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Your Ref:

Ms Heather Warton  
Director  
Metropolitan & Regional Projects North  
Department of Planning & Infrastructure  
GPO Box 39  
**SYDNEY NSW 2000**

Attn: Kate MacDonald

Dear Ms Warton

**RE: MP 09\_0167 MOD 2 - REQUEST FOR PROVISION OF DETAILS OF KEY ISSUES AND ASSESSMENT REQUIREMENTS, 45 – 47 MACQUARIE STREET, PARRAMATTA**

Reference is made to your letter dated 3 May 2012 regarding the abovementioned project. You are also advised that representatives of the Heritage Branch met with representatives of JBA Planning, the Crown Group and their heritage consultant Mr Graham Brooks, on 10 May 2012 to discuss the key issues relevant to this modification.

At that meeting the Heritage Branch advised that the earlier actions under the NSW Heritage Act, the Interim Heritage Order and the S129 Curtailment Order made in 2006, had been aimed to assist the conservation, interpretation and display of the significant archaeology of the site. This is still considered a key outcome for any development on the site.

It is noted by the Heritage Branch that the proposed Modification includes the following components:

- increase the height of the building by two–storeys from RL 94.5 to RL 103.1
- alter the appearance of the façade
- alter the apartment mix and total number of apartments approved
- alter the internal layout of the residential apartments
- alter the archaeological display area to include a subterranean viewing area
- increase the number of car parking spaces from 535 to 566, and reduce the number of bicycle parking spaces from 86 to 30 spaces
- remove the meeting rooms and cinema adjoining the Hunter Street frontage of the property, and introduce a new conference/function facility
- reconfigure the ground floor to provide a more open floor plan
- remove the commercial floor space on levels 1 – 4 and replace it with serviced apartments.

The Heritage Branch has reviewed the revised Director General's Requirements (DGRs) provided with your letter.

DGR # 8 requires preparation of a Statement of Heritage Impact and referral to the Commonwealth Minister.

DGR # 13 requires assessment of Aboriginal (Indigenous) archaeological heritage issues and also European archaeological heritage issues, including (specifically):

- a) intended opportunities for the display, preservation and interpretation of the relics*
- b) an assessment of the physical and material conservation requirements for the extant structural remains and archaeological fabric of the site, including recommended actions to*

*mitigate impacts. The report should also provide an indicative schedule of materials conservation needs of the archaeological remains*

*c) construction management and services reticulation (including waste and stormwater disposal) strategies to minimise impact on the site's archaeological remains.*

The above DGRs are considered appropriate. The Heritage Branch was advised at the meeting held on 10 May 2012 that the proposal now seeks to provide a lesser area of open plaza fronting Macquarie Street, Parramatta, with the 'convict hut' displayed, but that the 'cellar' remains would be displayed within a new underground viewing area able to be accessed from the proposed Interpretation Centre.

Such a proposal would require more development in the detailed design phase and would need to be informed by the findings of DGR #13 as quoted above. At this stage, the Heritage Branch agrees that an 'underground' viewing area for the cellar could potentially provide an engaging experience for visitors to the site.

At the meeting held on 10 May 2012, the Heritage Branch emphasized the need for the modifications to the height, appearance and bulk of the building to be assessed with regard to the significant views which have been identified for Parramatta. Significant views were initially identified in the former SREP No.28 for Parramatta. Under separate cover the heritage consultant has been provided with an earlier view analysis prepared for the site at 45-47 Macquarie Street for previous development proposals.

The Heritage Branch notes that the Parramatta City Centre DCP 2007 also identifies key historic views (Appendix 2) and the 2009 Old Government House and Domain, Parramatta Park Management Plan (Australian World Heritage Convict Sites) 2009 also identifies significant views.

It is noted that the draft DGRs supplied with your letter require that the Parramatta City Centre LEP and DCP are addressed by the proposed modification (DGR #1, Relevant EPIs). It is also noted that the list of Plans and Documents required to accompany the application include:

- **View Analysis** – Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas.

At the meeting held on 10 May 2012 the Heritage Branch advised the proponent that photomontages should also be prepared to address the impacts on the key views referred to above.

I trust that these comments will be of assistance to you. Thank you for referring this modification to the Heritage Branch. Please contact Siobhan Lavelle at the Heritage Branch if you require further information at this time.

Yours sincerely



24/05/2012

**Vincent Sicari**  
Manager, Conservation Team  
Heritage Branch, Office of Environment & Heritage  
**AS DELEGATE OF THE NSW HERITAGE COUNCIL**