

Parramatta Over and Adjacent Station Development

Addendum Historic Heritage Impact Assessment

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Glossary

Term	Definition
ASD	Adjacent Station Development
CBD	Central business district
CMP	Conservation Management Plan
Concept and Stage 1 CSSI Approval	SSI-10038, approved 11 March 2021, including all major civil construction works between Westmead and The Bays, including station excavation and tunnelling, associated with the Sydney Metro West railway line
Concept SSDA	A concept development application as defined in Section 4.22 of the EP&A Act, as a development application that sets out concept proposals for the development of a site, and for which detailed proposals for the site or for separate parts of the site are to be the subject of a subsequent development application or applications.
CSSI	Critical State Significant Infrastructure
DCP	Development Control Plan
DPHI	Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979
FSR	Floor space ratio
GFA	Gross floor area
LEP	Local Environmental Plan
NSW	New South Wales
OSD	Over Station Development
PLEP	Parramatta LEP
RFI	Request for Information
SHR	State Heritage Register
SSD	State Significant Development
SSDA	State Significant Development Application
SSI	State Significant Infrastructure
Stage 2 CSSI Approval	SSI-19238057, approved 24 August 2022, including major civil construction works between The Bays and Sydney CBD including station excavation and tunnelling, associated with the Sydney Metro West railway line
Stage 3 CSSI Approval	SSI-22765520, approved 25 January 2023, including rail infrastructure, stations, precincts and operation of the Sydney Metro West line
Sydney Metro West	Construction and operation of a metro rail line and associated stations between Westmead and the Sydney CBD as described in Section 1.1

Executive Summary

This addendum to the Historic Heritage Impact Assessment supports Concept State Significant Development Application (Concept SSDA) submitted to the Department of Planning and Environment (now Department of Planning, Housing and Infrastructure (DPHI)) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Sydney Metro is seeking to secure approval within the meaning of section 4.22 of the EP&A Act, for over station developments (OSD) and an adjacent station development (ASD). The Concept SSDA is seeking consent for maximum building envelopes, proposed land uses, maximum building heights, maximum Gross Floor Area (GFA) and car parking. The proposed development comprises four buildings (Buildings A, B, C and D), consisting of three new commercial office buildings (Buildings A, C and D) and one mixed-use building (Building B).

The Concept SSDA was lodged with the DPHI on 10 November 2022 and was placed on public exhibition for 28 days between 16 November 2022 and 13 December 2022. In total, advice was received from 11 State and local government agencies and 15 submissions were received from key stakeholders, community organisations and the community.

DPHI issued a letter to Sydney Metro on 16 December 2022 requesting a response to the issues raised during the public exhibition of the application. DPHI also issued a further Request for Further Information (RFI) on 6 February 2023. The Submissions Report provides a response to these matters.

This addendum report provides further assessment to respond to agency advice, submissions and matters raised in the DPHI request for further information. This addendum report addresses issues raised in advice from Heritage NSW.

This report recognises the site's location within a high density of heritage items in the historic town centre of Parramatta and the response to agency submissions has been developed with consideration for plans for increased height and density across the Parramatta Central Business District (CBD), and the impacts that have been assessed as part of the recent amendment to Parramatta CBD planning controls.

The site contains three local heritage items including Kia Ora (I716), Convict Drain (I647) and Shops (I703) with Building A located within the curtilage of Shops (I703). Conservation Management Plans have been prepared for the George Street Shops (43-47 George Street) and Kia Ora (62-64 Macquarie Street) in accordance with CSSI Stage 3 approval to support the conservation of these heritage items, including with consideration for future development. Adaptive reuse of these heritage items is included in the Concept SSDA, however the detailed design will be subject to future Detailed SSDA.

The site is also directly adjacent to a range of local heritage items as listed in Parramatta LEP 2023 and the State listed Roxy Theatre.

The addendum report proposes some additional mitigation measures because of the issues raised, which are included following the conclusion in Section 3.

1 Introduction

This addendum to the Historic Heritage Impact Assessment supports a Concept State Significant Development Application (Concept SSDA) submitted to the Department of Planning, Housing and Infrastructure (DPHI) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

Sydney Metro is seeking to secure approval within the meaning of section 4.22 of the EP&A Act, for an over station development (OSD) and adjacent station development (ASD). The Concept State Significant Development Application (Concept SSDA) is seeking consent for maximum building envelopes, proposed land uses, maximum building heights, maximum Gross Floor Area (GFA) and car parking. The proposed development comprises four buildings (Buildings A, B, C and D), consisting of three new commercial office buildings (Buildings A, C and D) and one mixed-use building (Building B).

The Concept SSDA was lodged with the DPHI on 10 November 2022 and was placed on public exhibition for 28 days between 16 November 2022 and 13 December 2022. In total, advice was received from 11 State and local government agencies and 15 submissions were received from key stakeholders, community organisations and the community.

DPHI issued a letter to Sydney Metro on 16 December 2022 requesting a response to the issues raised during the public exhibition of the application. DPHI also issued a further Request for Further Information (RFI) on 6 February 2023 and the Submissions Report provides a response to these matters.

Advice from NSW Government agencies have been received in response to the Concept SSDA EIS. This addendum to the Historic Heritage Impact Assessment responds to comments raised in submissions received during the public exhibition of the Concept SSDA submitted to DPHI, specifically addressing issues raised in advice from Heritage NSW.

This addendum report is broken down into the following chapters:

- Chapter 1 – outlines an introduction to the project and this report.
- Chapter 2 – outlines the submissions or advice received from public authorities and Sydney Metro's response to the issues raised.
- Chapter 3 – provides a conclusion to the report, summarising the outcomes within the report.

This addendum report should be read in conjunction with the Parramatta Station Over and Adjacent Station Development Environmental Impact Statement Appendix V - Historic heritage impact assessment, which details the methodology and the applicable industry guidelines.

The responses in this report are based on the SSDA, which is limited to building envelopes and design guidelines for the proposed development in addition to adaptive reuse of the George Street Shops (43-47 George Street) and Kia Ora (62-64 Macquarie Street). It is noted that further detailed design for both new buildings and adaptive reuse of existing buildings will be subject to future approval of Detailed SSDA(s).

2 Response to submissions

During public exhibition, agency advice was received from Heritage NSW on the Concept SSDA. The issues raised and proposed responses are outlined in this chapter.

2.1 Heritage NSW advice

2.1.1 Site located in vicinity of heritage places

Heritage NSW comment

The subject development site contains and is in the immediate vicinity of heritage places that are of both State and local heritage significance.

Response

Noted. The subject site includes three heritage places which are included in Schedule 5 of the Parramatta LEP 2011 (also Parramatta LEP 2023, gazetted since submission of the Concept SSDA). It is also in the vicinity of several other local, State, National, Commonwealth and World heritage sites.

Table 2-1 Assessed heritage items within the site

Register /Listing	Item Name	Item Number
Local Environmental Plan	Kia Ora (and potential archaeological site), 62-64 Macquarie Street	I716
	Shops (and potential archaeological site), 41-59 George Street	I703
	Convict Drain, 1, 1A and 3 Barrack Lane, 174 Church Street, 71, 83, 85 and 126–130 George Street, 72, 74, 119 and 119A Macquarie Street, 72B, 72C, 76 and 80A Phillip Street and 18 and 25 Smith Street	I647

Table 2-2 Assessed heritage items in the vicinity

Register/Listing	Item Name	Item No.
World Heritage Register	Australian Convict Sites – Old Government House and Domain, O’Connell Street	-
National Heritage List	Old Government House and Domain, O’Connell Street	-
Commonwealth Heritage List	Lancer Barracks, 2 Smith Street	-
	Lancer Barracks Precinct	-
State Heritage Register	Roxy Theatre, 69 George Street	I00711
	Shop and office, 90 George Street	I00278
	Parramatta Park and Old Government House	I00596
	St John’s Cathedral	I01805
Local Environmental Plan	Roxy Cinema, 69 George Street	I00711
	Horse Parapet Façade, 198-216 Church Street and 38-46 Macquarie Street	I656

Register/Listing	Item Name	Item No.
	Shop and Office and potential archaeological site, 90 George Street	00278
	Leigh Memorial Uniting Church, 119 Macquarie Street	1719
	Parramatta Town Hall, 182 Church Street	1650
	Former Post Office, 211 Church Street	1657
	Former Commonwealth Bank, 215 Church Street	1658
	Dr Pringles Cottage, 52 George Street	1705
	Civic Arcade, 48 George Street	1704
	Two Storey Shop (former Murray Bros. Department Store), 197 Church Street	1655*
	Murray's Building (and potential archaeological site) – former Murray Bros. Hardware Store, 188 Church Street	1652
	Convict Drain	1647**
	Former Courthouse Wall and Sandstone Cell Block, 223 and 235 Church Street	1659
	Westpac Bank, 264 Church Street	1665
	Centennial Memorial Clock	1654
	Bicentennial Square	1651
	Arthur Phillip High School, 175 Macquarie Street	1720
	Lancer Barracks Group, 2 Smith Street	1751

* *Parramatta LEP 2011* has two I655 listed in Schedule 5 – “Two Storey Shop (and potential archaeological site)” at 197 Church Street and “House” at 61 Kent Street Epping.

***Parramatta LEP 2011* has two ‘I647’ listed in Schedule 5 – “Convict Drain” and “Residence” at 47-49 Gladstone Street, North Parramatta

2.1.2 Details of interface with heritage items

Heritage NSW

As this application deals only with building envelopes, it is noted that it does not include details around the interface between the various heritage items (for example local heritage item I703 (Shops and potential archaeological site at 41-59 George Street). Section 3.0 of the Design Quality Guideline is noted and strongly supported. These details in the guideline will be critical to the successful and sympathetic integration of the proposed new elements and the existing heritage items. The application of the guidelines will be considered in detail when the future application is submitted.

Response

Noted. The *Design Guidelines* have been amended to include further provisions around the interface between the heritage items. Refer Parramatta Over & Adjacent Station Development Design Guidelines, Rev E, May 2024 (Design Guidelines).

2.1.3 Impact to Kia Ora

Heritage NSW

The proposed public open space and “civic spine” is generally acceptable. It is understood that there will be an impact to the context of “Kia Ora” (local item I716, 62-64 Macquarie Street) and therefore an impact to the significance of the item. While this is regrettable, the northern end of the public open space has the potential to positively impact on the Roxy Theatre. The public open space will provide expanded views to the Roxy Theatre and may become a key focal point for that area of George Street. Even though the Roxy Theatre is outside the project site, consideration should be given to expanding the Heritage Design Guidelines component of the Design Quality Guidelines to include details and recommendations on the interface with it.

Response

In the last quarter of the twentieth century the buildings adjacent to Kia Ora on both sides of Macquarie Street were predominately two to three storey retail and commercial structures. Refer Figure 1, which shows Uniting Lane at right in the image and the Horse Parapet façade building and Murray Bros. department store are on the north side of the street, respectively in the mid and background. The view is to the west of Kia Ora and Horwood Place, however, is illustrative of the scale of the street at that time.



Figure 1: Northwest view along Macquarie Street, Parramatta, in 1968.

Source: City of Parramatta Research & Collections

<https://heritagecentre.cityofparramatta.nsw.gov.au/objects/42145/view-of-macquarie-street-parramatta-from-the-administration-building>

Since the late 1990s and into the early 2000s, the setting of Kia Ora was substantially altered by mid-rise multistorey development, including within the original lot boundaries to the north. In 2007, street trees partially screened the front façade, reducing to some degree the visual impact of the neighbouring structures. By 2020, these trees had been removed, exposing the building surrounded by

mediocre buildings in a setting of relatively narrow brick paved courtyards on three sides. Refer Figure 2.



Figure 2: View to Kia Ora in September 2020, showing mid-rise multistorey development surrounding the building.

Source: Google Street View, September 2020 [62 Macquarie Street Parramatta, September 2020](#)

The removal of development adjacent to Kia Ora in accordance with SSI-10038 (approved 11 March 2021) has provided an opportunity to improve the setting to Kia Ora as detailed below:

- The proposal supports replacement of the previous low quality adjacent development with a new building that can achieve design excellence to be approved in future application (Building D to the west).
- From a heritage perspective, the major consideration for new development adjacent to Kia Ora will be how the proposal relates to the scale of the heritage building. The distinct tower and podium typology has been adopted to respond to the scale of Kia Ora and a range of other heritage items that are located along Macquarie Street. It is noted that the podium envelope (Buildings B, C and D) is part of Stage 3 CSSI approval, SSI-22765520 (approved 25 January 2023) and that detailed design will be confirmed by future approvals.
- The proposal supports establishment of an open space setting around Kia Ora to the north and east as part of the Civic Link.
- In a similar way that the northern end of the public open space has the potential to positively impact on the Roxy Theatre, the establishment of an open space setting around Kia Ora that allows the building to be seen in the round is considered to have the potential for positive impact. Kia Ora has the potential to be a prominent focal point set within the major pedestrian plaza. The public open space will provide expanded views to the building far exceeding its previous context where views to the building were primarily limited to the Macquarie Street elevation.

A Conservation Management Plan has been prepared for Kia Ora (62-64 Macquarie Street) in accordance with CSSI Stage 3 approval to support the conservation of this heritage item, including with consideration for future development in the vicinity. In addition, the Design Guidelines have been prepared to work in conjunction with the CMP and set out detailed provisions to guide the design of new work in the vicinity of Kia Ora, supporting the following objectives:

- to retain of significant views to Kia Ora
- for adjacent development to be located outside of the CMP defined heritage curtilage of Kia Ora
- for new development in the vicinity to adopt appropriate setbacks and scale so that the bulk and height of development does not dominate Kia Ora.

The distinct tower and podium typology also responds to the scale of the Roxy Theatre. It is noted that the podium envelope for Building C is part of Stage 3 CSSI approval, SSI-22765520 (approved 25 January 2023) and that detailed design will be confirmed by future approvals. The podium envelope for Building A is part of the Concept SSDA and is of a compatible scale with the prevailing street frontage height of the surrounding heritage context, including Roxy Theatre. There will be expanded views to the Roxy Theatre, which will enjoy prominence within the major pedestrian route known as Civic Link. The tower forms proposed as part of the Concept SSDA do not affect establishment of an open space setting around the Roxy Theatre.

2.1.4 Scale of proposed buildings

Heritage NSW comment

The scale of the proposed buildings will adversely impact the various heritage items in the vicinity, though [sic] the potential for visual domination, which in turn emphasises the loss of context, discussed above. Additionally, overshadowing is a particular concern for the Lancer Barracks, Kia Ora, Leigh Memorial Uniting Church, and the Horse Parapet Façade (198-216 Church Street and 38-46 Macquarie Street). However, it is noted that some allowances have been made with the envelope configuration to minimise those impacts as far as possible.

Response

The proposed envelopes are consistent with the relevant height and Floor Space Ratio (FSR) controls applying to the site and need to be considered in the context that areas change over time. In this regard, the proposal represents concentrated development within the bounds of the Parramatta CBD that is consistent with planning initiatives that are driving changes to the Parramatta CBD character, scale, and form. The proposal must therefore be considered in relation to the future context and future character of the Parramatta CBD, which is already becoming evident through recent developments being undertaken in the CBD, including Parramatta Square (55 storeys high) and 116 Macquarie Street (48 storeys).

All the proposed envelopes for Buildings A to D are located adjacent to, or in the vicinity of heritage items. Notwithstanding the future vision for the Parramatta CBD, the substantial increase in density on the site afforded by the proposed envelopes has the potential to adversely impact on the heritage significance of these items, and a range of mitigation measures are required to reduce potential impacts, which are discussed below.

From a heritage perspective, the major consideration in the changing context is how the proposal relates to the scale of existing heritage items within and in the vicinity

of the Parramatta Metro site. In this regard, the Concept SSDA proposes building envelopes with heights, setbacks and truncations accompanied by Design Guidelines such that future detailed design can respond to the context of the historic townscape of Parramatta. One key measure is the podium and tower typology which has been adopted for each of the buildings. The podium envelope for Building A is part of the Concept SSDA and is of a compatible scale with the prevailing street frontage height of the surrounding heritage context. For Buildings B to D, podium envelopes have been established by Stage 3 CSSI approval, SSI-22765520 (approved 25 January 2023) with future detailed design to be guided by CSSI conditions of approval.

In addition to podium volumes established by concept envelopes, detailed SSDA(s) will need to address the relationship of new buildings to heritage items through a range of design techniques. These design techniques may include materiality, façade modelling and detailing that responds to parapet heights and façade details established on adjacent heritage buildings (for example string courses, size, and proportion of fenestration). It will be through this attention to the finer grain detailing in future design development that will define heritage impacts in the context of low scale heritage items. The proposed envelopes allow for future development to relate to heritage items on the site, adjacent to the site and in the vicinity of the site, through these measures. They provide adequate volume in which future development can respond to the heritage context through a design excellence approach.

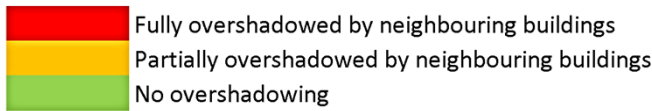
Future design development should occur in conjunction with Design Guidelines included with the Concept SSDA, as well as advice from a heritage architect to ensure that future designs respond appropriately to their heritage context. Future design development for Building A will be guided by the Conservation Management Plan that has been prepared for the shops at 43-47 George Street, Parramatta (Parramatta LEP heritage item I 703), noting its location within the curtilage of this item.

The Concept SSDA does not seek to obtain approval for individual buildings and the proposed tower envelopes represent a maximum envelope within which a design excellence response is required in applications for future buildings. The tower envelopes adopt setbacks that have been developed with consideration for both moderating the perceived scale of development and promoting solar access and provide truncated forms that respond to sun access planes. The proposed setbacks are broadly consistent with the Parramatta Development Control Plan 2023, which came into effect on 2 December 2022 (refer Part 9, Parramatta City Centre).

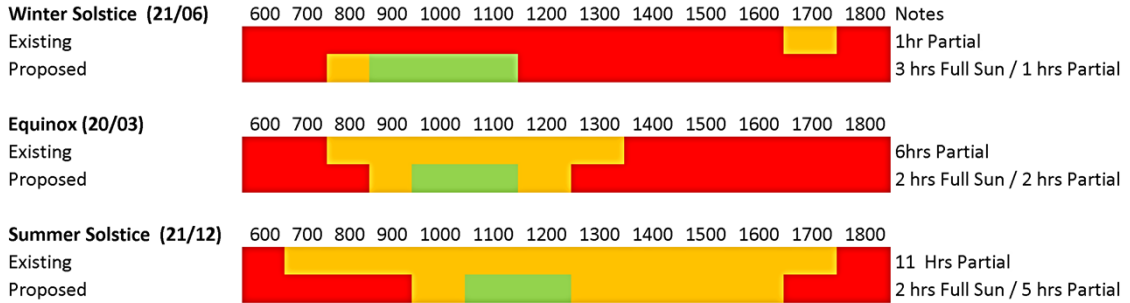
The following comments are specific to solar access based on the sun access views¹ developed for the Concept SSDA: Figure 3 on the following page shows existing solar access in comparison to solar access as a result of the Concept SSDA envelopes to Lancer Barracks, Kia Ora, Leigh Memorial Uniting Church and the Horse Parapet Façade between 6am and 6pm on the Winter Solstice, Autumn Equinox and Summer Solstice.

Solar access projections for June 21 are included at Appendix A.

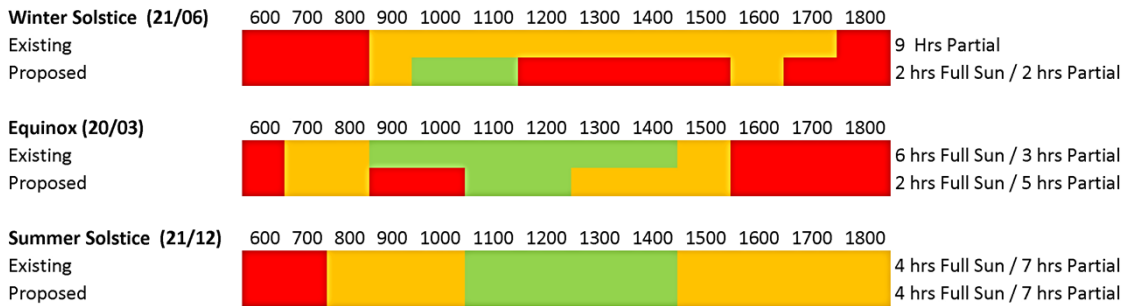
¹ Bates Smart, *Parramatta Over and Adjacent Station Development Solar Access and Overshadowing Report*, October 2022



Kia Ora



Leigh Memorial



Horse Parapet



Lancer Barracks

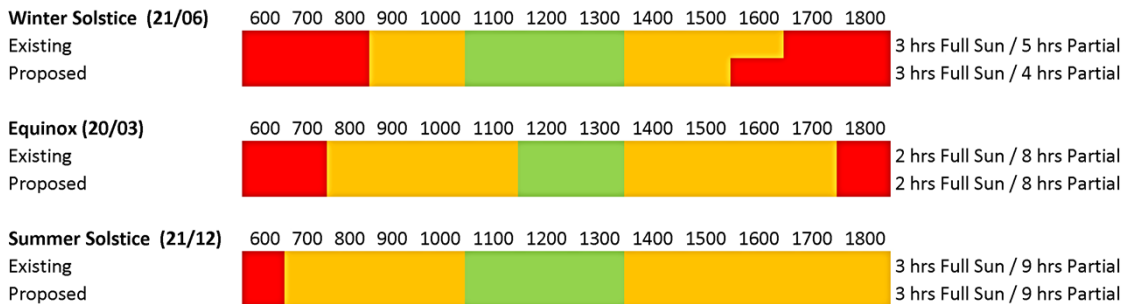


Figure 3: Comparison of existing and proposed solar access projections to neighbouring heritage items. Source: Bates Smart

2.1.4.1 Lancer Barracks (PLEP I 751):

The proposed building envelopes sit within the maximum permissible envelope developed with reference to the sun access protection requirements defined in PLEP 2011 (Amendment No. 56), which specifically address solar access to the Lancer Barracks site and Parramatta Square. The proposed building envelopes do not generate additional overshadowing to the defined 'Solar Protection Zones' for either of these sites on June 21 between 12 noon and 2pm. There are minor additional shadows over the Lancer Barracks from on the winter solstice, June 21, resulting in a reduction of one hour of partial sun access after 3pm on this date. This overshadowing is restricted to the northern edge of the site and the buildings site are either not affected or only to a minor degree. No additional shadow falls on the main parade ground.

There is no change to solar access from the present situation associated with the proposed tower forms on the Autumn Equinox 20 March or the Summer Solstice December 21.

Overall, overshadowing impacts to the Lancer Barracks associated with the Concept SSDA are negligible.

2.1.4.2 Kia Ora (PLEP I 716)

The arrangement of new buildings associated with the Concept SSDA affords additional solar access to Kia Ora on June 21 between the hours of 9am and 11:30am (full sun) that was not previously available owing to the previous development surrounding the building. Partial solar access on this date between 4:30pm and 5:30pm would no longer be available, however an additional hour of partial solar access would be available in the morning. Overall, Kia Ora would experience additional solar access on the Winter Solstice because of the proposed envelopes.

On the Autumn Equinox currently, Kia Ora is partially overshadowed by existing development for six hours (7:30am to 1:30pm), and fully overshadowed at other times. A similar pattern of overshadowing occurs because of the proposed envelopes, however there would be an additional two hours where the building is fully overshadowed. The impacts of this are mitigated by a two-hour period of full sun between approximately 11am and 1pm on the Equinox, in comparison to the existing situation where no full sun is available on this date.

Kia Ora experiences additional overshadowing on the Summer Solstice December 21 between 6:30am and 9:30am and between 4:30pm and 5:30pm because of the proposed tower forms (four hours in total). Similar levels of solar access to the existing situation (partial overshadowing) are available in the intervening time between 9:30am and 4:30pm because of the tower setback of Building D from Macquarie Street, which hours generally accord with traditional business hours. The impact of additional overshadowing outside of these times would be somewhat mitigated by full sun experienced for two hours from 10:30am on the Summer Solstice.

Overall, overshadowing impacts to Kia Ora associated with the Concept SSDA are minor, with impacts mitigated by the positive effect of periods of full sun access on each of the Winter Solstice, Autumn Equinox, and Summer Solstice, which is not currently available.

2.1.4.3 Leigh Memorial Church (PLEP I 719)

The Leigh Memorial Church presently enjoys solar access from 8:30am on the Winter Solstice and retains partial solar access for nine hours from this time (until 5:30pm). Partial solar access would also be available from 8:30am under the concept SSDA, in addition to full sun for two hours from 9:30am, which is compatible with Sunday services that are currently held at 9:30am. The Church would experience additional (full) overshadowing on the winter solstice from 11:30am and because of the proposed tower forms, resulting in moderate environmental impact. This additional overshadowing was anticipated by the solar access plan in PLEP 2011.

On the Autumn Equinox 20 March, the Church currently enjoys solar access between 6:30am and 3:30pm, comprising six hours of full sun and three hours of partial sun access. Under the Concept SSDA, solar access remains broadly available between the same hours, although there is a reduction in full sun access to two hours (10:30am to 12:30pm) and a period of full overshadowing for two hours between 8:30am and 10:30am resulting in moderate environmental impact.

There is no change to solar access from the present situation associated with the proposed tower forms on the Summer Solstice December 21.

Overall, overshadowing impacts to the Leigh Memorial Church associated with the Concept SSDA are moderate.

2.1.4.4 Horse Parapet Façade Building (PLEP I 656)

The building at 198-216 Church Street and 38-46 Macquarie Street presently enjoys solar access between 7:30am and 4:30pm on the Winter Solstice June 21, comprising six hours of full sun and three hours of partial sun access. This is reduced to six hours of partial solar access between 10:30am and 4:30pm because of the Concept SSDA, resulting in moderate environmental impact.

A similar pattern to above occurs on the Autumn Equinox 20 March, with the present solar access comprising six hours of full sun and four hours of partial sun access reduced to seven hours of partial solar access. On both the Winter Solstice and Autumn Equinox, the Horse Parapet Façade building would experience additional full shadow until 10:30am, resulting in moderate environmental impact.

On the Summer Solstice December 21, the Horse Parapet Façade building currently enjoys solar access for the full twelve hours between 6:00am and 6:00pm, comprising eight hours of full sun and four hours of partial sun access. This is reduced because of the Concept SSDA to four hours of full sun and around six and a half hours partial sun, with full overshadowing occurring for one and a half hours between 7:00am and 8:30am, resulting in moderate environmental impact.

The Horse Parapet Façade building experiences additional overshadowing because of the proposed tower forms on each of the Winter Solstice, Autumn Equinox, and Summer Solstice. The building does, however, retain a degree of solar access for notable periods of the day in all instances as the slender form of the tower envelope for Building B, combined with significant setback from Church Street, minimises the degree of impact on solar access to the building. Overall, overshadowing impacts to the Leigh Memorial Church associated with the Concept SSDA are moderate.

2.1.4.5 General concluding comments on building scale impacts

The above analysis supports the assessment that *some allowances have been made with the envelope configuration to minimise those impacts as far as possible.*

The Concept SSDA generates instances of additional overshadowing as noted, resulting in minor to moderate environmental impact, in addition to instances of additional solar access in specific locations, to Kia Ora because of the proposed open space setting around this building.

2.1.5 View corridors

Heritage NSW comment

Regarding impacts to significant view corridors, Historic Heritage Impact Assessment, and the Visual Impact Assessment. Please consider the impacts to various views to and from the site. While the proposed buildings will contribute further to the already altered views to the CBD from significant places such as Old Government House, the change to those views is assessed as “not adversely impacted”.

Response

Parramatta Metro Station is prominently located in the centre of Parramatta CBD with frontage to main streets that are recognised for their historical associations and extant heritage items. It is therefore visible from a range of vantage points, often in the context of views to historic buildings in the vicinity of the site. The sites’ significant location requires considered integration into the existing urban grid established in the early history of Parramatta.

The heightened CBD context is becoming an integral part of the character of longer-range views towards the Parramatta CBD. Views to the CBD from Old Government House have been assessed in the *Addendum Visual Impact Assessment*² prepared in response to agency advice.

In the streetscapes in the immediate vicinity of the Parramatta Metro site, views will be defined by the relationships between elements at podium level given that close range views at pedestrian level are contained within the prevailing height of the street wall. The response below considers the impacts to views to and from the site associated with the range of heritage buildings on or in its vicinity.

2.1.5.1 Lancer Barracks (PLEP I 751)

The site of Lancer Barracks is enclosed around its boundary by a tall black steel palisade fence, which has the effect of a visual barrier and the perception that the site has an inward focus on its own grounds and property (refer Figure 4). Looking out, the site enjoys a low scale setting to the south and west established by virtue of the wide intersection between Station Street East and Hassell Street and the open rail corridor beyond the intersection which will not be affected by the Concept SSDA (refer Figure 5). Beyond the rail corridor to the south there is high rise development.

² Ethos Urban, *Supplementary Visual Impact Assessment, Parramatta Metro Over-Station Development*, 29 February 2024.



Figure 4: View adjacent to Lancer Barracks site along Smith Street showing boundary fencing.



Figure 5: View south from the southwest corner external to the Lancer Barracks site.

In views from the Lancer Barracks to the west and north west, towards the Parramatta Metro site, the 34 storey Walker Corporation tower and other multi storey development on the site of Parramatta Square are prominent, including

Western Sydney University Parramatta City Campus Buildings (refer Figure 6 and Figure 7). These existing buildings will remain the primary visual elements looking out towards the Parramatta Metro site and while the tower forms, particularly Building C, may be visible above the foreground development, the visual impact would be negligible.



Figure 6: View west from Lancer Barracks western boundary showing Walker Corporation tower in the background.



Figure 7: View northwest from the Lancer Barracks site looking in the direction of the Parramatta Metro site.

There would be views out from the Parramatta Metro site from Building C in a south easterly direction towards the site of the Lancer Barracks, enabling appreciation of the heritage building and grounds.

Assessment of Heritage Impact (views to and from Lancer Barracks; no specific mitigation measures identified):

Little to no impact

2.1.5.2 Kia Ora (PLEP I 716)

In views both east and west along Macquarie Street, Kia Ora would be visible in the foreground against Building C and Building D respectively. The podium envelopes established by Stage 3 CSSI approval, SSI-22765520 (approved 25 January 2023) provide a compatible scale to the heritage item and the tower setback of the Concept SSDA reinforces a low scale street wall height along Macquarie Street in the block between Church and Smith Streets.

The building envelopes proposed with the Concept SSDA provide a height suitable for the proposed commercial use that is consistent with the future vision for development in Parramatta. The disparity in height between the existing heritage building and proposed envelopes has the potential to generate moderate adverse heritage impact which is mitigated by the podium / tower typology wherein the podium establishes the street wall height in which pedestrian views are contained, with tower forms setback from the podium. The heritage impact is further mitigated by the establishment of an open space setting around Kia Ora, thereby improving views to Kia Ora by enabling the building to be seen in the round, where previously

only its western elevation fronting Macquarie Street could be enjoyed (refer Figure 2).

As a result of the open space setting around Kia Ora, there will be enhanced views both to and from the building, the positive impacts of which will be widely appreciated owing to the prominence the building will be afforded within the major pedestrian route known as Civic Link. The tower forms proposed as part of the Concept SSDA do not affect establishment of an open space setting around the building.



Figure 8: Indicative view looking south towards Kia Ora, showing the north elevation of this building within what will become Civic Link. Kia Ora was previously surrounded by development that precluded visual access to this elevation. Also note the north elevation of Leigh Memorial Church on the opposite side of Macquarie Street.

Assessment of Heritage Impact (views to and from Kia Ora without mitigation measures):

Moderate adverse impact associated with disparity in height between the existing heritage building and proposed envelopes.

Assessment of Heritage Impact (views to and from Kia Ora with mitigation measures as described above):

Positive impact

2.1.5.3 Leigh Memorial Church (PLEP I 719)

While the Concept SSDA does not affect the present ability to view the primary north elevation of the Leigh Memorial Church, or each of its side elevations, the tower forms of Buildings C and D proposed as part of the Concept SSDA will alter the visual context in the vicinity of the Church owing to the increased height and density afforded by the envelopes. The moderate impact on east-west streetscape views is, however, mitigated by the compatible scale of the podium envelopes established by Stage 3 CSSI approval, SSI-22765520 (approved 25 January 2023),

which in conjunction with tower setbacks of the buildings subject to Concept SSDA application establish a consistent low scale street wall height in the block between Church and Smith Streets.

The siting of the Church directly opposite Kia Ora on the south side of Macquarie Street further mitigates against adverse impacts on views to the building associated with the Concept SSDA towers owing to the special visual prominence the Church will enjoy across from the southern terminating end of Civic Link. The siting of both the Church and Kia Ora in this distinguished position in what will become one of Parramatta's most civic spaces is considered to generate a major positive impact that will enhance public access to views of these heritage buildings (refer Figure 8).

Assessment of Heritage Impact (views to Leigh Memorial Church without mitigation measures):

Moderate adverse impact associated with increased height and density afforded by the envelopes of Building C and D

Assessment of Heritage Impact (views to Leigh Memorial Church with mitigation measures as described above):

Positive impact

There will be no adverse impact on views out from the Church to the Parramatta Metro site owing to the inward visual focus of the Church on its nave, which is demonstrated by narrow leadlight windows that do not promote outward views. The north elevation remains open to Macquarie Street and the future Civic Link such that there will be extensive views out onto the pedestrian plaza when exiting the Church, including views that incorporate Kia Ora in a newly established open setting.



Figure 9: View to north and west elevation of Leigh Memorial Church showing narrow leadlight windows and timber doors which are demonstrative of the inward focus of the Church in terms of views.

Assessment of Heritage Impact (views from Leigh Memorial Church):

Little to no impact

There would be views out from the Parramatta Metro site from Buildings C and D in a southern direction towards the site of the Leigh Memorial Church, enabling appreciation of the richly modelled roof forms of the heritage building from elevated perspectives.

2.1.5.4 Horse Parapet Façade Building ((PLEP I 656)

Views towards the building at 198-216 Church Street and 38-46 Macquarie Street have been assessed in the Visual Impact Assessment submitted with the EIS.³ The assessment has described a moderate visual impact associated with the SSDA tower envelopes, which would be visible behind the building in views ranging from the north to the east, also reducing the extent of sky views. The impact of the altered context is mitigated by the setbacks of the tower envelopes proposed by the Concept SSDA, in relation to the podium envelopes established by Stage 3 CSSI approval, SSI-22765520 (approved 25 January 2023). This measure has been assessed to enable ongoing visual prominence to the building in views around the corner of Church and Macquarie Streets as it provides a compatible scale to the heritage item, with the tower setback of the Concept SSDA reinforcing a low scale street wall height along Macquarie Street in the block between Church and Smith Streets.

It is further noted here that in views north towards the Horse Parapet Façade Building from Centenary Square and Macquarie Street, the silhouette of the corner horse parapet adornment will remain clearly legible and prominent against a backdrop of sky views as a result of the proposed setback of Building B (refer Figure 10).

³ Ethos Urban, *Visual Impact Assessment, Parramatta Over Station Development and Adjacent Station Development*, 5 November 2022.



Figure 10: View from Centenary Square looking north towards Horse Parapet Façade Building. The setback of Building B tower, subject of the Concept SSDA, will not interfere with the prominence of the corner façade. Source: Google Street View

The design of buildings subject to future application will be critical to a successful outcome where materiality and scale of detailing must promote a compatible response, both at podium and tower levels. In conjunction with implementation of the heritage guidance within the Design Guidelines, a heritage architect should be involved in future stages of design development to inform an appropriate response to the heritage context.

Assessment of Heritage Impact (views to Horse Parapet Façade Building):

Refer Visual Impact Assessment

The Horse Parapet Façade building will retain its western and southern outlook to Centenary Square and other similarly scaled heritage items on Church and Macquarie Streets opposite to the site.

Assessment of Heritage Impact (views from Horse Parapet Façade Building):

Little to no impact

2.1.5.5 Church Street View Corridor

The Church Street View corridor is identified in the Parramatta City Centre DCP (PDCP 2011 and PDCP 2023) as an important historic view corridor that requires protection. The views north and south along the street are recognised in association with Church Street’s role as a historic main street that retains several heritage buildings with a consistent scale and setback. Therefore, a consistent maximum building height of 12 metres is applied along the entire axis of Church Street up to the Cathedral to preserve these views.

Building B is located on Church Street and the tower envelope above the podium is set back from Church Street by 12m, providing an open view along Church Street towards St John Anglican Cathedral and Centenary Square. Heritage buildings on Church Street, including the Horse Parapet Façade Building (PLEP I 656), the former Murray Bros Department Store on the opposite corner of Church and

Macquarie Streets (PLEP I 655), former Post Office at 211 Church Street, the former Commonwealth Bank at 215 Church Street (PLEP I 658) and Westpac Bank at 264 Church Street (PLEP I 665) would remain prominent in the streetscape along the Church Street view corridor. The podium envelopes established by Stage 3 CSSI approval, SSI-22765520 (approved 25 January 2023) provide a compatible scale to the heritage items and the tower setback of Building B reinforces a low scale street wall height that supports the retention of important views.

The view along Church Street would be largely unchanged at pedestrian level.

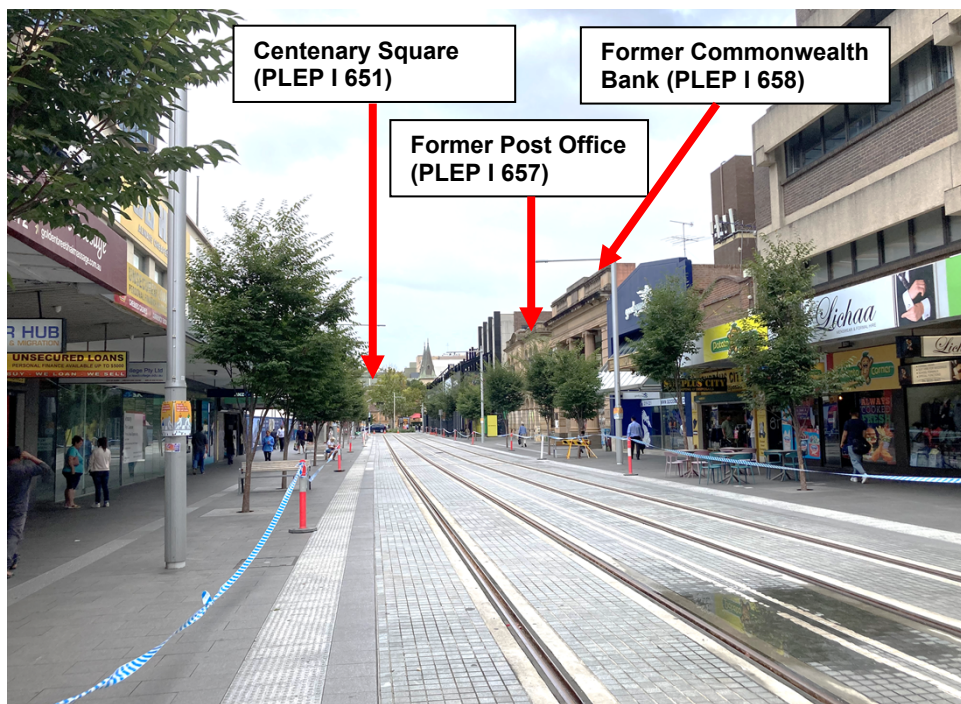


Figure 11: View south along Church Street towards Centenary Square.

The Concept envelope for Building B is setback and will not impact upon this view and the presentation along the street frontage of consistent, low height buildings. The former Post Office and Commonwealth Bank Buildings are opposite to the Parramatta Metro site.

Assessment of Heritage Impact (views along Church Street view corridor):

Little to no impact

2.1.5.6 George Street Shops, 43-47 George Street (PLEP I 703)

The envelope of Building A is located within the curtilage of the shops at 43-47 George St (PLEP I 703), as the adaptive reuse of which is part of the Concept SSDA. The Design Guidelines and indicative heritage interface zone provide adequate guidance for future design which will be further instructed by the Conservation Management Plan that has been prepared for the heritage item.⁴

For Building A, the podium is included within the envelope proposed under the Concept SSDA. The podium envelope provides a compatible scale to the heritage

⁴ OCP Architects, 43-43 George Street, Parramatta (George Street Shops), Conservation Management Plan, Version D (July 2023).
Parramatta Over and Adjacent Station Development
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item, and in conjunction with the tower setback as proposed, the Concept SSDA envelope contributes to a low scale street wall height along George Street that will be reinforced by:

- the maximum 12 metre building height along the Church Street view corridor determined by the Parramatta City Centre DCP (PDCP 2011 and PDCP 2023), which wraps around George Street at the intersection (refer Figure 12)
- the low scale height of the Westpac Bank at 264 Church Street (PLEP I 665), on the corner with George Street (refer Figure 12)
- the low scale height of the Roxy theatre development to the east of the Parramatta Metro site.

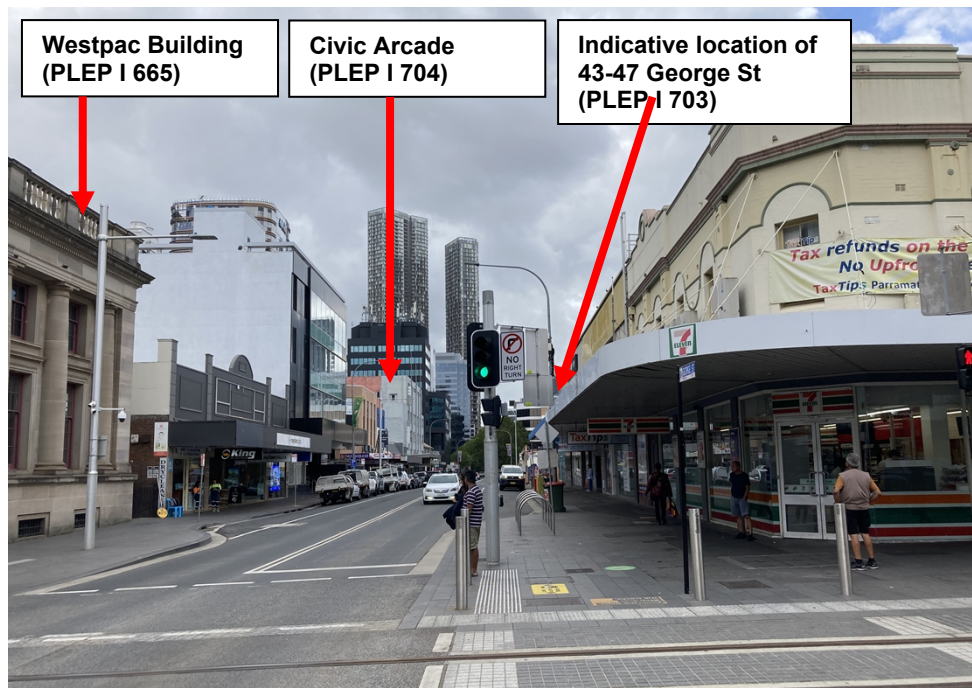


Figure 12: View east along George Street at the intersection with Church Street, showing low scale development on each corner. Low scale heritage items on the north side of George Street visible in the image are identified.

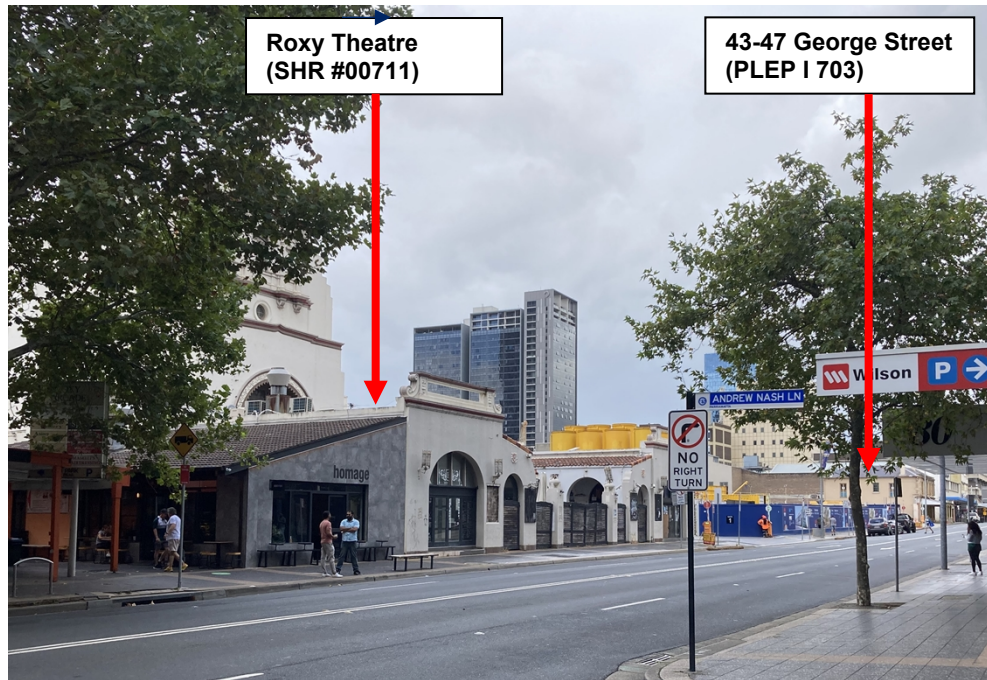


Figure 13: View southwest along George Street (on corner of Andrew Nash Lane), showing the Roxy Theatre in the foreground. The shops at 43-47 George Street are also identified. The Concept SSSA podium of building A is compatible with the low scale street frontage height.

In views along George Street, the George Street shops would be visible:

- in views east against the backdrop of the proposed podium envelope
- in views west, adjacent to similar low scale development extending to Church Street.

The building envelope proposed with the Concept SSSA provides a height suitable for the proposed commercial use that is consistent with the future vision for development in Parramatta. The disparity in height between the existing heritage building – George Street Shops - and the proposed envelope has the potential to generate moderate adverse heritage impact which is mitigated by the podium / tower typology, along with the Design Guidelines and the detailed CMP prepared for the heritage listed building.

The heritage impact is further mitigated by the establishment of open space to the east and west of the George Street shops that will afford the building prominence in views along the street, namely:

- a 4-metre curtilage to the east, documented in the CMP and consistent with the historic arrangement.
- the access road to the Parramatta Metro site to the west, established by Stage 3 CSSI approval, SSI-22765520 (approved 25 January 2023).

It is further noted that the Concept Envelope provides the opportunity for new development, subject to future approval, to achieve a design excellence response for both the podium and tower. This provides the opportunity to improve the setting of, and by extension views to, the George Street Shops as it would replace the mediocre development previously sited adjacent to it.



Figure 14: View towards the George Street Shops at 43-47 George Street in April 2022, showing former development adjacent to the heritage item.

Assessment of Heritage Impact (views to George Street Shops without mitigation measures):

Moderate adverse impact associated with disparity in height between the existing heritage building and proposed envelopes.

Assessment of Heritage Impact (views to George Street Shops with mitigation measures as described above):

Minor adverse impact

The George Street Shops will retain its northern outlook to other similarly scaled heritage items on George Street opposite to the site, including the Civic Arcade (PLEP I 704) and Dr Pringles Cottage at 52 George Street (PLEP I 705).

Assessment of Heritage Impact (views from George Street Shops):

Little to no impact

2.1.5.7 George Street View Corridor

The George Street view corridor is identified in the Parramatta City Centre DCP (PDCP 2011 and PDCP 2023) as an important historic view corridor that requires protection. The views west along the street are recognised in association with the historic approach to Parramatta Park and Old Government House and the framing of views to the gatehouse (refer Figure 15).

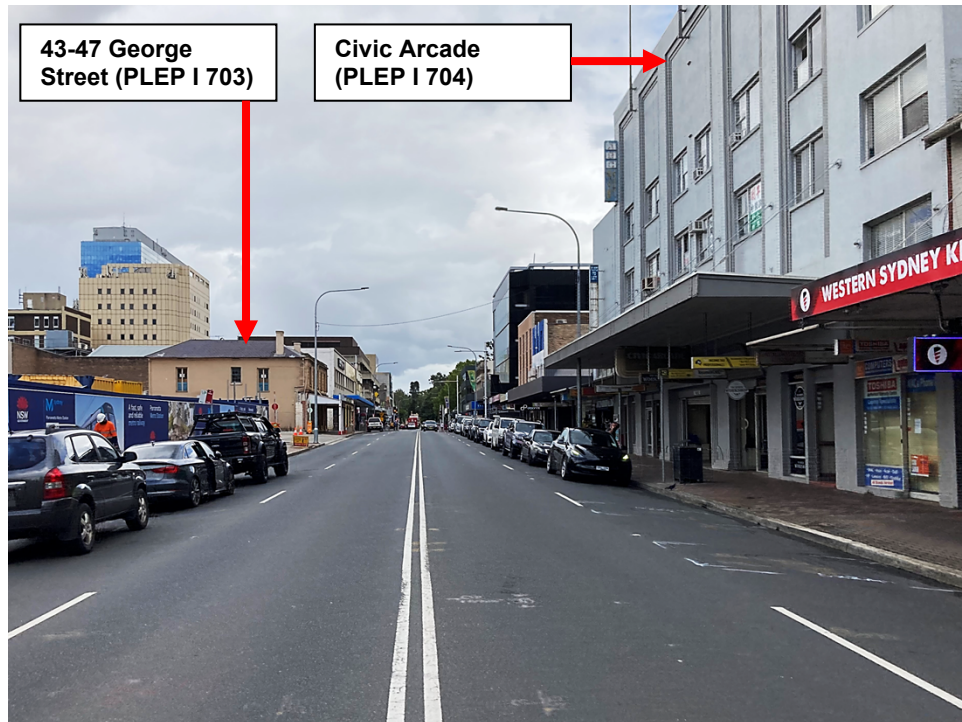


Figure 15: View west along George Street looking towards the site of Parramatta Park.

Building A is located on George Street and the tower envelope above the podium is set back from George Street by 12m, providing an open view along the street towards Parramatta Park. Heritage buildings on George Street, including the Roxy Theatre (SHR # 00711), the Civic Arcade (PLEP I 704), Dr Pringles Cottage (PLEP I 705) and the Westpac Bank Building (PLEP I 665) would remain prominent in the streetscape along the George Street view corridor. The podium envelope for Building A proposed with the Concept SSDA provides a compatible scale to the heritage items and reinforces a low scale street wall height that supports the retention of important views.

The view along George Street would be largely unchanged at pedestrian level.

Assessment of Heritage Impact (views along George Street view corridor):

Little to no impact

2.1.5.8 Roxy Theatre (SHR No. 00711)

In views both east and west along George Street, and north and south along Horwood Place, the Roxy Theatre would be a prominent visual element. The envelopes for buildings associated with the Concept SSDA are sufficiently distant from it to not directly dominate it, and the building would remain visible, legible, and appreciable from the public realm. Furthermore, the open space setting associated with the establishment of Civic Link would result in enhanced views to the building along both George Street and Horwood Place which will be widely appreciated owing to the prominence the building will be afforded within the major civic space.

Assessment of Heritage Impact (views to Roxy Theatre):

Positive impact

While the Roxy Theatre would retain views out, essentially north towards George Street, it is noted that the theatre is designed to have an inward focus and there is

limited fenestration on the western elevation looking towards the Parramatta Metro site. As such, there would be no adverse impact on views out from the Roxy Theatre associated with the Concept SSDA building envelopes as proposed.

Assessment of Heritage Impact (views from Roxy Theatre):

Little to no impact

2.1.5.9 Dr Pringles Cottage (PLEP I 705)

While the Concept SSDA does not affect the present ability to view the east and south elevations of the cottage sited on the corner of George Street and Horwood Place, the tower forms of Buildings C and A proposed as part of the Concept SSDA will alter the visual context owing to the increased height and density afforded by the envelopes. The building is sufficiently distant from the tower envelopes, however, so as not to be directly dominated by them and a range of mitigating impacts are regardless proposed that would ensure that any visual impacts are minimised, including:

- compatible scale of podium envelopes, both as established by Stage 3 CSSI approval, SSI-22765520 (approved 25 January 2023) and proposed as part of the Concept SSDA for Building A, which establish a consistent low scale street wall height along George Street
- the cottage would enjoy enhanced visual prominence owing to its siting in relation to Civic Link, which is considered to generate a major positive impact that will enhance public access to views of this heritage building.

Assessment of Heritage Impact (views to Dr Pringles Cottage without mitigation measures):

Minor adverse impact associated with increased height and density afforded by the envelopes of Building A and C

Assessment of Heritage Impact (views to Dr Pringles Cottage with mitigation measures as described above):

Little to no impact

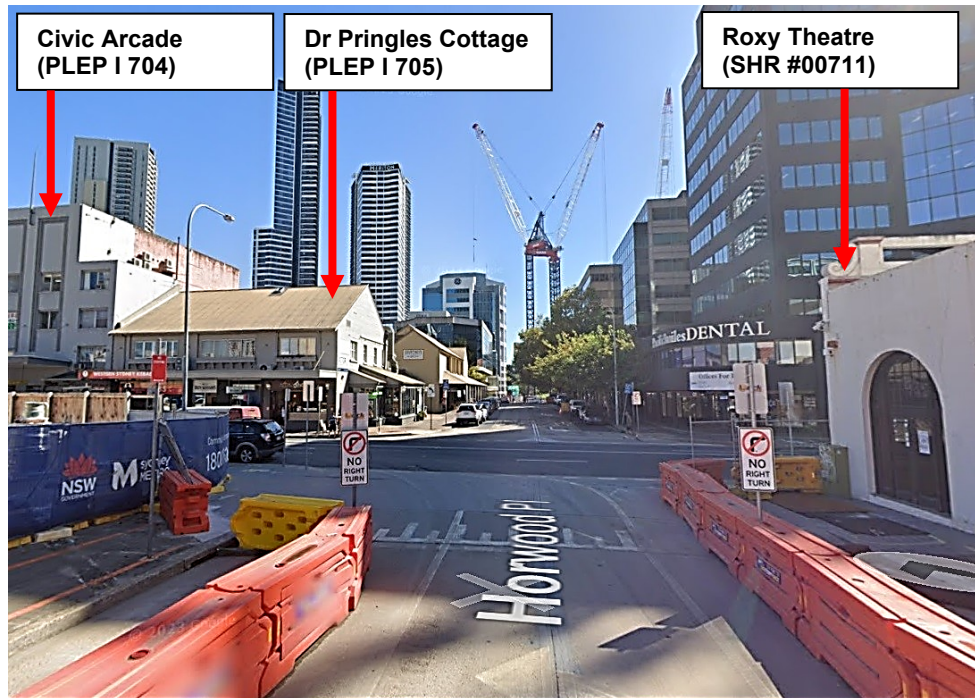


Figure 16: View north along Horwood Place adjacent to the Roxy Theatre, on what is destined to become Civic Link, showing relative position of Dr Pringles Cottage.

The cottage would retain its outlook to George Street. The tower form of Building A would be visible from the cottage in southwest views, which would reduce sky views and generate moderate visual impact, which is mitigated by enhanced views that would be available in a southward direction along Civic Link. The establishment of a wide pedestrian plaza will ensure that sky views do remain available and that the general outlook from Dr Pringles Cottage contributes positively for people who access the building interior. There will be no change to outward views east associated with the Concept SSDA.

Assessment of Heritage Impact (views from Dr Pringles Cottage):

Little to no impact

2.1.5.10 General concluding comments on view impacts

There will be an altered visual context associated with the uplift in height proposed on the site because of the Concept SSDA building envelopes. Therefore, various mitigation measures are proposed to ensure that heritage items retain a strong visual presence within the Parramatta CBD. Where the scale exceeds the predominant nineteenth and twentieth century height of the surrounding streets, the building envelopes respond through tower setbacks that promote articulation of the elevation at the prevailing height. The development of consistently scaled streetscapes at the podium level will retain views to heritage items on and in the vicinity of the site and this approach is consistent with the objectives to retain historic view corridors along Church Street and George Street. Above podium level, the height of proposed building envelopes effectively removes the building volumes from the setting of the heritage items in the vicinity and the forms would not be read as part of the heritage items' setting.

Notably, the proposal would not obstruct any views to existing heritage items and rather creates opportunities to enhance the visual context. In conjunction with

podium envelopes established by Stage 3 CSSI approval, SSI-22765520 (approved 25 January 2023), the proposed building envelopes conversely have the capacity improve the views both to and from nearby heritage items, including both Kia Ora and the George Street Shops located within the Parramatta Metro site and other heritage items in the vicinity. Through the creation of a large open pedestrian space in the form of Civic Link, the development envelopes create new opportunities for the public to view the nearby heritage items including Leigh Memorial Church, Kia Ora, the Roxy Theatre and Dr Pringles Cottage. This will further enhance the significance of these items within the surrounding streetscapes and the Parramatta CBD.

The Design Guidelines set the parameters for achieving a positive outcome in conjunction with Detailed SSDA(s) so that the design of future buildings is compatible with the heritage context. Further design development in Detailed SSDA(s) should be undertaken in conjunction with the advice of a heritage architect to ensure that future developments are designed to contribute positively to the visual context of established heritage items. In this way, while the envelopes for future buildings enter certain views and affect experience of scale, the nature of the design as smart contemporary structures would distinguish them from the heritage context in accordance with Burra Charter principles.

2.1.6 Application is limited to above ground works

Heritage NSW comment

As noted above, this application is limited to above ground works and all archaeology is being managed in accordance with previous approvals, particularly the Conditions of Approval for SSI 10038 (Sydney Metro West – Concept and Stage 1).

Response

The Concept SSDA (SSD-35538829) is seeking consent for maximum building envelopes, proposed land uses, maximum building heights, maximum Gross Floor Area (GFA), car parking and adaptive reuse of the George Street Shops and Kia Ora. It does not seek approval for any ground disturbing work.

Potential archaeological deposits will be managed through an Archaeological Excavation and Research Design report in accordance with Stage 3 CSSI approval.

2.1.7 Convict drain

Heritage NSW comment

It is noted that Section 3.5 of the Heritage Design Guidelines in the Design Quality Guidelines (p.27) discusses the reconstruction of the town drain within a publicly accessible area of Building C. It is understood that Condition D15 of SSI 10038 states that “All options available to retain the Parramatta Convict Drain in situ must be considered. If retention of any part of the Parramatta Convict Drain located in situ is not feasible, the Proponent must satisfactorily demonstrate to the Planning Secretary why its removal is appropriate.” To date, the Heritage Council of NSW has not received any documentation about this aspect of the SSI 10038 proposal. Therefore, until Condition D15 has been met, we are unable to comment on the appropriateness of those details included in the Design Quality Guidelines and recommend that the document be amended once Condition D15 has been met and the final decisions regarding the drain have been made.

Response

Concept SSDA (SSD-35538829) does not seek approval for any ground disturbing work. Approval to remove the Town drain is under the Concept and Stage 1 CSSI approval. Works undertaken to date in relation to the Town Drain are described below.

Sydney Metro exposed the Town Drain at the Parramatta station construction site in 2022 as part of the archaeological program being carried out under the Concept and Stage 1 CSSI approval. Between September and October 2022 Sydney Metro received agreement from DPE to remove the timber and concrete capping from the drain for conservation and storage and to allow the construction of a temporary road. In January 2023, Sydney Metro received approval for Sydney Metro West – Rail infrastructure, stations, precincts and operations, which included the removal of the section of the Town Drain within the Parramatta station construction site.

Sydney Metro also received agreement from DPE to remove the remaining physical elements and archaeological resources associated within the Town Drain under the Concept and Stage 1 approval in May 2023. The Town Drain cannot be protected and conserved in situ throughout all stages of the project as it is in the footprint of a basement. The Design Guidelines submitted as part of the SSDA require consideration of the reconstruction of the Town Drain in Building C. The archaeological salvage and archival recording of the Town Drain would provide a detailed understanding of what would be required for its potential reconstruction in the OSD.

3 Conclusion

This Addendum to the Historic Heritage Impact Assessment provides additional information in response to agency advice on the EIS, specifically comments from Heritage NSW. The assessment is based on the volume, scale, and general arrangement of concept envelopes only, and architectural treatment of the buildings is subject to resolution in future Detailed SSDA(s).

The proposed tower envelopes of the Concept SSDA would alter the setting of heritage items within the site and in the surrounding context as tower forms would be visible above or behind such items from various viewpoints. The change is consistent with the changing nature of the Parramatta CBD as supported by strategic planning initiatives. Owing to urbanisation and the evolving needs of cities as populations grow and technology changes, the option of containing urban development to the scale of the traditional built environment would not satisfy current and future needs of contemporary society and in this regard, changes to the setting reflect a natural process of evolution and must be assessed against other changes affecting significance.

The Concept SSDA proposes no physical alteration to the heritage items located on the site; the original fabric and character is retained and the heritage buildings both on and around the site would remain visible within the surrounding streetscapes. Furthermore, Conservation Management Plans have been prepared for the George Street Shops (43-47 George Street) and Kia Ora (62-64 Macquarie Street) to support the conservation of these heritage items, including with consideration for future development in the surrounding context. Considering this, some alteration to the setting can be acceptable where new development provides a considered response to its heritage context. In this regard, the tower envelopes adopt setbacks that work in conjunction with podiums that are compatibly scaled with the nineteenth and twentieth century heritage items, which will establish streetscapes with consistent street wall presentations that respect and promote the legibility of heritage items and recognised view corridors.

Beyond the scale of envelopes proposed under Concept SSDA, a compatible response can be achieved by juxtaposing unaltered and legible heritage items with clearly contemporary buildings that draw on the character and fine grain detailing of the heritage context to inform the design response. The design of the individual buildings, as well as resolution of adaptive reuse proposals for the George Street Shops and Kia Ora, is subject to future Detailed SSDA(s) and should be guided by the Conservation Management Plans prepared for the Shops (I 703) and Kia Ora (I 716) in conjunction with the Design Guidelines and the advice of a heritage architect to ensure that the heritage context is respected and celebrated.

The Concept SSDA proposes building envelopes that are consistent with strategic planning objectives for the Parramatta CBD. In this context, it is important to recognise that the protection of heritage significance does not preclude change and innovation, as demonstrated in guidelines for infill development prepared jointly by Heritage NSW and the Australian Institute of Architects which state that it *'is important to enable new ideas and responses to be developed...The existing historic context is not a constraint but an opportunity to add something new that results in the whole being greater than the sum of the parts...These*

*guidelines...encourage new buildings that our generation can admire and enjoy – the heritage of the future.*⁵

The Concept SSDA proposes building envelopes that have the capacity to accommodate design that will contribute to the urban fabric of the Parramatta CBD, draw on its history and culture and contribute to the evolution in growth and prosperity currently occurring across Parramatta.

Recommendations

The following additional mitigation measures are proposed because of the issues raised above. These measures aim to guide future development in conjunction with the Design Guidelines that describe appropriate objectives and guidance for heritage which will guide future Detailed SSDA(s):

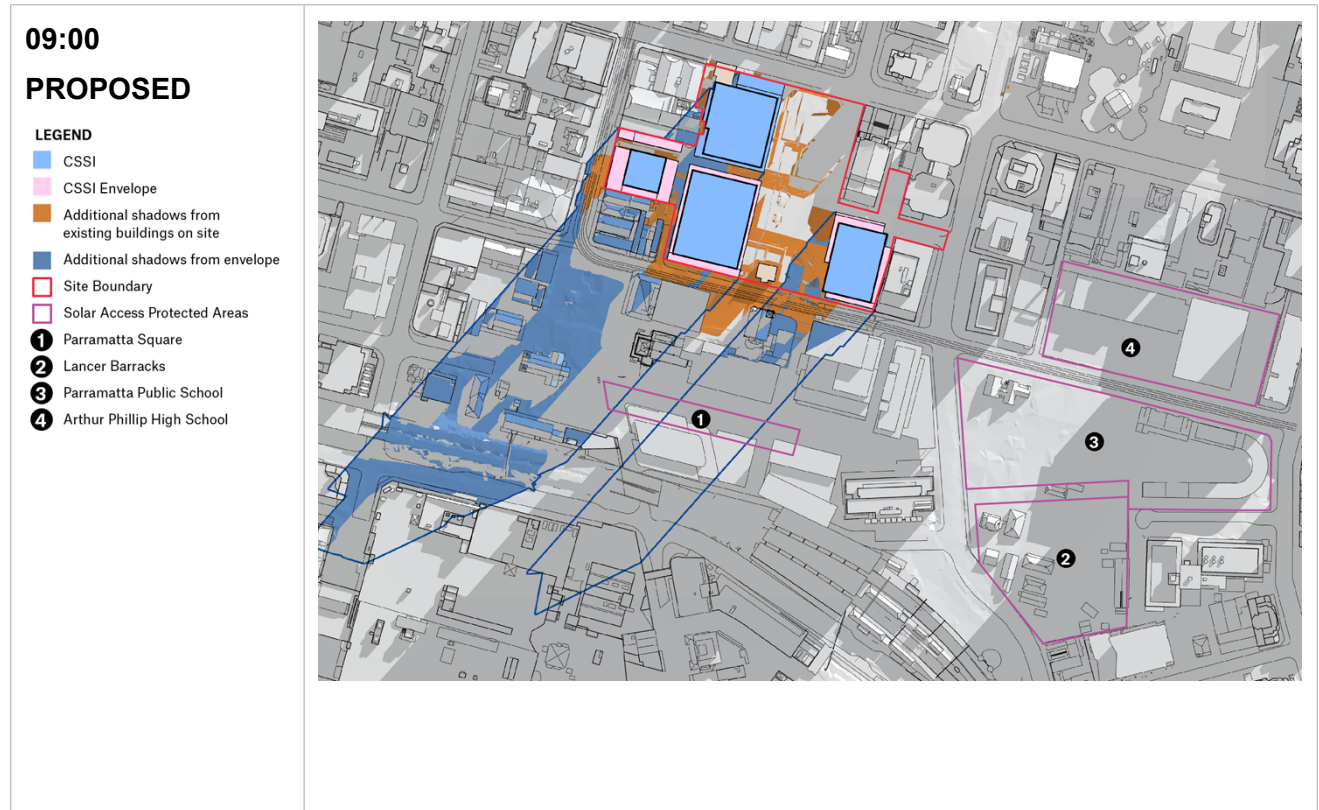
- Engage a suitably qualified heritage architect in the development of future building design of new buildings and the adaptive reuse of the heritage structures, including to address details around the interface between the various heritage items and future development.
- The Conservation Management Plans prepared for Shops (1703) and Kia Ora (1716) prepared under the Stage 3 CSSI are required to be considered in the Detailed SSDA(s) for the site.
- The architectural design of new development subject to future applications should be modulated and articulated to reduce the appearance of bulk and scale, for new tower buildings.
- New development subject to future applications should be detailed to respond to the historic character of heritage items both in and around the site in a contemporary manner.
- The scale of the proposed building envelopes will be visible from a range of vantage points, creating a more prominent site. Any new development subject to future applications should be detailed to not detract from views to the site within the locality and views within the locality generally.

⁵ NSW Heritage Office [Heritage NSW] and The Royal Australian Institute of Architects, *Design in Context*, 2006, p.03.

Appendix A – Solar Access projections for June 21

Table G1 shows hourly views of solar access projections for June 21st from 9am-3pm. Orange showing shadows from the existing buildings on the site, blue showing shadows from the building envelopes. Parramatta Square, Lancer Barracks, Parramatta Public School, and Arthur Phillip High School outlined in pink. Additional shadows within the school properties are identified in magenta.

Table G1 Solar Access Plan – Parramatta Square and Lancer Barracks

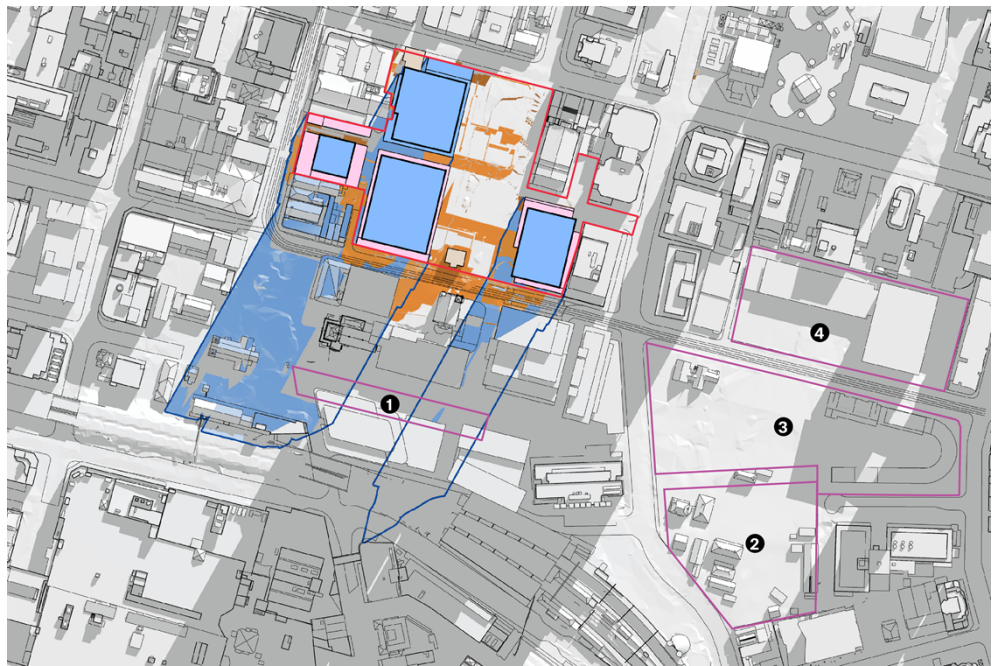


10:00

PROPOSED

LEGEND

- CSSI
- CSSI Envelope
- Additional shadows from existing buildings on site
- Additional shadows from envelope
- Site Boundary
- Solar Access Protected Areas
- 1** Parramatta Square
- 2** Lancer Barracks
- 3** Parramatta Public School
- 4** Arthur Phillip High School



11:00

PROPOSED

LEGEND

- CSSI
- CSSI Envelope
- Additional shadows from existing buildings on site
- Additional shadows from envelope
- Site Boundary
- Solar Access Protected Areas
- 1** Parramatta Square
- 2** Lancer Barracks
- 3** Parramatta Public School
- 4** Arthur Phillip High School



12:00

PROPOSED

LEGEND

- CSSI
- CSSI Envelope
- Additional shadows from existing buildings on site
- Additional shadows from envelope
- Site Boundary
- Solar Access Protected Areas
- 1** Parramatta Square
- 2** Lancer Barracks
- 3** Parramatta Public School
- 4** Arthur Phillip High School



13:00

PROPOSED

LEGEND

- CSSI
- CSSI Envelope
- Additional shadows from existing buildings on site
- Additional shadows from envelope
- Site Boundary
- Solar Access Protected Areas
- 1** Parramatta Square
- 2** Lancer Barracks
- 3** Parramatta Public School
- 4** Arthur Phillip High School

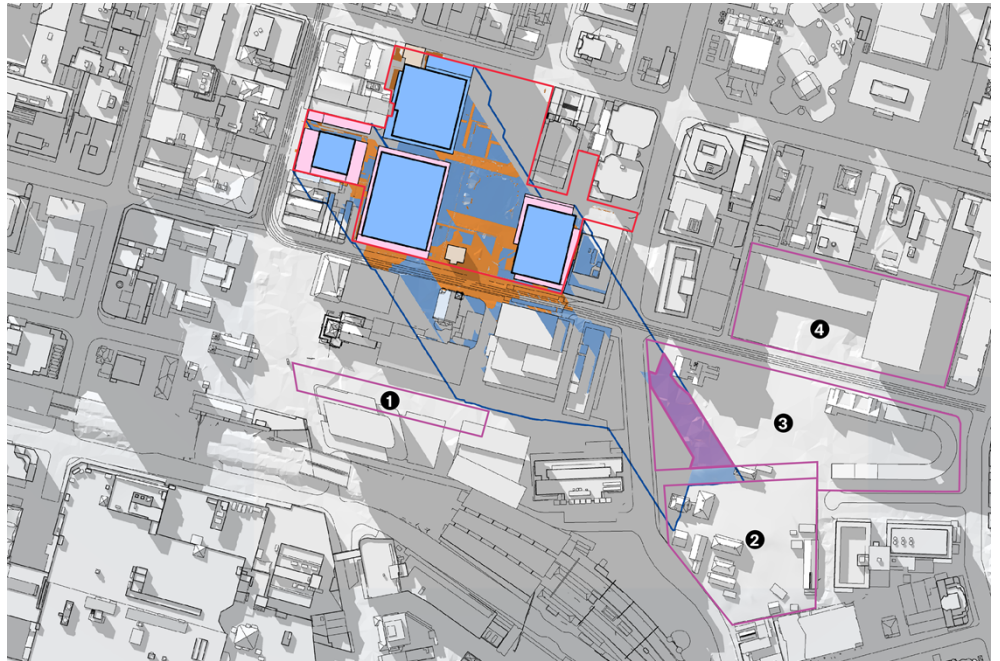


14:00

PROPOSED

LEGEND

- CSSI
- CSSI Envelope
- Additional shadows from existing buildings on site
- Additional shadows from envelope
- Site Boundary
- Solar Access Protected Areas
- 1** Parramatta Square
- 2** Lancer Barracks
- 3** Parramatta Public School
- 4** Arthur Phillip High School



15:00

PROPOSED

LEGEND

- CSSI
- CSSI Envelope
- Additional shadows from existing buildings on site
- Additional shadows from envelope
- Site Boundary
- Solar Access Protected Areas
- 1** Parramatta Square
- 2** Lancer Barracks
- 3** Parramatta Public School
- 4** Arthur Phillip High School

