

## Architectural Projects \*

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Ref:1979 / JH:ef

### 1979 – 122-130 PYRMONT BRIDGE RD AND 206 PARRAMATTA RD, CAMPERDOWN – HERITAGE ASSESSMENT

#### Background

Architectural Projects were commissioned by MHA PBR Pty Ltd to prepare this Preliminary Heritage Assessment in May 2021. The site of 206 Parramatta Rd, Camperdown is currently the subject of a Planning Proposal.

Inner West Council have requested a Heritage Assessment related to Heritage Items in the Vicinity.

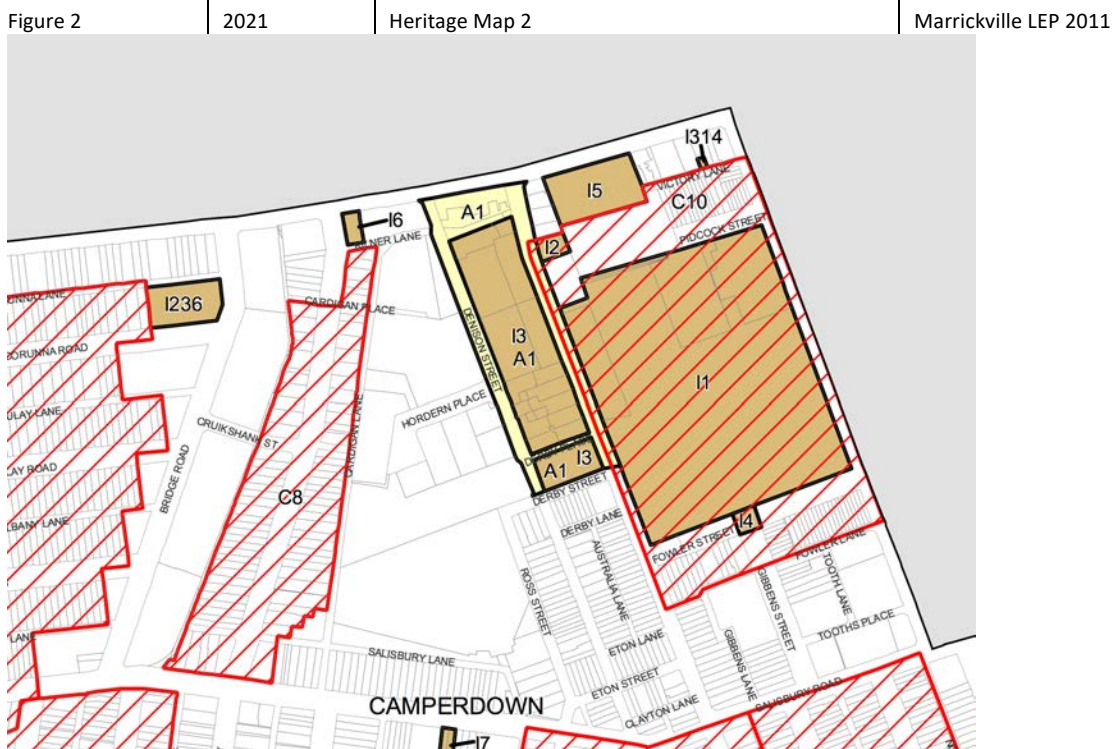
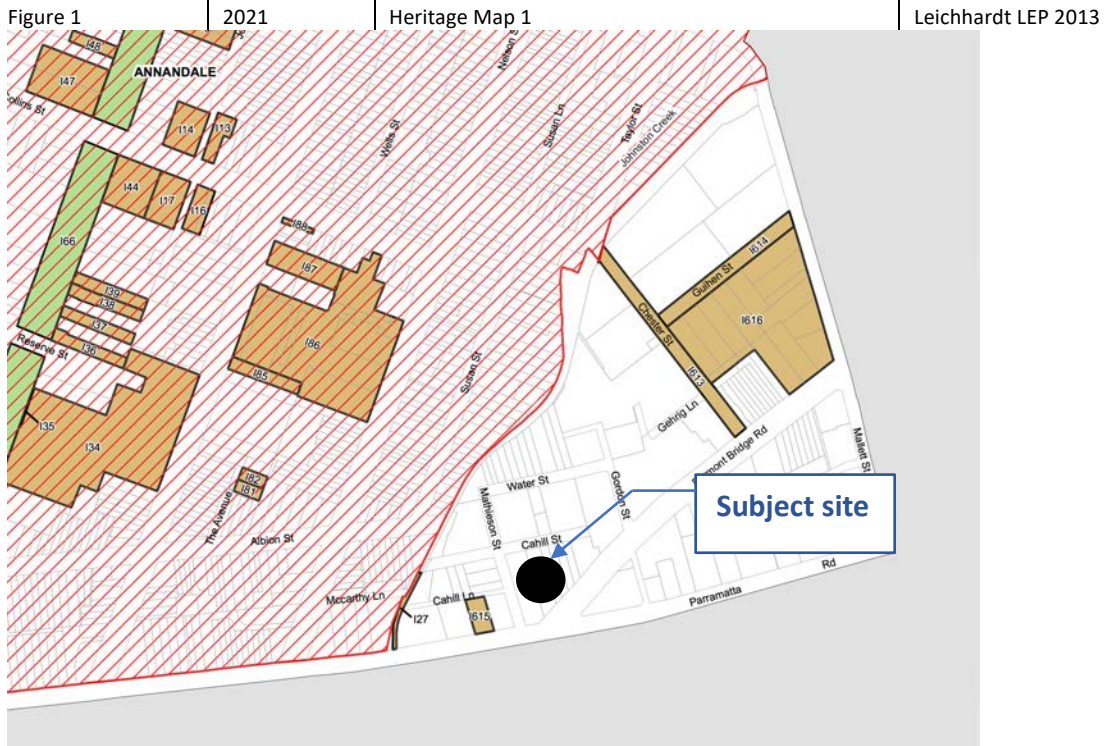
The site of 206 Parramatta Rd, Camperdown is not listed as a Heritage Item, nor is it located within a current or proposed Heritage Conservation Area.

The site of 206 Parramatta Rd is located in the vicinity of:

- C10 Camperdown Park Heritage Conservation Area
- I1 Camperdown Park
- I2 Cranbrook Group, including interiors
- I3 Australia Street Industrial Group, including interiors
- I5 Bridge Road School (Former Camperdown Public School), including interiors
- I613 Kerb and Gutter – Chester Street
- I614 Kerb and Gutter – Guihen Street
- I615 Former Police Station
- I616 Warehouse

The site is physically separated and does not have a direct visual relationship to these Heritage Items.

Refer to Heritage Map Fig. 1 and 2



The site is located within the Camperdown Precinct of the Parramatta Road Corridor Urban Transformation Study (PRUTS).

The site anticipates a higher building height and FSR than adjacent development. The allowable height is 32m and allowable FSR 4:1.

The allowable height and FSR matches the site of 181 Pyrmont Bridge Rd, Annandale.

These two sites are seen as landmark buildings, while the surrounding development is 24m.

The proposal is fully compliant with the permissible higher building height and FSR. The proposal breaks down the scale into three buildings.

### POTENTIAL IMPACT ON THE SIGNIFICANCE OF HERITAGE ITEMS IN THE VICINITY

#### C10 – Camperdown Park Heritage Conservation Area

*The Camperdown Park Estate Heritage Conservation Area is of aesthetic significance for demonstrating the pattern and growth of the terrace-house typology in Sydney during the mid-late 19th Century with a small group of shops integrated into the terrace group near the intersection of Gibbens and Fowler St. The Park was formerly part of the Fowlers Pottery works and provides evidence of the adaptive re-use of industrial sites for civic beautification. The contemporary Park demonstrates high aesthetic values within the context of the local area and it demonstrates the principles of early 20th-century urban park design, including the alienation of areas of the park for specialised recreational activities. The horse and dog watering trough is rare surviving evidence of 19th Century infrastructure, as is sandstone kerbing and guttering. It represents the principal characteristics of the development of the Marrickville Council area from an early Estate to urban cultural landscape. The area provides valuable evidence of substantially intact and differently detailed groups of terrace housing in an unusual setting overlooking a major park which allows them to be read as a whole.*

#### Response:

Camperdown Park Heritage Conservation Area is on the other side of Parramatta Road and screened by Bridge Road School. There is no visual connection.

#### I1 – Camperdown Park

*An important area of open space within a closely settled residential area. The bandstand, war memorial, low stone walling and large trees are important elements of the site.*

*Camperdown Park is a highly significant nineteenth century park, associated with a number of prominent people. The park has exceptional historic significance as part of the 1000 acres reserved on 20 August 1789 by Governor Phillip.*

*Camperdown Park is one of a group of parks resumed under the Lands for Public Purposes Act 1880, and set aside specifically for recreation purposes.*

*The Bandstand is a reminder that the Park was once under the control of Sydney City Council.*

*Camperdown Park is a landmark within the suburb of Camperdown, providing an open landscaped area within a densely populated area. It is held in high esteem by residents, workers and sports people as a place for active community use.*

*The inclusion of Camperdown Park as a heritage item on the Marrickville LEP underscores its acceptance as an important heritage item and public amenity.*

*The Park is important for exhibiting a richness of cultural features as follows: remnants of stone plinth associated with the original iron palisade fence, stone steps; bandstand; War Memorial; Morton Bay and Port Jackson fig trees, other early plantings; pattern of early paths; and Camperdown Park Oval.*

#### Response:

Camperdown Park is on the other side of Parramatta Road and screened by Camperdown Park Heritage Conservation Area.

**I2 – Cranbrook Group, including interiors**

*These two Italianate villas are historically important for their links with the Fowler Potteryworks which were located opposite (1848-1919), and with Robert Fowler, owner of the Works and prominent Sydney gentleman. They represent the last portion of the Fowler Estate, which originally covered much of Camperdown.*

**Response:**

Cranbrook Group is on the other side of Parramatta Road and screened by building. There is no visual connection.

**I3 – Australia Street Industrial Group, including interiors**

*The site (but not the buildings) at 139-143 Parramatta Road, Camperdown was the site of the former Fowler's Pottery during their period of rapid expansion and development of new glazes and products. It is associated with the commercial development of Fowler's Pottery and Sydney's early commercial development. It is also associated with Robert Fowler a prominent political and public figure in the late 19th century and early 20th century.*

**Response:**

Australian Street Industrial Group are on the other side of the Parramatta Road and screened by Parramatta Road and a building. There is no visual connection.

**I5 – Bridge Road School (Former Camperdown Public School), including interiors**

*This is one of a number of large public schools built in the district in response to the increased enrollments caused by the NSW Public Instruction Act of 1880. It illustrates the large suburban population which had been established in this area by the early 1880's.*

**Response:**

Bridge Road School is on the other side of the Parramatta Road and screened by Parramatta Road.

**I613 – Kerb and Gutter – Chester Street**

*The trachyte and stone kerb and gutters in Chester Street and Guihen Street are of local historic and aesthetic and technological significance as relatively intact examples of late 19th century road construction and improvements. The integrity of the items, however, have been affected by the addition of concrete infill and elements and general wear and tear.*

**Response:**

Kerb and Gutter in Guihen Street occur at ground and lies beyond the site

**I614 – Kerb and Gutter – Guihen Street**

*The trachyte and stone kerb and gutters in Chester Street and Guihen Street are of local historic and aesthetic and technological significance as relatively intact examples of late 19th century road construction and improvements. The integrity of the items, however, have been affected by the addition of concrete infill and elements and general wear and tear.*

**Response:**

Kerb and Gutter in Guihen Street occur at ground and lies beyond the site

### I615 – Former Police Station

*The former Police Station at No. 210 Parramatta Road is of historic and aesthetic significance as a relatively rare example of a stone suburban police station and lock-up constructed inc.1881. The additions and change of use of the buildings reflects the changes in the provision of law and order and development of the local area. The buildings significantly retain a sense of their original form, fabric and character, however, their significance is diminished by the relocation of police services and unsympathetic additions and elements to the front of buildings and context which impact on their interpretation and presentation to Parramatta Road.*

#### Response:

Former Police Station is screened by buildings.

### I616 – Warehouse

*No. 52-54 Pyrmont Bridge Road is of local historic and aesthetic significance as a good and relatively intact representative example of a Federation period warehouse constructed in the early decades of the 20th century that retains its original scale and distinctive face brick character and details. The building occupies a prominent corner site and makes a positive contribution to the Pyrmont Bridge Road and Booth Street corner and streetscapes.*

#### Response:

The warehouse is located at a significant distance.

### CONCLUSION

The Fine Grain Study sets the following Objectives:

*Ensure that development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item. New development of sites in the vicinity of a heritage item are to be designed to respect and complement the heritage item in terms of the: (a) building envelope; (b) proportions; (c) materials, colours and finishes; and (d) building and street alignment. Development in the vicinity of a heritage item is to minimise the impact on the setting of the item  
Preserve the eclectic mix of large industrial warehouses, scattered with terrace houses and low scale apartment buildings*

Section 2 indicates that there is no visual connection and no immediate impact on the Heritage Items in the Vicinity.

The proposal complies with the Height and FSR controls. The proposal has no direct impact in the Heritage Items in the Vicinity.

Further, the scheme prepared by BVN for the site demonstrates design excellence, is consistent with the PRUTS desired future character for the area.