

24 May 2022

Brad Roeleven  
Development Assessment Officer  
City of Parramatta

**197 CHURCH STREET, PARRAMATTA**

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**HERITAGE LETTER - REVIEW UNDER SECTION 8.2 OF THE REFUSAL OF DA/802/2021**

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Heritage 21 has received information from Holdmark that the development application DA/802/2021 for the proposed demolition of the internal fabric of the former Murray Brother building, located at the subject site behind the heritage facades, was refused.

We believe that there might be some confusion regarding the remnant heritage fabric on site.

- The former Murray Brothers departmental store building has undergone numerous additions and alterations over time; leading to the loss of all significant internal fabric.
- The only remnant heritage fabric of significance is the heritage facades along Church and Macquarie Streets as well as the suspended pressed metal awning. These are the components that comprise significant heritage fabric and are visible from the streetscape.
- The photographs below in Appendix A, show the extent of the modified fabric within the interiors. It should be obvious from these photographs that there is no remaining heritage fabric within the interiors of the building.
- It must be noted that there is a small remnant panel of pressed metal ceiling within the interior, but this ceiling is in a very poor condition and is isolated from all the surrounding newer fabric (refer to Figure 10 below).
- The subject development application DA/802/2021 intends demolition of all the interiors to both floors of the building but excludes excavation below ground.
- The intention of the overall proposed development is to retain and conserve the heritage facades along Church and Macquarie Streets as well as the suspended pressed metal awning. This will conserve the streetscape presentation of the building within the public domain.
- A separate development application has been submitted for the proposed development of two multi-storey towers which would be constructed behind the heritage significant facades. These facades will filter pedestrian traffic into the building and thereby ensure that the proposal conserves Parramatta's cultural heritage significance.
- Heritage 21 understands that the development applications were split as the subject site is a potential archaeological site and the subject building would need to be demolished till the ground floor slab to determine and work out the archaeological testing methodology. The proponent has been in liaison with Heritage NSW in terms of archaeology.

Heritage 21 strongly confirms that the significant heritage facades of the building as well as the suspended pressed metal awning will be protected and conserved as a part of the proposed development.

**Heritage Letter** ▪ 197 Church Street, Parramatta

The proposal aims to conserve and promote Parramatta's cultural heritage and as such would be in line with the objectives of *Clause 1.2(2)(c) of the Parramatta Local Environment Plan 2011*.

A site visit can be arranged for the members of the local planning panel should they wish to have a look at the existing interiors of the heritage building.

Please do not hesitate to get in touch if you require any further information regarding the application.

Yours sincerely,



**Paul Rappoport – Conservation Architect & Heritage Town Planner**

**Director Heritage 21**

Previous Acting Commissioner in the Land & Environment Court (NSW)

B. Arch., AIA, MURP, M. ICOMOS

Registered Architect No. 5741 - NSW Architects Registration Board

Master of Urban & Regional Planning (Hons) - MURP

Member of Society of Architectural Historians - SAHANZ

Member of Australia ICOMOS – M. Australia ICOMOS

Member of The Institute of Historic Building & Conservation - IHBC

Member of International Planning History Society - IPHS

Member of The Twentieth Century Heritage Society of NSW Inc.



**Ankita Powale – Heritage Consultant**

Bachelor of Architecture

Master of Urbanism (Heritage Conservation)

## APPENDIX A

The following photographs have been taken by Heritage 21 at the site inspections undertaken on 17 June 2021 and 23 May 2022, unless stated otherwise.



**Figure 1.** External view of the heritage façade of the subject building as viewed from Macquarie Street, facing north-east.



**Figure 2.** External view of the heritage façade of the subject building as viewed from Church Street.



**Figure 3.** External view of the cantilevered awning showing the pressed metal ceiling of the Federation department store as viewed along Macquarie Street.



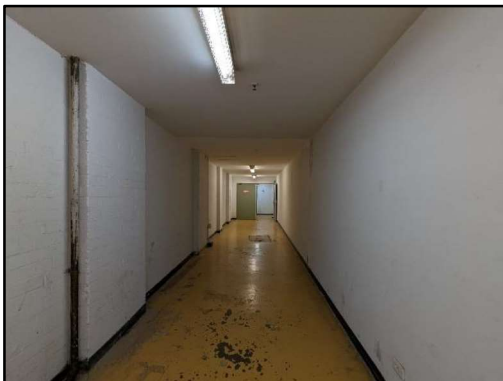
**Figure 4.** External view of the cantilevered awning showing the pressed metal ceiling of the Federation department store as viewed along Church Street.



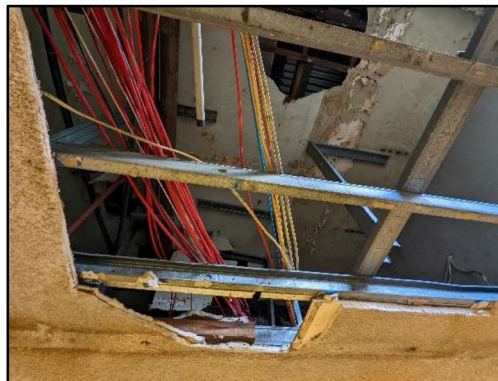
**Figure 5.** Internal view to ground floor shop on the northern side of the Church Street facade. Note the non-original internal fittings and finishes.



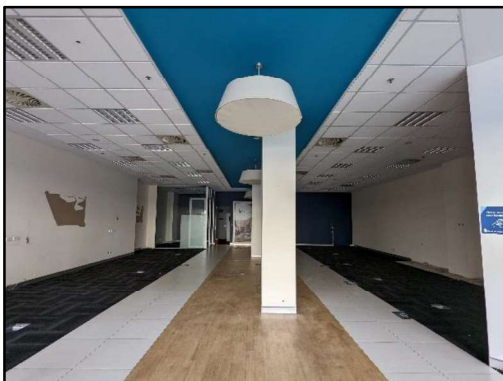
**Figure 6.** Internal view to ground floor shop along Church Street. Note the non-original internal fittings and finishes.



**Figure 7.** Internal view of the service passages on the ground floor showing concrete flooring and suspended ceilings.



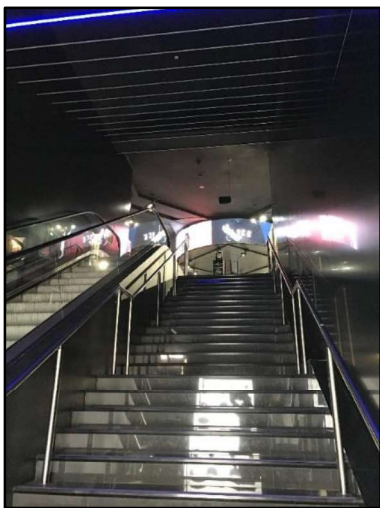
**Figure 8.** Internal view of the ceiling above the later addition suspended ceilings. Note there are no heritage ceilings above.



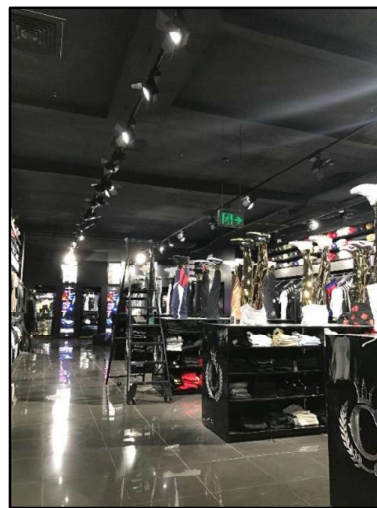
**Figure 9.** Internal view of one of tenancies on ground floor showing non-original fabric.



**Figure 10.** Internal view of the decorative ceiling evidenced on the ground floor.



**Figure 11.** Internal view to the stairs leading from the ground floor to the first floor at the entrance at the corner of Church and Macquarie Streets. Note the non-original internal fittings and finishes.



**Figure 12.** Internal view to the first floor. Note the non-original internal fittings and finishes.