. This will ensure the item at 5 Crown Street will not be dominated or overwhelmed by the proposed development.
- The height of the building sits below the existing ridge of the Victorian Gothic style gabled roof of the item. This ensures it will retain its prominence in the streetscape and will not be overwhelmed by the proposed development.
- The materiality of the proposed design is representative of materials used during the Victorian era. The building will not distract or overwhelm the item.
- Roadways and other properties separate the subject site from the other listed heritage items and HCA identified in Section 4.4 above. The distance between the proposed works and these listed items is sufficient for the proposed works to remain located outside of their immediate setting.
- The proposed works will not block significant view corridors, to or from, the heritage items. The proposed new building will only be visible on approach from the Harris Street and Crown Street. It not be readily visible within significant view corridors towards other items which are generally only visible from the street directly outside of them. There are limited oblique views along the streetscape due to the mature street trees and other existing development.
- No part of the proposed development will be visible from Experiment Farm or Elizabeth Farm

- The proposed new building may be partially visible behind the Gazebo Hotel, however, due to the prominence and unique architectural character of the building, the proposed building will only read as a background element. It will not detract from the significance of this item.
- The bulk and scale of the proposed new building is such that it will have no undue prominence in the wider setting of these items for the reasons given above.

7.3 Assessment under Section 4.4.3.2 of the Parramatta DCP 2011:

Control	Response
<i>C.1 Maintain the historic 1880s and 1920s subdivision patterns.</i>	The proposed development seeks to consolidate two of the lots remaining from the 1920s subdivision. While this era of the subdivision is important to the overall understanding of the area, subdivision of on the fringes of the HCA have already been subdivided into smaller lots in some cases and larger lots in others. The integrity of the remainder of the historic 1880s subdivision will remain readily identifiable.
<i>C.2 Avoid subdividing properties into narrower lots because it will change the pattern of subdivision.</i>	The proposal will consolidate the lots and make the overall lot larger.
<i>C.3 Keep and enhance public views from streets and between houses to the city centre and north over the Parramatta River.</i>	N/A there are no public or significant views from the streets towards the Parramatta River. These views are concentrated in northern sections of the HCA.
<i>C.4 Keep and where necessary, reinstate identified historic views including those identified in Appendix 2.</i>	No historic views identified in Appendix 2 are affected by the proposal.
<i>C.5 Keep the sense of space and private views between buildings.</i>	The space between the proposed site and the heritage item to the east is increased. As such the private views and space between buildings is improved.
<i>C.6 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.</i>	The wall height adjoining the heritage item sits below the ridge of the heritage item to the north.
<i>C.7 Hipped and / or gabled roofs should have a pitch not greater than 35 degrees.</i>	The majority of the proposed building has a flat roof. The gabled roof on the corner tower has a pitch that does not exceed 35 degrees.
<i>C.8 Additional rooms above the main body of the house are not permitted where alteration to the existing roof shape would be needed.</i>	n/a the proposal is for the construction of a new building.

<i>C.9 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.</i>	n/a the proposal does not include former windows or mansard roofs.
<i>C.10 Keep and repeat use of face or common bricks (no hearted, speckled, multi coloured or textured bricks in light colours should be used) or painted timber, or painted timber, with terracotta tile, slate or corrugated iron roofing.</i>	The proposal incorporated common brick as the primary façade material to better integrate the building into the surrounding area. It utilises Colourbond metal roofing in colour “Windspray” to mimic the appearance of galvanised iron roofing.
<i>C.11 Avoid rendered and painted masonry external walls, imitation slate or obtrusively coloured roof covering.</i>	The public facing walls of the proposal are primarily face brick. The roof colours have been chosen to mimic the historic colouring of galvanised iron.
<i>C.12 Maintain the established pattern of back garden placement of garages, sheds and other utility buildings with one opening per allotment for single car access.</i>	The proposal incorporates a private communal outdoor space. As the building is a mixed use building there is a double car width access to the proposed basement. This crossover is oriented towards Harris Street and will not be visible in conjunction with the wider HCA.
<i>C.13 Driveways to be made of concrete, bitumen, gravel, dark bricks or other non- intrusive materials, which do not continue over footpath space. Wheel tracks with central grass / planting are preferred to fully paved driveway space.</i>	As the proposed driveway extends to a basement carpark it is to be constructed from concrete.
<i>C.14 Driveways should not continue over footpath space.</i>	The driveway is located within the property boundaries.
<i>C.15 For new front fences, brick fences are not to be greater than 1.2 metres in height, Picket fences will generally not be appropriate, except where established to replace a known original picket fence.</i>	As the proposal is for a mixed use building the bricked arched commercial/retail colonnade forms the boundary to the site.
<i>C.16 Encourage retention and use of timber paling fences to side and back boundaries.</i>	The existing timber paling fences to the eastern and southern boundaries will be retained or repaired/replaced like-for-like.

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CONCLUSIONS

This Heritage Impact Statement has been prepared in conjunction with a DA application for demolition of an existing building and construction of a mixed use building at 1-3

Crown Street, Harris Park. The site is located within the Experiment Farm Heritage Conservation Area and located within the vicinity of several heritage items.

The proposed works will have the opportunity to construct of the sympathetically designed modern infill building that supports the ongoing significance of the area as a mixed use precinct, will have an acceptable impact on the items in the vicinity. The proposed new building is contemporary in character but demonstrates respect for the key forms, architectural proportions and materials of the heritage items in the vicinity and the nearby Conservation Area.

The proposed new building, as is appropriate for infill development in the vicinity of a heritage item, is contemporary in form and detail. The building demonstrates appropriate bulk, scale and materiality for the HCA and heritage items in the vicinity. The elevations articulated through to the arched brickwork and a corner defining tower. The upper floor is clad different fabric, helping to manage massing and scale. The proposed finishes and colours of brick, steel and metal “Wind spray” cladding will sit comfortably within the historic context.

The proposed works will have no impact on the ability to understand the significance of the nearby heritage listed items and the adjoining Conservation Area. No significant view corridors will be blocked. The building will read in the setting of nearby items as one of several buildings of a similar massing and scale.

The proposed works are considered to fulfil the objectives for works to a building within the vicinity of heritage items as set out by the *North Sydney LEP 2013* and the *North Sydney DCP 2013*.