Metro Body of Knowledge

Planning Approval Consistency Assessment Form

SM-17-00000111

Sydney Metro – Metro Body of Knowledge (MBoK)

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Table of Contents

1. Introduction and background 3
2. Description of proposed change subject of this assessment 5
3. Community and stakeholder engagement 7
4. Existing environment and background 8
5. Environmental Benefit 8
6. Control Measures 8
7. Conditions of approval / environmental mitigation measures 9
10. Impact Assessment – Construction 10
11. Impact Assessment – Operation 18
12. Consistency with the existing Division 5.2 Approval 20
13. Other Environmental Approvals 21
14. Recommendation 21
Author certification 22
Appendix A – Condition Assessment Report – Kia Ora House, OCP Architects, September 2025 24
Appendix B – Statement of Heritage Impact – Kia Ora, Parramatta, OCP Architects, August 2026 25

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1. Introduction and background

Planning approval reference details (Application/Document No. (including modifications)):	
CSSI 10038 Sydney Metro West Concept and Stage 1 (11 March 2021) Concept and Stage 1 Administrative Modification 1 (28 July 2021) Concept and Stage 1 Modification 2 Clyde stabling and maintenance facility (3 June 2022) Concept and Stage 1 Administrative Modification 3 (4 July 2022) Concept and Stage 1 Administrative Modification 4 (22 December 2022) Concept and Stage 1 Administrative Modification 5 Clyde stabling and maintenance facility – Additional Mangrove Impact (September 2023) Concept and Stage 1 Administrative Modification 6 (6 November 2024)	
Date of determination:	Stage 1 Determination: 11 March 2021 Stage 1 Modification 1: 28 July 2021 Stage 1 Modification 2: 3 June 2022 Stage 1 Modification 3: 4 July 2022 Stage 1 Modification 4: 22 December 2022 Stage 1 Modification 5: 20 September 2023 Stage 1 Modification 6: 6 November 2024

Introduction

Sydney Metro is proposing to update the impacts on heritage items within the Parramatta metro station construction site of the Sydney Metro West Concept and Stage 1 project (SSI 10038) (the approved project). The approved project includes (refer to Section 9 of the Environmental Impact Statement):

- Enabling works, such as demolition, utility supply to construction sites, utility adjustments and modifications to the existing transport network
- Tunnel excavation including tunnel support activities between Westmead and The Bays
- Station excavation for new metro stations at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock and The Bays
- Shaft excavation for services facilities
- Civil work for the stabling and maintenance facility at Clyde.

The approved project is located on Burramattagal Country, Wangal Country and Gadigal Country. The Sydney Metro West Corridor travels across multiple local government areas including Cumberland City Council, the City of Parramatta, Strathfield Municipal Council, Burwood Council, the City of Canada Bay, Inner West Council and the City of Sydney and suburbs including Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, The Bays, Pyrmont and Hunter Street in the Sydney CBD. This Consistency Assessment relates to works at Parramatta located on Burramattagal Country in the city of Parramatta local government area.

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Sydney Metro is proposing to undertake essential repair works at the locally heritage listed Kia Ora at 62-64 Macquarie Street, Parramatta. Impacts on heritage items within the Parramatta metro station construction site were detailed in Chapter 12 of the EIS (Table 12-7). Kia Ora (and potential archaeological site) was determined to have local significance on Parramatta LEP 2011 (I716) with potential for the following heritage impacts:

- Direct impact (minor) – Risk of minor localised physical impact caused by accidental damage during Stage 1 demolition and construction, although appropriate measures would be put in place to reduce the likelihood of impact.
- Potential direct impact: vibration (minor) - Vibration modelling indicates that this item could experience vibration levels above the cosmetic damage screening criteria
- Indirect impact: views and vistas (negligible and temporary) - Demolition and construction in the vicinity of Kia Ora would change the configuration and presentation of the site, and would potentially detract from the historic quality of the 19th century residence. The construction site would result in an additional visual impact on Kia Ora, although this would be temporary in nature.

Relevant background information

Sydney Metro completed an environmental impact statement for the project (the project EIS) in April 2020. The project EIS identified a range of environmental, social and planning issues associated with the construction and operation of the project and proposed measures to mitigate and manage potential impacts.

The project EIS was publicly exhibited in April to June 2020. Following public exhibition, submissions from stakeholders and the community were received and addressed by Sydney Metro in the submissions report, which was lodged along with an amendment report, with the Planning Secretary in November 2020.

The Minister for Planning approved the project under Part 5, Division 5.2 of the EP&A Act on 11 March 2021.

For the purposes of this consistency assessment, the approval issued by the Minister for Planning and approved modifications of it is referred to as the Division 5.2 Approval. The Ministers approval for a modification is not required where the project as modified would be consistent with the existing Division 5.2 Approval. The consistency assessment is used to determine if a change can be considered to be consistent, or if Ministerial approval of a modification of the existing Division 5.2 Approval is required.

The following are relevant to the Approved Project and have been considered in this consistency assessment:

- Sydney Metro West Concept and Stage 1, Environment Impact Statement, April 2020
- Sydney Metro West Concept and Stage 1, Amendment Report, November 2020
- Sydney Metro West Concept and Stage 1, Submissions Report, November 2020
- Sydney Metro West Concept and Stage 1, Assessment Report (SSI 10038), March 2021
- Concept and Stage 1 Administrative Modification 1 (28 July 2021)
- Concept and Stage 1 Modification 2 Clyde stabling and maintenance facility (3 June 2022)
- Concept and Stage 1 Administrative Modification 3 (4 July 2022)
- Concept and Stage 1 Administrative Modification 4 (22 December 2022)
- Concept and Stage 1 Administrative Modification 5 Clyde stabling and maintenance facility – Additional Mangrove Impact (September 2023)
- Concept and Stage 1 Administrative Modification 6 (6 November 2024)
- Environmental Review - Parramatta - Kia Ora Building Vegetation Clearing, June 2023

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2. Description of proposed change subject of this assessment

The Kia Ora (and potential archaeological site) at 62-64 Macquarie Street, Parramatta was detailed in Chapter 12 of the EIS as a local heritage item I716 listed with Parramatta City Council, in the Parramatta Local Environmental Plan 2011 (Parramatta LEP). The EIS identified that the item would be acquired as part of the Parramatta metro station construction site (but not to be demolished), resulting in a direct impact of acquisition. Furthermore, Section 12.4 of the EIS stated that where a heritage item is located within a construction site, the item would be retained and protected. Since determination of the Approved Project, Sydney Metro has undertaken further detailed investigation of the item, to understand the full condition of the building and identify protective measures required to prevent an adverse impact.

A Condition Assessment (Appendix A) was prepared by a suitably qualified professional in September 2025 which identified a range of maintenance and conservation works required to improve the long-term condition of the building. The Condition Assessment identified maintenance works, improvements to drainage, weatherproofing, and remediation of critical structural and fabric issues as priority measures required to address moisture-related deterioration and stabilise the building prior to subsequent conservation works.

This Consistency Assessment assesses the essential external repair works of Kia Ora (Figure 1), comprising of drainage improvements, weatherproofing, seismic stabilisation and security works. A Statement of Heritage Impacts (SOHI) was prepared in July 2026 (Appendix B) to identify and assess any potential heritage impact of the proposed external repair works on the heritage significance of Kia Ora, and on any surrounding heritage items and conservation areas and provide recommendations for the next steps. In summary, the proposed works include the renewal of deteriorated slate roofing and leadwork, replacement of damaged rainwater goods and downpipes, repairs to chimneys, dormers, timber windows and doors, brickwork and sandstone elements, reinstatement of traditional detailing, and improvements to subfloor ventilation and site drainage, as well as seismic stabilisation works. A full scope of work is included in Section 5.2 of the SOHI (Appendix B).

It is noted that not all recommendations in the Condition Assessment (September 2025) are included in the works proposed in this Consistency Assessment which mostly consists of the recommendations related to essential repair works to the external building fabric. Any additional physical works not identified in this Consistency Assessment, including broader conservation works, would be assessed and undertaken under a separate Consistency Assessment.

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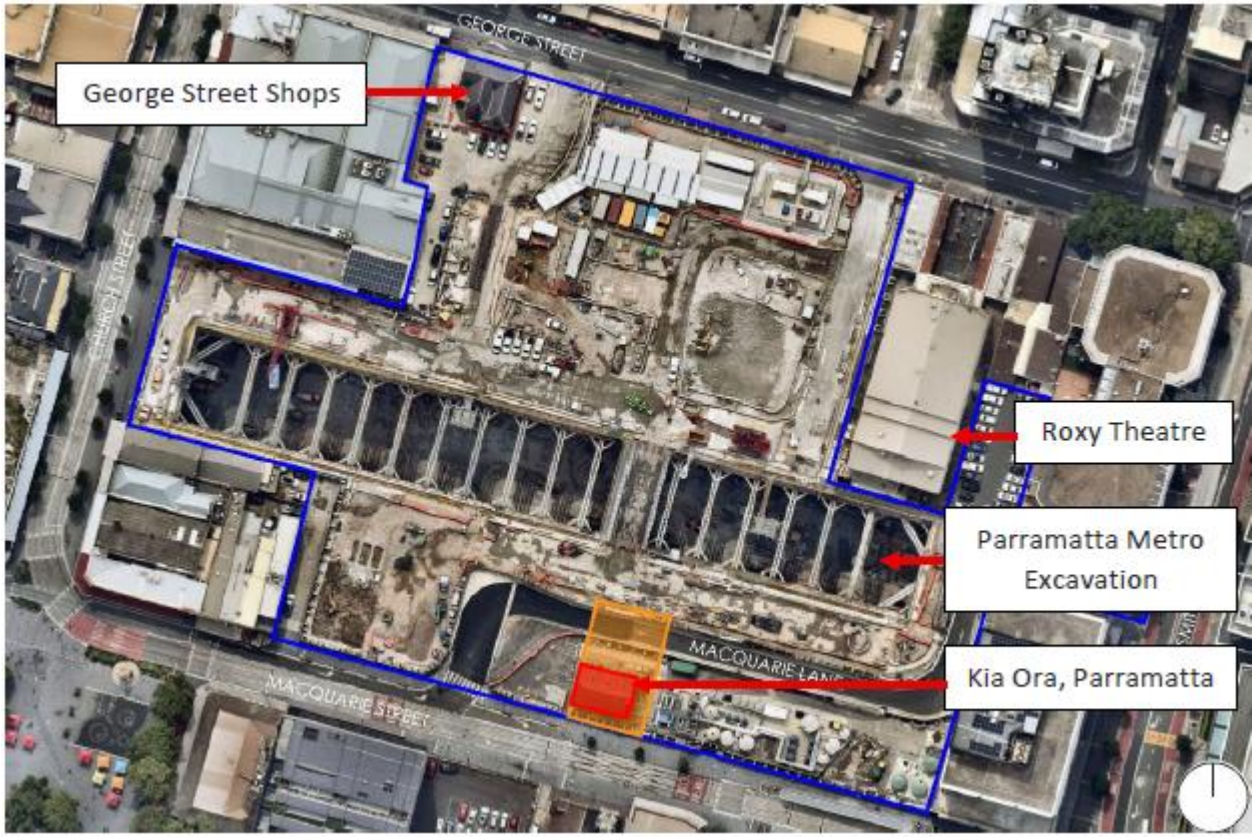


Figure 1: Aerial image showing the subject site "Kia Ora" at 62-64 Macquarie Street, Parramatta, following the extensive 2022-2023 demolition of neighbouring buildings. Source: NearMap, accessed in 2026 (Figure 1.3 of Appendix A).

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Table 1 - Comparison of the proposed change with relevant elements of the Approved Project

Relevant elements of the approved project	Proposed change
Table 12-7 of the EIS states that there is potential for minor impact to the remaining historic building due to vibration or accidental damage during construction, which could potentially result in localised physical impact.	The proposed works would comprise essential repairs to deteriorated external fabric, including drainage improvements, weatherproofing, seismic stabilisation and security works. Whilst the proposed direct impacts aren't accidental or vibration related, they are necessary to address ongoing deterioration, prevent water ingress and structural failure, and to ensure the long-term conservation of the historic building.

Need for the proposed change and environmental benefit

The proposed works comprise essential repairs to deteriorated external fabric, including renewal of slate roofing and leadwork, replacement of damaged rainwater goods and downpipes, repairs to chimneys, dormers, brickwork, timberwork, sandstone elements, reinstatement of traditional detailing, improvements to subfloor ventilation and site drainage, and seismic stabilisation works. These works are necessary to address ongoing deterioration, prevent water ingress and structural failure, and to ensure the long-term conservation of the buildings. The proposed work constitutes essential works both in terms of maintaining the building and/or preventing further damage in accordance with the objectives of Section 118 of the NSW *Heritage Act 1977*. The proposed works are considered positive in enhancing the long-term preservation of the Kia Ora and would prepare the historic building for future adaptive reuse works.

3. Community and stakeholder engagement

No community or stakeholder engagement is required for the proposed change. The Kia Ora has been acquired by Sydney Metro and is located wholly within the Parramatta metro station construction site.

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4. Existing environment and background

The construction site is located in a metropolitan area and is mainly surrounded by commercial buildings, typically general office or retail use. The parramatta light rail line runs along the southern boundary of the site. The area does not contain any vegetation or natural watercourses. There are a number of heritage items in addition to Kia Ora within the vicinity of the construction site including the George Street Shops (and potential archaeological site) (Parramatta LEP. I703) within the construction boundary, the Leigh Memorial Uniting Church (Parramatta LEP, I719) directly south of Kia Ora, and the Roxy Theatre (State Heritage Register 00711 and Parramatta LEP I00711) immediately adjacent (east) and the Horse Parapet Façade (and potential archaeological site) (Parramatta LEP, I656) immediately adjacent (southwest) to the construction site.

The heritage item Kia Ora (and potential archaeological site) is located within the Parramatta metro station construction site. It is registered as a local heritage item on Parramatta LEP 2011 (I716) and the site is identified as a potential archaeological site.

As the item has been acquired as part of the Parramatta metro station construction site, the item is also listed in the Sydney Metro Heritage and Conservation Register, in accordance with Section 170 of the Heritage Act (1977). The two-storey townhouse built in c1841, is of significance within the local area for historical and aesthetic reasons and as a representative example of a Colonial Georgian townhouse. It is a rare example of this age and quality within the local area. This house is associated with John Batman, one of the founders of Melbourne, who was born here. The house makes a major contribution to the Parramatta townscape. The site possesses potential to further contribute to an understanding of early urban development in Parramatta.

5. Environmental Benefit

The proposed works comprise essential repairs to deteriorated external fabric of Kia Ora and are considered positive in enhancing the long-term preservation of the building. These works are necessary to address ongoing deterioration, prevent water ingress and structural failure, and to ensure the long-term conservation of the building. The proposed works are consistent with the requirements of the *Heritage Act 1977* and align with best-practice heritage guidelines, including The Burra Charter (2013), which emphasises minimal intervention, retention of significant fabric and the importance of ongoing care and maintenance. The building is currently unoccupied, but the proposed works would ensure the buildings continued viability and readiness for future adaptive reuse.

6. Control Measures

Will a project and site specific EMP be prepared?	☒ Yes ☐ No	Are appropriate control measures already identified in an existing EMP?	☒ Yes ☐ No

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7. Conditions of approval / environmental mitigation measures

Number	Condition of Approval/ Environmental mitigation measure	Discussion on relevance and consistency for proposed change
D13	'The Proponent must not destroy, modify or otherwise affect any Heritage item not identified in documents referred to in **Condition A1** of this schedule. Unexpected heritage finds identified by Stage 1 of the CSSI must be managed in accordance with the **Unexpected Finds Protocol** outlined in **Conditions D31** to **D33** of this schedule. Consideration of avoidance and redesign to protect state significant unexpected finds must be addressed where this condition applies. *Note: Affect in this condition means any impact above "little to no impact" as defined in the Material Threshold Policy (Heritage NSW, 2020)'*	Kia Ora has been identified in the A1 documents as a heritage item that is impacted by the Project. The SOHI in Appendix B of this Consistency Assessment concludes that the proposed works will have a positive impact on the heritage significance of the site by enhancing the long-term preservation of the building despite direct impacts to heritage fabric from the conservation works. Recommendations and mitigation measures are provided in Section 7.2 of the SOHI to ensure that the proposed works are undertaken in a manner that protects and conserves the heritage significance of the place, and to minimise any potential adverse impacts that may arise during the course of the works.
D16	'During construction, the Proponent must implement protective measures to prevent adverse impacts on the heritage significance of the Victorian Regency terraced shops at 41-45 George Street, Parramatta and Kia Ora Georgian House at 64 Macquarie Street, Parramatta. Before installing such measures, the advice of a suitably qualified and experienced built heritage expert must be obtained and implemented to ensure any such work does not have an adverse impact on the heritage significance of the item. Protection measures must also consider and avoid potential impacts to significant historical archaeology and seek the advice from the Excavation Director approved under **Condition D27** below.'	The proposed external repair works to the Kia Ora address long-standing issues of deterioration, water ingress and structural vulnerability, thereby supporting the ongoing preservation and stability of the heritage fabric. Ensuring that the buildings are weather-tight, structurally sound and protected from further deterioration is fundamental to their long-term conservation and is consistent with the principles of The Burra Charter (2013), which emphasises maintenance, repair and the retention of significant fabric. The SOHI (Appendix A), prepared by OCP Architects, concludes that the proposed works represent a positive heritage outcome for Kia Ora. Recommendations and mitigation measures are provided in Section 7.2 of the SOHI to ensure that the proposed works are undertaken in a manner that protects and conserves the heritage significance of the place, and to minimise any potential adverse impacts that may arise during the course of the works. The proposed works are primarily limited to the external building fabric, with the works confined to areas of previously disturbed ground. All ground-disturbing activities related to site drainage and subfloor ventilation will be managed in accordance with the *Archaeological Research Design and Excavation Methodology report prepared by GML Heritage* (November 2021), and to ensure ongoing compliance, the advice of the Excavation Director approved under Condition D27 will be sought and implemented prior to and during any works involving excavation.

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10. Impact Assessment – Construction

Aspect	Nature and extent of impacts (negative and positive) during construction of the proposed change	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
Biodiversity	No change from approved project.	No additional measures required	Y	N		
Water	No change from approved project.	No additional measures required	Y	N		
Soils	Section 19.5.1 of the EIS states there high to very high probability for saline soils and potential to encounter acid sulfate soils at Parramatta metro station construction site. The proposed works would involve minor ground disturbance, generally associated with drainage improvements. This is anticipated to be minor, localised excavation and ground disturbance in comparison to the Approved Project. Any potential impacts would be managed in accordance with existing conditions and mitigation measures within the CEMP and CEMP sub-plans for the Approved Project.	No additional measures required	Y	N		
Contamination	Section 20.7.2 of the EIS states that the soils, groundwater and vapour in the vicinity of the construction site have a moderate potential contamination risk due to current and historical activities. The proposed works would involve minor ground disturbance, generally associated with drainage improvements. This is anticipated to be minor, localised excavation and ground disturbance in comparison to the Approved Project. Any potential impacts would be managed in accordance with existing conditions and	No additional measures required	Y	N		

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Aspect	Nature and extent of impacts (negative and positive) during construction of the proposed change	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	mitigation measures within the CEMP and CEMP sub-plans for the Approved Project.					
Air quality	The proposed works have the potential for localised air quality impacts associated with the construction works and delivery of material. These impacts are to be managed as per the Principal contractor's Air Quality Management Procedure. The air quality impacts are anticipated to be consistent with the impacts assessed for the Approved Project. The proposed works would not result in any change to the construction methodology or construction machinery to be used.	No additional measures required	Y	N		
Noise and vibration	Construction noise and vibration was assessed in Chapter 11 and Technical Paper 2 of the EIS for the Approved Project. The area surrounding the construction site is mainly commercial, typically general office or retail use. Residential receivers are generally on the outskirts of the catchment. There are many 'other sensitive' receivers in this catchment, including education and a number of nearby hotels and places of worship. The proposed works would consist of essential external repairs. Being external repair works, this has the potential for localised noise impacts, however any impacts are considered to be consistent to the noise associated with the Approved Project. Table 41 of Technical Paper 2 identified the noise management level (NML) exceedances from	No additional measures required	Y	N		

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Aspect	Nature and extent of impacts (negative and positive) during construction of the proposed change	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	surface construction sites for all receiver types. This predicted that for surface construction the peak noise intensive works has potential for the predicted worst case to be 11-20 dB above NML. Given the nature of the proposed works, it is not anticipated that noise levels would exceed the predicted worst case in the EIS. Noise and vibration impacts would continue to be managed in accordance with the measures and processes outlined in the Construction Noise and Vibration Standard.					
Aboriginal Culture and Heritage	Section 13.7.1 of the EIS identified one recorded area of archaeological potential within the Parramatta metro station construction site (AHIMS ID 45-6-3582) around 48 Macquarie Street and 220-230 George Street. The assessment found that the item and surrounding area was of high significance to Aboriginal people, and that the archaeological potential for the area is moderate to high. The proposed works are not within or directly adjacent to the recorded area of archaeological potential and would involve minor localised ground disturbing works to allow for drainage improvements. Any potential impacts would be managed in accordance with REMMs AH3 and AH4.	No additional measures required	Y	N		
Historic Heritage	Potential impacts to items of Historic Heritage were assessed in Chapter 12 and Technical Paper 4 of the EIS.	Additional measures required are as per the recommendations provided in Section 7.2 of the SOHI (Appendix A).	Y	N		

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Aspect	Nature and extent of impacts (negative and positive) during construction of the proposed change	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	Kia Ora was determined to have potential direct impacts due to accidental damage and vibration, as further described in Section 1 of this Consistency Assessment. A SOHI (Appendix A) has been prepared for the proposed works to assess the impact of the proposed repair works to the external building fabric on the heritage significance of Kia Ora, and on any surrounding heritage items and conservation areas. The proposed works comprise essential repairs to deteriorated external fabric of Kia Ora and are considered positive in enhancing the long-term preservation of the building. These works are necessary to address ongoing deterioration, prevent water ingress and structural failure, and to ensure the long-term conservation of the building. In addition, the proposed works significantly improve the buildings' condition and readiness for future adaptive reuse, thereby ensuring the buildings continued viability and potential future occupation. Whilst further direct impacts are required to Kia Ora than was anticipated in the EIS, as a result of the poor condition to the external a fabric, the proposed works are required to retain and conserve the heritage item in accordance with Conditions D13 and D16.The SOHI identified that the proposed works are minor and sympathetic to the aim to stabilise the building, address long-term deterioration, reinstate traditional detailing, and improve building performance while retaining the significant early fabric. The interventions are					

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Aspect	Nature and extent of impacts (negative and positive) during construction of the proposed change	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	conservative, sympathetic, durable, and undertaken on a like-for-like basis wherever possible. Significant elements, including the principal facades, original brickwork, sandstone detailing, and traditional roof form, will be retained and repaired, while no original or early internal walls will be affected. The overall form, scale and presentation of the building will remain unchanged. By adhering to the recommendations outlined in Section 7.2 of the SOHI, the proposed external repair works will not have any adverse impacts on the heritage significance of Kia Ora, Parramatta, or on any nearby heritage items or conservation areas. Any potential impacts to the heritage item would be managed through the Parramatta station Principal contractor's Heritage Management Plan.					
Community and socio-economic	No change from the Approved Project. Relevant mitigation measures and Conditions of Approval for the project would continue to apply to minimise any community and socio-economic impacts.	No additional measures required	Y	N		
Traffic and transport	The anticipated vehicle numbers (heavy and light vehicles) at the Parramatta Station construction site over a typical day are provided in Figures 10-8 and Figure 10-9 of the EIS. The EIS anticipated up to 24 light vehicle movements per hour (6-7AM and 6-7PM) and up to 22 heavy vehicle	No additional measures required	Y	N		

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Aspect	Nature and extent of impacts (negative and positive) during construction of the proposed change	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	movements per hour (7AM-6PM) for site establishment. Vehicle movements would be required for the delivery and removal of construction material. The major works at the Parramatta Construction site are complete and so vehicle movements would be less than those identified in the EIS. Any impacts would be short-term only and will be managed per the Principal contractor's Construction Traffic Management Plan.					
Waste and resource management	The waste material from the construction activities associated with the proposed works will be managed in accordance with relevant mitigation measures and Conditions of Approval for the project and the Paramatta station Principal contractor's Construction Environment Management Plan to ensure waste is disposed of appropriately.	No additional measures required	Y	N		
Visual	Visual impacts associated with construction of the Approved Project were assessed in Technical Paper 5 of the EIS. Daytime visual impacts (during construction) at Parramatta construction site were considered in Section 6.4.2. The assessment identified that Macquarie Street includes contains a mix of contemporary and historic character built form and is activated in parts with retail frontages. Macquarie Street forms the northern boundary to Centenary Square with west terminated by gatehouses in the historic Parramatta Park and is therefore of local sensitivity. These important views, however, are not present in the vicinity of	No additional measures required	Y	N		

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Aspect	Nature and extent of impacts (negative and positive) during construction of the proposed change	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	the construction site. Overall, it was concluded that there would be a minor adverse landscape impact associated with construction of the Approved Project, with these impacts being primarily associated with reduction in the quality of Macquarie Street streetscapes due to changes in amenity and permeability. Since the preparation of the EIS the Macquarie Street streetscape has changed due to the construction of the Parramatta light rail. As part of the Approved Project, hoarding already exists around Kia Ora. Similar to the Approved Project, there would be negligible visual impacts associated with construction works, scaffolding, plant and equipment and safety measures implemented. The project would adopt all appropriate mitigation measures to minimise visual intrusiveness to these receivers where possible. Any visual impact associated with the proposed works and associated scaffolding would be short-term and a negligible visual impact beyond what was assessed in the Approved Project.					
Land use and property	No change from approved project.	No additional measures required	Y	N		
Hazard and risk	The works would provide essential works both in terms of maintaining the building and/or preventing further damage in accordance with the objectives of Section 118 of the NSW *Heritage Act 1977* and in terms of human health and safety. The proposed works would address long-standing issues of deterioration and water ingress of the historic building. The proposed	No additional measures required	Y	N		

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Aspect	Nature and extent of impacts (negative and positive) during construction of the proposed change	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
	seismic stabilisation works would address structural vulnerabilities of the historic building. If hazardous waste or special waste (e.g. asbestos) is encountered during the proposed works, it would be handled and managed in accordance with relevant legislation, codes of practice and Australian standards.					
Sustainability	No change from approved project.	No additional measures required	Y	N		
Climate change impacts or risk	No change from approved project.	No additional measures required	Y	N		
Other – Cumulative impacts	The proposed works remain consistent with the heritage outcomes anticipated in the EIS. The works would not result in a greater heritage impact than that previously assessed in the EIS; instead, it reinforces the long-term preservation of the significant fabric through high-quality, adaptable interventions that do not preclude future uses or require subsequent removal. The works proposed in this Consistency Assessment mostly consists of essential repair works to the external building fabric of Kia Ora. Cumulative impacts of any additional physical works not identified in this Consistency Assessment, including broader conservation works, would need to consider cumulative impacts to Kia Ora and ensure consistency with the Approved Project.	No additional measures required	Y	N		

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11. Impact Assessment – Operation

Aspect	Nature and extent of impacts (negative and positive) of the proposed change with control measures, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
Biodiversity	No change from approved project.	No additional measures required	Y	N		
Water	No change from approved project.	No additional measures required	Y	N		
Soils	No change from approved project.	No additional measures required	Y	N		
Contamination	No change from approved project.	No additional measures required	Y	N		
Air quality	No change from approved project.	No additional measures required	Y	N		
Noise and vibration	No change from approved project.	No additional measures required	Y	N		
Aboriginal Culture and Heritage	No change from approved project.	No additional measures required	Y	N		
Historic Heritage	The proposed works are considered positive in enhancing the long-term preservation of Kia Ora and would prepare the historic building for future adaptive reuse works.	No additional measures required	Y	N		
Community and socio-economic	No change from approved project.	No additional measures required	Y	N		
Traffic and transport	No change from approved project.	No additional measures required	Y	N		
Waste and resource management	No change from approved project.	No additional measures required	Y	N		
Visual	No change from approved project.	No additional measures required	Y	N		
Land use and property	No change from approved project.	No additional measures required	Y	N		
Hazard and risk	No change from approved project.	No additional measures required	Y	N		
Sustainability	No change from approved project.	No additional measures required	Y	N		

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Aspect	Nature and extent of impacts (negative and positive) of the proposed change with control measures, relative to the relevant impact in the Approved Project	Proposed Control Measures in addition to project CoA and REMMs	Consistent Impact Y/N	Do any CoA need to be changed? Y/N	Endorsed	
					Y/N	Comments
Climate change impacts or risk	No change from approved project.	No additional measures required	Y	N		
Other	No change from approved project.	No additional measures required	Y	N		

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12. Consistency with the existing Division 5.2 Approval

Question	Response	Answer	
Division 5.2 Approval			
Is the proposed change within the scope of the project as described in the Ministerial Order or SEPP declaration for the project?	*Yes. The proposed remediation works at Parramatta Station construction site would be consistent with the CSSI Declaration for the Approved Project.*	☒ Yes	☐ No
Is the project as a whole (including with the proposed changes) consistent with the objectives of the Approved Project?	*Yes. The proposed remediation works at Parramatta Station construction site would be consistent with the conditions of approval and allows for protection of heritage fabric*	☒ Yes	☐ No
Would any conditions of approval need to be amended in light of the proposed changes?	*No. The conditions of approval for the Approved Project would not need to be amended.*	☐ Yes	☒ No
Can the project mitigation measures be implemented without change, or implemented without changing the intent and overall outcome?	*Yes. Mitigation measures of the Approved Project can be implemented without change.*	☒ Yes	☐ No
Would the proposed change be in accordance with the outer parameters of the approved project as defined by the conditions of approval?	*Yes. The proposed change is in accordance with the conditions of approval for the Approved Project.*	☒ Yes	☐ No

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Question	Response	Answer	
Would any environmental impacts of the project be altered by the proposed change and if so, to what extent?	The proposed change would not result in new environmental impacts beyond those considered in the Approved Project. The proposed works would result in a change to heritage impacts as assessed in the Approved Project, however the nature and scale of impact would be consistent and the works would have an overall positive outcome by preserving the heritage item.	☒ Yes – consistent with Approved Project	☐ No

13. Other Environmental Approvals

Identify all other approvals, authorisations, permits, consents, licences, etc that may be affected by or required for the proposed works:	N/A

14. Recommendation

Based on the above impact assessment, and with reference to the *Sydney Metro West – Concept and Stage 1 (major civil construction between Westmead and The Bays) Environmental Impact Statement, Sydney Metro West – Concept and Stage 1 (major civil construction between Westmead and The Bays) Submissions Report, Sydney Metro West – Concept and Stage 1 (major civil construction between Westmead and The Bays) Amendment Report*, including the conditions of approval, it is recommended that:

	Tick relevant box
The proposed change has negligible or more than negligible impacts on the environment or community however is consistent with the Division 5.2 Approval, including the conditions of approval. The proposed impacts are consistent with those assessed for the Approved Project (i.e., does not trigger a change to the conditions of approval).	☒
The proposed change is not consistent with the Division 5.2 Approval including the conditions of approval and requires reconsideration, or a separate modification request.	☐

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Author certification

This consistency assessment provides a true and fair review of the proposed change for the *Sydney Metro West – Concept and Stage 1 (major civil construction between Westmead and The Bays)* project.

Based on an overall consideration and assessment of all the information in this form, the proposed change is considered:

☒ Consistent with the Division 5.2 Approval.

☐ Not consistent with the Division 5.2 Approval. A modification application and modification report is likely to be required, advice should be sought from the Planning team to determine further requirements.

Name:	[redacted]	Signature:	[redacted]
Title:	Environment Coordinator		
Company:	Sydney Metro	Date:	12/08/2026

Assessment Supporting Signature

Application supported and submitted by			
Name:	[redacted]	Date:	12 August 2026
Title:	Manager Planning Approvals	Comments:	-
Signature:	[redacted]		

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Assessment Endorsement

The proposed change, subject to the implementation of all the environmental requirements of the project:

☒ is consistent with the Division 5.2 Approval

☐ is not consistent with the Division 5.2 Approval and a modification is required/no further assessment is required.

I have examined the information contained within this consistency assessment and based on the information provided I agree that the proposed change is consistent with the Division 5.2 Approval.

Endorsed by			
Name:	[redacted]	Date:	12/08/2026
Title:	Director Project ESP Partnering	Comments:	
Signature:	[redacted]		

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Appendix A – Condition Assessment Report – Kia Ora House, OCP Architects, September 2025

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Appendix B – Statement of Heritage Impact – Kia Ora, Parramatta, OCP Architects, August 2026

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OCP ARCHITECTS

‘KIA ORA’

62-64 MACQUARIE STREET, PARRAMATTA NSW 2150

REPAIR WORKS TO EXTERNAL BUILDING FABRIC



STATEMENT OF HERITAGE IMPACT

Item Details:	‘Kia Ora (and potential archaeological site)’
Address:	62-64 Macquarie Street, Parramatta NSW 2150
Client:	Gamuda Laing O’Rourke Consortium (GLC)
Job No.:	26013
Date:	11 August 2026
Issue:	C

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Cover Image

View of Kia Ora, Parramatta NSW 2150, which is the subject of this report, looking north. Source: OCP Architects, August 2025.

Report Register

The following report register indicates the development and issue number of this report, undertaken by OCP Architects.

Document status:

Issue	Date	Purpose	Written	Approved
A	15 July 2026	Pre-Construction for Client Review	[redacted]	[redacted]
B	31 July 2026	Response to Comments from Client	[redacted]	[redacted]
C	11 August 2026	Final	[redacted]	[redacted]

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CONTENTS

1 INTRODUCTION 1
1.1 Executive Summary 1
1.2 Report Objectives 4
1.3 Site Identification 4
1.3.1 Parramatta Metro Precinct 4
1.3.2 Kia Ora, Parramatta 5
1.4 Heritage Management Framework 7
1.5 Methodology and Terminology 13
1.6 Report Limitations 14
1.7 Authorship 14
2 HISTORICAL OVERVIEW 15
2.1 Development of 62-64 Macquarie Street 15
2.2 Chronology of Development 21
3 PHYSICAL DESCRIPTION 22
3.1 Context 22
3.1.1 Sydney Metro West 22
3.1.2 Parramatta Metro Precinct 22
3.1.3 Macquarie Street Streetscape 23
3.2 Physical description 25
3.2.1 Exterior 25
3.2.2 Interior 25
3.2.3 Site Photographs 29
4 SIGNIFICANCE ASSESSMENT 36
4.1 Summary Statement of Significance 36
5 PROPOSED WORKS 37
5.1 Background 37
5.2 The Proposal 37
6 ASSESSMENT OF HERITAGE IMPACT 41
6.1 Matters for Consideration 41

6.1.1 Discussion of Heritage Impacts 41
6.1.2 Fabric and Spatial Arrangements 43
6.1.3 Setting, Views and Vistas 43
6.1.4 Landscape Works 43
6.1.5 Use 44
6.1.6 Demolition 44
6.1.7 Curtilage 44
6.1.8 Moveable Heritage 44
6.1.9 Aboriginal Cultural Heritage 45
6.1.10 Historic Archaeology 45
6.1.11 Vibration-Intensive Activities 45
6.1.12 Natural Heritage 46
6.1.13 Conservation Areas 46
6.1.14 Cumulative Impacts 46
6.1.15 The Conservation Management Plan 46
6.1.16 Other Heritage Items in the Vicinity 47
6.1.17 Commonwealth/ National Heritage Significance 47
6.1.18 World Heritage significance 47

7 CONCLUSION AND RECOMMENDATIONS 48

7.1 Conclusion 48

7.2 Recommendations and Mitigation Measures 49

8 APPENDIX A – Archaeological Clearance Certificates, prepared by GML (2022-2026). 1

9 APPENDIX B – Typical Structural Details, prepared by Shreeji Consultant (July 2026). 2

10 APPENDIX C – Architectural Drawings, prepared by OCP Architects (July 2026). 3

1 INTRODUCTION

1.1 Executive Summary

This Statement of Heritage Impact (SOHI) has been prepared for Gamuda Laing O'Rourke Consortium (GLC) to assess the potential heritage impacts associated with proposed external repair works at 62-64 Macquarie Street, Parramatta ('Kia Ora'), a locally listed heritage item located within the broader Parramatta Metro Precinct.

Kia Ora is a c.1842 Victorian Georgian residence of local significance. Originally designed and occupied by the architect James Houison, the site is also associated with Melbourne's founder, John Batman, who resided in an outbuilding on the property during his early years. The property has remained vacant since its acquisition by Sydney Metro in 2020.

In 2025, OCP Architects prepared a Condition Assessment Report (Rev B, September 2025), which identified a range of maintenance and conservation works required to improve the long-term condition of the building. As part of the recommended Stage 1 maintenance works, improvements to drainage, weatherproofing, and remediation of critical structural and fabric issues were identified as priority measures required to address moisture-related deterioration and stabilise the building prior to subsequent conservation works.

The overall conservation program is proposed to be delivered in three stages, preparing the building for future adaptive reuse:

- **Stage 1**: Essential external repair works, comprising drainage improvements, weatherproofing, seismic stabilization, and security works.
- **Stage 2**: Broader conservation works, including internal repairs and the reconstruction of previously altered or removed heritage fabric, subject to further investigation and assessment.
- **Stage 3**: Adaptive reuse.

Stages 2 and 3 are outside the current scope of works and are anticipated to be progressed at a later date.

The current proposal comprises the full suite of Stage 1 external conservation and repair works, broadly including the renewal of deteriorated slate roofing and leadwork, replacement of damaged rainwater goods and downpipes, repairs to chimneys, dormers, timber windows and doors, brickwork and sandstone elements, reinstatement of traditional detailing, and improvements to subfloor ventilation and site drainage, as well as seismic stabilisation works (refer to Section 5.2). These works are intended to address ongoing deterioration, improve the building's resilience, and prepare Kia Ora for future adaptive reuse. As a priority conservation measure, the site drainage works are proposed to commence first due to their role in reducing moisture ingress and protecting significant heritage fabric from further deterioration.

The proposed site drainage works comprise minor excavation for the purposes of installing agricultural (ag) drainage lines around the north, east, and west sides of the building.

The proposed drainage methodology has been designed to minimise impacts to archaeological resources and significant fabric. It adopts a similar approach previously approved and currently

being implemented for the adjacent 'George Street Shops' (43-47 George Street, Parramatta), involving limited excavation.

The works form part of the Sydney Metro West project (SSI 10038) and have been assessed against the relevant requirements of the *Sydney Metro West – Concept and Stage 1 Conditions of Approval*, including Condition D16, which mandates the implementation of protective measures for heritage items during construction, and Condition D27, regarding the oversight and advice of the approved Excavation Director. These conditions are as follows:

> **Condition D16 -** *During construction, the Proponent must implement protective measures to prevent adverse impacts on the heritage significance of the Victorian Regency terraced shops at 41-45 George Street, Parramatta and Kia Ora Georgian House at 64 Macquarie Street, Parramatta. Before installing such measures, the advice of a suitably qualified and experienced built heritage expert must be obtained and implemented to ensure any such work does not have an adverse impact on the heritage significance of the item. Protection measures must also consider and avoid potential impacts to significant historical archaeology and seek the advice from the Excavation Director approved under Condition D27 below.*[1]
>
> **Condition D27 -** *Before commencement of archaeological excavation, the Proponent must nominate a suitably qualified Excavation Director, who complies with Heritage Council of NSW's Criteria for Assessment of Excavation Director (September 2019), to oversee and advise on matters associated with historical archaeology for the approval of the Planning Secretary, in consultation with Heritage NSW. The Excavation Director must be present to oversee excavation, advise on archaeological issues, advise on the duration and extent of oversight required during archaeological excavations consistent with the approved Archaeological Research Design and Excavation Methodology(s) required under Condition D25 of this schedule. Aboriginal archaeological excavations must be conducted by a suitably qualified person in accordance with the requirements of the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW 2010). More than one Excavation Director may be engaged for Stage 1 of the CSSI to exercise the functions required under the conditions of this approval.*[2]

Subject to the implementation of the mitigation measures and recommendations contained within this SOHI, the proposed works are considered to result in no adverse impact to the heritage significance of Kia Ora. The works represent an essential conservation intervention that will address ongoing deterioration, improve the condition, and support its long-term conservation and future adaptive reuse.

This report is structured into seven sections, as follows:

- **Section 1** – Introduction and site description;
- **Section 2** – Historical overview;
- **Section 3** – Physical analysis of the heritage item;
- **Section 4** – Assessment of heritage significance of the site and building elements;
- **Section 5** – Outline of the proposed works;

---

[1] *Project Management Plan: Heritage Management Plan, Sydney Metro West – Western Tunnelling Package* (SMW – WTP), prepared by Gamuda Laing O'Rourke (2025), 97.
[2] *SMW – WTP*, 100.

- **Section 6** – Discussion of heritage impacts; and
- **Section 7** – Conclusion and recommendations.

The following documentation has been provided to OCP Architects for assessment in relation to the proposed repair works and is included as appendices to this report:

- **APPENDIX A:** Archaeological clearance certificates #1 and #2, prepared by GML (nominated Excavation Director).
- **APPENDIX B:** Typical structural detail drawings, prepared by Shreeji Consultant (heritage structural engineer), July 2026.

This Statement of Heritage Impact is to be read in conjunction with the full suite of documentation relating to the proposed external repair works. These include:

- **APPENDIX C:** Architectural Drawings, prepared by OCP Architects (heritage architect), July 2026.
- Schedule of Repair Works, prepared by OCP Architects (heritage architect), July 2026.
- Specification, prepared by OCP Architects (heritage architect), July 2026.

1.2 Report Objectives

This report aims to:

- Describe the existing subject site and its context and assess their significance.
- Describe the proposed works.
- Assess the impact of the proposed external repair works on the heritage significance of Kia Ora, Parramatta, and on any surrounding heritage items and conservation areas.
- Provide recommendations for the next steps.

1.3 Site Identification

1.3.1 Parramatta Metro Precinct

The Parramatta Metro Precinct is owned by Sydney Metro on behalf of the NSW Government and comprises an amalgamation of multiple former individual land parcels with street frontages to Macquarie Street, George Street, Church Street and Smith Street. It also incorporates the full extent of Horwood Place between Macquarie Street and George Street. Since 2022-2023, substantial demolition and site preparation works have occurred across the precinct to facilitate the construction of the Parramatta Metro Station and associated over-station development. As a result, much of the earlier low-rise retail fabric that previously characterised Macquarie Street has been removed. At the time of writing (July 2026), the precinct is in an active construction phase, and the immediate setting of Kia Ora has undergone substantial change.

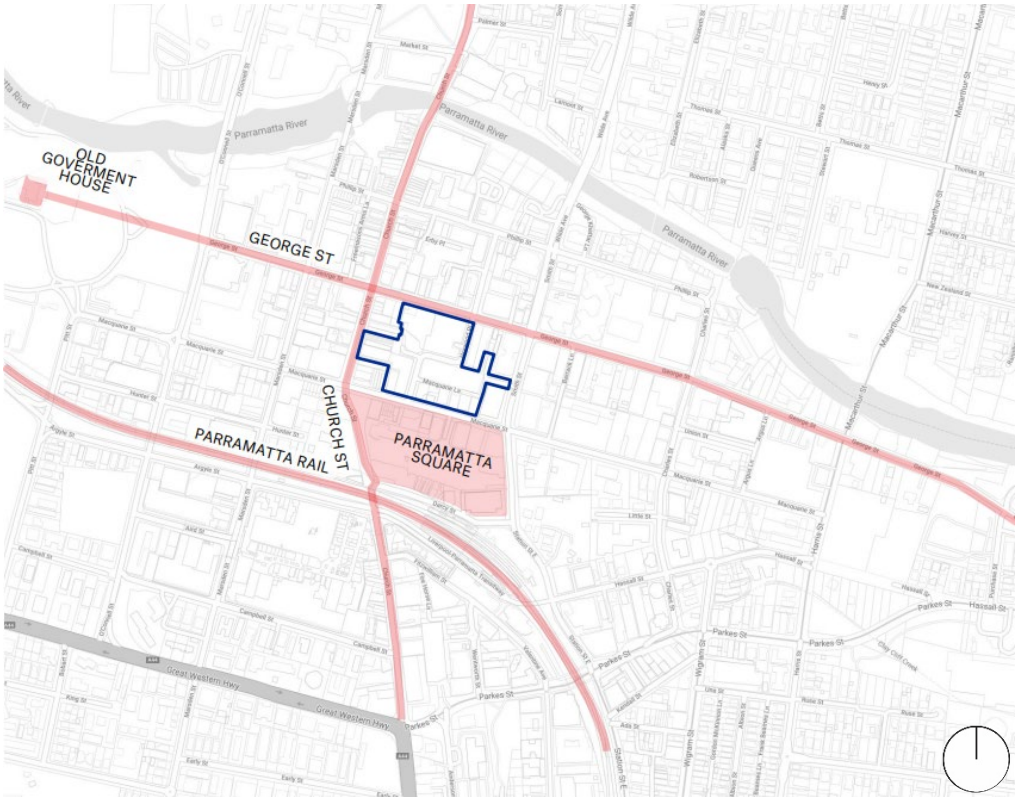


Figure 1.1: Location plan of the amalgamated site of Parramatta Metro Precinct. The precinct boundary is indicated by a blue outline. Source: Parramatta Metro Precinct Built Form and Urban Design Report, Sydney Metro, 2021.

1.3.2 Kia Ora, Parramatta

Within the Parramatta Metro Precinct is the smaller site known as Kia Ora, located at 62-64 Macquarie Street, which is the subject of this report. The whole site is subject to statutory heritage listing at a local level. This site is legally known as Lot AY, Deposited Plan 400258, located within the City of Parramatta Council.

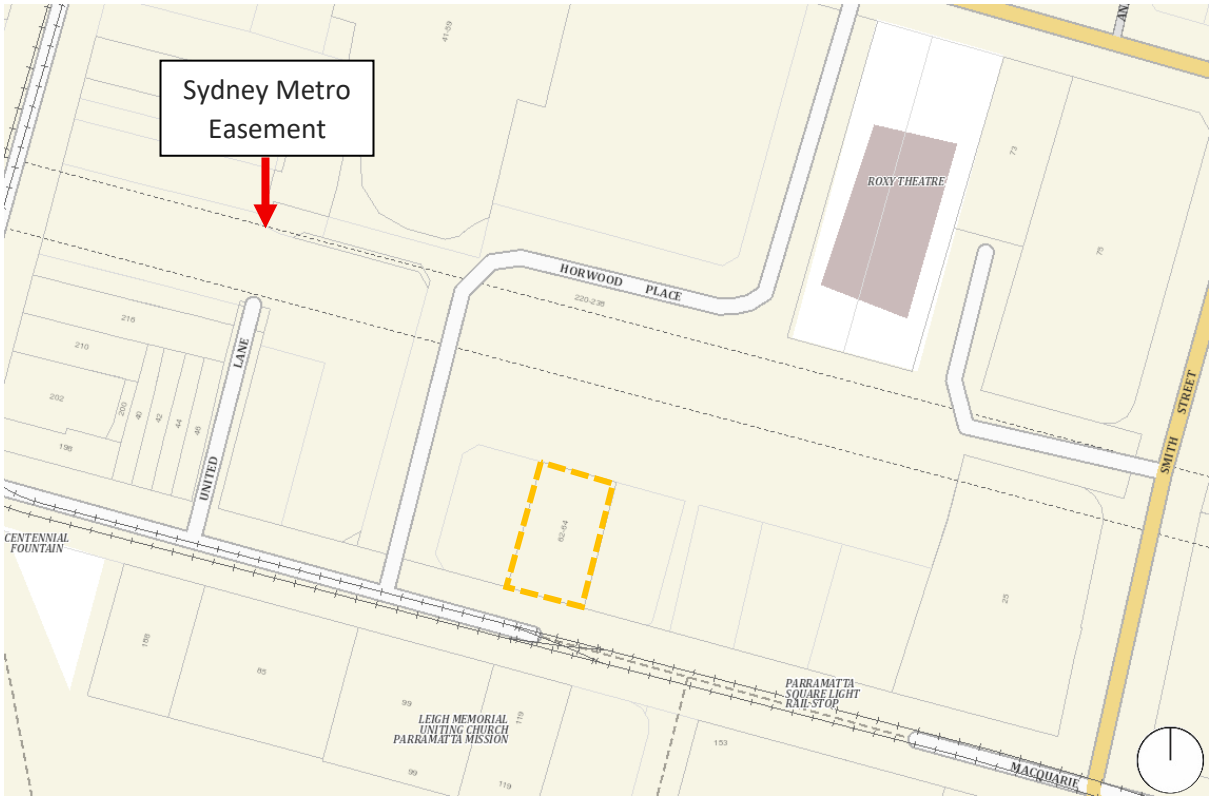


Figure 1.2: Lot plan for 62-64 Macquarie Street, Parramatta. Lot dashed in orange. Source: NSW ePlanning Spatial Viewer, 2026.

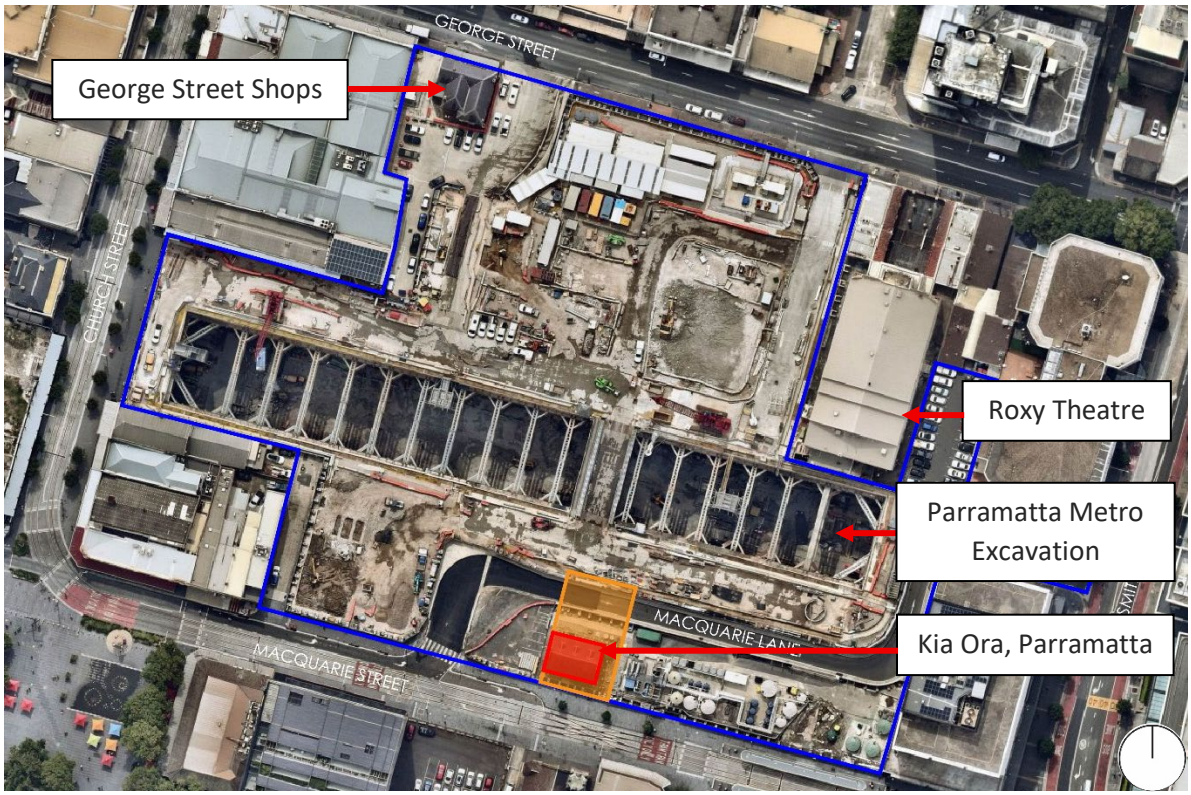


Figure 1.3: Satellite view showing the Kia Ora, Parramatta, shaded in red with a continuous red outline. The extent of Parramatta Metro Precinct is indicated by a solid blue line and the lot boundary for 62-64 Macquarie Street, Parramatta, is shaded in orange with a continuous orange line. Note that Macquarie Lane passes through the site boundary. Source: Nearmap, 2026. Annotations by OCP Architects.



Figure 1.4: Aerial image showing the subject site at 62-64 Macquarie Street, Parramatta, following the extensive 2022-2023 demolition of neighbouring buildings. Source: Nearmap, 17 March 2026.

1.4 Heritage Management Framework

The subject of this *Statement of Heritage Impact* is a double-storey Georgian residential building, known as 'Kia Ora,' located at 62-64 Macquarie Street, Parramatta. The subject site is situated within the Parramatta Metro Precinct within the jurisdiction of the City of Parramatta Council. This report should be read alongside other relevant heritage management documents prepared for the City of Parramatta Council, particularly where those documents address specific heritage considerations for this site.

Kia Ora, is listed as a local heritage item, named 'Kia Ora (and potential archaeological site)' under Schedule 5 of the *Parramatta Local Environmental Plan 2023* (PLEP 2023).

Kia Ora, is not located within a Heritage Conservation Area (HCA) as defined under Schedule 5 of the PLEP 2023; nor are there any HCAs in the immediate vicinity of the subject site. There are numerous other heritage items of State and local heritage significance within the vicinity of 62-64 Macquaire Street, Parramatta, including the State-heritage-listed 'Roxy Cinema', 'Redcoats Mess House', and 'St John's Anglican Cathedral'; and such items as the locally-heritage-listed 'Convict drain', 'Shops and potential archaeological site', 'Civic Arcade (former theatre) and potential archaeological site', 'Dr Pringle's cottage', 'Redcoats' Mess House and potential archaeological site', 'Horse parapet facade and potential archaeological site', 'Leigh memorial Uniting Church', 'Parramatta Town Hall and potential archaeological site', 'Murrays' Building and potential archaeological site', 'Centennial memorial clock', and 'Bicentennial Square and adjoining buildings'.

The following table identifies the statutory heritage listings that apply to the subject site:

STATUTORY LISTING	**ITEM NAME**	**ADDRESS**	**SIGNIFICANCE**	**ITEM NO.**
Parramatta Local Environmental Plan 2023 (PLEP 2023)	Kia Ora (and potential archaeological site)	62-64 Macquarie Street, Parramatta	Local	I584
State Environmental Planning Policy (SEPP)	REP No 28	62-64 Macquarie Street, Parramatta	-	356
NON-STATUTORY LISTING	**ITEM NAME**	**ADDRESS**	**SIGNIFICANCE**	**ITEM NO.**
National Trust of Australia (NSW) Heritage Register	Kia Ora	64 Macquarie Street, Parramatta	-	3088

Statutory listings carry legal obligations that must be met in accordance with the proper management of the place.

The site is also included in Sydney Metro's draft Section 170 Heritage and Conservation Register, which is a mandatory database required under Section 170 of the *Heritage Act 1977*, listing heritage items owned or managed by the agency. While inclusion on a Section 170 Register does not impose additional statutory controls on private development, it reflects the site's recognised heritage value within the State agency's asset management framework.

As such, the principal legislative framework applicable to development at 62-64 Macquarie Street, Parramatta, comprises the *Heritage Act 1977;* the *Environmental Planning and Assessment Act 1979*; and the *Parramatta Local Environment Plan 2023* (PLEP 2023), along with relevant SEPPs.

In terms of non-statutory heritage recognition, Kia Ora is classified on the National Trust Register maintained by the National Trust of Australia (NSW). While this listing does not carry any legal obligations, it is indicative of recognised community heritage value.

The site is also guided by *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and NSW Heritage Office guidance, including the *Guidelines for Preparing a Statement of Heritage Impact, 2023*, which set out accepted conservation principles and assessment methodology.

A Conservation Management Plan for 62-64 Macquarie Street, Parramatta ('Kia Ora'), was completed by Sydney Metro in collaboration with OCP Architects in 2022.



Figure 1.5: Extract from Paramatta LEP 2023 Heritage Map showing the subject site (Item I584) at 62-64 Macquarie Street, Parramatta, and nearby heritage items. The approximate location of Kia Ora within the broader heritage-listed site is shaded red. Source: NSW Planning Portal, 2026.

Kia Ora is located within the Sydney Metro West Parramatta construction site and is to be managed by the conditions of approval under critical State significant infrastructure SSI 10038. Many of these conditions will be addressed during the construction phase and are reflected in the recommendations contained in Section 7.2 of this report. The relevant approvals are outlined in the table below:

ID	CONDITIONS OF APPROVAL	SMW – WTP DOCUMENT REFERENCE
Non-Aboriginal Heritage		
D13	The Proponent must not destroy, modify or otherwise affect any Heritage item not identified in documents referred to in **Condition A1** of this schedule. Unexpected heritage finds identified by Stage 1 of the CSSI must be managed in accordance with the **Unexpected Heritage Finds Protocol** outlined in **Conditions D31** to **D33** of this schedule. Consideration of avoidance and redesign to protect state significant unexpected finds must be addressed where this condition applies. *Note: Affect in this condition means any impact above "little to no impact" as defined in the Material Threshold Policy (Heritage NSW, 2020).* **OCP Comment: Kia Ora is identified in the EIS as a heritage item impacted by the Project. In addition, the conclusion of this SOHI is that the proposed works are considered positive in enhancing the long-term preservation of Kia Ora (refer to Section 7.1). Also refer to items 16, 17, and 18 of the recommendations in Section 7.2 below.**	Section 7.6.4 and Attachment 2
D14	Before installing protective site boundary hoarding or equipment used for vibration and noise monitoring at any Heritage item identified in the documents listed in Condition A1 of this schedule, the advice of a suitably qualified and experienced built heritage expert must be obtained and implemented to ensure any such work does not have an adverse impact on the heritage significance of the item. The installation must also consider and avoid impacts to potential historical archaeology and seek advice from the Excavation Director approved under **Condition D27** below. **OCP Comment: No vibration-intensive plant or machinery is to be used on site during the duration of works. Should equipment used for vibration and noise monitoring be required to be installed at the subject site, this will be addressed by the relevant parties during construction. Refer to item 32 and 33 of the recommendations in Section 7.2 below.**	Section 7.3.1 and NNMP
D16	During construction, the Proponent must implement protective measures to prevent adverse impacts on the heritage significance of the Victorian Regency terraced shops at 41-45 George Street, Parramatta and Kia Ora Georgian House at 64 Macquarie Street, Parramatta. Before installing such measures, the advice of a suitably qualified and experienced built heritage expert must be obtained and implemented to ensure any such work does not have an adverse impact on the heritage significance of the item. Protection measures must also consider and avoid potential impacts to significant historical archaeology and seek the advice from the Excavation Director approved under **Condition D27** below. **OCP Comment: The proposed works are addressing long-standing issues at Kia Ora and the conclusion of this SOHI is that the proposed**	Section 7.6.8

	works are positive in enhancing the long-term preservation of the building (refer to Section 7.1). **Refer to all of the recommendations in Section 7.2 below which aim to protect the site from adverse impacts.**	
D18	Where Heritage items, or items assessed to be of local heritage significance in the documents listed in **Condition A1** of this schedule, are proposed to be fully or partially destroyed, heritage salvage must occur in consultation with a suitably qualified heritage specialist. The Proponent must develop a significant fabric and moveable heritage salvage register. The register must identify significant items to be salvaged. Salvage must occur for items that are assessed as having heritage significance and the potential for re-use or reinstatement has been identified. The salvage from any State-listed items must be undertaken in consultation with Heritage NSW. **OCP Comment: No demolition is proposed as part of the proposed repair and conservation works. Where fabric is to be removed, this fabric has deteriorated beyond repair and therefore is not suitable for salvage and re-use. As such, it is not anticipated that there will be any items or fabric which will be identified for salvage. Refer to items 2, 3, and 4 of the recommendations in Section 7.2 below.**	Section 7.6.2 Salvage of Significant Fabric
Aboriginal Heritage		
D24	Where previously unidentified Aboriginal objects are discovered, all work must immediately stop in the vicinity of the affected area and a suitably qualified and experienced Aboriginal heritage expert must be contacted to provide specialist heritage advice before construction recommences. The measures to consider and manage this process must be specified in the **Heritage CEMP Sub-plan** required by **Condition C5** of this schedule and, where relevant, include registration in the Aboriginal Heritage Information Management System (AHIMS). **OCP Comment: The Sydney Metro Heritage Unexpected Finds Procedure will be implemented during the proposed works. Refer to items 16 and 18 of the recommendations in Section 7.2 below.**	Section 7.6.4 and Section 8.1
Excavation and Archaeology		
D27	Before commencement of archaeological excavation, the Proponent must nominate a suitably qualified **Excavation Director**, who complies with Heritage Council of NSW's *Criteria for Assessment of Excavation Director* (September 2019), to oversee and advise on matters associated with historical archaeology for the approval of the Planning Secretary, in consultation with Heritage NSW. The **Excavation Director** must be present to oversee excavation, advise on archaeological issues, advise on the duration and extent of oversight required during archaeological excavations consistent with the approved **Archaeological Research Design and Excavation Methodology(s)** required under **Condition D25** of this schedule. Aboriginal archaeological excavations must be conducted by a suitably qualified person in accordance with the requirements of the *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South*	Section 7.5.2.1 and Section 7.5.1.1

	Wales (DECCW 2010). More than one **Excavation Director** may be engaged for Stage 1 of the CSSI to exercise the functions required under the conditions of this approval. **OCP Comment: The proposed works involve minor excavation for the construction of an ag line. As such, there is an approved Excavation Director who is to supervise the excavation works and all works will be carried out in accordance with the existing ARDEM. Refer to item 17 the recommendations in Section 7.2 below.**	
Unexpected Finds		
D33	The **Unexpected Heritage Finds and Human Remains Procedure**, as submitted to the Planning Secretary, must be implemented for the duration of construction. *Note: Human remains that are found unexpectedly during the carrying out of work may be under the jurisdiction of the NSW State Coroner and must be reported to the NSW Police immediately. Management of human remains in NSW is subject to requirements set out in the Public Health Act 2010 (NSW) and Public Health Regulation 2012 (NSW). Nothing in these conditions prevents separate procedures for the **Unexpected Heritage Finds and Human Remains Procedure**.* **OCP Comment: Refer to items 16, 17, and 18 of the recommendations in Section 7.2 below.**	Attachment 2
D46	Vibration testing must be conducted during vibration generating activities that have the potential to impact on Heritage items to identify minimum working distances to prevent cosmetic damage. In the event that the vibration testing and attended monitoring shows that the preferred values for vibration are likely to be exceeded, the Proponent must review the construction methodology and, if necessary, implement additional mitigation measures. Such measures must include, but not be limited to, review or modification of excavation techniques. **OCP Comment: No vibration-intensive plant or machinery is to be used on site during the duration of works. Refer to item 32 of the recommendations in Section 7.2 below.**	Section 7.6.3 and NVMP
D47	The Proponent must seek the advice of a heritage specialist on methods and locations for installing equipment used for vibration, movement and noise monitoring at Heritage items. **OCP Comment: This condition is to be assessed on site during the construction phase. Refer to item 33 of the recommendations in Section 7.2 below.**	Section 7.3.1
Revised Environmental Mitigation Measure (REMMs)		
NAH1	Archival recording and reporting of the following heritage and unlisted potential heritage items would be carried out in accordance with the NSW Heritage Office's How to Prepare Archival Records of Heritage Items (1998), and Photographic Recording of Heritage Items Using Film or Digital Capture (2006): • Shops (and potential archaeological site) (Parramatta LEP Item No. I703)	Section 7.6.1

	• Kia Ora (and potential archaeological site) (Parramatta LEP Item No. I716) • RTA Depot (Parramatta LEP Item No. I576) • State Abattoirs (SEPP Listing No. A) • White Bay Power Station (SHR Listing No. 01015) *(Outside scope of WTP)* • Rosehill Railway Station Footbridge (SHI no. 4801762) • Rosehill Railway Station (unlisted potential heritage item) **OCP Comment: Kia Ora has been archivally recorded by City Plan in November 2021. No changes have been made to the site since this time. As such, an archival recording will not be necessary in this stage of works. A dilapidation report will be completed by the contractors.**	
NAH6	The archaeological research design would be implemented. Significant archaeological findings would be considered for inclusion in heritage interpretation (as per NAH5) for the project and be developed in consultation with the relevant local council.	Section 7.5.2.2
NAH7	An Archaeological Excavation Report would be prepared by the Excavation Director and be provided to the Heritage NSW within two years of the completion of archaeological excavations specified in the archaeological research design(s).	Section 7.5.2.8
NAH8	In the event that State significant archaeology associated with early convict occupation is located at Parramatta metro station: In-situ conservation would be considered. If in-situ conservation is not feasible and reasonable, a strategy to mitigate impacts would be prepared in consultation with the NSW Heritage Council (or delegate) • An Archaeological Method Statement would be prepared in consultation with the NSW Heritage Council (or delegate) for management of the archaeological remains, whether for conservation or archaeological investigation and recording • An accessible publication would be prepared within two years of archaeological excavations to document the archaeological investigations • Sydney Metro would provide for the meaningful curation, display and public access of any artefacts collected. This may involve partnerships with museums, local heritage centres and/or universities.	Section 7.6.4 and Section 7.5.2.9
OCP Comment: Archaeology will be managed in accordance with the ARDEM (refer to item 17 in Section 7.2) and the Sydney Metro Unexpected Finds Procedure (item 16 in Section 7.2). Any archaeological relics will be reported to GLC and Sydney Metro for management in accordance with the above protocols (NAH6, NAH7, and NAH8) and for inclusion in the overarching Excavation Report for the Parramatta Metro site.		
CEMF REQUIREMENTS		
All CEMF Requirements listed across pages 105-107 of the SMW – WTP Heritage Management Plan are to be followed.		

1.5 Methodology and Terminology

Writing a Statement of Heritage Impact

This report has been prepared with reference to the Heritage *Guidelines for Preparing a Statement of Heritage Impact* (2023). The principles contained in *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* are used as a methodology for assessing heritage impact and providing recommendations.

Developing the Proposed Works

The *Heritage Asset Management Guidelines* prepared by the Department of Climate Change, Environment and Water has been reviewed during the assessment of the proposed works. This document outlines key considerations for "No Use" of heritage assets – which is the existing condition at Kia Ora. The following excerpt has been taken from the Guidelines:

> *9.3 No use*
>
> *In exceptional cases where an asset, building or site cannot be used, it should be maintained to at least minimum standards of maintenance and repair while a strategy to find a new use is developed and implemented. This entails the asset being secured, weatherproofed and regularly monitored. Prior to this being done, measures to protect and conserve the asset should be put in place. This 'no use' approach should be considered as a last resort because disused assets are less likely to be maintained to the same standard as used assets and are likely to deteriorate faster. The responsible individual or team/s for developing a strategy to find a new use and a defined time frame to complete this action should be clearly identified.*

In accordance with the guidelines for "No Use," the proposed works outlined in this SOHI are considered Stage 1 works that aim to secure, weatherproof, and stabilise the building. These works meet the minimum standards for maintenance and repair as governed by the *NSW Heritage Act 1977*.

In addition, the NSW Heritage Council provides several documents relevant to heritage maintenance practices which have been used to guide the recommended maintenance works. This includes the the technical guide *Salt Attack and Rising Damp: A Guide to Salt Damp in Historic and Other Buildings*, prepared by David Young in 2008 for the NSW Heritage Council, Heritage Victoria, South Australian Department of Environment and Heritage and Adelaide City Council which has been used in the investigation of the building and development of weatherproofing works. The key steps for addressing salt attack and rising damp are outlined as follows:

1. Accurately diagnose the cause.
2. Carry out good housekeeping – ensure that the roof and rainwater goods are effective, and that water is draining away from the building.
3. Treat mild damp sacrificially.
4. Remove excessive salt.
5. Review results before proceeding.
6. Insert a damp-proof course (if required).
7. Desalinate walls.

Step 1: Accurate diagnosis of the cause of damp

In order to accurately diagnose the cause of damp (Step 1), OCP Architects inspected the site in July 2025. The findings and recommendations, including a diagnosis of the causes of damp, have been

included in the *Kia Ora Condition Assessment* (Rev B) prepared by OCP Architects in September 2025.

OCP Architects visited the site twice more across June and July 2026 to confirm the works required for the initial weatherproofing stage. The physical inspections of the site did not involve the removal of any fabric.

Step 2: Good Housekeeping – ensure that the roof and rainwater goods are effective, and that water is draining away from the building

The proposed works assessed in this Statement of Heritage Impact (SOHI) address Step 2, rectifying site drainage issues, improving under-floor ventilation and remediating the roof and rainwater goods.

Steps 3-7: Review and treatment of outstanding causes

Once both Steps 1 and 2 are carried out, it is recommended that the building is monitored for a period of 12-18 months to determine the effectiveness of the measures that have been implemented, and to identify persisting damp and its causes, treating damp sacrificially and removing excessive salts in both the interior and exterior (Steps 3 and 4). Step 5 demands a further period of monitoring and Steps 6-7 are dependent on the outcome of this monitoring.

Accordingly, Steps 3-7 will not be addressed at this time, only being considered in the future stages of work.

1.6 Report Limitations

This report does not address in detail the site's pre-contact Aboriginal history, Aboriginal cultural associations or Aboriginal significance. In preparation of this SOHI, consultation was not undertaken with key knowledge holders, or the Local Aboriginal Land Council.

1.7 Authorship

The report was prepared by OCP Architects Pty Ltd, written by Emma Balogh-Caristo (Consultant and Designer) and reviewed by Otto Cserhalmi (Director).

OCP Architects provides architectural and heritage consulting services for contemporary and heritage projects. The company has over 30 years of experience, including architectural and heritage consultancy services to guide conservation, restoration and adaptive reuse works. OCP Architects prepared the Condition Assessment Report (Rev B September 2026) from which the proposed works have been developed. The company also prepared the current Conservation Management Plan for the site in 2023 and are currently involved in the repair of external building fabric at the adjacent 43-47 George Street, Parramatta ('George Street Shops'), which is another locally listed heritage item located within the Parramatta Metro Precinct.

2 HISTORICAL OVERVIEW

The following historical summary has been drawn from the chronology contained in the Conservation Management Plan for 62-64 Macquarie Street, Paramatta ('Kia Ora') (Version D), prepared by Sydney Metro in collaboration with OCP Architects in April 2023.

2.1 Development of 62-64 Macquarie Street

The site at 62-64 Macquarie Street, Parramatta, is located within the traditional country of the Burramattagal people of the Dharug Nation, who occupied and cared for the Parramatta area for thousands of years prior to European settlement in 1788. Following colonisation, the site has a continuous history of occupation dating to the early colonial period. Originally occupied by William Batman from 1801, the land later became associated with his son, John Batman, a key but controversial figure in the early colonisation of Melbourne. In the early 1840s, the property was acquired by James Houison, a prominent builder and colonial architect in Parramatta, who designed and constructed *Kia Ora* around 1842 as his family residence.

Following the death of James Houison, the estate was leased for a number of years before being subdivided in 1933. Kia Ora was subsequently transferred to Manufacturers Mutual Insurance Limited in 1952 and converted from a residence to a commercial premises, with substantial internal alterations and external modifications undertaken between 1954 and 1956. The surrounding land was progressively redeveloped during the 1950s, while Kia Ora itself was protected by a heritage order in 1979, ensuring its retention despite the subsequent construction of surrounding high-rise development. Most recently, the building has been used as a temporary office for Sydney West Metro construction and is currently vacant.

Kia Ora is a fine example of a Colonial Georgian townhouse, constructed with locally made hand-kilned bricks on a sandstone base, and featuring high-quality materials such as red cedar joinery, hand-forged nails, and a notable semi-circular suspended stone staircase. The residence reflects the architectural aspirations of early Parramatta as it transitioned from a rural settlement into a significant civic and commercial centre.

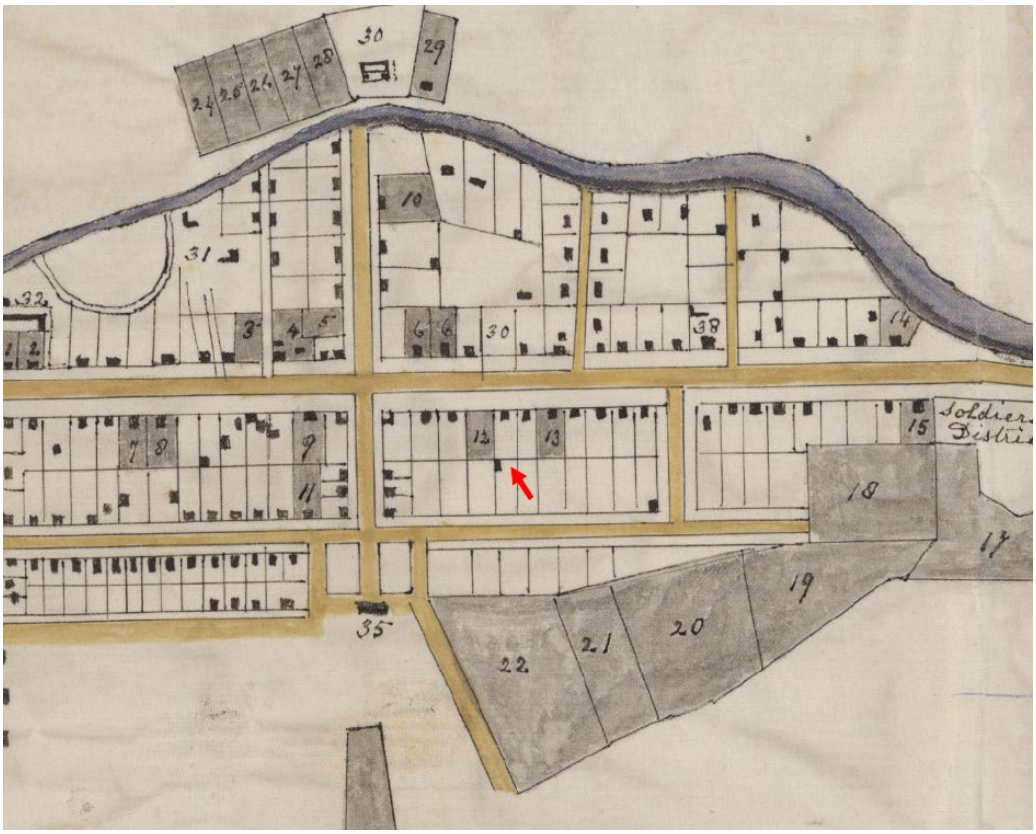


Figure 2.1: Excerpt from GW Evans' Plan of Parramatta, 1804, incorrectly marked 1813. A structure on the subject site is almost certainly Batman's hut, indicated by a red arrow. Source: State Library of NSW, FL3541829.



Figure 2.2: Brownrigg's Plan of the Town of Parramatta, 1844. Kia Ora has been outlined in red. Source: State Library of NSW, FL369044.



Figure 2.3: Houison's House from Macquarie Street, c.1880. Note the earlier verandah since removed. Source: Parramatta History and Heritage online archives, accession No LSP00517.

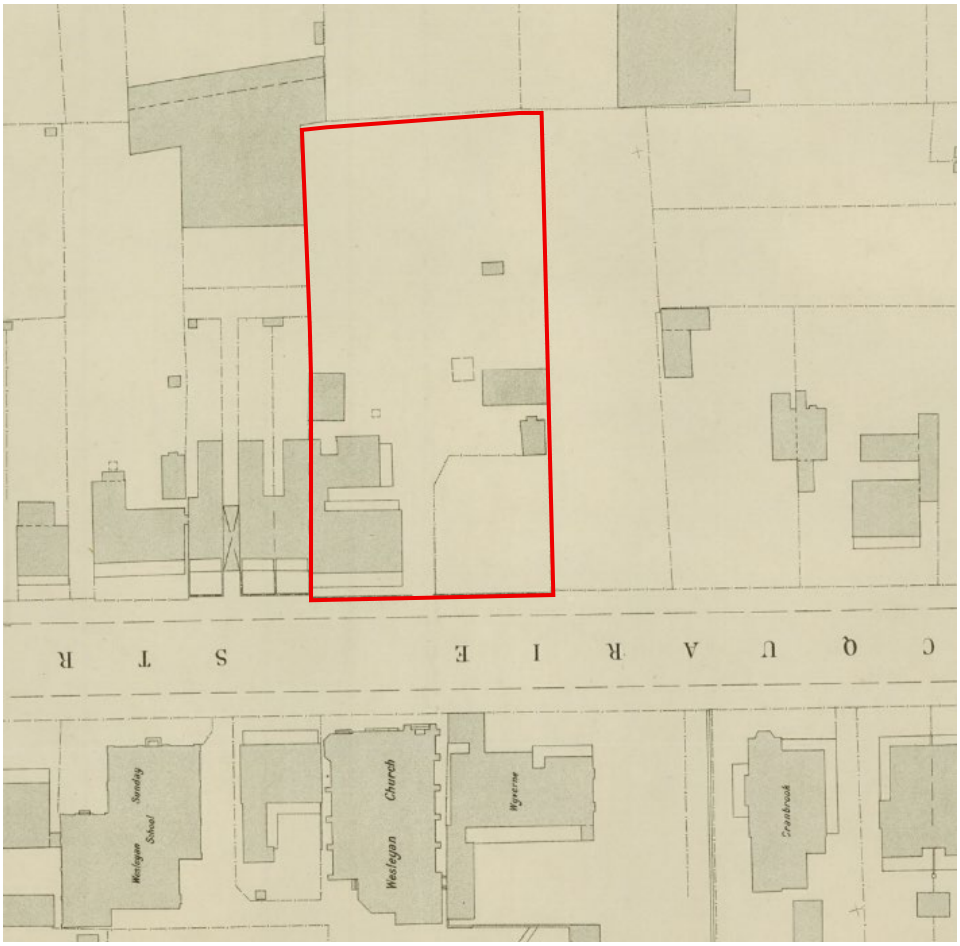


Figure 2.4: Parramatta survey, Sheet No. 20, 1895. Kia Ora has been outlined in red. Note the existence of both front and rear verandahs. Source: State Library of NSW, 74VKq7rR2EMl.



Figure 2.5: View of John Houison's House from Macquarie Street, 1903. Source: State Library of Victoria, H5589.



Figure 2.6: View of Margaret Houison's House from Macquarie Street, 1931. Source: State Library of NSW, 1021875.



Figure 2.7: View of the north façade of Margaret Houison's House, 1931. Note the connected brick outbuilding, speculated to be a kitchen. Source: State Library of NSW, 1021875.



Figure 2.8: View of the semi-circular stair, 1931. Note the door opening to the rear. Source: State Library of NSW, 1021875.



Figure 2.9: View of the water pump attached to the rear outbuilding, 1931. Note the picket fence and the original rear window of Kia Ora in the background. Source: State Library of NSW, 1021875.



Figure 2.10: View of one of the rear outbuildings, c.1934. Source: State Library of Victoria, accession No H4222.

2.2 Chronology of Development

Pre-1788	Burramattagal people of Dharug nation inhabit Parramatta area.
1823	William Batman (Bateman) granted leasehold over land. L-shaped building on the land.
1833	William Batman died leaving property to Mary.
1835	Land leased to various parties.
1840	James Houison granted the leasehold.
1842	Houison constructs residence to Macquarie Street frontage.
1844	Brownrigg's plan shows 2 masonry and 2 framed structures on the lot.
1865	Houison family move to new residence and lease the property.
c1880	First photograph of the house. Houison family confirmed in residence again.
1889	Houison family confirmed in residence again.
1889	Arrangement of buildings on the lot shown in town survey plan. Outbuildings connected to rear of house and verandah shown. Terraces houses constructed to the west.
1895	Verandah posts and roof covering shown altered.
1930	Margaret Houison dies. Photographs taken of house and outbuildings.
1933	Property subdivided. Portion A sold to William Watt.
1943	William Watt dies, and property passed to Jessie Aitken Watt.
1952	Property sold to Manufacturers Mutual Insurance Limited.
1954	House converted to offices involving substantial interior alterations although many elements retained or reconstructed. Front verandah demolished and portico constructed.
1956	Rear building demolished and medical facility constructed.
1963	City of Parramatta heritage award won.
1979	Building protected under a s130 heritage order and carpark constructed to Horwood place
1989	Property sold to Manufacturers Mutual Insurance and six storey office building constructed to the west and north of the residence.
2021/22	Demolition works of surrounding buildings carried out for the Sydney Metro West infrastructure project.

3 PHYSICAL DESCRIPTION

3.1 Context

This section describes the subject site at 62-64 Macquarie Street, Parramatta (Kia Ora), to provide an understanding of the existing place.

3.1.1 Sydney Metro West

Sydney Metro West is a new underground railway connecting Greater Parramatta and the Sydney CBD. The project represents a major infrastructure investment intended to double rail capacity between the two centres, support new housing and employment growth, and improve access to rail services for emerging communities. Stations are being delivered at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, The Bays, Pyrmont and the Sydney CBD. Sydney Metro will operate the line upon completion. The Parramatta Metro Precinct, a NSW Government-owned site vested in Sydney Metro, will accommodate the new Parramatta Station for the Metro West line. At the time of writing (May 2026), major civil works across the precinct are well advanced, with station construction and associated precinct works ongoing.

3.1.2 Parramatta Metro Precinct

The subject site is located within the Parramatta Metro Precinct in the centre of the Parramatta CBD. It sits one block north of Parramatta Square, two blocks south of the Parramatta River, and within a short walking distance of Parramatta Station, riverfront parks, Westfield Parramatta and a range of cultural and entertainment venues. Refer to Figure 3.1.

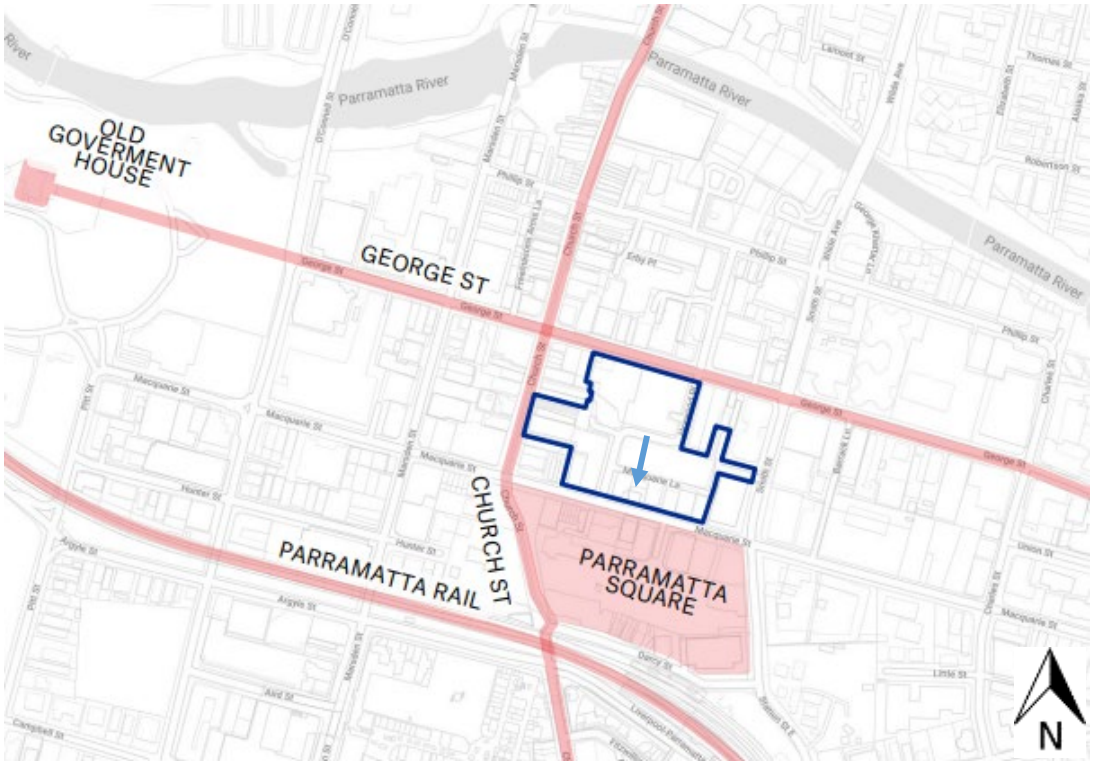


Figure 3.1: Context plan showing Parramatta Metro Precinct (outlined in blue) and sites in the vicinity. The indicative location of the subject site is shown by the blue arrow. Source: Parramatta Metro Precinct Built Form and Urban Design Report, Sydney Metro, 2021.

The Parramatta Metro Precinct comprises an amalgamation of multiple former land parcels, with a total area of approximately 29,899 square metres. It occupies the block bounded by George Street, Church Street, Smith Street and Macquarie Street, with frontages of 164m to Macquarie Street, 125m to George Street, 48m to Church Street and 15.5m to Smith Street (via Macquarie Lane). The precinct also incorporates the full extent of Horwood Place between Macquarie Street and George Street. Since 2023, extensive demolition and site preparation works have occurred, and by 2026 the precinct is characterised by active construction zones associated with the new station and over-station development.

3.1.3 Macquarie Street Streetscape

Macquarie Street remains a key commercial spine within the Parramatta CBD, characterised by a diverse mix of building types unified by the major roadway and light rail line, and framed by historic parklands – Parramatta Park to the west and Robin Thomas Reserve to the east. The street continues to form an important connection to Parramatta Square to the south, which is considered a major civic hub.

The Street retains a diverse mix of nineteenth and twentieth century civic, institutional and commercial buildings, including heritage items such as Leigh Memorial Uniting Church, St Patrick's Cathedral, Parramatta Town Hall, the Old School House, and the Macquarie Street Gatehouse at the entrance to Parramatta Park, interspersed with contemporary commercial, education, mixed-use and residential development. Nineteenth century commercial buildings such as the 42 Macquarie Street (1881), also contribute to the character of the street, while recent commercial buildings, including 85 Macquarie Street, reflect the continuing transformation of Parramatta into a major metropolitan centre.

Despite extensive redevelopment, particularly around Parramatta Square and the western end of the street, the historic street alignment and remnants of the original subdivision pattern remain evident, contributing to the legibility of Macquarie Street as one of Parramatta's earliest and most significant thoroughfares. Buildings in the vicinity of the subject site continue to be built to the street alignment with active ground-floor frontages.

Macquarie Street is relatively level, with a slight fall from west to east. Street planting remains limited near the subject site, although more consistent planting further west helps soften the scale of taller development.

Kia Ora occupies a prominent position on the northern side of Macquarie Street and makes an important contribution to the historic character of the thoroughfare. The site is located one block north of Parramatta Railway Station and east of Church Street ('Eat Street'), with the Parramatta River three blocks to the north.

Buildings formerly adjacent to Kia Ora were four- and seven-storey modern commercial buildings; these were demolished as part of Sydney Metro works. Prior to demolition, the site had minimal curtilage – approximately 8m west, 4m east, and 2m north – facing the walls of neighbouring buildings. Following demolition, the east, west, and north elevations of Kia Ora have remained exposed, altering the presentation of the building until new development occurs on the adjoining Metro land.

Directly opposite the site lies the small Leigh Memorial Uniting Church, with an adjacent carpark to the west, a three-storey commercial building to the east, and the contemporary red gradient of the Parramatta Town Hall and Library visible beyond.

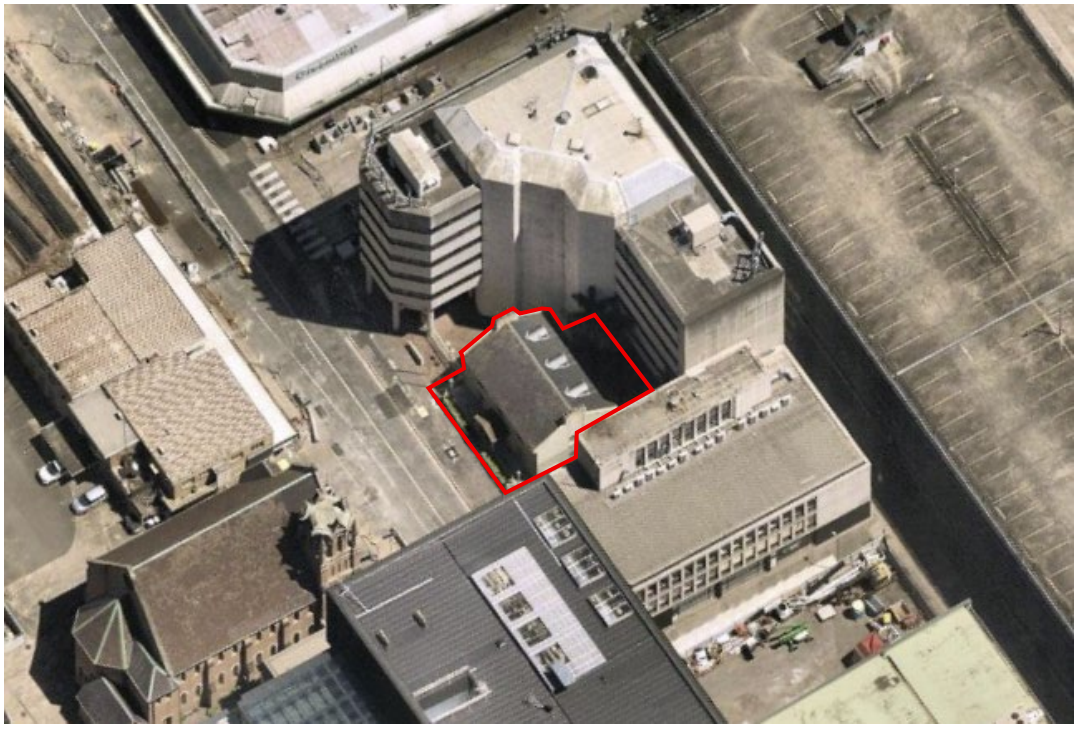


Figure 3.2: Oblique aerial image of rear view of the subject site in January 2021, prior to the demolition of the surrounding buildings. View looking northwest, showing four- and seven-storey commercial buildings adjacent to the subject site and the Leigh Memorial Uniting Church Opposite. Note the presence of palm trees at the rear of the property. The subject site is outlined in red. Source: Nearmap, January 2021. Annotated by OCP Architects.



Figure 3.3: Oblique aerial image of east view of the subject site in June 2023, after the demolition of the surrounding buildings. Note the temporary construction of the road, Macquarie Lane, to the north of the subject site. The subject site is outlined in red. Source: Nearmap, June 2023. Annotated by OCP Architects.

3.2 Physical description

Kia Ora is a two-storey Victorian Georgian residence, with an additional attic above. Although the place has undergone substantial alteration – particularly during major commercial conversion works in the 1950s – the form, scale and selected elements generally still reflect the original nineteenth-century configuration. The following descriptions have been summarised from the Conservation Management Plan for 62-64 Macquarie Street, Paramatta ('Kia Ora') (Version D), prepared by OCP Architects in April 2023.

3.2.1 Exterior

On the Macquarie Street frontage, the sandstone flagging is all that remains of the original paving of the single storey verandah. The verandah floor is raised slightly above street level, with access steps located at either end, with a central stepped access entered through an opening in a narrow garden bed extending the full width of the building.

External walls are constructed of brick and finished with painted render coursed to simulate fine ashlar masonry. The walls sit on exposed painted projecting sandstone base with original cast iron sub-floor vents set within the front elevation, and later terracotta vents on the other elevations. It is to be noted that some of these vents have been partially obscured by the semi-columns that support the non-original entry portico.

Both the east and north elevations feature non-original window widths on the ground floor level, disrupting the scale and proportion of the original Victorian Georgian design.

The existing roof is clad with Welsh slates and three equally spaced dormers with slate clad cheeks project from the roof on the northern elevation. The windows have been removed and the openings fitted with wire mesh and ventilation fans which are in poor condition.

3.2.2 Interior

The original ground floor plan of Kia Ora is simple, being divided into two halves, with three rooms to the front and two rooms to the rear separated by a stair hall. On the first floor the planning is similar, with two later smaller ancillary spaces separating the stair hall from the two rear rooms. A timber stair entered from the first-floor landing accesses the attic roof space.

The existing internal configuration remains reflective of the original plan, with minor alterations to the walls, paint scheme, fireplaces and general fitout. Within the stair hall the stone staircase winds in a semi-circle to the first floor, the curved external enclosing wall containing two niches either side of a central window. The balustrade comprises a plain timber handrail set on decorative gold and black painted wrought iron balusters with a circular newel at ground level. On the first floor the landing balustrade is solid timber panelling. This staircase is considered the most prominent feature of the building's interior. Constructed of sandstone, this stair is of technical building significance.

Skirtings are of moulded timber; most appear to be original. The panelled doors and moulded architraves and frames are a mix of original and later reproductions from the 1950s. On the first floor, mouldings including fireplace mantels and surrounds are paint finished, while on the ground floor they are clear or stained finished.



Figure 3.4: Existing façade elevations of Kia Ora. Source: OCP Architects, June 2022. Numbering by OCP Architects.



Figure 3.5: Existing ground floor plan of Kia Ora. Source: OCP Architects, June 2022. Numbering by OCP Architects.



Figure 3.6: Existing first floor plan of Kia Ora. Source: OCP Architects, June 2022. Numbering by OCP Architects.



Figure 3.7: Existing attic floor plan of Kia Ora. Source: OCP Architects, June 2022. Numbering by OCP Architects.



Figure 3.8: Existing roof plan of Kia Ora. Source: OCP Architects, June 2022. Numbering by OCP Architects.

3.2.3 Site Photographs



Figure 3.9: South façade of the Kia Ora. Note the building's current isolated position on the street. Source: OCP Architects, July 2025.



Figure 3.10: North façade of Kia Ora. Note the non-original ground floor windows and door. Also note the extent of previously disturbed ground surrounding the building. Note the difference in paintwork colour across the facades. Source: OCP Architects, July 2025.



Figure 3.11: Detail view of missing bottom section of the existing downpipe located on the North façade. Note the flaking paintwork and watermarks. Source: OCP Architects, July 2026.



Figure 3.12: East façade of Kia Ora. Note the two non-original ground floor windows, to the right. Also note the growth of black spore fungi towards the top of the gable wall. Source: OCP Architects, July 2025.



Figure 3.13: West façade of Kia Ora. Note the deterioration of mortar joints and evidence of cracking. Source: OCP Architects, July 2025.



Figure 3.14: View of non-original entry portico. Note the non-original steel barrier to the right. Source: OCP Architects, July 2025.



Figure 3.15: Detail view of existing non-original front door. Note the 1950s installation of sidelights and arched fanlight. Source: OCP Architects, July 2025.



Figure 3.16: Detail view of original subfloor vent on south facade. Note that the 1950s pilaster partially conceals the vent, thereby restricting subfloor airflow. Source: OCP Architects, July 2025.



Figure 3.17: Detail view of sandstone verandah floor. Note the biological growth and cracked stonework. Source: OCP Architects, July 2025.



Figure 3.18: Detail view of existing boot scraper adjacent to the south facade. Note that there are no proposed works to this side of the building and therefore this item of moveable heritage will not be disturbed. Source: OCP Architects, July 2025.



Figure 3.19: Exterior view of existing non-original brick paving adjacent to the west elevation, looking south. Source: OCP Architects, July 2026.

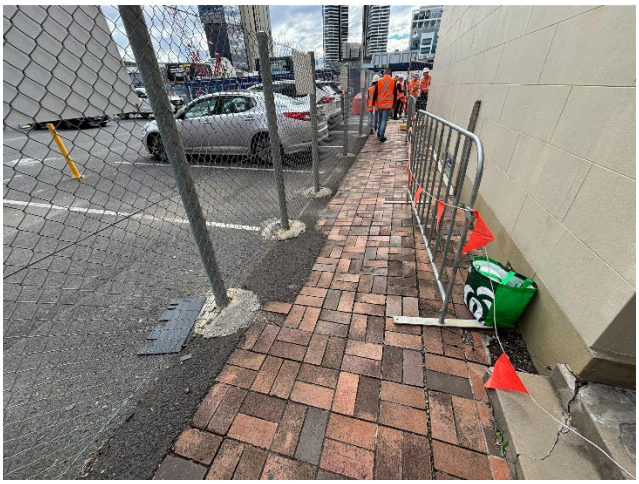


Figure 3.20: Exterior view of existing non-original brick paving and bitumen adjacent to the west elevation, looking north. Source: OCP Architects, July 2026.



Figure 3.21: Detail view of existing non-original brick paving adjacent to the north elevation. Note the existing pit. Source: OCP Architects, July 2026.



Figure 3.22: Detail view of existing non-original brick paving adjacent to the east elevation. Note the existing pit. Source: OCP Architects, July 2026.



Figure 3.23: Interior view of Room G1 on the ground floor. Note the presence of non-original flooring and dislodged carpet. Source: OCP Architects, July 2026.



Figure 3.24: Detail view of WG07 on the ground floor. Note the termite damage to the window timbers. Also note the non-original flooring. Source: OCP Architects, July 2025.



Figure 3.25: Interior view of the spiral stair from the landing. Note the stone treads and metal balusters. The carpet is non-original. Source: OCP Architects, July 2025.



Figure 3.26: Detail interior view of the dormer window WA01. Note the AC fan and louvred vent from the 1950s. Source: OCP Architects, July 2025.

4 SIGNIFICANCE ASSESSMENT

4.1 Summary Statement of Significance

The following summary statement of significance for the Kia Ora House was obtained from the Conservation Management Plan REV D prepared by OCP Architects in April 2023:

> *Historically significant for its connection with the early growth of Parramatta as a regional centre, Kia Ora is also significant for its association with John Batman, born on the site and renowned for his role in establishing Melbourne as a city, and its designer and first resident prominent architect James Houison.*
>
> *Kia Ora is aesthetically significant as a fine but modest example of a Victorian Georgian residence and contributes historic character to the streetscape of Macquarie Street. As a development of the Old Colonial Georgian architectural style, it is representative of the architectural style prevalent during the second half of the nineteenth century and which had an influence on many building types throughout Australia.*
>
> *While not rare in NSW, within the Parramatta CBD area it is one of a few remaining historic residences of its form and design and is considered relatively rare. It is a building which many in the local working community would consider a landmark within the CBD and would be held in esteem.*

5 PROPOSED WORKS

5.1 Background

OCP Architects have been engaged by Gamuda Laing O'Rourke Consortium (GLC) to assess any potential heritage and archaeological impacts associated with proposed external repair and maintenance works to Kia Ora, Parramatta.

Kia Ora is a double-storey Victorian Georgian building that is currently vacant. The building is situated within the site of the Parramatta Metro Precinct, where essential external maintenance and repair works are proposed to improve its watertightness, structural stability, and security, thereby preparing the building for future adaptive reuse. In summary, the works include:

- Improvements to subfloor ventilation and site drainage;
- Renewal of deteriorated slate roofing and leadwork;
- Replacement of damaged rainwater goods and downpipes;
- Repairs to chimneys, brickwork and sandstone elements;
- Reinstatement of traditional detailing;
- Repairs to timber windows and doors; and,
- Seismic stabilisation works.

OCP Architects are also currently involved in similar external repair and conservation works to the adjacent 'George Street Shops' (43-47 George Street, Parramatta), a group of three locally significant Victorian Regency buildings also located within the Parramatta Metro Precinct. The site drainage installation methodology proposed to Kia Ora will adhere to that approved for the 'George Street Shops.'

This Statement of Heritage Impact addresses the proposed external repair works and is to be read in conjunction with the relevant full suite of documentation prepared by OCP Architects in July 2026, including the Architectural Drawings, Schedule of Works, and Specification, which collectively inform the current proposal and document the full scope of the proposed works outlined in the following Section 5.2.

5.2 The Proposal

The proposed works address accumulated deterioration caused by water ingress and unsympathetic alterations, and are considered necessary to improve the building's long-term performance while retaining its significant early fabric. The approach prioritises repair over replacement, the reinstatement of traditional detailing and the use of compatible materials throughout. The works have been consolidated into a coordinated program that responds to the building's condition and supports its ongoing conservation. The works covered by this Statement of Heritage Impact are as follows:

External Groundworks, Hydraulic and Drainage

- Installation of new ag (agricultural) lines around the north, east, and west elevations, with a permeable brick dish drain above. **Note:** Site drainage works are to commence first.

  - The ag lines are to be installed approximately 1m from the building foundations and are expected to reach a maximum depth of 1m. The required location and depths are to be assessed by a Heritage Structural Engineer prior to commencement of work to prevent interference with the building's foundations.
  - Installation of a temporary aboveground 'fish tank,' designed by GLC, to facilitate water management of ag lines until a Council connection point can be clarified.
  - Pits are to be dug by hand to investigate building footings prior to construction.
- Installation of underfloor vents to the four facades.

Preliminary Works

- Light-pressure cleaning of all external facades to remove grime, biological growth and black spore fungus. No chemical agents are to be used.
- Biological treatment of vegetation on masonry surfaces, with removal once dead.
- Removal of redundant services, intrusive lights, air-conditioning units in dormer windows, and cabling, with all fixing points made good in matching materials.
- Scaffold-based inspections to confirm condition of chimneys, eaves, roof timbers and wall vents.
- Asbestos checks prior to commencement of work.

Structural Works

- Seismic stabilisation of chimneys, roof structure and the east and west external walls.
- Installation of tie-backs where walls lack adequate restraint.
- Seismic stabilisation works will be undertaken in accordance with the typical structural details prepared by Shreeji Consultant, which outline discreet and reversible strengthening measures appropriate for a heritage building of this type.
- All structural works subject to Hold Points and review.

Roofs

- Localised slate repairs with new Penrhyn Welsh slates, to match existing, installed with copper clips and traditional lead flashings.
- Inspection and repair of roof timbers by Heritage Structural Engineer once slates are removed.
- Replacement of chimney pots in slate, matching original profile.
- Replacement of ridge coverings with traditional hardwood core rolls clad in lead.
- Installation of new vapour barrier adjacent to ridges where slates have been taken up.
- Installation of new stainless steel roof safety anchors.
- Localised repair of dormers and reinstatement of original detailing.

Rainwater Goods

- Replacement of eaves gutters and downpipes in copper, with cast iron lower sections.

- Introduction of six new eaves gutters to the roof dormers.
- Introduction of two new copper downpipes on the south and north elevations, and six new copper downpipes to the roof dormers to improve stormwater management and reduce moisture-related deterioration of the building fabric.

Leadwork

- New two-piece lead flashings to both chimneys, dormers, and roof penetrations.
- Installation of a lead ridge and weatherings in traditional profiles.
- Lead capping to the east and west gable walls and lead weatherings to the window sills of windows located on the first floor.

Copperwork

- Replacement of copper ogee eaves gutters with overstraps and downpipes where deteriorated.
- Installation of copper mesh leaf guard over new eaves gutters.
- All copperwork to be painted in accordance with the approved paint system.

Stonework

- Removal of paint from all sandstone window sills.
- Removal of cement render on sandstone plinth, followed by repointing of stonework and limewash.
- Cleaning and repointing of south verandah flagstones.
- Localised synthetic stone repair of sandstone window sills.
- Upgrade of subfloor ventilation with new vents and openings to walls to improve cross-ventilation.

Brickwork

- Cleaning of rendered brickwork to remove biological growth and accumulated grime.
- Removal of flaking paint from brickwork.
- Patching of drummy render and repainting.
- Removal of intrusive fixings and patching of surrounding brickwork.
- Replacement of the electrical box / distribution board (DB) located on the east façade with a lockable DB, in line with Sydney Metro standards.
- Localised repair of brickwork.

Metalwork

- Installation of new cast iron wall vents, painted in accordance with the approved system.
- Installation of brass security mesh to exteriors of selected ground floor windows.

Timber Windows and Doors

- Cleaning, adjustment and repair of all timber windows and doors.

- Replacement of glazing putty where deteriorated.
- Re-construction of all three timber dormer windows, matching original profile.
- Replacement of louvred timber window shutters, matching original profile.
- Removal of flaking paint to a sound base and repainting in the approved colour scheme.
- Careful removal of rusted steel security bars in front of ground floor windows and make good surrounding brickwork.
- Temporary locking of doors no longer in use, pending future works.

Timberwork

- Repair and partial replacement of damaged timber eaves, soffits and scotia in hardwood to match existing profiles.
- Repair and partial replacement of timber dormer elements.

Paint Systems

- Repainting of external timber, metal, masonry and rendered surfaces using appropriate paint systems.
- Removal of peeling paint to sound base and repair of cracks and defects prior to repainting.
- All colours to follow the approved colour scheme, with samples provided for approval prior to commencement. **Note:** The proposed colour scheme has been developed with reference to early black-and-white/sepia photographs of Kia Ora, informed by heritage specialist knowledge of the building's construction period, rather than paint scapes for this stage.

Various

- Removal of non-original ground floor carpet, to increase ventilation.
- Cleaning of existing terracotta wall vents.
- Installing appropriate fire and back to base systems.
- Ensure that sprinklers are working.

It is to be noted that no works are proposed to the south entry portico or freestanding columns. The Heritage Structural Engineer is to assess the condition of the existing portico prior to the commencement of work and confirm whether the existing supports are sufficient. The future of these architectural elements will be decided in the next stage.

Refer to Section 6.1.1 for discussion of heritage impacts of the proposal.

6 ASSESSMENT OF HERITAGE IMPACT

6.1 Matters for Consideration

As noted earlier in this SOHI, the subject of this Statement of Heritage Impact comprises the double-storey Victorian Georgian residence known as 'Kia Ora,' located at 62-64 Macquarie Street, Parramatta NSW 2150, within the City of Parramatta Local Government Area. The building is listed as a local heritage item ('Kia Ora and potential archaeological site') under Schedule 5 of the Parramatta Local Environmental Plan 2023 (PLEP 2023).

The subject site is not located within a Heritage Conservation Area (HCA) as defined under Schedule 5 of the PLEP 2023. There are no HCAs in the immediate vicinity of the site. The proposed external repair works will therefore not affect the significance, setting or integrity of any Heritage Conservation Area.

There are numerous other heritage items of State and local heritage significance within the vicinity of Kia Ora, the most notable being the State-heritage-listed 'Roxy Cinema,' and 'St John's Anglican Cathedral'; as well as the locally-heritage-listed 'Convict drain,' 'Shops and potential archaeological site,' and 'Leigh memorial Uniting Church.' The proposed works are modest in scale, limited to the external fabric of Kia Ora, and will not adversely impact the significance, setting or interpretation of these nearby heritage items.

While the project is assessed under the State Significant Infrastructure (SSI) provisions, the proposed works have nonetheless been designed to align with the heritage objectives of the Parramatta Development Control Plan 2023 (PDCP 2023). The proposed interventions remain consistent with the PDCP's guidance regarding the conservation of significant fabric, the retention of original building form, and the sensitive repair of heritage buildings to support their ongoing stability and preservation.

6.1.1 Discussion of Heritage Impacts

The proposed external repair works to Kia Ora represent a positive heritage outcome for the building. The works address long-standing issues of deterioration caused by water ingress, and structural vulnerability, thereby supporting the ongoing preservation, stability and conservation of the heritage fabric. Ensuring the building is weather-tight, structurally sound and protected from further deterioration is fundamental to its long-term conservation and is consistent with the principles of *The Burra Charter* (2013), which advocates a cautious approach of as little change as necessary while emphasising maintenance, repair, and the retention of significant fabric.

Overall, the proposed works aim to stabilise the building, address long-term deterioration, reinstate traditional detailing, and improve building performance while retaining the significant early fabric. The interventions are conservative, sympathetic, durable, and undertaken on a like-for-like basis wherever possible. Significant elements, including the principal facades, original brickwork, sandstone detailing, and traditional roof form, will be retained and repaired, while no original or early internal walls will be affected. The overall form, scale and presentation of the building will remain unchanged.

Furthermore, the proposed works are designed to be high-quality and adaptable, ensuring they do not preclude future uses or require the removal of, or further changes to, the new fabric during subsequent adaptations of the site.

The proposed ground works for 62-64 Macquarie Street, Parramatta, are located within an area of archaeological potential, as identified within the State Heritage Inventory, and are subject to the conditions of approval under critical State significant infrastructure SSI 10038. Accordingly, all ground-disturbing activities will be managed in accordance with the *Archaeological Research Design and Excavation Methodology* (*ARDEM*) report prepared by GML Heritage (November 2021).

It is to be noted that archaeological clearance works for the surrounding Parramatta Metro Precinct have excluded the area around Kia Ora (refer to Appendix A for the Archaeological Clearance Certificates #1 and #2, provided by GML (2022-2026)). The nominated Excavation Director, GML, notes that archaeological potential exists in both the undisturbed area surrounding Kia Ora and in the deposits below the ground floor interior. As such, the proposed excavation for drainage has the potential to impact archaeology where depths exceed 400-500mm, and the proposed construction methodology for the installation of new subfloor vent openings is to be submitted to the nominated Excavation Director for approval (under Condition D27) prior to commencement, given its potential to disturb archaeological deposits below the ground floor. Overall, the potential archaeological impact is considered negligible to minor, given the limited scope of excavation proposed. To ensure ongoing compliance, the advice of the Excavation Director will be sought and implemented prior to and during any works involving excavation, with all ground-disturbing works with the potential to uncover archaeology being subject to monitoring, inspection, and the Sydney Metro Unexpected Finds Procedure, in accordance with the *ARDEM*. This ensures that the proposed interventions do not preclude future archaeological investigation and align with the established research framework for the Sydney Metro West Parramatta Station construction site.

Should unexpected archaeological resources, relics, or other unexpected heritage items be uncovered during either the ground-disturbing or maintenance and repair works within Kia Ora, the Sydney Metro Unexpected Finds Procedure will be followed. This requires the immediate stopping of work and prompt notification to the GLC Environment Officer. The following steps of the procedure will then be undertaken by GLC, i.e. informing Sydney Metro and the project Environmental Representative.

The assessment undertaken for this report by OCP Architects concludes that the proposed works will have no adverse impact on the heritage significance of Kia Ora. Rather, they will enhance the building's long-term viability, improve its resilience to environmental impacts, and support its continued conservation as important early residential building, constructed for and by a significant local architect, within the historic Macquarie Street corridor. This conclusion is supported by GML.

In summary, the proposal represents the minimum intervention necessary to achieve adequate site drainage and mitigate the further effects of rising damp and water ingress. The proposal satisfies the minimum standards of maintenance and repair required under the *Heritage Act 1977* and remains consistent with the principles of the *Burra Charter 2013*, ensuring the ongoing use and conservation of Kia Ora into the future.

6.1.2 Fabric and Spatial Arrangements

The proposed works do not alter the internal spatial arrangement of the buildings. All works are confined to the external surrounding ground and do not involve demolition of original or early internal fabric.

The proposed works do not alter the internal spatial arrangement of the buildings. All works are confined to the external envelope and do not involve demolition of original or early internal fabric. Repairs to slate roofing, leadwork, dormers, chimneys, brickwork, timberwork, and sandstone elements are undertaken on a like-for-like basis, ensuring that significant material is retained wherever possible.

The building has been previously assessed as being structurally sound. Accordingly, the proposed works are designed to preserve the building's structural integrity, and seismic stabilisation measures are included as a protective measure to ensure the building remains functional and stable into the future.

Seismic stabilisation works are designed to be discreet and reversible, involving minimal intervention to original fabric. These works are necessary to address structural vulnerabilities and are consistent with accepted conservation practice for heritage buildings of this age and construction type. Impacts to original fabric are therefore minimal and acceptable.

The majority of the proposed works affect external building fabric only. Internal interventions are limited in scope and support the building's functional requirements. This includes the temporary lifting and reinstatement of ground-floor flooring to facilitate the installation of external vents. This internal work is considered minor, as they are localised, largely reversible, and necessary to support the broader conservation and performance of the building.

6.1.3 Setting, Views and Vistas

The proposed works will not result in any change to the setting, views or vistas of 62-64 Macquarie Street, Parramatta. Any disruptions to the views and vistas, including scaffolding and hoarding erected on the site will be a temporary measure and will be deconstructed at the completion of works.

The building will continue to present as a free-standing Victorian Georgian residence within the historic Macquarie Street streetscape. All works are repair-based, with no change to the buildings' form, height, massing or external appearance.

6.1.4 Landscape Works

Minor ground works are proposed as part of the current scope, primarily associated with improvements to site drainage, subfloor ventilation, and extension of site paving. These works include localised excavation to reinstate or redirect surface water flows, the installation of new drainage elements, installation of a temporary site drainage 'fish tank' until a Council stormwater connection point can be clarified, and minor adjustments to ground levels immediately adjacent to the buildings to prevent water ingress.

The paving works include the extension of existing brick paving to the north, east, and south of the building, matching the existing pattern. These interventions are designed to be high-quality and

adaptable to ensure they do not preclude future uses or require the removal of, or further changes to, the new fabric during subsequent adaptations.

The proposed ground, drainage, and paving works are small in and functional in nature and will not alter the broader setting of Kia Ora or its presentation to the public domain. The works are consistent with the existing urban character of the site and are necessary to ensure the long-term stability and weather-tightness of the buildings. Impacts to the landscape setting are therefore minimal and acceptable.

6.1.5 Use

The proposed works do not involve a change of use. Kia Ora is currently unoccupied, and the works are intended to stabilise and conserve the external building fabric to support the site's future use. Ensuring that the building is weather-tight and protected from further deterioration is essential to enabling their future occupation and long-term viability.

The works therefore represent a positive heritage outcome, as they support the ongoing conservation of 62-64 Macquarie Street, Parramatta, and facilitate its potential reuse in a manner consistent with its heritage significance.

6.1.6 Demolition

The proposed works involve only minor ground disturbance associated with drainage improvements. No significant or intact original fabric at Kia Ora is proposed to be demolished.

6.1.7 Curtilage

The proposed works do not alter the curtilage of 62-64 Macquarie Street, Parramatta. The building will continue to sit within its established urban setting, and its contribution to the historic Macquarie Street streetscape will remain unchanged.

The minor ground and drainage works proposed are confined to areas immediately adjacent to the buildings and will not affect the overall curtilage or interpretation of the site.

6.1.8 Moveable Heritage

A few items of moveable heritage identified within the vicinity of the proposed works may require temporary relocation for the period of construction, being returned to their original positions following the completion of works. Should temporary removal be required to facilitate the proposed works, the nominated Heritage Architect is to be consulted prior to any disturbance of moveable heritage items. A temporary relocation and storage strategy is to be developed in consultation with the Sydney Metro Heritage and Environment teams.

A pair of cast iron boot scrapers are located within the garden bed adjacent to the south verandah flagstones. As no works are proposed within the garden beds, the boot scrapers are to be protected and retained *in situ*. Should their temporary removal be required to facilitate works to the adjacent sandstone flagstones, the nominated Heritage Architect is to be consulted prior to any disturbance, as outlined above.

Similarly, two timber plaques located in the vicinity of the front door may require temporary relocation to facilitate the proposed repainting and limewash works and their strategy for relocation should be developed as outlined above.

All fabric at Kia Ora is to be treated with care during the works, and only tradespeople with experience working on heritage items will be permitted to undertake the works.

6.1.9 Aboriginal Cultural Heritage

The proposed works are confined to the existing building envelope and adjacent exterior ground. While minor excavation is required for drainage improvements, these works are not expected to impact Aboriginal cultural heritage values, and all works will be managed in accordance with the Sydney Metro Unexpected Finds Procedure.

6.1.10 Historic Archaeology

The proposed works are primarily limited to the external building fabric, with minor ground disturbance associated with drainage, subfloor ventilation, and paving improvements. Ground-disturbance works are proposed in areas with archaeological potential and there is potential for minor archaeological impact where excavation for drainage exceeding 400-500mm depth or where vent installation disturbs subfloor deposits.

All ground-disturbing activities will be managed in accordance with the *Archaeological Research Design and Excavation Methodology* report prepared by GML Heritage (November 2021).

To ensure ongoing compliance, the advice of the Excavation Director (approved under Condition D27) will be sought and implemented prior to and during any works involving excavation. This includes confirmation of the appropriate archaeological management approach for the proposed works, including any additional approvals or monitoring requirements that may apply. This ensures that the proposed interventions will not preclude future archaeological investigation and align with the established research framework for the Sydney Metro West Parramatta Station construction site.

6.1.11 Vibration-Intensive Activities

No vibration-intensive activities are proposed as part of the Kia Ora external repair works.

The proposed site drainage works will be carried out at a minimum offset of 1m from the building's foundations. Where mechanical excavation is required, only machinery that complies with the vibration criteria specified in Table 13 of the *Western Tunnelling Package (WTP) Detailed Noise and Vibration Impact Statement (DNVIS) Westmead to Sydney Olympic Park* (SMW-WTP-DNVIS), provided by Sydney Metro, will be used. Where required by the Sydney Metro Archaeologists (GML) to facilitate archaeological monitoring, excavation may instead be undertaken by hand.

The proposed subfloor ventilation openings are proposed to be carefully formed by manually removing the required sandstone by hand, raking out the existing lime mortar joints, and widening the joints only as necessary to achieve the required ventilation opening. If small hand-held machinery is required, e.g. a core hole machine and a small hammer drill, the nominated Heritage Structural Engineer will assess the impact of vibration on the building prior to commencement of work. The proposed subfloor ventilation works are not expected to generate vibration capable of affecting the heritage fabric and will be consistent with the requirements of the *SMW-WTP-DNVIS* document. **Note:** the method for installation of subfloor vent openings has previously been approved at the adjacent 43-47 George Street, Parramatta ('George Street Shops') where works are currently being carried out.

6.1.12 Natural Heritage

The site has no identified natural heritage values. The proposed works will not affect any significant vegetation or natural features within or surrounding 62-64 Macquarie Street, Parramatta.

6.1.13 Conservation Areas

Kia Ora is not located within a Heritage Conservation Area (HCA) and there are no HCAs in the immediate vicinity. The proposed works will therefore not impact the significance of any nearby HCAs.

6.1.14 Cumulative Impacts

The proposed works will not contribute to the cumulative degradation of 62-64 Macquarie Street, Parramatta, or its setting. Rather, the works represent a positive step in the ongoing conservation of the buildings by addressing deterioration, improving structural stability, and upgrading drainage to prevent moisture-related damage.

Consideration has been given to the building's previous alterations, including the substantial works undertaken during the 1950s that facilitated its adaptation for commercial use. These alterations form part of the building's historical evolution and provide evidence of changing patterns of occupation and conservation practice prior to the introduction of the *NSW Heritage Act 1977*. While those earlier works resulted in the removal and modification of some significant heritage fabric, the current proposal does not seek to reverse those changes. Instead, it adopts a conservation-based approach that focuses on the repair, retention, and stabilisation of the existing significant fabric, without precluding future conservation initiatives.

The combined impact of the previous remediation works and the currently proposed repairs remains consistent with the heritage outcomes anticipated in Section 12.7.2 of the Sydney Metro West Environmental Impact Statement (EIS). These include direct impacts such as damage during construction (potential), and vibration, which are both considered minor, as well as indirect impacts such as views and vistas (temporary) which are considered negligible.[3]

The current proposal does not result in a greater heritage impact than that previously assessed in the EIS; instead, it reinforces the long-term preservation of the significant fabric through high-quality, adaptable interventions that do not preclude future uses or require subsequent removal.

6.1.15 The Conservation Management Plan

A Conservation Management Plan (CMP) for 62-64 Macquarie Street, Parramatta ('Kia Ora'), was prepared by OCP Architects in 2023. The proposed works are consistent with the CMP's conservation policies, which support the repair of deteriorated elements and the improvement of site drainage to ensure their long-term preservation.

The works align with the CMP's emphasis on minimal intervention and the retention of the buildings' historic character and presentation to Macquarie Street.

Although this CMP is only three years old, the site surrounding Kia Ora is undergoing significant change, most notably the ongoing construction of the Parramatta Metro. The proposed external

[3] *Westmead to The Bays and Sydney CBD: Environmental Impact Statement – Concept and Stage 1*, prepared by Sydney Metro (2020), 12-6.

repair works form part of a larger conservation program aimed at preparing the building for future adaptive reuse. In light of the pace of change in the surrounding context, OCP Architects recommends that the CMP be reviewed to ensure it accurately reflects the condition of the building following major works.

6.1.16 Other Heritage Items in the Vicinity

There are numerous other heritage items of State and local heritage significance within the vicinity of Kia Ora, including the 'Roxy Cinema,' '43-47 George Street ('George Street Shops'),' and the 'Leigh Memorial Uniting Church.' The proposed works are modest in scale and will not adversely affect the significance, setting or interpretation of any nearby heritage items.

6.1.17 Commonwealth/ National Heritage Significance

The site is not listed on the Commonwealth Heritage List or National Heritage List.

6.1.18 World Heritage significance

The site is not listed on the World Heritage List.

7 CONCLUSION AND RECOMMENDATIONS

7.1 Conclusion

This Statement of Heritage Impact (SOHI) has examined the proposed external repair works to the Victorian Georgian residence located at 62-64 Macquarie Street, Parramatta, within the jurisdiction of the City of Parramatta Council. The building is listed as a local heritage item ('Kia Ora and potential archaeological site') under Schedule 5 of the Parramatta Local Environmental Plan 2023 (PLEP 2023) and as such, the site's statutory heritage status, physical characteristics, historical development and conservation policy framework have informed the assessment of heritage impacts.

The proposed external repair works adopt a methodology previously approved by Sydney Metro for the 2026 conservation works to the adjacent 'George Street Shops' located at 43-47 George Street, Parramatta. The previously approved approach was assessed in a Statement of Heritage Impact prepared by OCP Architects and approved by Sydney Metro, and the current proposal adopts a very similar method.

The proposed works comprise essential repairs to deteriorated external fabric, including renewal of slate roofing and leadwork, replacement of damaged rainwater goods and downpipes, repairs to chimneys, dormers, brickwork, timberwork, sandstone elements, reinstatement of traditional detailing, improvements to subfloor ventilation and site drainage, and seismic stabilisation works. These works are necessary to address ongoing deterioration, prevent water ingress and structural failure, and to ensure the long-term conservation of the buildings.

It is important to note that the proposed site drainage works consist of the installation of an ag (agricultural) line located approximately 1m from the building foundations to a maximum depth of 1m around the north, east, and west elevations only, as well as the installation of a temporary aboveground site drainage 'fish tank' until a Council stormwater connection point can be clarified and connected. These proposed ground disturbance works have the potential to impact the archaeology of the site; however, the scope of works is limited, and any impacts are expected to be minor. Accordingly, all ground-disturbing works, including site drainage and subfloor ventilation, will be mitigated by implementing the *Archaeological Research Design and Excavation Methodology* report prepared by GML Heritage (November 2021).

To ensure ongoing compliance, the advice of the Excavation Director (approved under Condition D27 – refer to Section 1.4) will be sought and implemented prior to and during any works involving excavation. This ensures that the proposed interventions do not preclude future archaeological investigation and align with the established research framework for the Sydney Metro West Parramatta Station construction site.

The proposed works are considered positive in enhancing the long-term preservation of Kia Ora. They are consistent with the requirements of the *Heritage Act 1977* and align with best-practice heritage guidelines, including *The Burra Charter* (2013), which emphasises minimal intervention, retention of significant fabric and the importance of ongoing care and maintenance.

It is anticipated that additional conservation or adaptive reuse works may be required in the future to address internal fabric or functional requirements. Such works fall outside the scope of the present external repair works proposal and will be subject to separate design development and heritage assessment.

On this basis, and provided that the works are undertaken with care and in accordance with the recommendations outlined in this SOHI, OCP Architects assess the proposed site drainage works as having no adverse impact on the heritage significance of Kia Ora, Parramatta.

7.2 Recommendations and Mitigation Measures

This Statement of Heritage Impact (SOHI) has described and reviewed the proposal to Kia Ora, Parramatta, and has discussed the heritage impact of the proposed works on the site. The assessment contained within this report has found that the proposal will have a positive impact on the heritage significance of the site.

The following recommendations and mitigation measures are provided to ensure that the proposed repair works to the external building fabric of Kia Ora are undertaken in a manner that protects and conserves the heritage significance of the place, and to minimise any potential adverse impacts that may arise during the course of the works.

1. Work is to be undertaken with the objective of leaving intact as much original and early fabric as practically possible.
2. Permanent removal of heritage fabric that is not specified above (including but not limited to moveable heritage items, original glazing, windows, roof/gutter lead flashings, signage and any interior fabric) is not permitted. If the removal of any heritage fabric is required, seek advice from the Heritage Architect.
3. Contractors are to complete a dilapidation report during construction.
4. Ensure that all significant building fabric is treated with care during the works. If required, cover significant building fabric for protection in areas where works are proposed. Moveable heritage items may require temporary relocation; however, these items must be returned to their original locations after the completion of the works.
5. No construction materials are to be stockpiled or stored against heritage items or trees.
6. Any accidental damage caused to heritage items or fabric must be reported immediately to the Project Manager and Heritage Architect. Damage is to be made good in accordance with specialist heritage advice.
7. Where earlier details or concealed fabric are exposed during building works, notify the Heritage Architect, who may advise that original fabric or features are to be retained or reinstated.
8. All areas affected by the works must be cleaned and made good after the completion of the works, including the removal of site debris, cleaning of all affected surfaces, and painting to match existing surrounds.
9. This Statement of Heritage Impact is to be read in conjunction with the full suite of documentation relating to the proposed external repair works to 62-64 Macquarie Street, Parramatta – including this SOHI, as well as the Architectural Drawings, Schedule of Works and Specification prepared by OCP Architects in July 2026. All instructions within these documents are to be followed and all identified Hold Points are to be observed.
10. All contractors and subcontractors involved in the construction works should be briefed on the heritage significance of the building prior to work commencing through a site-specific heritage induction.

11. All work involving heritage fabric should be supervised by the nominated Heritage Architect and carried out by tradespeople (contractors and subcontractors) with extensive experience working on heritage structures.
12. Sandstone repairs should be undertaken by a specialist stonemason, using compatible stone and lime-based mortars to avoid long-term damage to original fabric.
13. All new rainwater goods, downpipes and associated metalwork should match the original profiles and materials, unless otherwise required for durability, in which case sympathetic alternatives should be used.
14. Drainage and subfloor ventilation improvements should be designed to avoid unnecessary excavation, and all ground disturbance should be limited to the minimum required to achieve functional outcomes.
15. All original sandstone verandah flagstones are to be protected with plywood when the scaffold is erected.
16. The Sydney Metro Unexpected Finds Procedure is to be implemented for all works.
17. Given that the site is recorded as a potential archaeological site, all ground-disturbing exterior works must be monitored and/or inspected by the projects approved Excavation Director under D27 of SSI 10038. This work must be conducted in accordance with the *Sydney Metro West Parramatta Station Construction Site Archaeological Research Design and Excavation Methodology* (GML Heritage Pty Ltd, 2021). To satisfy the requirements of Conditions D16 and D27 of the Infrastructure Approval (SSI 10038), protective measures have been designed to avoid impacts to significant historical archaeology, and the advice of the approved Excavation Director must be sought and implemented to ensure all works align with the established archaeological framework.
18. In the unlikely event that items of Aboriginal Heritage are identified during site excavation works all work must immediately stop in the vicinity of the affected area and a suitably qualified and experienced Aboriginal heritage expert must be contacted to provide specialist heritage advice before construction recommences.
19. Pits required to investigate building footings are to be dug carefully by hand.
20. All new hydraulic works must be designed and installed to minimise physical intervention, avoid loss of original material, and remain visually recessive.
21. Ideally, new agricultural drainage lines should be installed around all perimeters of the buildings (noting that they are currently proposed only on the north, east and west sides). As this may result in differential drying rates, it is recommended that the buildings be monitored and inspected by a suitably qualified professional every five years. Installation of a fourth drainage line is recommended to be included in the next stage of works.
22. The Architectural Drawings should be reviewed by the Hydraulic Engineer prior to the construction stage.
23. Seismic stabilisation works should be undertaken in accordance with the structural details prepared by Shreeji Consultant, ensuring that interventions are discreet, reversible where feasible, and minimise disturbance to significant fabric.
24. The temporary scaffolding required to allow access to the façades and roofs of the buildings should ensure that no fixings penetrate or damage heritage fabric.
25. All works should be carried out in accordance with the Conservation Management Plan (CMP) for 62-64 Macquarie Street, Parramatta ('Kia Ora') (OCP Architects, 2023), and in accordance with the conservation policies and guidance contained therein.

26. All repair works should follow the principles of *The Burra Charter* (2013), including minimal intervention, retention of significant fabric, and like-for-like repair using traditional materials and techniques wherever feasible.
27. Additional consultants should be engaged as required, including a hydraulic engineer and any other specialists necessary to support the detailed design and construction phases.
28. Any proposed changes beyond the approved scope of works may require further assessment and approval.
29. A cyclical maintenance plan should be prepared following the completion of the works, outlining ongoing inspection and maintenance requirements for roofing, drainage, masonry, and timber elements to prevent future deterioration. This plan is to be incorporated into the current project scope to ensure that it is produced by the project team, while they are still involved and the specific site interventions remain current, providing a more accurate and site-specific record than if prepared by an external party at a later date.
30. It is recommended that appropriate fire protection measures are implemented as vacant sites are particularly susceptible to fire and vandalism.
31. Copper is the preferred material specified in various instances in the scope of proposed works. As the theft of copper is a potential concern, it is allowable to paint copper to disguise its presence (an approach that has been adopted by entities such as the City of Sydney and the University of Sydney).
32. No vibration-intensive plant or machinery is to be used on site during the duration of works. All potential vibration-intensive activities are to be assessed by the structural engineer in accordance with Table 13 of the *Western Tunnelling Package (WTP) Detailed Noise and Vibration Impact Statement (DNVIS) Westmead to Sydney Olympic Park* (SMW-WTP-DNVIS), provided by Sydney Metro.
33. The location and method of installation of vibration and noise measuring devices are to be decided in consultation with the nominated Heritage Architect, Sydney Metro Heritage and GLC Environment teams should they be required during construction.
34. In light of the pace of change in the surrounding context, OCP Architects recommends that the CMP be reviewed to ensure it accurately reflects the condition of the building following major works.
35. It is recommended that the future stages of conservation and adaptive reuse for Kia Ora be integrated with the detailed design of the Parramatta Metro Precinct. As a freestanding heritage building within a major new pedestrian corridor, Kia Ora will become significantly more visible and accessible than at any time in its recent history. This presents a unique and important opportunity to achieve a high standard of conservation and to incorporate interpretation that communicates the site's historical significance, including its associations with James Houison and John Batman, within the broader story of Parramatta's early development. Future works should also aim to reconstruct missing original fabric and seek to retain and enhance important views to and from the building as the surrounding public domain is established.

By adhering to the recommendations outlined above, the proposed external repair works will not have any adverse impacts on the heritage significance of Kia Ora, Parramatta, or on any nearby heritage items or conservation areas.

The proposed conservation works will not exceed the Standard Exemptions under the *Heritage Act 1977*. They are expected to fall under 'Standard Exemption 9: Excavation' and, as such, a Section 60 application will not be required.

The proposed works are broadly consistent with the heritage provisions of the relevant statutory planning instruments and are considered to be acceptable in heritage terms.

8 APPENDIX A – Archaeological Clearance Certificates, prepared by GML (2022-2026).

9 APPENDIX B – Typical Structural Details, prepared by Shreeji Consultant (July 2026).

10 APPENDIX C – Architectural Drawings, prepared by OCP Architects (July 2026).