

28 August 2019

Attention: Jonathon Mathews
 Woolworths Group
 1 Woolworths Way
 Bella Vista NSW 2153

Dear Jonathon,

Re: 1-9 North Rocks Road, North Rocks Heritage Impact Assessment Letter

Extent Heritage Pty Ltd (Extent Heritage) has been commissioned by Woolworths Group to prepare a letter of heritage impact for a proposed new Woolworths shopping centre at 1-9 North Rocks Road, North Rocks. The purpose of the report is to analyse the proposed construction and the potential impacts on the local heritage listed item. This letter report is designed to support a Planning Proposal (PP). Within the study area is a listed local heritage item, Stone Bridge Approaches and Foundation Plaque, Sydney Woollen Mills (A23) listed on *The Hills Local Environmental Plan 2012* (LEP) The figure below indicates the study area and the mapped extent of A23 from an aerial view (Figure 1).

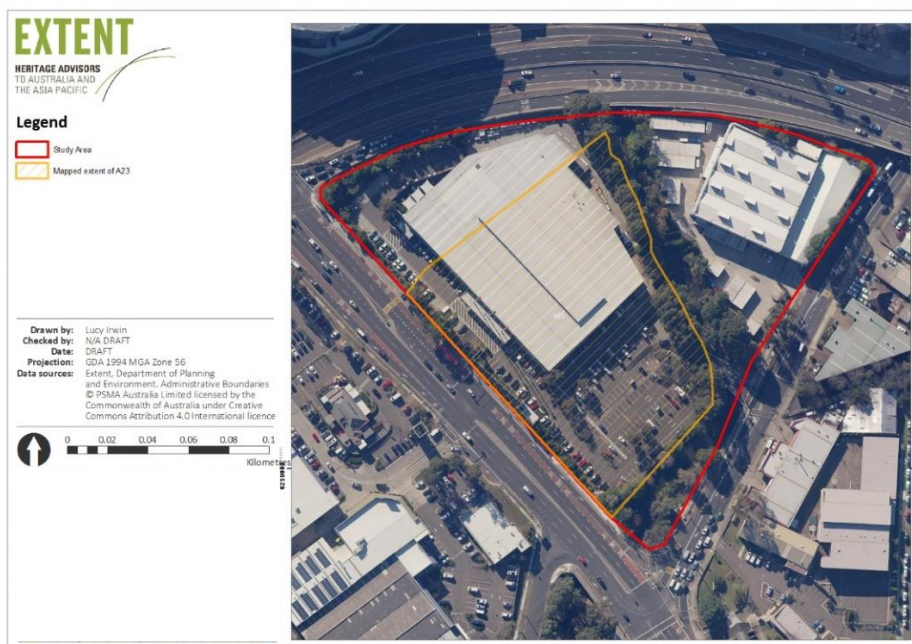


Figure 1. Study area and mapped extent of A23.

Heritage significance

This statement of cultural significance has been quoted from the *Archaeological Assessment and Archival Review: 1-17 Windsor Road, Northmead* prepared by Wendy Thorp for Whitehall Property Consultants in 1997:

The site of the former Darling Mills is one of the most historically important in the region by means of its associations and past roles and accomplishments. It memorialises the work of one of the more prominent citizens of both Parramatta and Sydney during the early nineteenth century, John Raine, as well as later important local businesses including those of the French family and the Murray Brothers. The personal fortunes of these individuals and companies are illustrative of many aspects of nineteenth and twentieth century society and commerce. For example, Raine's associations through his Masonic ties, which resulted in the dedication of his mill to be the earliest known formal and public Masonic ritual in the country, provides an example of the way in which early Colonial society operated within prescribed networks.

The selection of this site for the mill and, particularly the manipulation of that position by Raine, is also illustrative of regional history. It demonstrates the importance of the Windsor Road to the development of the community and the relationship of the more outlying agrarian settlement to the main town. It marked the outer limits of settlement of the town of Parramatta for many years. In the history of its use, from flour mill through secondary industries such as brewing and fell-mongering, to textile production the site mirrors the same broader economic changes that were occurring within the community though generally in each case at a slightly later date than the same changes had occurred within the town. This chronological lag probably is indicative of the position of the mill outside the main reaches of the town and, in this, is also illustrative of the relative Importance of the varying parts of the settlement. The use of the site during the 1840s for secondary industries such as fell-mongering is also typical of the national recession of this period. The construction of houses here, during the later nineteenth century, illustrates the growing limits of the town.

The mill, during its productive years, has provided a source of employment, has been a regional centre for commerce and has been a well-known landmark. Its importance as an historical landmark in the community emerged quite early in the twentieth century and particularly during more recent years it has become well known for its long industrial history and association with the region.

The principal importance of the building and the site, however, is in its collective history of an old, innovative and diverse industrial enterprise. Historically the technology employed in the several phases of development on this site reflect the same evolution that was effecting the wider community from steam to electricity, from manual operation to mechanisation, although the use of steam power in the first mill was one the earliest uses of its kind in this part of the settlement and of the entire colony. The mill stayed at the forefront of technology in its later years

and for this reason and the quality of its products it achieved not only a local reputation but by the turn of the century it was one of the best known in the country and was used as an exemplar of successful production, was one of the largest of its type and had achieved regional, national and international acclaim for its work. In its over 170 years of nearly continuous use the mill site may lay claim to be one of the oldest industrial places in the country and the innovation and the length of time over which industrial processes have been in operation is outstanding.

However, the physical fabric of the factory complex has only very limited capacity to demonstrate this lengthy history and, particularly, its industrial use. The removal of all industrial relics has compromised its significance in this regard. The fabric of the building, as an artefact, does record a long period of cumulative change, however, its individual elements including those remnant portions of the 1826 mill are not especially rare or outstanding. Principally the above ground fabric is more illustrative of twentieth century use and in this it is not rare although it is representative. It is a memorial of past history but not illustrative of it.

The site also is likely to contain a large archaeological resource that will provide not only complimentary information but in many respects unique evidence for identifying and recording many aspects of the use of this site which the above ground fabric is no longer capable, for example, elements of the original mill and the several types of technology and industry employed there. It is likely to more accurately record the nineteenth century history of the site than the standing buildings as well as rare or unusual technology. The below-ground resource may be fragmented in parts but not to the degree that its integrity and research value has been compromised to any great degree. In the probable chronological depth of the material and its diversity it is not only representative but could be determined to be rare and unusual.

No part of the principal building is of outstanding craftsmanship or aesthetic merit. It has no particular distinction as an item of architecture although some elements within it have some representative interest of their type. The two free-standing cottages have more architectural integrity and interest than the main factory. The building does have some landmark value particularly in the crenelated facade along Windsor Road which, because of its length, makes it visually prominent at the bend of the road (Thorp 1997:46).

Summary of previous reporting

In 1997, the following assessments of the Sydney Woollen Mills were undertaken:

- A built heritage assessment by Whitehall Property Consultants, and
- An archaeological assessment and archival review by Wendy Thorp.

At the time of the assessment by Whitehall Property Consultants, the site was in poor condition. It was recommended that many of the built items be photographically recorded to an archival standard and then allowed to be demolished. Where structures had high heritage value it was

considered desirable to adapt and retain some existing building forms, however much of the extant building fabric was so badly deteriorated that it could not be retained.

It was also recommended that any below ground remains be treated in accordance with the recommendations of the archaeological management plan authored by Wendy Thorp. That is, that mandatory retention of the heritage fabric was not required, but that adaptive reuse should be considered. Thorp's report also recommended a comprehensive archival recording programme and preparation of an archaeological management plan prior to any ground penetrating works.

It is unknown what happened after these reports were prepared in 1997. In its current form, the modern Bunning Warehouse building is known to exist on the site as early as 2009. At this stage, the only known built heritage elements to have survived on the site is a portion of wall with inset foundation plaques along Windsor Road (Figures 2 and 3). This element sits directly adjacent to the Windsor Road footpath and is bound at the rear by metal cyclone fencing. The extent of the 'stone bridge approaches' is unknown.



Figure 2. View of extant built fabric with foundation plaques from opposite side of Windsor Road (Source: Woolworths Group, 2019).



Figure 3. View of extant built fabric with foundation plaques from opposite side of Windsor Road (Source: Woolworths Group, 2019).

Proposed works

The proposed works are to utilise an existing structure on the site (a Bunnings Warehouse) and make small alterations to facilitate its use as a Woolworths shopping centre. The works will utilise existing walls, glazing, metal roofs and precast walls. Some existing openings will be blocked off and made good, and some portions of existing precast wall will be cut out and new shopfront glazing will be installed. A new awning will be constructed. The existing driveway and flooring will be retained. Existing services will be utilised and no ground penetrating works are proposed.

All new works will be clear of the existing built fabric (the wall and foundation plaques) by approximately 25 metres.



Figure 4. Proposed works with existing built heritage item outlined in red (Source: D + R Architects).

For further detail of the proposed works see Appendix A.

Assessment of impacts

The assessment of the degree of impacts made in this report has been based on the ICOMOS *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS 2011). While the guideline was prepared for the Heritage Impact Assessment for World Heritage properties to evaluate the impact of developments on their outstanding universal value (OUV), the definitions and evaluation matrix can be applied to the values of any heritage significant place.

Appendix 3B of the ICOMOS guideline provides an example guide for assessing the magnitude of impact to built heritage and historic urban landscapes. The definitions for gradings of impact specific to this project and the study area are taken from this guideline.

Table 1. Impact Gradings.

Impact Grading	Built heritage or Historic Urban Landscape attributes
Major	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.
No Change	No change to fabric or setting.

Built Heritage

There is one statutory heritage item listed within the study area, Sydney Woollen Mills (A23) listed on *The Hills Local Environmental Plan 2012* (LEP). Only a small portion of the built heritage of this item is known to still exist, a portion of wall with inset foundation plaques along Windsor Road. The proposed works are clear of this built heritage element by approximately 25

metres and will therefore have no physical impact on the item. As the colours and finishes for the development have not yet been finalised, the visual impact of these works is unknown at this point in time. Installation of new shopfront glazing cut into the existing precast wall on the western side would help create a new view from the interior of the building to the built heritage item, a more preferable outcome from a heritage perspective.

There is no direct change proposed to the built heritage item and therefore no impact to built heritage fabric.

Historic Archaeology

In 1997, Wendy Thorp undertook a Non-Aboriginal (historical) archaeological assessment that identified the potential for archaeological resources. It is unknown what further impacts occurred after this stage. At this time, no ground penetrating works are proposed as part of the design.

There are no ground penetrating works proposed and therefore no impact to the potential archaeological resource.

Conclusion and recommendations

This letter report has considered the heritage impact of the proposed new Woolworths shopping centre at 1-9 North Rocks Road, North Rocks on the significance of the locally listed item Sydney Woollen Mills (A23) listed on *The Hills Local Environmental Plan 2012* (LEP).

The proposed works can be summarised as:

- Some existing openings will be blocked off and made good;
- Some portions of existing precast wall will be cut out and new shopfront glazing will be installed;
- A new awning will be constructed;
- The existing driveway and flooring will be retained, and
- Existing services will be utilised.

The results of this assessment are:

- Nil impacts to built heritage fabric;
- Nil impacts to the potential Non-Aboriginal (Historic) archaeological resource, and
- An unknown visual impact.

The recommendations are as follows:

Recommendation One: Built Heritage

At this stage, no impacts are proposed to any built heritage fabric. If any further works are proposed outside of the scope outlined in this report, further assessment will be required.

Recommendation Two: Non-Aboriginal (Historic) Archaeology

At this stage, no ground penetrating impacts are proposed. If any further works are proposed outside of the scope outlined in this report, further archaeological assessment will be required.

Recommendation Three: Visual Impacts

As the colours and finishes for the development have not yet been finalised, the visual impact of the proposed works is unknown at this point in time. It is understood that these will be determined for submission with the Development Application, at which time further assessment will be required.

There are no known significant view corridors either to or from the built heritage item. The current design is considered to be sympathetic in that the proposed shopfront glazing cut into the existing precast wall on the western side would help create a new view from the interior of the building to the built heritage item.

It is recommended that any design for submission with the Development Application should consider the following:

- Any external materials and finishes selected for the design should be carefully considered. Considering the proximity of the modern building to the built heritage item, design in a neutral colour palette would be considered a visually appropriate outcome from a heritage perspective.
- It is generally considered that associated branding and safety signage would not detract from the built heritage item. Further assessment for the Development Application would consider scale and prominence of any proposed lighting and signage.

Please don't hesitate to contact me if you require any further information or clarification.

Kind regards,

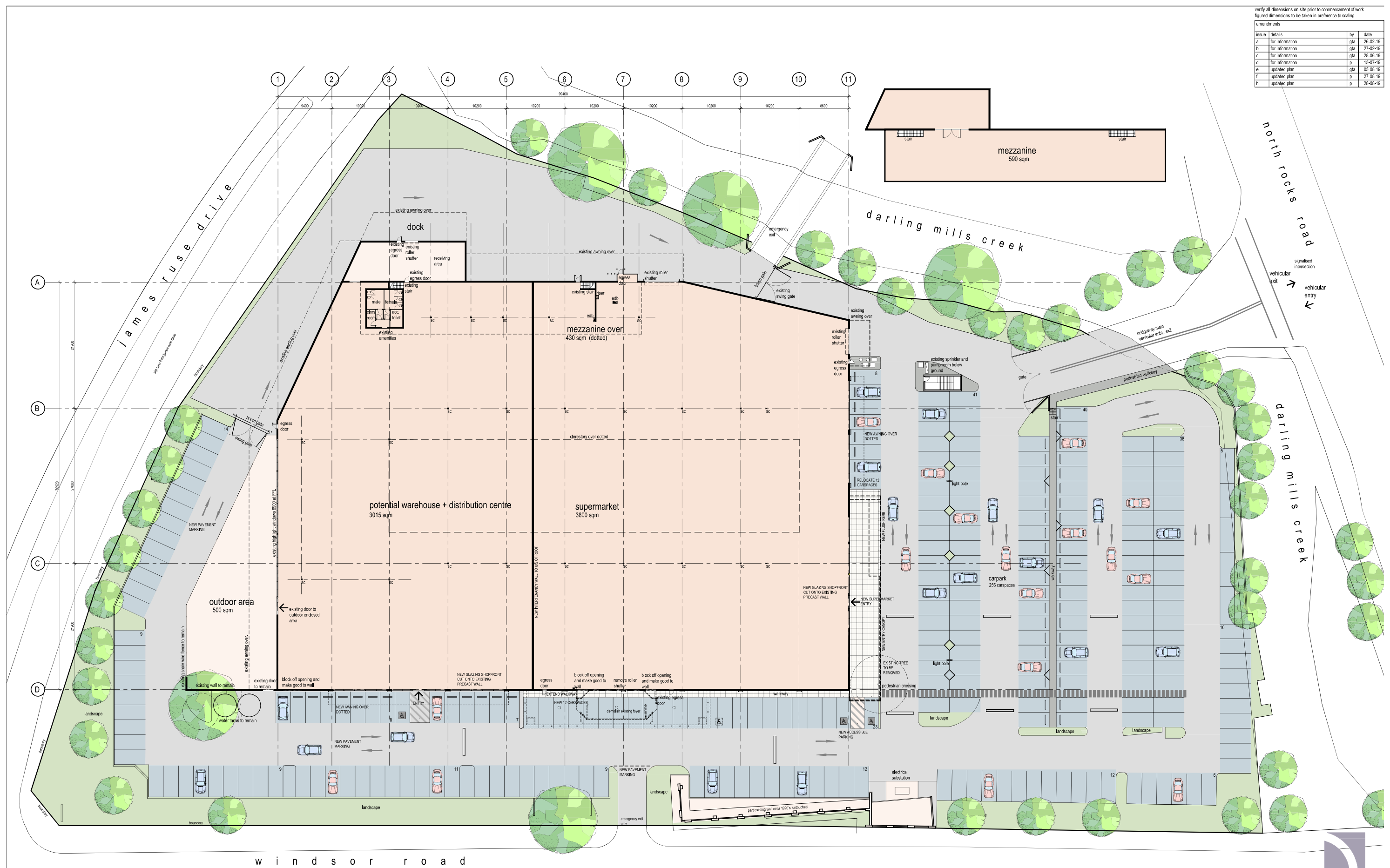


Lucy Irwin
Heritage Advisor | Extent Heritage

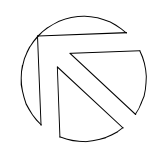
Appendix A.

verify all dimensions on site prior to commencement of work
figured dimensions to be taken in preference to scaling

amendments			
issue	details	by	date
a	for information	gta	26-02-19
b	for information	gta	27-02-19
c	for information	gta	28-06-19
d	for information	p	15-07-19
e	updated plan	gta	05-08-19
f	updated plan	p	27-08-19
h	updated plan	p	28-08-19



1 SITE + FLOOR PLAN
1:250



PROPOSED SITE + FLOOR PLAN
PROPOSED REDEVELOPMENT
1 WINDSOR ROAD
NORTH PARRAMATTA NSW 2151
FOR WOOLWORTHS GROUP
18095 SK1.01 H

