



Heritage Study – CBD Planning Controls

Parramatta City Council

December 2015

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Stephen Davies, B Arts Dip. Ed., Dip. T&CP, Dip. Cons. Studies
Associate Director	Kate Paterson, B Arch, B Arts (Architecture)
Senior Consultant	Fiona Binns, B Arts, M Arts (Curatorial Studies)
Job Code	SH650
Report Number	04 – Revised submission – December 2015 03 – Revised submission – October 2015 02 – Second Draft for Client Review – August 2015 01 – First Draft for Client Review July 2015

© Urbis Pty Ltd
ABN 50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

URBIS
Australia Asia Middle East
urbis.com.au

TABLE OF CONTENTS

Executive Summary	iv
1 Introduction	1
1.1 Background and Purpose	1
1.2 Study Area	2
1.3 Methodology	4
1.4 Limitations.....	4
1.5 Author Identification	4
2 Heritage Significance	5
2.1 Heritage Management Context.....	9
3 The Proposal	13
4 Review Process	14
4.1 Principles	14
5 Investigation Areas	15
5.1 St Johns Cemetery	15
5.2 Church Street Precinct.....	16
5.3 George Street Precinct	17
5.4 North Parramatta Conservation Area	18
5.5 Sorrell Street Conservation Area	20
5.6 South Parramatta Conservation Area.....	22
5.7 Marion Street Precinct	24
5.8 Harris Park Special Area	25
5.8.1 Harris Park West Conservation Area.....	27
5.8.2 Experiment Farm Conservation Area	29
5.8.3 Robin Thomas Reserve	30
5.9 “Isolated” Heritage Items	31
5.10 Views and Vistas	31
5.11 Design Excellence	32
5.12 North Parramatta Urban Renewal Area.....	33
5.13 Archaeology.....	35
5.13.1 Historical Archaeology	35
5.13.2 Indigenous heritage	35
6 Transferable Development Rights	38
7 Planning Control Amendments	39
8 Conclusion	44
9 References	45
Disclaimer	47
Appendix A Survey of PPA Heritage Items	
Appendix B Significant View Corridors	

FIGURES:

Figure 1 – The Study Area2

Figure 2 – Heritage items within and adjacent to the Study Area6

Figure 3 – Significant views identified within and outside the Study Area7

Figure 4 – Significant views and vistas affecting the study area identified in the Planisphere report 2012..8

Figure 5 – St Johns Cemetery15

Figure 6 – Church Street views16

Figure 7 – Views of George Street and heritage items17

Figure 8 – View west along George Street.....18

Figure 9 – Views of the North Parramatta HCA19

Figure 10 – The north Parramatta HCA19

Figure 11 – Views of the Sorrell Street HCA21

Figure 12 – The Sorrell Street HCA21

Figure 13 – Preferred transition approach for FSR adjoining the HCA22

Figure 14 – Views of the South Parramatta HCA.....23

Figure 15 – The South Parramatta HCA23

Figure 16 – Heritage item map showing Marion Street precinct24

Figure 17 – Views of Marion Street24

Figure 18 – The Harris Park Special Area and area of National significance26

Figure 19 – Section and indicative view of transitioning FSR between the river and Harris Park and showing impacts on views from Experiment farm.....27

Figure 20 – Views of the Harris Park West HCA.....28

Figure 21 – The Harris Park West HCA28

Figure 22 – Views of the Experiment Farm HCA29

Figure 23 – Views of the Robin Thomas Reserve.....30

Figure 24 – Examples of individual items.....31

Figure 25 – Plan of the NPUR Area and area for rezoning.....33

Figure 26 – The Indicative Layout Plan (ILP) (Version 13e) for the Cumberland Precinct and Sports and Leisure Precinct of the Parramatta North Urban Renewal (PNUR) area.....34

Figure 27 – Proposed PPA FSR37

Executive Summary

Urbis has been engaged by Parramatta City Council to develop a Heritage Study to assist with the review of the Planning Controls in the Parramatta CBD. This Study provides more detailed work to inform the planning proposal to amend the controls through a formal statutory process. This Study aims to support Parramatta City Council's vision for the growth of the Parramatta CBD as Australia's next great city through a clear and innovative planning framework to enable growth whilst respecting its heritage.

The purpose of the Heritage Study is to respond to the Planning Strategy by:

- recommending modifications or additions to planning and development controls, to address heritage related impacts on items within the CBD and periphery areas of the Planning Proposal with a focus on changes to FSRs;
- investigating the merits of a potential transferable development rights scheme for heritage floor space ratios (FSR) for the Study Area; and,
- providing guidance on transition planning controls for the heritage conservation areas.

The Study Area is shown below at Figure 1 and generally covers the:

- The existing City Centre (excluding the Park Edge Highly Sensitive Area adjacent to Parramatta Park and also excluding Parramatta Park);
- Church Street north precinct and the residential area behind to Sorrell Street; and
- Auto Alley precinct including the area between Harris Park Station to the east and Inkerman/Marsden Streets to the west.

This assessment has been informed by extensive surveys of the Planning Proposal Area (PPA) (refer to the schedule of PPA heritage items at Appendix A) and in particular, reviews of the investigation areas as set out in section 5. Recommended FSRs for the PPA are shown at Figure 27, and are consistent with the recommendations of section 5.

The amendments to the PPA and corresponding LEP/ DCP amendments have also required additional review of the LEP/DCP provisions with regard to heritage and the City Centre to cater for intensification of development as set out in section 7.

SUMMARY OF RECOMMENDATIONS

The following summarises the recommendations in the body of the report to inform Parramatta City Council's review of the planning controls, specifically proposed amendments to built form controls across the planning proposal area, to address heritage related impacts and guidance on transition planning to heritage conservation areas.

CITY CORE

- Allow heritage items to have similar FSRs to adjoining properties in the CBD core (being the area generally bound by the river to the north and the Great Western Highway/Parkes/Hassall Streets to the south) with the following exceptions:
 - Church Street between the river and Macquarie Street, given the strong concentration of heritage items and its heritage character.
 - Harrisford House, given this is a state heritage item which retains a direct connection with the river.
 - Area directly to the north of Lancer Barracks, given this is an item of national heritage significance.
 - Areas adjoining state heritage items within a significant landscape setting, including St John's Church and St John's Cemetery.

- Along the eastern edge of the CBD to allow for a transition to heritage conservation areas.
- Whilst uplift in FSR is supported, providing additional FSR for heritage items does not imply that these sites alone have additional development potential; however it does provide for the transfer of additional FSR with adjoining sites through site amalgamation and incentivises renewal.
- To manage potential risks to heritage items additional provisions in the LEP and DCP are recommended to ensure that the integrity of the item is retained and conserved. This includes retention of curtilage and setting and interpretation of the original subdivision which contributes to the significance of the item.
- To mitigate potential impacts to significant view corridors associated with the original town plan and road layout, podium heights controls are required along George and Church Streets.
- A transferable development rights scheme for heritage items as an alternative to transfer of FSRs through site amalgamation is not recommended for reasons detailed in Section 6 of the report.

PERIPHERAL AREAS

- In the transitional areas north of the river and south of Great Western Highway/Parkes/Hassall Streets, FSRs generally transition down to the six heritage conservation areas which adjoin the CBD.
- Heritage items within these transitional areas have been allocated lower FSRs to prevent overdevelopment, minimise any adverse impacts on their heritage significance and respond to their modest residential scale.
- A transition is not required for the land on the eastern side of Cowper Street and adjoining the western boundary of the Harris Park West HCA as the area already contains some high density development and is buffered by the railway corridor which is deemed to provide a defined edge to the HCA, with the character of the HCA strongly defined.
- Additional DCP provisions are required to address heritage related impacts on items within the periphery areas.
- FSRs should respond to the scale of development in the adjacent to the North Parramatta Urban Renewal Area and the transition to the adjoining HCA.
- The boundary of the Harris Park West Heritage Conservation Area could be reviewed when the northern portion of the block bound by Ada, Wigram and Kendall Streets is redeveloped as the current development does not contribute to the HCA. The lots fronting Ada Street would then form a defined edge to the HCA.
- The boundary of the Sorrell Street Heritage Conservation Area could be expanded to include additional contributory items on perpendicular streets, and the southern extent of the HCA could be reduced as current development does not contribute to the HCA.
- Existing FSRs have been maintained within Marion Street in recognition of the high density of heritage items in the area and the already altered context.

DESIGN EXCELLENCE

- Inclusion of Heritage as a trigger for design excellence requirements on sites of or more than 3:1 FSR and adjoining heritage items.

PROTECTION OF WORLD HERITAGE LISTED OLD GOVERNMENT HOUSE AND THE DOMAIN

- It is recommended that the guidelines in the Technical Report prepared by Planisphere relating to Old Government House and the Domain be included in the DCP to ensure that views from OGH and Parramatta Park are retained with some possible exceptions. Further work is required to determine the relevance of the guidelines in the context of the Planning Proposal.
- New towers in the CBD core should take the form of tall slender towers allowing for slot views to the east from the park.

ARCHAEOLOGY

- The existing LEP and DCP controls provide for the protection of archaeological resources and indigenous history and no change is recommended to these controls.
- The processes that sit under the LEP and DCP have been identified in two studies as being worthy of review, being the Parramatta Historical Archaeological Landscape Management Study

2000 prepared by Godden Mackay, and the Parramatta Aboriginal Cultural Heritage Study Review prepared by Mary Dallas Consulting Archaeologists in August 2014. Separate to this PP, Council should prioritise work that reviews and updates the processes related to the protection of archaeological resources and indigenous heritage.

S117 DIRECTIONS

- Where the above recommendations are implemented the subject PP is considered to be compliant with requirements of Section 117 Direction 2.3 Heritage Conservation (Section 117(2) of the Environmental Planning and Assessment Act 1979.

1 Introduction

1.1 BACKGROUND AND PURPOSE

Parramatta's CBD is now the second largest in Sydney and is identified as being integral to the growth of the Sydney metropolitan area.

Parramatta City Council is reviewing the planning controls for the Parramatta CBD and is also proposing to expand the city centre boundary to allow Council to meet its growth targets for additional dwellings and jobs. The draft planning controls resulted from a planning framework review process that considered many factors impacting on development in the CBD. The Parramatta City Council adopted the 'Parramatta CBD Planning Strategy' in April 2015 which establishes principles and actions to guide a new planning framework for the Parramatta CBD. The implementation of the Strategy includes:

- preparing a formal Planning Proposal under the *Environmental Planning and Assessment Act 1979* for the new framework
- expanding the CBD boundary
- increasing the floor space ratios (FSRs)
- integrating the Auto Alley Planning Framework in the new planning framework

Heritage is one of the most critical issues in the resolution of the new planning controls. As Australia's first viable colonial settlement, Parramatta has a wealth of surviving European and Aboriginal Heritage buildings and places. A heritage review is therefore required to address the impact of the proposed new controls on Indigenous and European items of heritage significance, including significant areas, objects and places.

Urbis has been engaged by Parramatta City Council to develop a Heritage Study to assist with the review of the Planning Controls in the Parramatta CBD. This Study provides more detailed work to inform the planning proposal to amend the controls through a formal statutory process. This Study aims to support Parramatta City Council's vision for the growth of the Parramatta CBD as Australia's next great city through a clear and innovative planning framework to enable growth whilst respecting its heritage.

The purpose of the Heritage Study is to respond to the Planning Strategy by:

- recommending modifications or additions to planning and development controls, to address heritage related impacts on items within the CBD and periphery areas of the Planning Proposal with a focus on changes to FSRs;
- investigating the merits of a potential transferable development rights scheme for heritage floor space ratios (FSR) for the Study Area; and,
- providing guidance on transition planning controls for the heritage conservation areas.

The objectives of the Study are to ensure that:

- areas identified for greater density development take account of heritage considerations and any impacts can be ameliorated and effectively dealt with through heritage controls at the development assessment stage;
- the planning proposal contains provisions that facilitate the conservation of identified heritage so as to satisfy Section 117 Direction 2.3 Heritage Conservation; and
- establish a nexus between recommended heritage controls and existing heritage studies and conservation controls is established.

The Study provides guidance to the Council's Urban Designers and Urban Planners as they test the planning controls and prepare a Planning Proposal to implement a new planning framework.

1.2 STUDY AREA

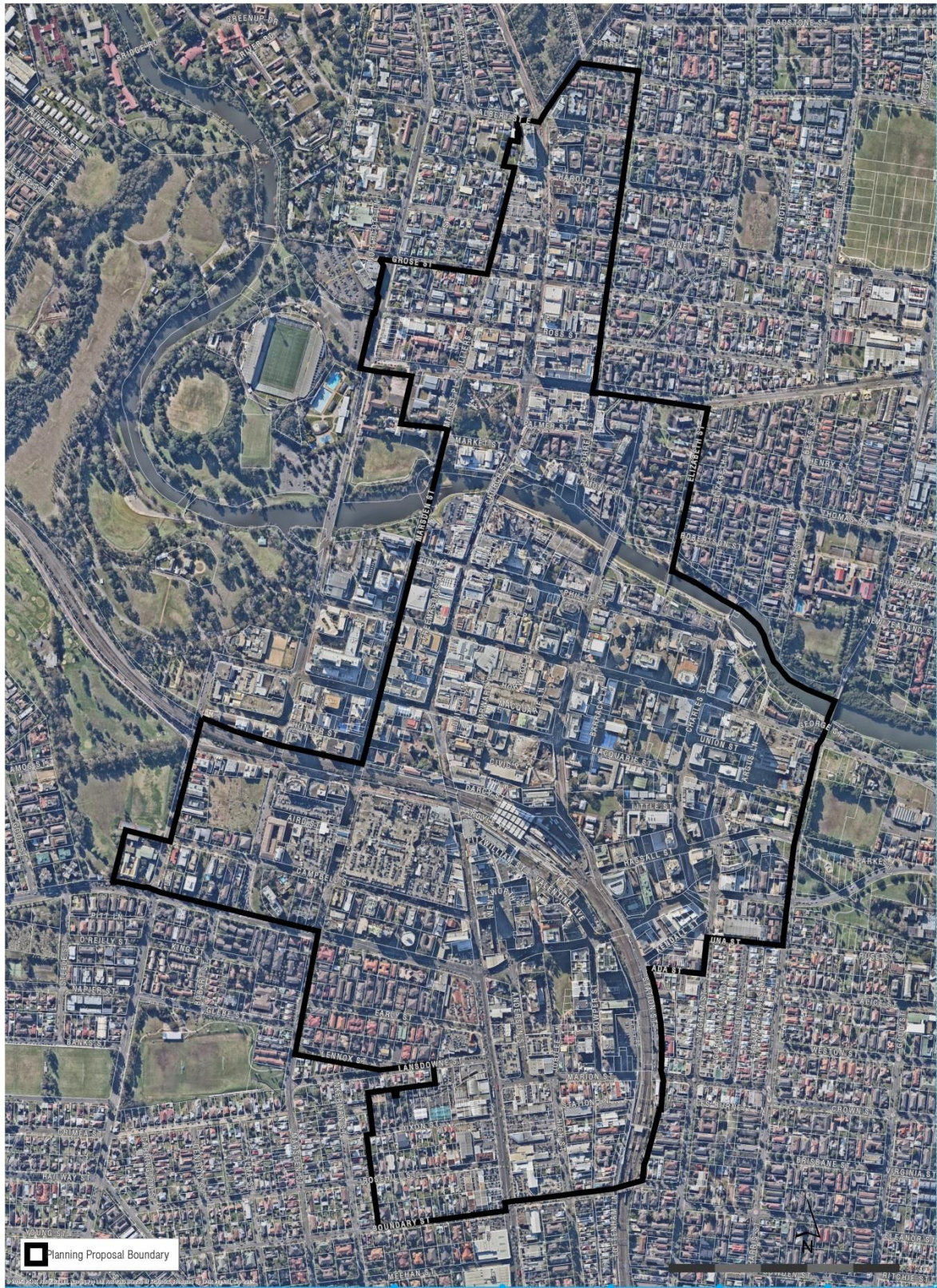
The Study Area is shown below at Figure 1 and generally covers the:

- The existing City Centre (excluding the Park Edge Highly Sensitive Area adjacent to Parramatta Park and also excluding Parramatta Park);
- Church Street north precinct and the residential area behind to Sorrell Street; and
- Auto Alley precinct including the area between Harris Park Station to the east and Inkerman/Marsden Streets to the west.

FIGURE 1 – THE STUDY AREA



LOCATION OF THE STUDY AREA



Planning Proposal Boundary 

AERIAL VIEW OF THE STUDY AREA

1.3 METHODOLOGY

This report has been prepared in accordance with Section 117 Direction 2.3 Heritage Conservation (Section 117(2) of the *Environmental Planning and Assessment Act 1979*).

This report has been based on:

- site visits undertaken throughout June and July 2015
- meetings with Parramatta Council staff
- review of the Parramatta City Centre Local Environmental Plan 2007, Parramatta Local Environmental Plan 2011 and Parramatta Development Control Plan 2011
- the documentation provided by Council and additional research (refer to Section 9)
- meetings with City of Sydney City Plan Development Section and Design Excellence Coordinator
- internal workshops with Urbis planners, economists and market researchers, and urban designers

The report is consistent with *The Australia ICOMOS Burra Charter for Places of Cultural Significance 2013*. The Charter is widely adopted as the standard for best practice in the conservation and management of heritage places in Australia.

1.4 LIMITATIONS

It was not within the scope of this study to reassess the significance and condition of the identified heritage sites and conservation areas within the study area. Notwithstanding this, the Study has reviewed the existing statements of heritage significance to gain a full understanding of why the heritage items and areas are important.

In assessing and making recommendations to the planning and development controls to address the heritage related impacts of the proposed increases in FSR controls and the removal of height controls, the existing statutory listings have provided the basis for the proposed recommendations.

It is noted that several sites within the study area are subject to existing planning proposals. Recommendations for Parramatta Square have not been provided as the area is subject to a significant urban renewal program which is currently in the design process.

1.5 AUTHOR IDENTIFICATION

The following report has been prepared by Fiona Binns (Senior Heritage Consultant) and Sarah Jane Brazil (Senior Heritage Consultant). Stephen Davies (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

2 Heritage Significance

As Australia's first viable colonial settlement, and the second township to be laid out in New South Wales after Sydney, Parramatta has a wealth of surviving European and Aboriginal heritage buildings and places. Parramatta is of significance for its ability to demonstrate, in its physical forms, historical layering, documentary and archaeological records, the development of colonial and post-colonial settlement in Sydney and New South Wales.

The close connections between the local Burramattagal and Wangal people and the place remain evident in the extensive archaeological resources, the historical records and the geographical place name of the area, as well as the continuing esteem of Sydney's Aboriginal communities for the place. Parramatta was a traditional meeting place and food-gathering ground for the clans and the name *Parramatta* is derived from the Aboriginal words for the place (*burra*) where the eels (*matta*) lie.

Much of the convict and colonial era development and infrastructure survives within and in the vicinity of the study area, including the World Heritage listed Old Government House and Domain, the Commonwealth Heritage listed Lancer Barracks, the State listed Old Parramatta Gaol and the former Female factory as well as the surviving estates and early houses including the state heritage listed Elizabeth Farm and early colonial cemeteries. The original town layout also remains apparent in the City Centre, with High Street (George Street) as the major axis of the town and the grand town square at the end of Quakers Row (Church Street). Lost elements are also represented in the diverse archaeology of the place.

The late 19th and early 20th century phases of development are well represented by a substantial number of surviving residential dwellings largely concentrated in the CBD peripheral areas such as the Sorrell Street, North and South Parramatta Conservation Areas respectively; as well as through surviving significant shops, pubs, schools, civic and commercial buildings scattered throughout the core of the CBD, which are listed on the 2007 and 2011 Parramatta LEPs as locally listed heritage items. Parramatta emerged as a secondary CBD for Sydney in the latter part of the 20th century, which also manifested in a more contemporary overlay of commercial development.

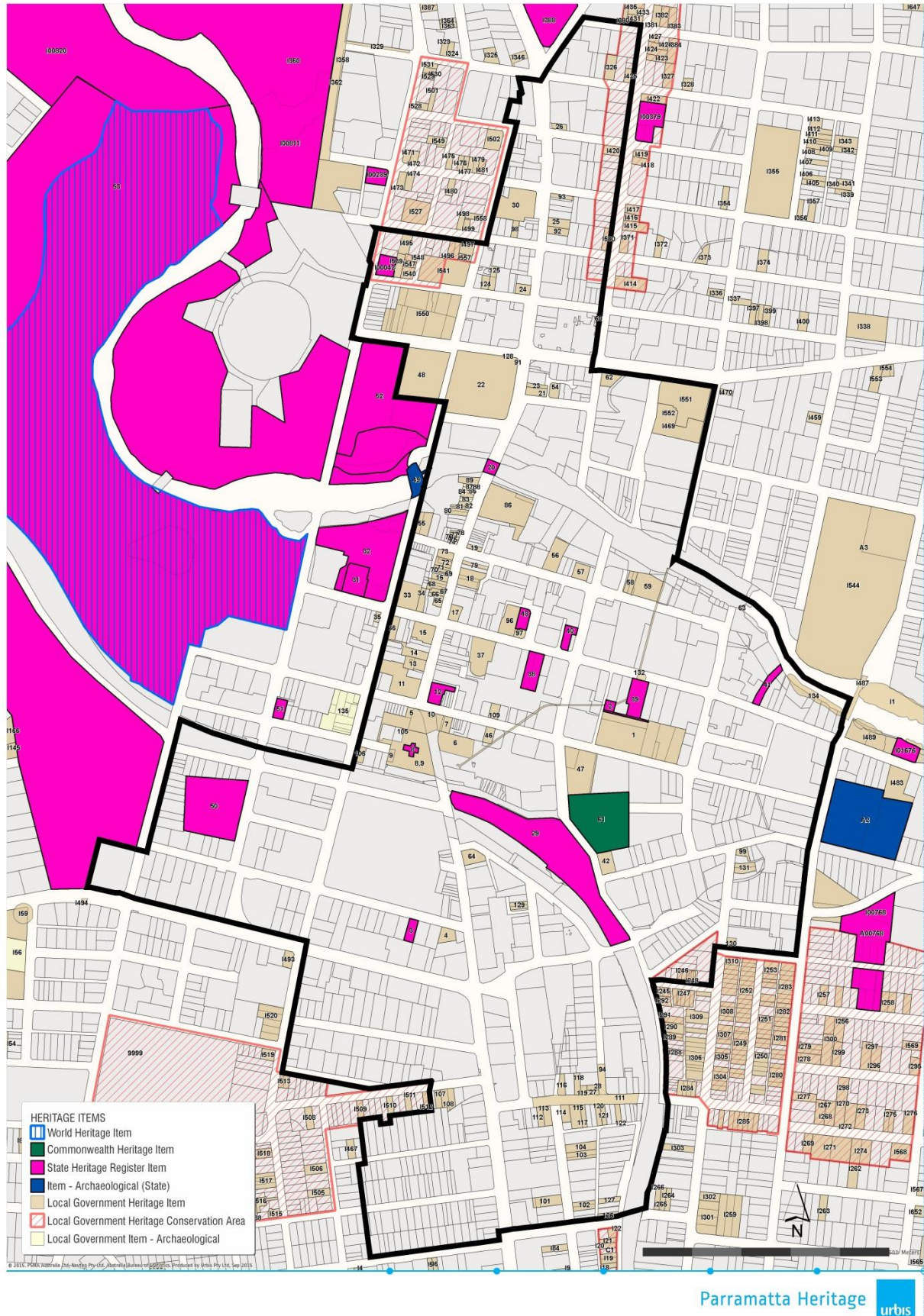
A schedule of all the listed heritage items within the Study Area is provided at Appendix A. This includes Commonwealth (one item only) and State listed heritage items, as well as numerous locally listed heritage items. The heritage items and conservation areas identified in the Parramatta City Centre Local Environmental Plan 2007 and Parramatta Local Environmental Plan 2011 that fall within the study area and adjacent to it are illustrated in Figure 2.

Views and vistas are also an essential part of Parramatta's cultural landscape and contribute to the quality of the environment. Significant views within the CBD have been identified within the DCP and Planisphere study¹. Significant view corridors have been shown at Figure 3.

Parramatta remains a living cultural landscape greatly valued by both its local residents and the people of New South Wales and serves as a strong reminder of our shared national heritage. It is therefore imperative that the cultural heritage of Parramatta is considered in the planning proposal process, to preserve the significant values and character of the heritage items, conservation areas and the area generally, while providing for urban intensification and integration of new development.

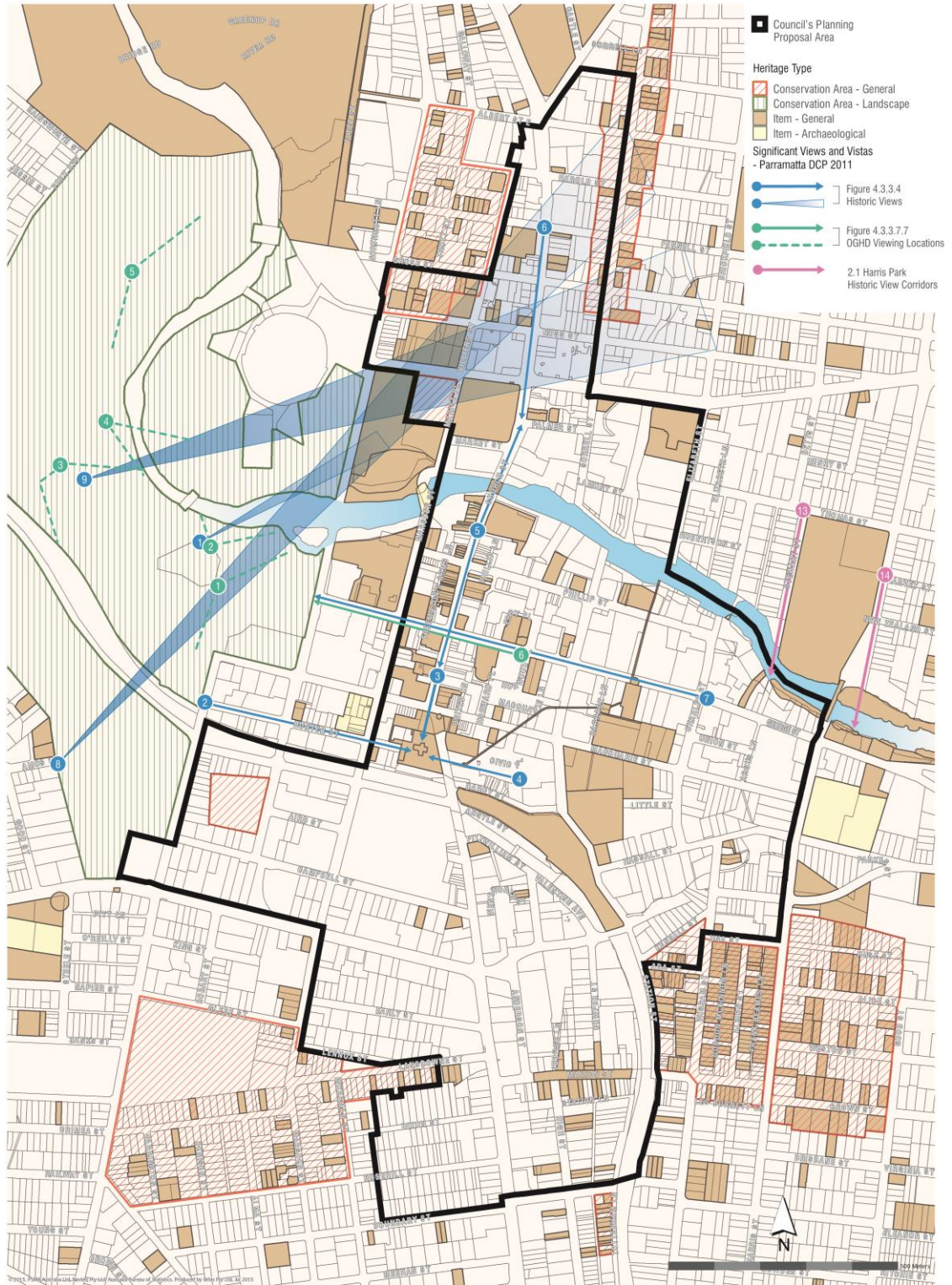
¹ The Technical Report was undertaken by Planisphere in 2012 and considered the relationship of future development in Parramatta City to the World and National Heritage listed Old Government House and Domain (OGHD). The key objectives of the study were to identify, document and describe important views and settings, review draft planning controls and to create future development guidelines to determine if future development is likely to have an impact on heritage values.

FIGURE 2 – HERITAGE ITEMS WITHIN AND ADJACENT TO THE STUDY AREA



PLAN OF THE PLANNING PROPOSAL AREA, SHOWING WORLD, COMMONWEALTH, STATE AND LOCAL HERITAGE ITEMS

FIGURE 3 – SIGNIFICANT VIEWS IDENTIFIED WITHIN AND OUTSIDE THE STUDY AREA

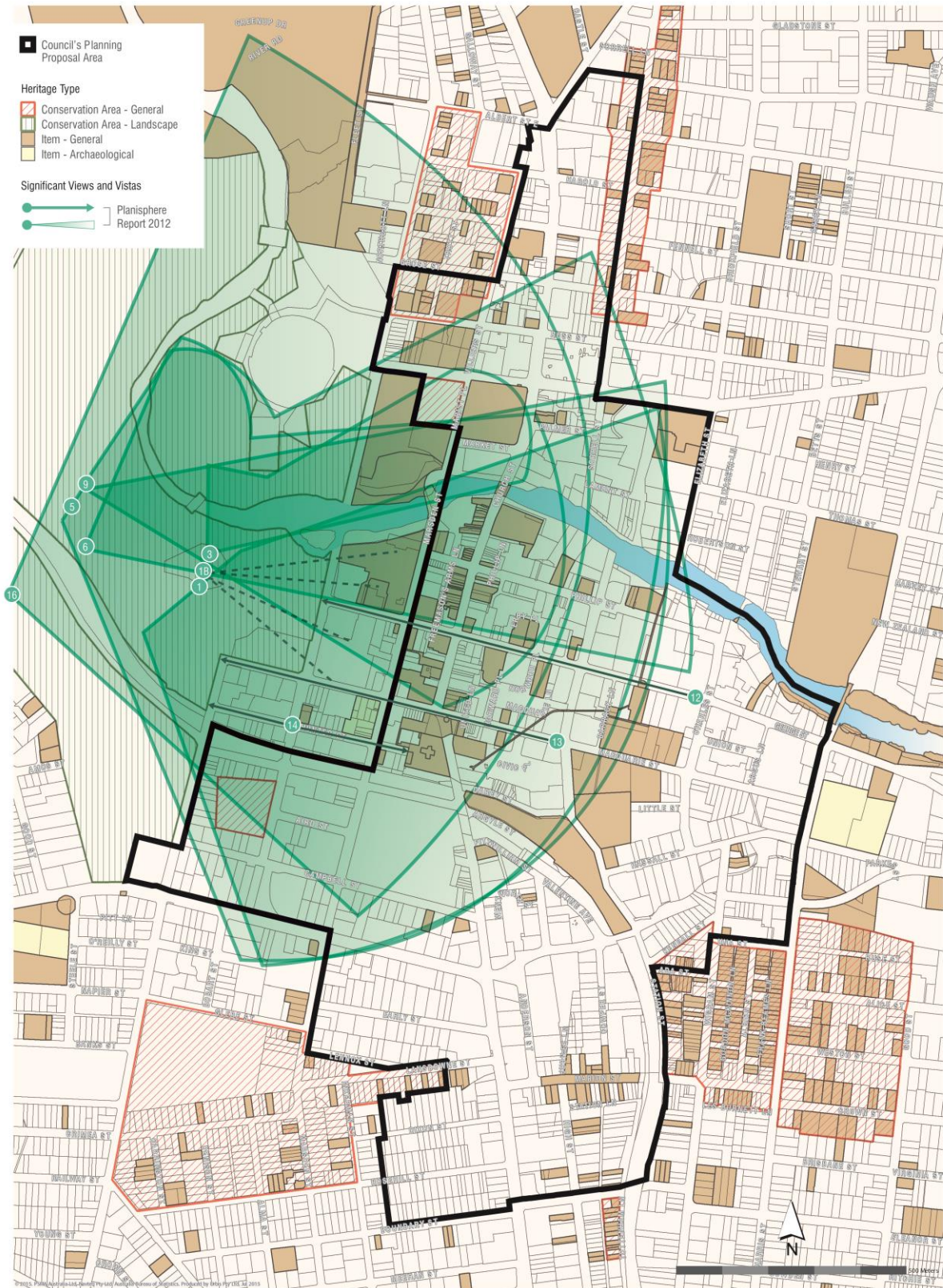


Parramatta Significant Views and Vistas
DCP 2011



IDENTIFIED SIGNIFICANT VIEWS WITHIN THE PLANNING PROPOSAL AREA AS DEFINED BY THE DCP 2011

FIGURE 4 – SIGNIFICANT VIEWS AND VISTAS AFFECTING THE STUDY AREA IDENTIFIED IN THE PLANISPHERE REPORT 2012



Parramatta Significant Views and Vistas
Planisphere Technical Report 2012 

IDENTIFIED SIGNIFICANT VIEWS WITHIN THE PLANNING PROPOSAL AREA AS DEFINED IN THE PLANISPHERE STUDY

2.1 HERITAGE MANAGEMENT CONTEXT

The Council's planning proposal boundary encompasses a number of places of significant heritage value that have been variously identified on Commonwealth, State and local heritage lists and registers. As such they are subject to the provisions of a number of different pieces of environmental legislation. The key legislation is as follows.

Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's key piece of environmental legislation. It provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places. In addition, the EPBC Act confers jurisdiction over actions that have a significant impact on the environment where the actions affect, or are taken on, World Heritage and National and Commonwealth listed places as well as Commonwealth land, or are carried out by a Commonwealth agency. Therefore it applies to some of the heritage places that are included within and adjacent to the study area namely the Lancer Barracks, the Lancer Barracks Precinct and Old Government House and Government Domain.

It is noted that the area designated as being of "National Significance" within the Harris Park Special Area (refer section 5.8) does not have a corresponding national heritage listing under the Act and is only referred to as nationally significant in the Parramatta DCP. The area therefore is not subject to the Act.

World Heritage properties are places with natural or cultural heritage values which are recognised as having outstanding universal value. World Heritage properties are listed on the World Heritage List (WHL) by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) or have been declared by the Minister responsible for the EPBC Act to be a World Heritage property. There are no World Heritage listed properties within the study area, however Old Government House and the Government Domain were inscribed on the World Heritage List on 31 July 2010 as one of the eleven sites that make up the Australian Convict Sites listing.

The Act includes provisions for the protection of World Heritage properties. Any proposed action to be taken inside or outside the boundaries of a World Heritage property that may have a significant impact on its identified heritage values is prohibited without the approval of the Minister. The planning proposal therefore must have regard to the potential impacts on the identified heritage values of Old Government House and the Government Domain including views to and from OGH and domain across the CBD.

Environmental Planning and Assessment Act 1979 (NSW)

Planning and development in New South Wales is carried out under the *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act) and *Environmental Planning and Assessment Regulations 2000*. The EP&A Act provides for the preparation of planning instruments to guide land use management at state, regional and local levels. Of particular relevance to heritage matters are the heritage provisions in the various planning instruments and the requirements associated with assessment of development proposals.

Any proposed changes to the local planning and development controls are to be consistent with Section 117 Direction 2.3 Heritage Conservation. The objective of this direction is to conserve items, area, objects and places of environmental heritage significance and indigenous heritage significance. The direction applies to all councils preparing draft LEPs which shall contain provisions that facilitate the conservation of heritage places.

Heritage Act 1977 (NSW)

The *Heritage Act 1977* (NSW) aims to conserve the environmental heritage of New South Wales and is administered by the Office of Environment and Heritage. The Act established the State Heritage Register (SHR) to protect places with particular importance to the people of New South Wales.

The purpose of the Heritage Act is to ensure cultural heritage in NSW is adequately identified and conserved. The Act is the primary item of State legislation affording protection to items of environmental heritage (natural and cultural) in NSW, including places, buildings, works, relics, moveable objects and precincts which have been identified as significant based on historical, scientific, cultural, social,

archaeological, architectural, natural or aesthetic values. State significant items are listed on the NSW State Heritage Register (SHR) under Section 60 of the Act and are given automatic protection against any activities that may damage an item or affect its heritage significance.

Approximately 10% of the heritage items within the study area are included on the SHR under group and individual listings. Heritage items are shown on the heritage item map at Figure 2 above, and included in the schedule of Heritage items at Appendix A. Development and or works to items listed on the SHR require approval from the Heritage Council.

Historical Archaeology

Historical relics are also protected under the Heritage Act throughout all areas of NSW. If historic relics are discovered on the site during any maintenance or construction works, the Office of Environment and Heritage of the NSW Department of Planning must be notified under Section 139 of the Act.

Section 4 (1) of the Heritage Act (as amended 2009) defines 'relic' as follows:

"relic means any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- (b) is of State or local heritage significance."

The study area comprises several listed archaeological sites, including sites listed in the survey at Appendix A. Parramatta's historical archaeological resource was surveyed in the Parramatta Historical Archaeological Landscape Management Study (PHALMS), which defines Archaeological Management Unit (AMU); which is defined as area of land which has similar archaeological potential and similar recommendations as to how archaeological issues should be managed. The CBD area includes several AMUs, affecting Church, George and Macquarie Streets, among others.

National Parks and Wildlife Act 1974

Statutory protection for all identified Aboriginal objects and places is provided under the *National Parks and Wildlife Act* (1974). The objective of the Act is to provide for the conservation of nature, and to conserve and provide for the management of objects, places or features (including biological diversity) of cultural value within the landscape, including, but not limited to:

- (i) places, objects and features of significance to Aboriginal people, and
- (ii) places of social value to the people of New South Wales, and
- (iii) places of historic, architectural or scientific significance,

The *National Parks and Wildlife Act 1974* is administered by the Office of Environment and Heritage. Under the Act, the Director-General of the National Parks and Wildlife Service is responsible for the care, control and management of all national parks, historic sites, nature reserves, reserves, Aboriginal areas and state game reserves. State conservation areas, karst conservation reserves and regional parks are also administered under the Act. The Director-General is also responsible for the protection and care of native fauna and flora, and Aboriginal places and objects throughout NSW (consisting of any material evidence of the Aboriginal occupation of NSW) under Section 90 of the Act, and for 'Aboriginal Places' (areas of cultural significance to the Aboriginal community) under Section 84.

The protection provided to Aboriginal objects applies irrespective of the level of their significance or issues of land tenure. However, areas are only gazetted as Aboriginal Places if the Minister is satisfied that sufficient evidence exists to demonstrate that the location was and/or is, of special significance to Aboriginal culture. Penalties apply for the destruction of Aboriginal objects and places, and the harm of any protected species. There are Interim Guidelines for Consultation associated with applications for permits under Section 90 of the Act.

As part of the administration of Part 6 of the Act OEH has developed regulatory guidelines on Aboriginal consultation, which are outlined in *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (2010). Guidelines have also been developed for the processes of due diligence - *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (2010), and for investigation of Aboriginal objects - *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (2010) in accordance with the 2010 amendment to the Act.

Parramatta City Council has a database of known Aboriginal archaeological sites and information about the location of land that could contain Aboriginal sites, or may have historical or cultural associations for Aboriginal people. The Planning Proposal area comprises numerous registered Aboriginal sites and a large portion of the CBD area is affected by the Parramatta Sand Body, which contains substantial and potentially ancient (Pleistocene) archaeological evidence of Aboriginal occupation and is an area of High Aboriginal Archaeological Sensitivity. The extent of the sand body has been recommended for review.²

Parramatta City Centre Local Environmental Plan 2007

The Parramatta Local Environmental Plan 2007 (LEP 2007) contains objectives and controls for the Parramatta City Centre. The LEP includes heritage provisions that will need to be addressed as part of any proposal for change within the study area or to any heritage items or heritage conservation areas in the immediate vicinity. Heritage provisions are contained within Part 5, section 35 and 35A of the LEP, with heritage items identified under Schedule 5, Environmental Heritage.

The Study Area includes approximately 112 locally listed heritage and archaeological items identified in the City Centre LEP. Heritage items are shown on the heritage item map at Figure 2 above, and included in the schedule of Heritage items at Appendix A.

The LEP also sets out the controls for both works to heritage items and development in the vicinity of heritage items. The primary sections of the LEP that address heritage include:

- Clause 35 – Heritage Conservation
- Clause 35A – Historic view corridors

Historical archaeology and Aboriginal heritage are also protected under the Parramatta LEP 2007. Planning controls of this LEP require the Council to consider the impact of development on known or potential archaeological sites or sites of cultural or historical significance to Aboriginal people.

Parramatta Local Environmental Plan 2011

The *Parramatta Local Environmental Plan 2011* (LEP 2011) is Parramatta City Council's primary planning instrument and contains objectives and controls for a variety of zones throughout the LGA and for heritage items and conservation areas, excluding those areas which are subject to the City Centre LEP 2007 (refer above). The LEP includes heritage provisions that will need to be considered as part of any proposal for change within the study area or to any heritage items or heritage conservation areas in the immediate vicinity. Heritage provisions are contained within section 5.10 of the LEP, with heritage items identified under Schedule 5, Environmental Heritage.

The Study Area includes 19 heritage items identified in the LEP as shown on the heritage item map at Figure 2 above, and included in the schedule of Heritage items at Appendix A. These items largely constitute items on the fringe of the City Centre LEP.

The LEP also sets out the controls for both works to heritage items and development in the vicinity of heritage items. The primary section of this LEP that address heritage include:

- Clause 5.10 – Heritage conservation

² MDCA Aboriginal Cultural Heritage Study Review:19

Historical archaeology and Aboriginal heritage are also protected under the Parramatta LEP 2011. Planning controls of this LEP require the Council to consider the impact of development on known or potential archaeological sites or sites of cultural or historical significance to Aboriginal people.

Parramatta Development Control Plan 2011

The *Parramatta Development Control Plan 2011* (DCP 2011) provides detailed guidelines and environmental standards for new development in the Parramatta LGA within and outside the current Parramatta CBD. It provides heritage provisions that will need to be addressed as part of any proposal for change within the study area or to any heritage items or heritage conservation areas in the immediate vicinity.

The primary sections of the DCP that address heritage include:

- Section 3.5 – Heritage
- Section 4.3.3 – Parramatta City Centre
- Section 4.4.4 – Heritage Conservation Areas

Recommendations with regard to amendments to the LEPs and the DCP planning and development controls in conjunction with the Planning Proposal have been provided in Section 7 of this report.

3 The Proposal

The Parramatta CBD Planning Strategy is a consolidation of the draft Parramatta City Centre Planning Framework Study (2014) and the draft Parramatta Auto Alley Planning Framework Study (2014) prepared by Council. The Strategy sets the direction for the project and details the 'Actions' that will inform a future planning proposal to amend the planning controls for the CBD. Key actions in the strategy include the following:

- investigate the potential expansion of the CBD boundaries
- conduct detailed testing of the proposed FSR controls
- removal of any height controls, except in some key areas
- investigation of potential sun access controls to key public spaces
- expansion of the commercial core and potentially opening it up to some residential uses (subject to commercial also being provided)
- setting an employment growth target of 27,000 additional jobs and residential growth target of 7,500 additional dwellings by 2036 for the CBD
- investigation of infrastructure needs, including funding mechanisms
- promotion of tower slenderness and design excellence

The work required to implement the identified actions and progress a formal planning proposal for the CBD are detailed in the Strategy's implementation plan. This includes a number of technical studies, including this heritage study.

4 Review Process

4.1 PRINCIPLES

There is considerable potential for adverse heritage impacts to individual items, conservation areas, and significant views and to the significance and character of Parramatta generally with the proposed intensification of development within the Study Area, not only affecting individual sites, but considering the potential cumulative impacts. Adverse impacts are generally associated with:

- Infill or new development that does not appropriately respond to heritage items, precincts, curtilages or views;
- Cumulative impacts of development and increased scale in the vicinity of heritage items and precincts (which is already apparent in certain areas of the CBD);
- Potential impacts of subdivision or site amalgamation on historic curtilages and settings;
- Potential impacts to 'isolated' heritage items particularly through compromised settings;
- Potential redevelopment of heritage sites in a manner which does not appropriately respond to heritage items; and
- Control over quality of design to ensure sympathetic design outcomes.

This Study therefore provides principles, policies and guidelines that inform the implementation of the proposed Planning Strategy, to preserve the significant values and character of the Study Area, while providing for urban intensification and integration of new development. The underlying principle is to respect the setting, context and scale of the heritage items and conservation areas, and to preserve significant views and vistas. With consideration for the identified potential impacts, outlined above, the following principles were applied in developing the recommendations for the Study Area.

- Retention and conservation of identified heritage items, conservation areas, and views and vistas.
- The implementation plan within the Parramatta CBD Planning Strategy envisages that the existing FSRs within the Study Area will generally be increased subject to built form testing and urban design refinement of specific areas.
- Tailored recommendations/solutions are required for the heritage items and conservation areas impacted by the proposed planning proposal amendment to ensure that significance is conserved. In particular recommendations/solutions are required for 'isolated' heritage items within the study area, with general provisions for conservation areas.
- Retention and respect of significant vistas and heritage items particularly to reinforce/conservate formal layout of the Georgian town plan.
- Consideration of the cumulative impact of the proposed planning control changes on the heritage items and conservation areas and how these should be mitigated.
- Consideration of general settings, context, setbacks, massing, height and scale of heritage items.
- Consideration of the Aboriginal and historical archaeology within the study area.
- Consideration of the Commonwealth and State Heritage Register listed items within the study area and in the vicinity.
- The achievement of design excellence to not only contribute to the overall architectural quality of the city, but also to provide buildings that are appropriate to their context, respecting and responding to the form, mass and setting of the heritage places within the study area and their significance.

5 Investigation Areas

The following recommendations are made to inform Parramatta Council's review of the planning controls, specifically proposed amendments to built form controls across the planning proposal area, to enable an intensification of development. The following recommendations consider potential impacts to heritage items and conservation areas within the study area; and seek to provide Parramatta Council with guidelines for innovative and compliant planning controls that enable development whilst protecting and managing its heritage. The recommendations are to be read in conjunction with Figure 27 which illustrates recommended FSR, informed by the investigation areas.

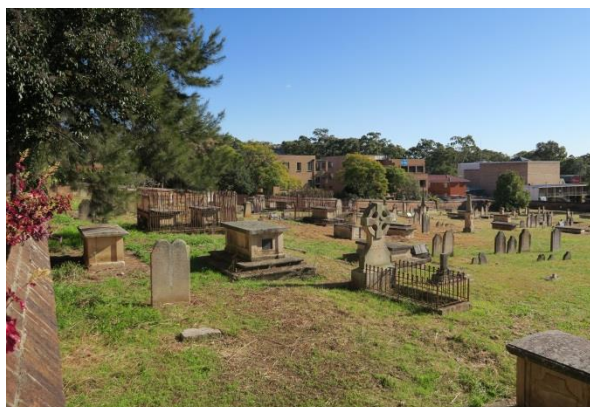
As outlined in section 4.1, it is acknowledged that there is considerable potential for adverse heritage impacts to individual items and the character of Parramatta generally with the proposed intensification of development. Whilst it is noted that the proposal generally provides for a substantial uplift of the FSR across the planning proposal area (PPA)/ study area, including for heritage items, which could present a risk; it is however considered that potential impacts to individual heritage items are able to be mitigated through provisions in the LEP and DCP such as setbacks and/ or the application of specific height controls (e.g. for the Church Street precinct). This uplift of FSR for heritage items also encourages amalgamation of sites and transfer of additional FSR from heritage and smaller sites where development potential is limited. In response to heritage conservation areas and where the PPA adjoins residential areas, the general approach has been to provide transitional heights in the vicinity to encourage a more sensitive interface, and further to provide controls within the DCP which ensure a consistent streetscape character.

Specific investigation areas and heritage precincts considered as part of the Study have been outlined below.

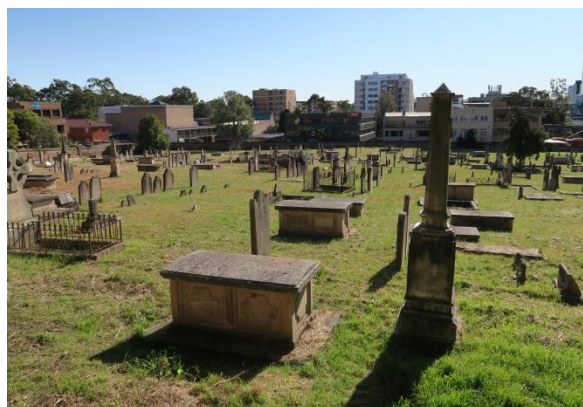
5.1 ST JOHNS CEMETERY

St Johns Cemetery was established on the outskirts of Parramatta as a general burial ground for all denominations. Formerly the Parramatta stock paddock, it is the oldest existing European burial ground in Australia, the first interment being James Magee, a convict's child, buried 31 January 1790. Many early landholders, whose names reflect local suburbs, are buried here such as D'Arcy Wentworth of Wentworthville and John Harris of Harris Park.³ The item is listed on the State Heritage Register (Item #0049) and the 2007 City Centre LEP.

FIGURE 5 – ST JOHNS CEMETERY



VIEW WEST ACROSS THE CEMETERY WITH THE DOMAIN BEYOND



VIEW NORTH ACROSS THE CEMETERY TOWARDS ARGYLE STREET AND THE RAILWAY LINE

The existing development to the west of cemetery is reasonably low in scale (1.5:1 FSR) and provides for a landscaped skyline. Retaining the existing FSR will enhance the setting of the cemetery by connecting

³ Source: Office of Environment and Heritage, NSW State Heritage Register:
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051395>

to the treed character of Parramatta Park to the west, providing a backdrop to the cemetery. Similarly, retention of the current FSR on the adjoining northern block will provide for sun access to the heritage item and maintain the present setting. The southern block is dominated by apartment development. Proposed development to the south of an articulated podium form is considered acceptable and uplift in FSR is proposed. At present the cemetery is an isolated item in the landscape and does not respond to extant development, beyond the visual link to the park to the west (which is protected by the retained density).

Recommendation: The site does not presently have any controls and no FSR is proposed. Existing FSR is to be maintained on the northern and western boundaries to maintain sun access to the cemetery and to retain visual connections and ‘green corridor’ to Parramatta Park to the west.

5.2 CHURCH STREET PRECINCT

Church Street incorporates numerous heritage items, particularly between Macquarie Street and the Parramatta river, demonstrating the early urban and commercial development of this area, with Church Street (formerly Quakers Row) being part of the original colonial town layout. Generally, the items date from the late nineteenth and early twentieth centuries and demonstrate a variety of architectural styles which together provide a consistent streetscape character which is dominated by 2-3 storey commercial development that collectively contributes strongly to the townscape.

FIGURE 6 – CHURCH STREET VIEWS



VIEW NORTH ALONG CHURCH STREET FROM CENTENARY SQUARE



VIEW TOWARDS HERITAGE ITEMS AT 213 AND 215 CHURCH STREET



STREETSCAPE VIEW NORTHEAST SHOWING THE FORMER WESTPAC BANK AT THE INTERSECTION OF GEORGE STREET



VIEW NORTH ALONG CHURCH STREET SHOWING THE FORMER ANZ BANK AT THE CORNER OF PHILLIP STREET

The majority of the sites generally do not allow for substantial redevelopment, due to the size of the lots, and in some instances, the significance of the individual items; except in conjunction with site amalgamation. Consideration will need to be given to podiums and setbacks for any new development fronting Church Street and draft provisions have been included in Section 7 below.

Church Street is also characterised by significant north and south vistas, including views south to St Johns Church and Square, views north along Church Street to landmark buildings including the ANZ dome (pictured above) and St Peter’s Church spires (corner of Church and Palmer Streets); and sequential views south along Church Street from Fennell Street.⁴ This includes views 3, 5 and 6, as defined under the 2011 DCP⁵.

Recommendation: Height controls of up to 12m or 3 storeys on a nil setback from the street should be applied under the LEP, to preferably maintain a minimum setback of 18m from the street frontage to both the eastern and western sides of Church Street, between Centenary Square and the Parramatta River to ensure that any redevelopment retains the consistent 2-3 storey streetscape character. These controls should also be applied to corner lots returning around Macquarie, George and Phillip Streets respectively.

5.3 GEORGE STREET PRECINCT

George Street incorporates numerous locally and state listed heritage items, demonstrating the early urban and commercial development of Parramatta, with George Street (formerly High Street) forming the major axis of the original colonial town layout. Generally, the items date from the nineteenth and early twentieth centuries and demonstrate a variety of architectural styles. Heritage items include a variety of colonial and Victorian commercial buildings and significant colonial and early Victorian houses such as Harrisford (pictured below) and Perth House. Significant inter-war redevelopment is also demonstrated by noted buildings such as the Roxy, the former Rural Bank building and the Civic Arcade. Overall however the streetscape is mixed and also incorporates a contemporary overlay of development.

FIGURE 7 – VIEWS OF GEORGE STREET AND HERITAGE ITEMS



VIEW EAST ALONG GEORGE STREET FROM CHURCH STREET



THE COLONIAL HOUSE KNOWN AS HARRISFORD

George Street is also characterised by the significant western vistas along George Street to Parramatta Park gatehouse and trees (pictured at Figure 8 below), the streetscape and heritage items. This view is identified as view 7 under the 2011 DCP.⁶ The present DCP requires that a setback of 20m be maintained at the upper level (above 4 storeys) to reinforce the historic Georgian town plan and reinforce the park vista. It is noted however that some extant development does not appear to comply with this.

⁴ Parramatta Development Control Plan Section 4.3.3.4 Views and View Corridors, pg. 240, Figure 4.3.3.4 Historic Views

⁵ Ibid

⁶ Ibid

FIGURE 8 – VIEW WEST ALONG GEORGE STREET



VIEW WEST ALONG GEORGE STREET TOWARDS THE PARRAMATTA PARK GATEHOUSE (INDICATED) AND TREES

Recommendation: Height controls of up to 14m or 4 storeys on a nil setback from the street should be maintained as per the current DCP, to maintain a minimum setback of 20m from the street frontage to both the northern and southern sides of George Street, to reinforce the Georgian town plan and maintain the park vista. This excludes heritage items that have not incorporated setbacks in their original construction. Development of heritage items sites would still require the setbacks.

5.4 NORTH PARRAMATTA CONSERVATION AREA

North Parramatta is an area of early government subdivision in Parramatta dating from the 1820s. It retains a considerable number of small dwellings and houses built from the mid-nineteenth century until the early twentieth century, with the 1880s being the most intensive period of development⁷. In the nineteenth and early twentieth century this area was popular with the proprietors of businesses in Parramatta and it retains much of its residential character from this period⁸. The predominance of small single storey cottages on their own allotments reflects the character of Parramatta north of the river from the mid nineteenth century until redevelopment for residential flats started in the 1960s. This area contains approximately 46% of the dwellings that existed here in 1895⁹. Archaeological investigations have shown that there is a high likelihood of valuable archaeological material below ground that is worthy of investigation and archaeological excavation if and when development occurs.¹⁰

⁷ Parramatta Development Control Plan 2011, Section 4.4.4.1:338

⁸ Ibid 339

⁹ Ibid

¹⁰ Ibid 338

FIGURE 9 – VIEWS OF THE NORTH PARRAMATTA HCA



VIEW OF CHARACTERISTIC VICTORIAN AND FEDERATION SUBSTANTIAL DWELLINGS ON THE SOUTHERN SIDE OF GROSE STREET



CHARACTERISTIC LOW SCALE VICTORIAN DWELLINGS ON THE NORTH SIDE OF FENNEL STREET



THE STATE HERITAGE LISTED ROSENEATH IS THE OLDEST HOUSE IN THE HCA (C.1836).



VIEW NORTH ALONG O'CONNELL STREET TOWARDS HAROLD STREET SHOWING CHARACTERISTIC LOW SCALE DEVELOPMENT

FIGURE 10 – THE NORTH PARRAMATTA HCA



SOURCE: PARRAMATTA DCP 2011 SECTION 4.4.4.1

Recommendation: Due to the high quality and consistent collection of very low scaled dwellings, it is considered that towers in this vicinity will impact on the character of the area. It is therefore recommended that the boundary of the planning proposal area be modified to align with the conservation area boundary (i.e. Ross Street) as shown on Figure 27, thus excluding the conservation area from the PPA.

Recommendation: Height transition issues are prevalent regarding development on adjacent sites and transitional FSRs have therefore been recommended in the vicinity of the HCA.

A transitional FSR of 3:1 is therefore proposed for the block bounded by O'Connell, Ross and Villiers Streets and Victoria Road to mitigate impacts of scale on heritage items to the south and the HCA to the north, and to mitigate amenity impacts to Prince Alfred Square. Standard LEP heritage provisions apply to the Convent of Our Lady of Mercy and associated buildings (heritage item I550) within the proposed PPA. It is noted that the heritage buildings on the site amount to a smaller area of the site and are protected and able to be resolved in-situ by design excellence and LEP/ DCP provisions. The building is also already somewhat isolated as a 'one-off' townscape heritage item.

Transitional heights have also been proposed on the eastern boundary of the HCA for development fronting Villiers Street, to mitigate impacts of scale. Similarly, the ILP for the Parramatta North Urban Renewal Area indicates that development is proposed along O'Connell Street and in the vicinity of the North Parramatta Heritage Conservation Area and adjoining the PPA. The PPA incorporates an FSR of 3:1 in the vicinity of the PNUR and is consistent with the adjoining 3:1 scale of proposed development in the PNUR ILP.

Recommendation: Controls should be incorporated in the DCP to ensure consistent streetscape character where the PPA adjoins residential areas and HCAs; this should include consideration of massing and setbacks.

5.5 SORRELL STREET CONSERVATION AREA

Sorrell Street is an important local road in Parramatta north of the river that demonstrates the development of the colonial government town and its early residential growth from 1823 onwards. Sorrell Street was one of the early streets developed north of the Parramatta River. Its southern end between Palmer and Grose Streets was shown on a map of 1825, and the Brownrigg Map of 1844 shows the full extent of the street laid out as it is today.¹¹ Original housing from the 1840s does not survive (the oldest house in the HCA is the state heritage listed 'Endrim' constructed in 1854-1856) and there has been considerable re-subdivision including the creation of allotments to face Sorrell Street, whereas most originally faced north or south to Ross, Grose or Fennell Streets.¹² Most of the extant development was built before 1895 although there is some early 20th century building stock, developed in conjunction with the further subdivision of the original lots.

The street demonstrates a variety of small and large dwellings built in Parramatta, and is characterised by the wide street and avenue of mature street trees and landscaped allotments. The predominance of small single storey cottages on their own allotments reflects the character of Sorrell Street from the mid-nineteenth century until redevelopment for residential flats started in the 1960s. This area contains 63% of the dwellings that existed here in 1895¹³, with a higher degree of retention on the eastern side of the street, with the western side demonstrating a more contemporary overlay, characterised by later 20th century apartment development.

¹¹ Ibid 339

¹² Ibid

¹³ Ibid.

FIGURE 11 – VIEWS OF THE SORRELL STREET HCA



VIEW NORTH FROM THE INTERSECTION OF FENNELLS STREET, AND SHOWING POST 1960S APARTMENT DEVELOPMENT AT THE NORTHWEST CORNER OF THE INTERSECTION (LEFT)



DEVELOPMENT ON THE WESTERN SIDE OF SORRELL STREET TOWARDS THE HAROLD STREET INTERSECTION AND THE HERITAGE LISTED TERRACE (INDICATED)



HERITAGE LISTED MID- VICTORIAN DWELLING AT 46 SORRELL STREET



SAMPLE OF INTER-WAR HOUSING STOCK IN THE HCA (THE HERITAGE LISTED DWELLING AT 42 SORRELL STREET).

FIGURE 12 – THE SORRELL STREET HCA



SOURCE: PARRAMATTA DCP 2011 SECTION 4.4.4.1

Recommendation: As with the North Parramatta HCA height transition issues are prevalent regarding development adjacent to the HCA, especially as the PPA extends into the western half of the HCA. It is recommended that the existing planning controls remain within this conservation area with particular regard to the heights, setbacks and massing. A stepped transition approach is recommended, with existing FSRs retained on the western side of the HCA to provide a further transition to the higher density development adjoining the HCA to the west and to enhance the setting of surviving contributory and heritage items on the western side of the street. The preferred transition is demonstrated at Figure 13 below.

FIGURE 13 – PREFERRED TRANSITION APPROACH FOR FSR ADJOINING THE HCA



PREFERRED TRANSITION APPROACH FOR FSR ADJOINING THE HCA SHOWING THE BLOCK BOUND BY HAROLD, FENNELL, SORRELL AND CHURCH STREETS, WITH THE HERITAGE LISTED TERRACE SHOWN ON THE SOUTHWEST CORNER

SOURCE: PARRAMATTA CITY COUNCIL

Further to the planning recommendations, surveys have demonstrated that there is an opportunity to review the boundary of the HCA to rationalise the extant boundaries; in particular with a view to potentially including additional contributory items on perpendicular streets and revising the southern extent.

5.6 SOUTH PARRAMATTA CONSERVATION AREA

South Parramatta Conservation Area is the earliest remaining example in Parramatta of a speculative private subdivision related to the railway from 1856-1960s. The pattern of subdivision remains along with intact collection of early pre-1900 cottages. The consistently single storey scale of most of its housing and associated shops, and the range of building styles, from the 1850s to the 1960s, clearly demonstrate the way in which this suburb gradually developed and allows its history to be understood.¹⁴

¹⁴ Ibid:346

FIGURE 14 – VIEWS OF THE SOUTH PARRAMATTA HCA



VIEW EAST ALONG LANSDOWNE STREET



CHARACTERISTIC DEVELOPMENT ON THE SOUTHERN SIDE OF LANSDOWNE STREET

FIGURE 15 – THE SOUTH PARRAMATTA HCA



SOURCE: PARRAMATTA DCP 2011 SECTION 4.4.4.2

The PPA wraps around the eastern most end of the HCA, on the north and southern sides of Lansdowne Street. Only the southern side of Lansdowne Street falls within the HCA and is characterised by a mix of mid-late 19th and some early 20th century single dwellings (refer Figure 14 above).

Recommendation: As with the Sorrell Street HCA detailed above, a transitional approach is applied adjoining the HCA, with FSR stepping between 2:1 fronting Lennox Street, 4:1 on the southern side of Early Street and 6:1 on the southern side of the Great Western Highway. Similarly, FSR transitions from Church Street west to Inkerman Street, between 8:1 and 1.5:1 at the western boundary of the PPA. The existing FSR of 2:1 are maintained for the heritage items adjoining the HCA on Lansdowne Street.

5.7 MARION STREET PRECINCT

The Marion Street precinct is associated with the development of Harris Park West, demonstrating an early 1870s-90s subdivision and modest residential development associated with the development of the railway. There are a number of heritage items retained along Marion Street (north and south side) with some additional items in the vicinity. Items are generally characterised by 1-2 storey residential development, incorporating late 19th and early 20th century styles. The setting of the precinct has however been compromised by high density development, in particular along Cowper Street and adjoining heritage items to the south of the precinct.

FIGURE 16 – HERITAGE ITEM MAP SHOWING MARION STREET PRECINCT



SOURCE: PARRAMATTA CITY COUNCIL: CITY CENTRE LEP 2007: HERITAGE MAP 001

FIGURE 17 – VIEWS OF MARION STREET



DEVELOPMENT ON THE NORTHERN SIDE OF MARION STREET WITH APARTMENT DEVELOPMENT ON COWPER STREET BEHIND



VIEW EAST ALONG MARION STREET TOWARDS HARRIS PARK



HERITAGE LISTED VICTORIAN DWELLING AT 20 MARION STREET



HERITAGE ITEMS AT 17-23 MARION STREET WITH NEW APARTMENT DEVELOPMENT UNDER CONSTRUCTION BEHIND

Recommendation: With consideration for the consistency of the heritage items and their residential scale, the existing FSR of 2:1 is to be maintained for development fronting Marion Street, extending east between Anderson Street and the railway line. Existing FSRs of 2:1 are also proposed to be maintained for heritage items south of the precinct and fronting the eastern side of High Street and Station Street respectively, extending south to the boundary of the PPA on Raymond Street, to mitigate impacts of scale on the HCA to the south of Raymond Street (Holroyd City Council boundary) and provide for transitional heights. FSR of 6:1 is proposed to the north and south of the precinct and in lieu of a transitional approach, it is recommended that setback provisions apply to development adjoining the precinct to the north and south, under the DCP.

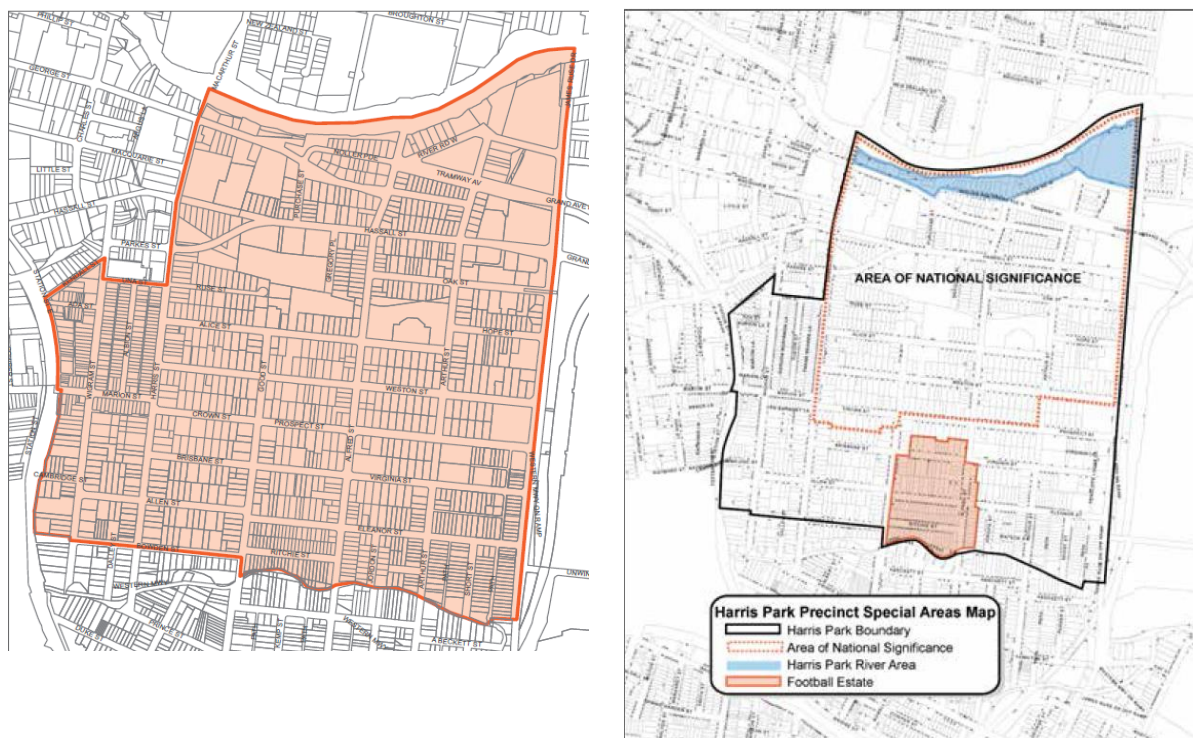
The controls adjacent to this conservation area have already been determined by Council on the northwest and southwest and boundaries of the precinct in conjunction with previous studies including the Auto Alley study.

5.8 HARRIS PARK SPECIAL AREA

Harris Park is bounded by the Parramatta River to the north and the railway line to the west. It lies immediately to the east of the commercial centre of Parramatta and the PPA. Harris Park contains some of the most important parts of Parramatta's heritage. It has an extensive collection of nineteenth and early twentieth century houses, shops, public buildings and landscapes. Of particular note are Australia's first land grant and oldest European building, Elizabeth Farm House, as well as two other important colonial houses, Experiment Farm and Hambledon Cottage.¹⁵

¹⁵ Ibid 185

FIGURE 18 – THE HARRIS PARK SPECIAL AREA AND AREA OF NATIONAL SIGNIFICANCE



PLAN OF THE HARRIS PARK SPECIAL AREA

SOURCE: PARRAMATTA CITY COUNCIL DCP 2011:
SECTION 4.3.2 HARRIS PARK: 185

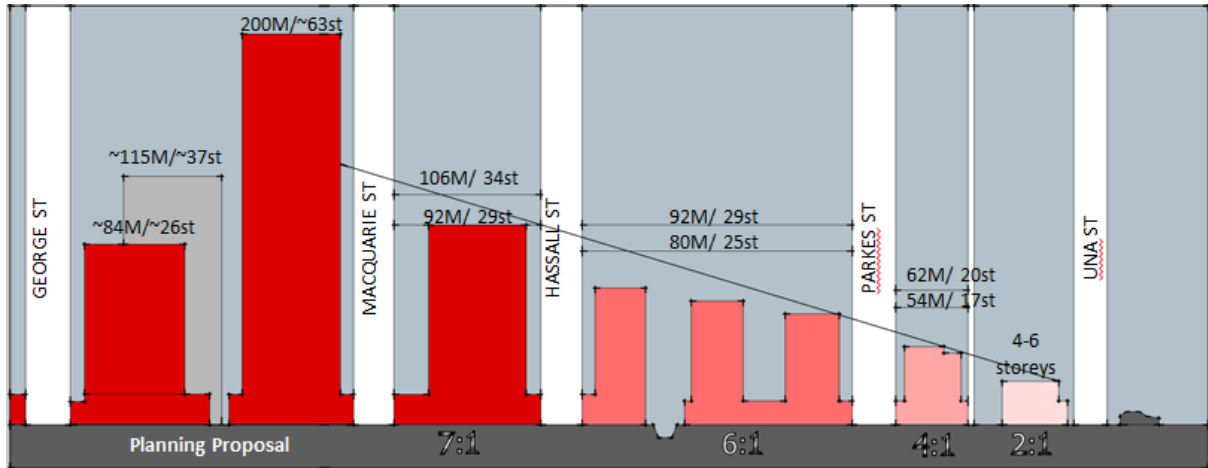
THE AREA OF NATIONAL SIGNIFICANCE DEFINED BY
THE DCP

SOURCE: PARRAMATTA CITY COUNCIL DCP 2011:
SECTION 4.3.2 HARRIS PARK: 191

The boundary of the special area and defined area of national significance within the special area is shown at Figure 18 above. The preservation and enhancement of Harris Park's historic fabric is essential, including identified significant views and vistas. Specific precincts and conservation areas within the special area have been addressed below. It is noted that the area of National Significance is not listed on the National Heritage list.

Recommendation: As a general response to the Special Area, the Harris Farm Conservation Area (refer section 5.8.1), Experiment Farm HCA (refer section 5.8.2) and the heritage listed Robin Thomas Reserve archaeological site (refer to section 5.8.3), a transition area is proposed along the easternmost boundary of the PPA (Harris Street) from 2:1 FSR on the north side of Una Street, 4:1 on the southern side of Parkes Street, 6:1 on the block bound by Parkes and Hassall Street and 7:1 between Hassall and George Streets as depicted in the section and indicative view at Figure 19 below.

FIGURE 19 – SECTION AND INDICATIVE VIEW OF TRANSITIONING FSR BETWEEN THE RIVER AND HARRIS PARK AND SHOWING IMPACTS ON VIEWS FROM EXPERIMENT FARM



SOURCE: PARRAMATTA CITY COUNCIL



SOURCE: PARRAMATTA CITY COUNCIL

5.8.1 HARRIS PARK WEST CONSERVATION AREA

Harris Park West was part of colonial surgeon John Harris' land grant and demonstrates an early 1870s-90s subdivision and speculation of modest residential development, made in response to the railway. Many of the original houses remain (although a number have been adaptively reused for commercial purposes) and it retains a consistency of development with narrow lots, back lanes and small scale, simple form timber and brick cottages, built close together. The use of timber was typical in many parts of Sydney but is now rare. This area is important because it provides evidence of mid-19th century subdivision and surveying practice and with the relative absence of modern development is the most consistent historical urban area in central Parramatta.¹⁶

The PPA comprises a small section of the HCA bound by Ada, Kendall and Wigram Streets. The block incorporates a group of heritage listed cottages fronting Ada Street, with later 20th century low scale commercial development fronting Wigram Street (pictured below at Figure 20).

¹⁶ Ibid.336

FIGURE 20 – VIEWS OF THE HARRIS PARK WEST HCA



VIEW NORTH ALONG WIGRAM STREET



THE HERITAGE LISTED SEMI PAIRS FRONTING ADA STREET (NORTH SIDE)

FIGURE 21 – THE HARRIS PARK WEST HCA



SOURCE: PARRAMATTA DCP 2011 SECTION 4.4.3.3

Recommendation: Consistent with the general transition approach for HCAs, the PPA comprises a stepped transition from the residential character of the HCA north towards the river, incorporating FSR of 2:1 for the block within the HCA and the adjoining site north of the HCA on Una Street, and 4:1 for blocks fronting Parkes Street (as illustrated at Figure 19 above). It is noted that the area of the PPA within the HCA does not presently have any FSR controls (only height) and the uplift of the 2:1 FSR will encourage redevelopment of the northern part of the block and Wigram Street. It is further noted that the heritage and contributory items on Ada Street are small sites and do not have any additional development potential however there is an opportunity for FSR to be realised through site amalgamation. Setback provisions should apply to the northern boundary of the heritage items to further mitigate impacts of scale

of adjoining development. It is noted that the northern portion of the block presently does not contribute to the HCA or the Harris Park Special Area.

Where the northern portion of the block bound by Ada, Wigram and Kendall Streets is redeveloped, the HCA boundary may be revised to exclude the redeveloped section, however should retain the lots fronting Ada Street. These lots would then form a defined edge to the HCA. At present, development on the northern portion of the site does not contribute to the HCA.

Development fronting Cowper Street on the eastern boundary of the PPA and adjoining the western boundary of the HCA already contains some high density development and further is buffered by the railway which is deemed to provide a defined edge to the HCA, with the character of the HCA strongly defined. Therefore it is not proposed that a transition area be applied in this area.

5.8.2 EXPERIMENT FARM CONSERVATION AREA

The Experiment Farm Conservation Area Cottage is culturally significant because it forms part of the first European land grant in Australia and is associated with the early agricultural pursuits, including Governor Phillip's "experiment" to determine the period required in which a settler could become self-supporting. The initial success of Experiment Farm encouraged Phillip to open the Parramatta area to free settlement with the first grant to a freed convict, James Ruse. It also has a strong association with John Harris who subdivided the estate. Many of the allotments retain the original house built after subdivision. Though the consistency of development with large lots, age, scale, form, siting, setbacks and materials, the houses provide a visual coherence representative of Sydney's early 20th century middle class suburban development.¹⁷

The HCA also features the state heritage listed Experiment Farm House, an early colonial Georgian dwelling constructed c.1798 fronting Ruse Street. It is noted that there are no significant views identified to the northwest of Experiment Farm and extant views include multistorey development in the CBD. The heritage item is somewhat buffered from the PPA which extends as far as Harris and Una Streets and remains able to be read in the context of the broader HCA.

FIGURE 22 – VIEWS OF THE EXPERIMENT FARM HCA



VIEW SOUTH ALONG HARRIS STREET. THE EASTERN SIDE (PICTURED) FORMS THE BOUNDARY OF THE EXPERIMENT FARM HCA WHILE THE WESTERN SIDE IS THE BOUNDARY OF THE HARRIS PARK WEST HCA

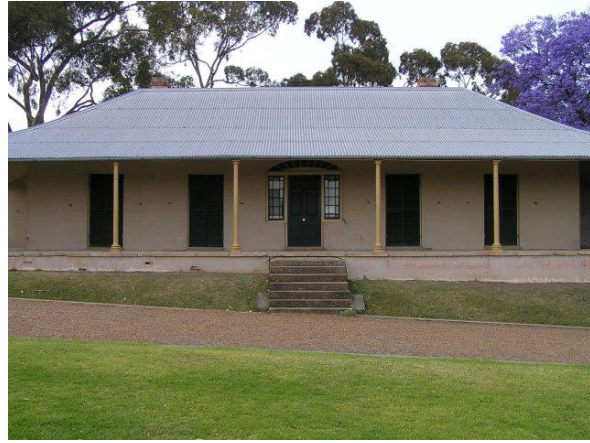


CHARACTERISTIC BUNGALOW DWELLING ON THE NORTHERN SIDE OF RUSE STREET WEST OF THE EXPERIMENT FARM COTTAGE

¹⁷ Ibid 333



CONTRIBUTORY DWELLINGS FRONTING WESTON STREET



THE STATE HERITAGE LISTED EXPERIMENT FARM COTTAGE AT 9 RUSE STREET

SOURCE: OFFICE OF ENVIRONMENT AND HERITAGE

Recommendation: As detailed above in section 5.8, a transitional zone is proposed along the easternmost boundary of the PPA with an FSR of 2:1 proposed fronting Una Street and stepping up to 7:1 in the vicinity of the river to mitigate potential impacts to the HCA, including scale, views and amenity. Refer also to diagrams provided at Figure 19 above.

5.8.3 ROBIN THOMAS RESERVE

The reserve is of historical significance as part of a highly significant nursery in the last quarter of the 19th century, which is demonstrated by the remnant plantings surviving from Purchase's nursery. This includes perimeter Ficus plantings along the former Hassall Street alignment. The site also forms part of the Parramatta Sand Body, which is an important cultural landscape (refer to section 5.13.2)

FIGURE 23 – VIEWS OF THE ROBIN THOMAS RESERVE



VIEW OF ROBIN THOMAS RESERVE PLAYING FIELDS

SOURCE: OFFICE OF ENVIRONMENT AND HERITAGE



VIEW ACROSS THE RESERVE LOOKING TOWARDS THE CORNER OF GEORGE AND HARRIS STREETS

SOURCE: OFFICE OF ENVIRONMENT AND HERITAGE

Recommendation: As detailed above in section 5.8, a transitional zone is proposed along the easternmost boundary of the PPA with an FSR of 2:1 proposed fronting Una Street and stepping up to 7:1 in the vicinity of the river to mitigate potential impacts to the HCA, including scale, views and amenity. Refer also to diagrams provided at Figure 19 above. Whilst some overshadowing is anticipated, additional provisions may be required to ensure that any redevelopment does not have adverse impacts.

5.9 “ISOLATED” HERITAGE ITEMS

There are a number of individual heritage items within the study area that do not form part of a historic precinct or group of heritage items or conservation areas (refer to the heritage item plan at Figure 2 and schedule of items at Appendix A). These include one off civic items such as churches, or schools, as well as individual small scale cottages and dwellings.

FIGURE 24 – EXAMPLES OF INDIVIDUAL ITEMS



THE FORMER ST ANDREWS CHURCH AT THE CORNER OF PHILLIP AND MARSDEN STREETS



'PERTH HOUSE' 85 GEORGE STREET

The planning proposal generally includes uplift to the FSR of all properties including heritage items within the CBD core. Uplift to heritage items does not mean that these sites have additional development potential; however provides for transfer of additional FSR through site amalgamation. The proposed uplift in FSR in the PPA presents a potential risk to these items due to disparity of scale and site amalgamation also poses a risk to setting and curtilage of the items. However this is able to be managed through the development application process to ensure sympathetic design outcomes, which retain and/or interpret the original curtilage of the items (where applicable) and respond to the heritage items through provision of setbacks, modulation of form and heights to create streetscape podiums, consideration of appropriate materiality etc.

Existing LEP and DCP provisions apply to the heritage items and for new development in the vicinity of heritage items, which will mitigate potential impacts, however additional provisions may be required in the LEP or DCP to further mitigate impacts for specific sites in the context of the intensified potential redevelopment in the vicinity (refer to section 7). Design excellence provisions may also apply. DCP provisions should be provided to ensure that where heritage items are amalgamated, that the item is retained and conserved and moreover that it retains its integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision which contributes to the significance of the item.

Recommendation: Existing LEP provisions for heritage should be retained in the LEP amendment to ensure that assessment is required for development affecting heritage sites. Reference should be made to specific site recommendations provided in the precinct survey provided in Appendix A. DCP provisions should be considered that specifically address the CBD core in relation to heritage and the interface with larger scale redevelopment as set out in section 7.

5.10 VIEWS AND VISTAS

Views and vistas are an essential part of Parramatta's cultural landscape and contribute to the quality of the environment. The significant views and vistas are identified in the DCP and the 2012 Planisphere report 'Development in Parramatta City and the impact on Old Government House and Domain's World and National Heritage listed values. These views are illustrated in Figure 3 and detailed in the Table below at Appendix B.

Generally, these views include significant streetscape vistas associated with the significant early colonial town plan such as Macquarie, Church, George and Hunter Streets, as well as views from within Parramatta Park and from Old Government House to significant elements such as the bath house, dairy precinct etc, and views to significant buildings within the park edge, such as the former Kings School.

The Park and Park Edge areas are noted as excluded from the PPA and hence there are no impacts to views within the park itself or to the park edge. The PPA does however allow for an intensification of development within the CBD and periphery areas and long distance views across the CBD and to the hills beyond will be impacted. At present, there is little high rise development north of the river. The PPA allows for an intensification of development north of the river. It must therefore be acknowledged that development north of the river within the PPA will change the views from Parramatta Park. These views are distant views and development will not overshadow or impede enjoyment of the park but will alter distant skyline views. Given the distance, the impact of development permitted as a result of this PP, is likely to be minimal. However, this is a strategic decision for the development of Parramatta notwithstanding the potential impact on skyline views from certain key views in the Planisphere report.

Street views to and from the park are generally able to be retained as they are within the road reserve, however potential impacts are further mitigated by the recommended application of podium heights and setbacks, to protect the colonial town layout as have been recommended for George and Church Streets.

Recommendation: DCP and LEP height controls are proposed along George and Church Streets respectively, to mitigate potential impacts to significant view corridors associated with the original town plan and road layout as set out in sections 5.2 and 5.3 above.

New towers in the CBD core should take the form of tall slender towers allowing for slot views to the east from the park.

5.11 DESIGN EXCELLENCE

Good building design contributes to the overall architectural quality of the city and provides buildings appropriate to their context. This can result in a well- mannered building that fits sensitively into the streetscape and public domain.

The purpose of a design competition is to generate high quality solutions which address the constraints and opportunities of a site (such as heritage items) and achieve design excellence. In recognition of the rigour involved in undertaking a successful design competition, development bonuses such as an increase in FSR may be awarded, or promote site amalgamation.

Parramatta City Council presently incorporates design excellence provisions under the 2007 and 2011 LEPs and under the DCP 2011.

Recommendation: Design excellence provisions should be applied to all proposals of FSR 3:1 or above, affecting or directly adjoining a heritage item to achieve not only better built form outcomes but also better conservation outcomes with a direct response to the heritage items. In turn this should enable growth and innovation whilst respecting the heritage of the Study Area. It may also enable and promote site amalgamation to increase benefits.

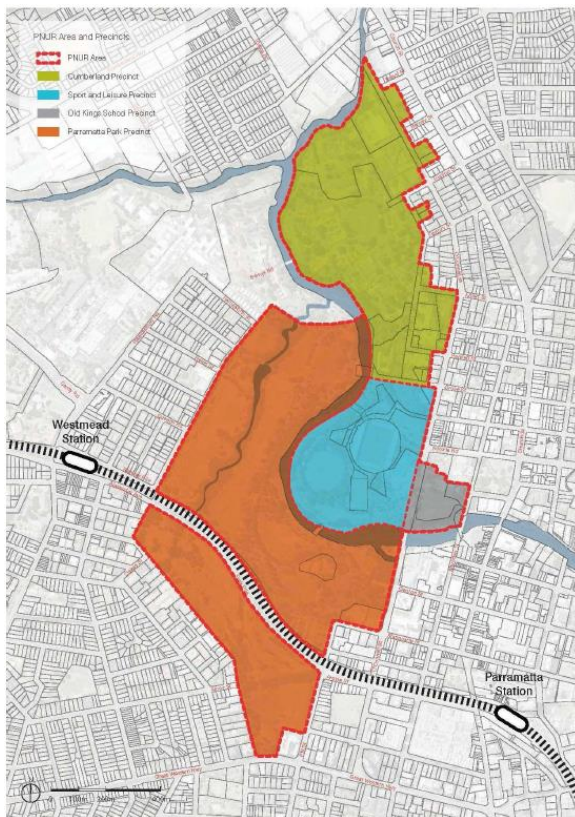
It is recommended that the City of Sydney planning controls for design excellence provide the basis for the development of more comprehensive design excellence provisions within Parramatta LEPs and DCP. Key considerations in developing this program is to ensure rigour in the process through selection of panel (jury) with relevant expertise, identification of the incentives and ability to control the quality of the outcomes, noting that only when a development application is determined is design excellence achieved

5.12 NORTH PARRAMATTA URBAN RENEWAL AREA

The Parramatta North Urban Renewal area (PNUR) is located west and north west of the Parramatta CBD and comprises of four precincts:

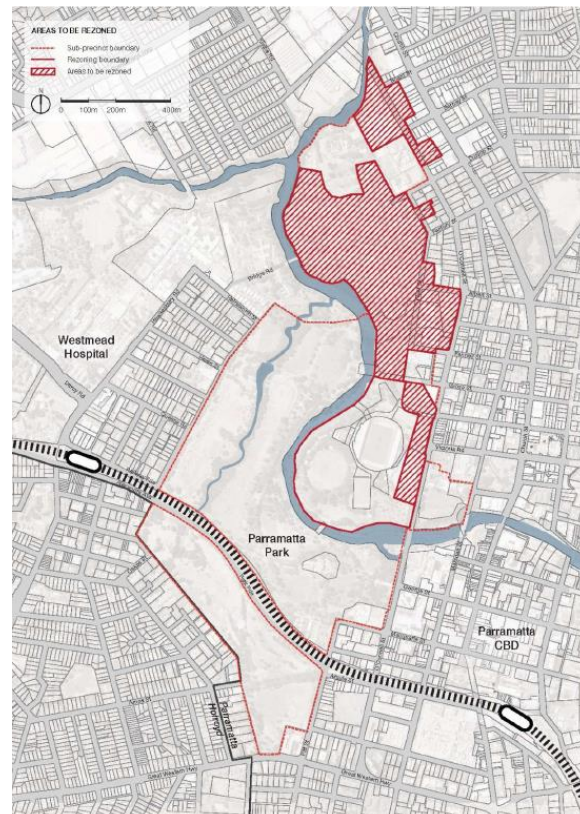
- Cumberland Precinct
- Sports and Leisure Precinct
- Old King's School Precinct
- Parramatta Park Precinct

FIGURE 25 – PLAN OF THE NPUR AREA AND AREA FOR REZONING



PNUR AREA PRECINCT PLAN, NOT TO SCALE.

SOURCE: TKD: 2014



RE-ZONING PLAN—SHOWING THE AREA THAT IS SUBJECT TO THE RE-ZONING APPLICATION

SOURCE: TKD: 2014

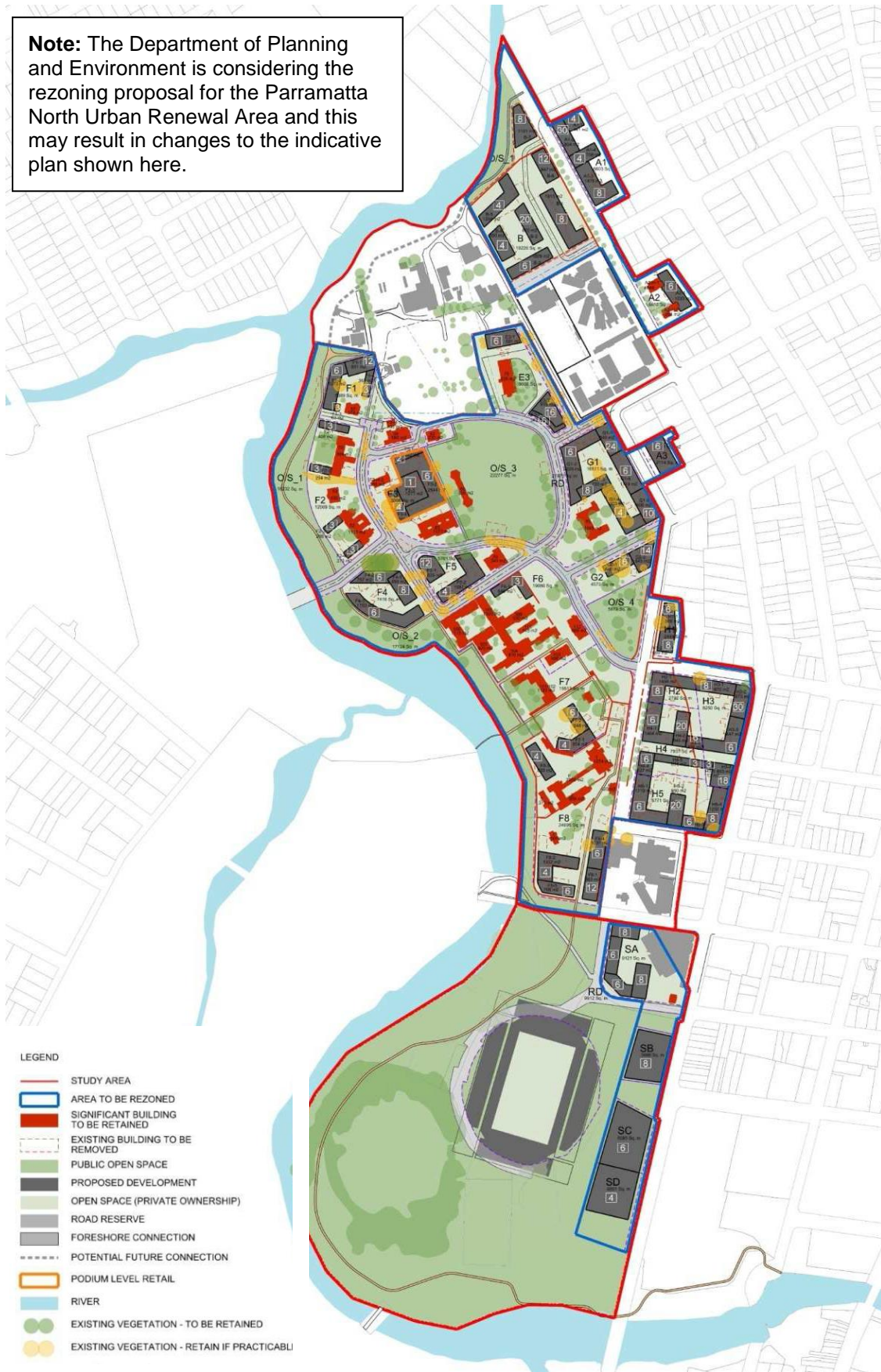
The area is significant as a place with a rich history of Aboriginal occupation dating back more than 20,000 years as well as a place of early colonial and later significance relating to such places as Old Government House, the Female Factory and Parramatta Gaol. The values are both tangible – reflected in the buildings and structures within historic cultural landscapes and in its archaeological potential, and intangible – expressed through oral traditions, memories and stories.¹⁸

The proposed rezoning of the Cumberland Precinct and Sports and Leisure Precinct aims to amend the existing planning framework applying to these precincts. A State Significant Site study has been undertaken by Urban Growth NSW to prepare an appropriate suite of planning controls to guide the significant urban renewal of the area and future development having regard to the PNUR area's heritage and environmental values and physical constraints. This has led to the preparation of an Indicative Layout Plan (ILP) that provides guidance for the future location and extent of open space, transport links and building footprints as well as zoning and building height controls, which are to be implemented in conjunction with a site-specific DCP that provides fine-grain development controls for the two precincts.

¹⁸ Source: Parramatta North Urban Renewal, Cumberland Precinct and Sports and Leisure Precinct Re-zoning application, Built Heritage Assessment Parramatta City Council prepared by TKD Architects, 2014, p.i.

FIGURE 26 – THE INDICATIVE LAYOUT PLAN (ILP) (VERSION 13E) FOR THE CUMBERLAND PRECINCT AND SPORTS AND LEISURE PRECINCT OF THE PARRAMATTA NORTH URBAN RENEWAL (PNUR) AREA.

Note: The Department of Planning and Environment is considering the rezoning proposal for the Parramatta North Urban Renewal Area and this may result in changes to the indicative plan shown here.



SOURCE: TKD: 2014

The ILP (pictured above) and Draft DCP include indicative footprints and heights for new development that are of a greater density and height than existing within the two precincts. New buildings within the Cumberland Precinct and Sports and Leisure Precinct have potential to adversely impact the settings and curtilages of significant buildings and structures and key views to and from them. Therefore, proposals for new development will need to demonstrate due consideration to retention of the settings, curtilages and key views to and from significant buildings¹⁹.

In relation to this Study, the ILP for the PNUR indicates that development is proposed along O'Connell Street and in the vicinity of the North Parramatta Heritage Conservation Area and adjoining the PPA. The PPA incorporates an FSR of 3:1 in the vicinity of the PNUR and is consistent with the adjoining 3:1 scale of proposed development in the PNUR ILP.

5.13 ARCHAEOLOGY

Council has existing controls in the LEP and DCP that provide for the protection of archaeological resources and indigenous heritage. These controls are not being amended as part of this Planning Proposal and satisfy the objectives of Section 117 Direction 2.3 Heritage Conservation. The processes that sit under these existing LEP and DCP controls have been identified in two studies as being worthy of review. Separate to this PP, Council should prioritise work that reviews and updates the processes related to the protection of archaeological resources and indigenous heritage.

5.13.1 HISTORICAL ARCHAEOLOGY

Parramatta has rich archaeological resources, which has the potential to demonstrate information about the past that is not available from other sources. Listed archaeological sites have been identified in the schedule at Appendix A. Part of the Parramatta City Centre is subject to the Parramatta Historical Archaeological Landscape Management Study (PHALMS) and nominated Archaeological Management Units as defined under the PHALMS. Special circumstances apply in the areas covered by the detail in the Parramatta Historical Archaeological Landscape Management Study (PHALMS), separate to the PP process.

Recommendation: As the study is dated, it is recommended (separate to the PP process) that the Parramatta Historical Archaeological Landscape Management Study 2000 prepared by Godden Mackay Logan be updated, particularly to provide procedures, to manage the potential impacts of large scale development upon significant archaeological heritage. The planning and development controls should then be amended at a future stage accordingly. The review should also consider development and further analysis undertaken since 2000 for individual sites. Such a review should provide greater certainty in the rationalisation for sites to be conserved or have the opportunity for development and further to better define the extent of the potential archaeological resource for listed sites.

5.13.2 INDIGENOUS HERITAGE

Parramatta City Council has a database of known Aboriginal archaeological sites and information about the location of land that could contain Aboriginal sites, or may have historical or cultural associations for Aboriginal people. The Planning Proposal area comprises numerous registered Aboriginal sites and a large portion of the CBD area is affected by the Parramatta Sand Body, which contains substantial and potentially ancient (Pleistocene) archaeological evidence of Aboriginal occupation and is an area of High Aboriginal Archaeological Sensitivity. Archaeological investigation of the sand body has uncovered a substantial archaeological record that has contributed to our understanding of pre-colonial Aboriginal occupation of the Parramatta area and more broadly, the Cumberland Plain.²⁰ In addition to the archaeological and geomorphic research value of the sand body, the Parramatta Sand Body also has the potential to provide valuable insight into the natural environment of Parramatta CBD in pre-colonial times.²¹

¹⁹ Ibid 41.

²⁰ Office of Environment and Heritage: Ancient Aboriginal and Early Colonial Landscape:

²¹ Ibid

Directions under s117 require that planning instruments facilitate the conservation of Aboriginal objects and places under the National Parks and Wildlife Act as follows:

“Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.”

The Act further requires that Councils use development control mechanisms to protect items of Aboriginal heritage.

The Parramatta Aboriginal Cultural Heritage Study Review was prepared by Mary Dallas Consulting Archaeologists in August 2014. The MDCA report reviews the role of council in regard to protection of Aboriginal objects and cultural heritage and notes the accuracy, effectiveness of the current system and how to improve it.

The proposed amendments to FSR and the LEP in conjunction with the Planning Proposal are considered to be consistent with the terms of Section 117 as uplift in FSR will not generally present a greater impact on the archaeological resource than the present controls, where development is already permissible. Concern has been raised by the Office of Environment and Heritage with regard to potential basements associated with new development²² however it is noted that any proposed redevelopment remains subject to approvals and individual site assessment.

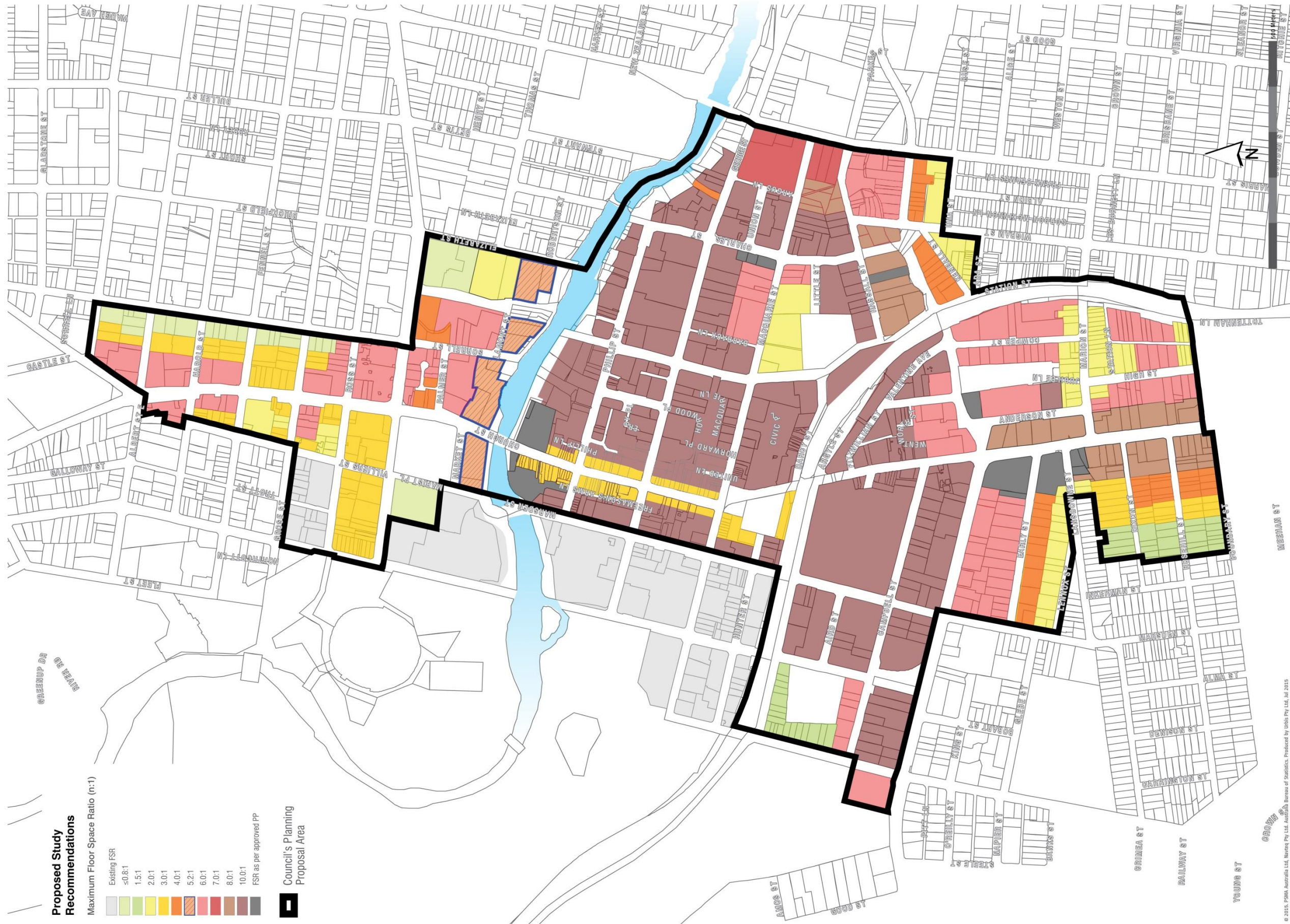
The MDCA Study provides a sound review of the Council's management procedures and indigenous heritage information and mapping. In addition it fulfils the Heritage Council of NSW recommendation to undertake an indigenous archaeological assessment to inform the development of any new planning controls.²³ Although it is outside the brief of this study, the review has informed considerations herein.

Recommendation: The present LEP provisions provide for the protection of the archaeological resource and the proposed amendment to the LEP should at minimum apply the current provisions. However, separate to the PP process, it is further recommended that the council review recommendations of the MDCA Study to enhance best practice outcomes and further to complement and enhance the understanding of the associated significant and heritage listed built forms.

²² Correspondence from the Heritage Council to Parramatta City Council 26/11/2014

²³ Ibid

FIGURE 27 – PROPOSED PPA FSR



© 2015, PSMA Australia Ltd, Noveq Pty Ltd, Australia Bureau of Statistics. Produced by Urbis Pty Ltd, Jul 2015

6 Transferable Development Rights

Transferable development rights (TDR) are market based instruments that allow for increased development on places where a community wants more growth in return for reduced development where it wants it less. Key to the success of a TDR scheme is a clear and valid public purpose. One of the notable schemes in Australia is the City of Sydney's heritage floor space scheme which provides an incentive for the conservation and ongoing maintenance of heritage items within Central Sydney. Under this scheme once an owner of a heritage building has completed a conservation management plan and completed conservation works, both of which require Council approval, the owner is able to sell unused development potential from their site resulting from a place's heritage status.

The opportunities and constraints for transferable development rights have been explored to promote the conservation of the heritage items whilst providing increased development rights. Based on the research and discussions held with the City of Sydney, Parramatta City Council, and Urbis' Planning, Economic and Market Research, and Design teams, it is recommended that this scheme is not the preferred approach for increasing the proposed minimum FSR within the CBD core and peripheral areas.

The key factors for this recommendation are as follows.

- The current perceived increase in transferable development rights only provides nominal benefits, particularly with the proposed 15% FSR bonus for developments that demonstrate design excellence.
- Currently the City of Sydney process for a heritage property owner to be awarded unused development potential rights of their site takes approximately two years. The process involves the development of conservation management plans and the completion of conservation works which all are required to be approved by the Council prior to the rights being awarded. This does not guarantee purchase of floor space. Based on this process and given diverse nature and scale of the heritage places within the Study Area, it is perceived that, in general, the benefits to the owners to participate in the scheme again is nominal.
- The City of Sydney experienced some administrative and resource issues with the establishment and operation of the transferable rights system. In general the process requires the establishment and ongoing management of the register, assessment and approvals, and the management of the supply and demand opportunities.
- The City of Sydney also has cases where the demand for rights did not exactly match the supply, with fractions of FSRs left over.

The proposed model allows for additional FSR through amalgamation of heritage sites with adjacent sites and this is able to be further complimented by a design excellence process to achieve both conservation outcomes and additional FSR within the study area (see Section 5.3.2). A key incentive for this proposal is that it could facilitate site amalgamations, presenting opportunities for transferring floor space within development sites involving heritage items.

7 Planning Control Amendments

Based on the above recommendations and the assessment of the PPA the following modifications or additions to planning and development controls, to address heritage related impacts on items within the CBD and its periphery areas are made. The proposed amendments are also informed by the development guidelines provided in the 2012 Technical report by Planisphere which are designed to conserve and protect the significant views and vistas as identified in Figure 3.

The key controls that were reviewed are as follows.

Parramatta Local Environmental Plan 2011

Relevant controls:

- Part 5 – Clause 5.10 Heritage Conservation

Parramatta City Centre Local Environmental Plan 2007

Relevant controls

- Part 5 – Clause 35 Heritage Conservation
- Part 5 – Clause 35A Historic View Corridors
- Part 22B – Design Excellence

Under the amended LEP standard provisions should apply along with the heritage view provisions in 35A. Only minor amendment to the LEP is recommended in relation to the design excellence provisions to include heritage as a trigger for design excellence.

Suggested wording – (4)(e) where development of or more than 3:1 FSR is proposed on a site adjoining/adjacent to a heritage item or comprising a heritage item (World Heritage, National, Commonwealth, State and Local) design excellence should be undertaken to ensure sensitive design outcomes for the heritage item.

Height is also determined under the LEP and podium heights have been recommended for Church Street to ensure setbacks for new development as set out in sections 5.2.

Parramatta Development Control Plan 2011

The DCP was reviewed in its entirety however the following relevant controls in particular were reviewed:

- Section 3.5 – Heritage
- Section 4.3.3 – Parramatta City Centre (including Design Excellence)
- Section 4.4.4 – Heritage Conservation Areas

It is recommended that the heritage controls be consolidated into one section to provide a more efficient, effective and consistent system, including controls that consider high density development. The following table addresses relevant heritage sections of the DCP.

DCP PROVISION	DISCUSSION
2.4.1 Views and Vistas	<p>This section adequately addresses heritage through the provision P.1 which requires that identified significant views as determined in the DCP are preserved. A general objective should be added which addresses heritage to reinforce this:</p> <p><i>O.4: To preserve and enhance significant historic views, vistas and corridors</i></p>

<p>3.5 Heritage</p> <p>3.5.1 General</p>	<p>These provisions are geared towards residential infill and alterations and additions which adequately address conservation areas however do not adequately address the CBD context and does not consider multistorey commercial development. For instance, in ‘design principles’ discussion of scale refers only to conservation areas and alterations and additions. Disparity of scale is inevitable and therefore provisions need to consider how to best mitigate this, incorporating podiums, tower setbacks etc. Discussion in this section should be extended to include the City Centre.</p> <p>Specific provisions should be included which address multistorey development adjacent to heritage items or on heritage sites in the City Centre.</p> <p>As amalgamation of sites is encouraged as a means of transferring unrealised heritage floor space, provisions should also specifically address site amalgamation to ensure that the significant curtilage and setting of the items is not lost. Additional provisions should be included in relation to ‘Subdivision Patterns’ and Clause C2. The following clause should be incorporated:</p> <p><i>Clause: Where heritage items are amalgamated, the item must retain its integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</i></p> <p>‘Development near heritage items’ and Clause C3 should similarly be amended or additional clauses provided to consider multistorey development within the CBD context.</p> <p><i>Clause: Where multistorey development is proposed adjoining a heritage item, new development should consider setbacks and podium modulation to mitigate impacts of scale.</i></p> <p>In relation to existing building provisions, provision C4 should be amended as follows:</p> <p><i>C.4 Retain all heritage items and places as identified in the LEP</i></p> <p>Although not related to the PPA, it is recommended that Clause C5 is amended as it implies that re-roofing in corrugated iron is appropriate which is not always the case. This amended provision should be included as part of ‘Alterations and Additions’.</p> <p>‘Alterations and Additions’ should also incorporate provisions for amalgamated sites where new towers are proposed within the CBD.</p> <p><i>Clause: Under the current FSR controls new buildings adjacent to heritage items and additions to heritage items in the City Centre will generally be larger than the item. New buildings and additions will require site analysis to determine the most appropriate form, scale, detailing, materiality etc to ensure that the proposal does not diminish the significance of the item and its setting.</i></p> <p>Discussion of height and shapes in provision C12 does not take into account commercial development within the CBD where multistorey towers adjoin</p>
--	--

	<p>heritage sites. This will be further encouraged in the context of the PPA. Provision C12 is applicable to residential development within conservation areas but not the CBD. Specific CBD provisions should be incorporated, as discussed above.</p> <p>Amalgamated sites would not comply with Provisions C17 and C18 and the PPA encourages site amalgamation as a means of transferring FSR from heritage sites. The City Centre should be excluded from these provisions and the suggested clause for amalgamated sites above should apply. This is considered appropriate within the context of the CBD.</p>
3.5.3 Aboriginal Cultural Heritage	No additional provisions are provided herein, however it is noted that the adoption of the key recommendations of the MDCA Study as set out in section 5.13.2 will enhance best practice outcomes.
3.7.2 Site consolidation and development on isolated sites	Additional heritage provisions could be included herein to address consolidation of heritage sites as detailed above for the CBD, however it is the preference that heritage provisions be consolidated into one section of the DCP for the City as whole.
4. Special precincts 4.3.3 Parramatta City Centre	<p>General objectives for the PCC should include a general objective regarding retention and conservation of heritage:</p> <p><i>Objective: To maintain and enhance heritage within the PCC</i></p> <p>In relation to Building Form in section 4.3.3.1, objectives should similarly address heritage.</p> <p>Regarding 'Street and River Frontage Heights and Upper Level Setbacks', the setback and podium provisions set out in figures 4.3.3.1.1, 4.3.3.1.3, should be retained.</p> <p>Clause g) Building exteriors – clause C1 adequately addresses the interface between heritage buildings and new development.</p> <p><i>C.1 Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of:</i></p> <ul style="list-style-type: none"> ▪ <i>datum of main façade and roof elements,</i> ▪ <i>appropriate materials and finishes selection,</i> ▪ <i>facade proportions including horizontal or vertical emphasis.</i>
4.3.3.4 Views and View Corridors	<p>This section is considered to adequately address significant views and vistas though would benefit from greater clarity of significance associated with long distance views.</p> <p>Reference should be made to the view assessment in Appendix B.</p>

4.3.3.7 City Centre Special Areas b) Parramatta Square	This section is considered to adequately address heritage in relation to the Square.
4.3.3.7 City Centre Special Areas b) Park Edge	It is noted that the Park Edge is excluded from the PPA. Significant views affecting the Park Edge however have been addressed herein. Recommendations with regard to George Street (setbacks/ podium height etc.) within the PPA are consistent with the Park Edge provisions.
4.3.3.8 Design Excellence	It has been recommended that Heritage is included as a trigger for design excellence on sites with FSR of 3:1 or above.
4.4 Heritage Conservation Areas	This section is considered to adequately address heritage in relation to the respective Heritage Conservation Areas (being North Parramatta, South Parramatta, Harris Park West and Sorrell Street).

The Technical Report prepared by Planisphere also noted the following potential guidelines for the City Central Area to ensure that views from OGH and Parramatta Park are retained. It is recommended that these guidelines be included in the DCP. Text shown *blue* and *italicised* is recommended for exclusion or further consideration as it may not be relevant in the context of the Planning Proposal.

DESIRABLE FUTURE DEVELOPMENT GUIDELINES

A5 The most intensive development should be contained within the city central precinct to ensure that the city buildings do not visually dominate the skyline over a broad area. This can be achieved by:

A5.1 ensuring that the tallest buildings within Parramatta are located within the City Central precinct; and
A5.2 ensuring that there is a distinctive height edge to the city centre, particularly at Phillip Street.

Note: In relation to A5.2, the City Centre has moved north of the river and this no longer applies. This has been recognised in the comments relating to significant views in Appendix B.

B6 New development should strengthen the visual connection between the OGH and the city, when viewed from the Domain, including by improving the legibility of the central city and its buildings (refer to Important Views 1 and 5). This may be achieved by:

B6.1 ensuring that towers are well proportioned, with a visually interesting top, and an elevation that enhances the skyline; and
 B6.2 introducing upper level setbacks to allow for view sharing from, and between, buildings; and
 B6.3 ensuring buildings are designed to the highest contemporary architectural standards.

B7 New development in George Street should strengthen and frame the vista along the street and further reinforce the formal Georgian town plan. This concept is outlined within the City Centre DCP and includes:

B7.1 consistent setbacks (including consistent front setbacks at street level); and
B7.2 no building facade clutter (including signage), particularly below first floor level is also desirable.

Note: B7.2 is considered appropriate to the City Edge only.

B8 New development throughout the city centre area should reinforce the formal layout of the Georgian town plan with:

B8.1 consistent setbacks (including continuous front setbacks at street level); and
 B8.2 orientation of buildings towards the street grid.

B9 In order to preserve views along Parramatta River, and improve overall legibility of the river within the context of Parramatta, new development to the west of Church Street and adjacent to the riverside should:

B9.1 create an overall transition in height between the city central (precinct 3) and Parramatta River; and
B9.2 include upper level setbacks of buildings in the blocks immediately adjacent to the river, which step down in height towards the river.

B10 New development should enhance the visual connection between landscape and built elements by ensuring that any new building:

B10.1 addresses the river as well as any street frontage(s);

B10.2 provides a positive, active interface at pedestrian level, with the public space / promenade adjacent to the river; and,

B10.3 is designed to the highest contemporary architectural standards.

B14 The majority 'green' aspect when looking north and north east from within the domain parklands should be retained such that the tree lined ridge which forms the background to views remains mostly intact. This may be achieved by:

B14.1 ensuring that the majority of new developments are lower in height than the tree lined ridge when viewed from within the Domain;

B14.2 utilising materials and external finishes that reduce distant visibility and minimise contrast against the green backdrop such as matt finishes and muted tones; and,

B14.3 ensuring that the tops of towers are well designed and do not display advertising materials or banners.

Note: At present, there is little high rise development north of the river. The PPA allows for an intensification of development north of the river. It must therefore be acknowledged that development north of the river within the PPA will change the views from Parramatta Park. These views are distant views and development will not overshadow or impede enjoyment of the park but will alter distant skyline views. This is a strategic decision for the development of Parramatta notwithstanding the potential impact on skyline views from certain key views in the Planisphere report. This control therefore is not valid under the PPA.

B15 In order to create a distinctive 'edge' to the city, and to ensure that the city buildings do not visually dominate the skyline over a broad area, development in this location should be secondary to development within the City Central Precinct. This can be achieved by:

B15.1 ensuring that the tallest buildings within Parramatta are located within the City Central precinct; and

B15.2 ensuring that there is a distinctive height edge to the city centre, particularly at Phillip Street.

Note: In relation to B15.2, the City Centre has moved north of the river and this no longer applies. This has been recognised in the comments relating to significant views in Appendix B.

8 Conclusion

This assessment has been informed by extensive surveys of the PPA and in particular, reviews of the investigation areas as set out in section 5, which in turn have informed the development of planning controls (FSR) for the PPA.

The amendments to the PPA and corresponding LEP/ DCP amendments have also required additional review of the LEP/DCP provisions with regard to heritage and the City Centre to cater for intensification of development as set out in section 6.

Key directions with regard to the LEP and DCP include:

- Inclusion of Heritage as a trigger for design excellence requirements on sites of or more than 3:1 FSR and adjoining heritage items.
- Provision of podium height controls for George and Church Streets to retain character and interpret the colonial town plan
- Revision to the DCP controls to include provisions to address site amalgamation and to better address heritage in the City Centre, where general provisions are more geared towards heritage in residential and low scale areas.

Where such provisions are implemented the subject PPA is considered to be compliant with requirements of Section 117 Direction 2.3 Heritage Conservation (Section 117(2) of the *Environment Planning and Assessment Act 1979*.

9 References

This study was prepared with reference to:

- Achieving A Grade Office Space in the Parramatta CBD, Economic Review prepared by Urbis (June 2015)
- Auto Alley Precinct – Economic Advice prepared by SGS Economics and Planning (2014)
- Auto Alley Precinct Urban Design Study – Stage 2 prepared by Conybeare Morrison (2013)
- Auto Alley Planning Framework (draft) prepared by Parramatta City Council (October 2014)
- Correspondence from Heritage Council of NSW to City Strategy Unit, Parramatta City Council (24 November 2014) in relation to the Parramatta CBD Planning Framework Review.
- Development in Parramatta City and the impact on Old Government House and Domain’s World and National Heritage listed values – technical report prepared by Planisphere (2012)
- Draft Parramatta CBD Planning Strategy – urban design testing presentation prepared by Parramatta City Council (2015)
- Draft Parramatta City Centre Planning Framework Study prepared by Architectus (2014)
- Guidance on Tall Buildings prepared by CABI and English Heritage (2007)
- NSW Government, Director General’s Design Excellence Guidelines
- Parramatta Aboriginal Cultural Heritage Study Review prepared by Mary Dallas Consulting Archaeologists (2014)
- Parramatta CBD Planning Framework: Economic Analysis prepared by SGS Economics and Planning (2014)
- Parramatta CBD Planning Strategy prepared by Parramatta City Council (2015)
- Parramatta LEP 2011, Parramatta City Centre LEP 2007, Parramatta DCP 2011
- Parramatta North Urban Renewal, Cumberland Precinct and Sports and Leisure Precinct Re-zoning application, Built Heritage Assessment Parramatta City Council prepared by TKD Architects (2014)
- Sydney Development Control Plan 2012 prepared by City of Sydney
- Sydney Local Environment Plan 2012 prepared by City of Sydney prepared by City of Sydney

Disclaimer

This report is dated 20 October 2015 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Urbis Pty Ltd (**Instructing Party**) for the purpose of Heritage Study (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.




Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

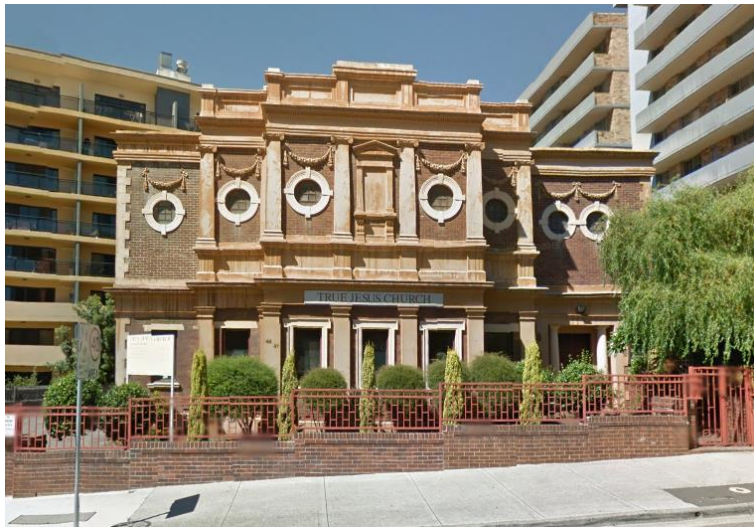


This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.




Appendix A



Survey of PPA Heritage Items



TABLE 1 – HERITAGE ITEMS INSIDE THE BOUNDARY OF THE PLANNING PROPOSAL AREA OF THE COMPOSITE HERITAGE MAP (HERITAGE LEP 2007 / LEP 2011)




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Convict Barracks Walls and Potential Archaeological Site	80-100 Macquarie Street Lot 65, Section 17, DP 758829	Parramatta City Centre Local Environmental Plan 2007	1	The school site has development potential however the convict wall should be retained and the considered in future development proposals, along with the potential archaeological resource. The listed boundary may be considered subject to definition of the archaeological resource.	
Warder's Cottages	1 and 3 Barrack Lane (rear of 100 Macquarie Street) Lots 101 and 102, DP 1110883	Heritage Act - State Heritage Register/ Listing #00709 Parramatta City Centre Local Environmental Plan 2007	2	No additional development potential – additional FSR may be realised as part of site amalgamation. Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	
David Lennox's house	39 Campbell Street Lot 1, DP 83294	Heritage Act - State Heritage Register/ Listing #00751 Parramatta City Centre Local Environmental Plan 2007	3	Setting is somewhat compromised by adjoining development. No additional development potential – additional FSR may be realised as part of site amalgamation and subject to considered design response. Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	



NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Masonic Centre	47 Campbell Street Lot 7, DP 67534	Parramatta City Centre Local Environmental Plan 2007	4	<p>Setting is somewhat compromised by adjoining development.</p> <p>No additional development potential – additional FSR may be realised as part of site amalgamation and subject to design excellence.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Bicentennial Square and adjoining buildings	188, 188R (part of Church Street road reserve) and 195A Church Street, 38 Hunter Street and 83 Macquarie Street Lot 23, DP 651527, Lot 1, DP 1158833, Lot 7046, DP 93896, Lot L, DP 15108, Lot M, DP 15108	Parramatta City Centre Local Environmental Plan 2007	5	<p>The Square is subject to a current development proposal. Adjoining buildings have been addressed below.</p>	
Parramatta Town Hall and potential archaeological site	182 Church Street Pt Lot 1, DP 791300	Parramatta City Centre Local Environmental Plan 2007	6	<p>The square is subject to a current development proposal</p> <p>The Town Hall has no additional development potential however FSR may be realised through amalgamation and subject to assessment.</p>	


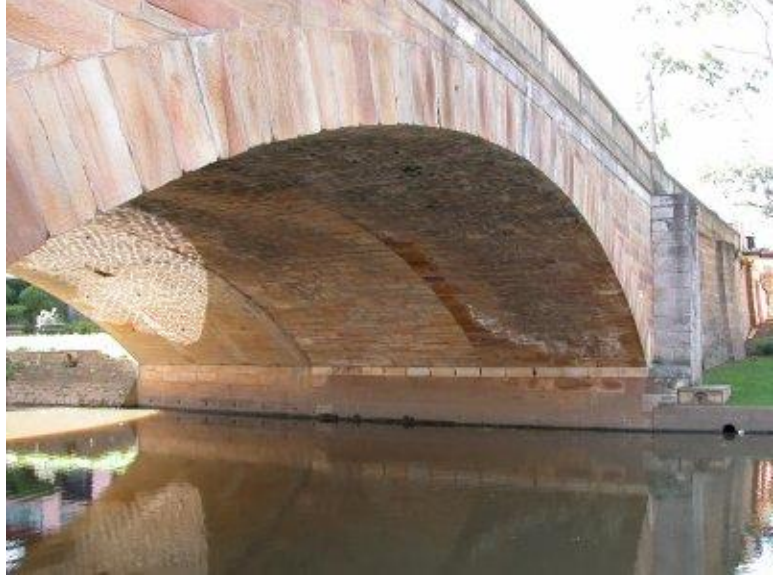
NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Murrays' Building and potential archaeological site	188 Church Street (South East corner) Pt Lot 23, DP 55292	Parramatta City Centre Local Environmental Plan 2007	7	Development potential subject to retention and conservation of the heritage item and consideration of the sites relationship to Bicentennial Square and items in the vicinity. Additional FSR may also be realised as part of site amalgamation and subject to assessment.	
St John's Pro- Cathedral	195 Church Street Part Lot 1 and Part Lot 2, DP 1110057	Heritage Act - State Heritage Register/ Listing #01805 Parramatta City Centre Local Environmental Plan 2007	8	No additional development potential. Controls do not currently apply to the Church and none are proposed under the PPA.	
Warden's cottage (Verger's cottage)	195 Church Street (rear of 47 Hunter Street) DP 88548	Parramatta City Centre Local Environmental Plan 2007	9	No additional development potential – additional FSR may be realised as part of site amalgamation and subject to assessment. Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	



NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Centennial Memorial Clock	Opposite 196 Church Street Bicentennial Square	Parramatta City Centre Local Environmental Plan 2007	10	No development potential – iconic landmark within the Square. Controls do not currently apply and none are proposed under the PPA.	
Shop and potential archaeological site	197 Church Street	Parramatta City Centre Local Environmental Plan 2007	11	<p>Development potential subject to retention and conservation of the heritage item and consideration of the sites relationship to Bicentennial Square and items in the vicinity. Site is subject to a current planning proposal (PP).</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p>	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Horse parapet facade and potential archaeological site	<p>198- 216 Church Street and 38-46 Macquarie Street.</p> <p>Lot 1, DP 89790, Lot 1, DP 89558, Lot 1, DP 72798, Lot 1, DP 650150, Lots A and B, DP 404724, Lot 2, DP 627838, Lot 83, DP 1136983, SP 68158</p>	Parramatta City Centre Local Environmental Plan 2007	12	<p>Development potential, subject to retention of the significant building façade and consideration of the sites relationship to Bicentennial Square and items in the vicinity.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p>	
Telstra House (former post office) and potential archaeological site	<p>213 Church Street (93-93a Marsden Street).</p> <p>Lots 1 and 2, DP 578322</p>	Parramatta City Centre Local Environmental Plan 2007	13	<p>Development potential subject to retention and conservation of the heritage item.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p>	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
HMV (former Commonwealth Bank) and potential archaeological site	215 Church Street Lot E, DP 15013	Parramatta City Centre Local Environmental Plan 2007	14	Development potential subject to retention and conservation of the heritage item Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.	
Former court house wall and sandstone cellblock and potential archaeological site	223 and 235 Church Street Lots 1 and 2, DP 205570, Lot 1, DP 329431	Parramatta City Centre Local Environmental Plan 2007	15	The site has development potential however the wall should be retained and considered in future development proposals, along with the potential archaeological resource. The listed boundary may be considered subject to definition of the archaeological resource. Heritage elements are on the western and southern boundaries.	
Shops and offices	263 Church Street Lot 1, DP 136333	Parramatta City Centre Local Environmental Plan 2007	16	No additional development potential – additional FSR may be realised as part of site amalgamation. Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character. Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Westpac bank	264 Church Street (corner of George Street) Lot 1, DP 952497	Parramatta City Centre Local Environmental Plan 2007	17	<p>No additional development potential – additional FSR may be realised as part of site amalgamation.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Sandstone and brick wall	286 (rear), 288 and 290 Church Street. Lot 1, DP 210616, Lot 1, DP 128501, Lot 5, DP 516126, Lot 2, DP 216665	Parramatta City Centre Local Environmental Plan 2007	18	<p>The site has development potential however the wall should be retained and the considered in future development proposals.</p>	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Former ANZ bank and potential archaeological site	306 Church Street (corner of Phillip Street). Lot 10, DP 65743	Parramatta City Centre Local Environmental Plan 2007	19	<p>No additional development potential – additional FSR may be realised as part of site amalgamation.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Lennox Bridge	349 (adjacent to) and 351 Church Street	<p>Heritage Act - State Heritage Register/ Listing #00750</p> <p>Parramatta City Centre Local Environmental Plan 2007</p>	20	No development potential	



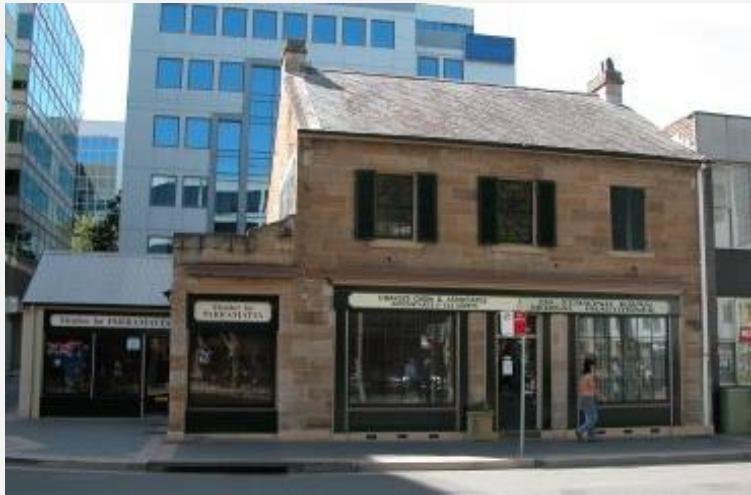
NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
St Peter's Uniting Church and potential archaeological site	356 Church Street Lot B, DP 154618	Parramatta City Centre Local Environmental Plan 2007	21	<p>No additional development potential – additional FSR may be realised as part of site amalgamation.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Prince Alfred Square and potential archaeological site	353c Church Street Lot 1, DP 724837	Parramatta City Centre Local Environmental Plan 2007	22	<p>No development potential. The Park presently does not include FSR controls and none are proposed under the PPA</p>	



NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Anthony Malouf and Co	366 and 368 Church Street Lot A, DP 90292	Parramatta City Centre Local Environmental Plan 2007	23	No additional development potential – additional FSR may be realised as part of site amalgamation. Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	
Royal Oak Hotel and stables and potential archaeological site	387 Church Street	Parramatta City Centre Local Environmental Plan 2007	24	No additional development potential – additional FSR may be realised as part of site amalgamation. Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	
Commercial building	448 - 450 Church Street Lot 1, DP 70506	Parramatta City Centre Local Environmental Plan 2007	25	No additional development potential – additional FSR may be realised as part of site amalgamation. Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	



NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Former bakery and potential archaeological site	476 Church Street Lot 3, DP 741890	Parramatta City Centre Local Environmental Plan 2007	26	<p>No additional development potential – additional FSR may be realised as part of site amalgamation.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Llonells	1 Cowper Street Lot 1, DP 935059	Parramatta City Centre Local Environmental Plan 2007	27	No additional development potential; existing FSR to be maintained.	
Jeshyron	3 Cowper Street Lot 1, DP 935060	Parramatta City Centre Local Environmental Plan 2007	28	<p>No additional development potential; existing FSR to be maintained.</p> <p>Development of adjoining sites to the north should be subject to setback provisions under the DCP.</p>	

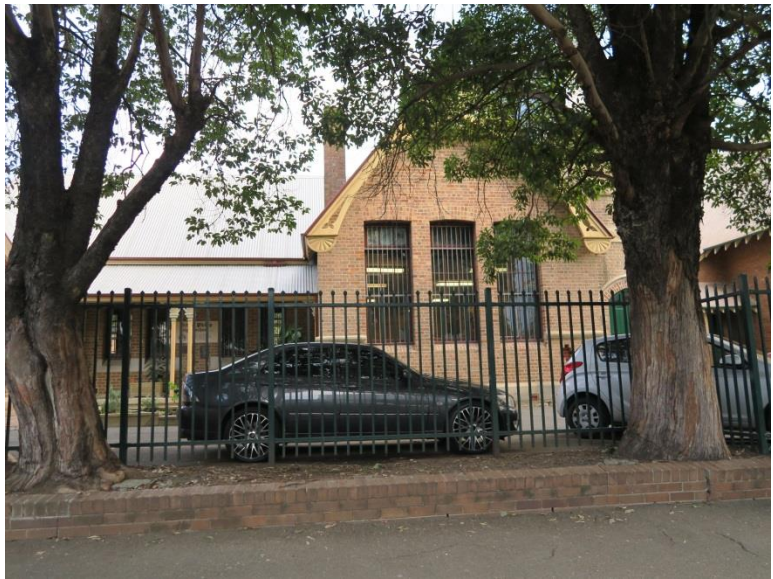


NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Parramatta Station	3 Darcy Street (also Argyle Street) Lot 9, DP 733457	Heritage Act - State Heritage Register/ Listing #00696 Parramatta City Centre Local Environmental Plan 2007	29	Possible development near station	 A photograph of the Parramatta Station building, a red brick structure with a prominent portico and classical columns. A red bus is visible in the foreground.
Stable and potential archaeological site	31 Fennell Street (423 Church Street) Lot 101, DP 612005	Parramatta City Centre Local Environmental Plan 2007	30	Existing FSR retained. The listed boundary may be considered subject to definition of the archaeological resource.	 A photograph of a two-story stone building, likely a stable, with a gabled roof and a small window. A palm tree is in the foreground.
Court house tower	12 George Street Sec 20 Town Map	Parramatta City Centre Local Environmental Plan 2007	33	Development potential subject to retention and conservation of the heritage listed tower and sympathetic design response. The listed boundary may be considered.	 A photograph of the Court House tower, a tall brick structure with a clock face and a decorative top, situated on a street corner.




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Former Rural Bank	16 George Street. Lot 1, DP 68450	Parramatta City Centre Local Environmental Plan 2007	34	<p>No additional development potential – additional FSR may be realised as part of site amalgamation.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Woolpack Hotel and potential archaeological site	19 George Street	Parramatta City Centre Local Environmental Plan 2007	36	<p>No additional development potential – additional FSR may be realised as part of site amalgamation.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Shops and potential archaeological site	45 George Street Lot 1, DP 701456, Lot L, DP 400566	Parramatta City Centre Local Environmental Plan 2007	37	<p>Development potential subject to retention and conservation of the heritage item. The listed boundary may be considered subject to definition of the archaeological resource.</p> <p>Height controls should be applied under the DCP, to maintain a minimum setback of 20m from the street frontage to both the northern and southern sides of George Street, to ensure that any redevelopment preserves significant George Street vistas and reinterprets the colonial town plan.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Roxy Cinema	65- 69 George Street Lots 1 and 2, DP 76080	Heritage Act - State Heritage Register/ Listing #00711 Parramatta City Centre Local Environmental Plan 2007	38	Development potential subject to considered design response. Height controls should be applied under the DCP, to maintain a minimum setback of 20m from the street frontage to both the northern and southern sides of George Street, to ensure that any redevelopment preserves significant George Street vistas and reinterprets the colonial town plan.	
Perth House property, Moreton Bay fig tree and potential archaeological site	85 George Street CP SP74416	Heritage Act - State Heritage Register/ Listing #00155 Parramatta City Centre Local Environmental Plan 2007	39	Development potential subject to retention and conservation of the heritage item and design excellence response, as well as consideration of the archaeological resource. Height controls should be applied under the DCP, to maintain a minimum setback of 20m from the street frontage to both the northern and southern sides of George Street, to ensure that any redevelopment preserves significant George Street vistas and reinterprets the colonial town plan. Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	
Shop and office and potential archaeological site	90 George Street Lot 10, DP 860245	Heritage Act - State Heritage Register/ Listing #00278 Parramatta City Centre Local Environmental Plan 2007	40	No additional development potential – additional FSR may be realised as part of site amalgamation. Height controls should be applied under the DCP, to maintain a minimum setback of 20m from the street frontage to both the northern and southern sides of George Street, to ensure that any redevelopment preserves significant George Street vistas and reinterprets the colonial town plan. Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Harrisford and potential archaeological site	182 George Street Lot 1, DP 59495	Heritage Act - State Heritage Register/ Listing #00248 Parramatta City Centre Local Environmental Plan 2007	41	<p>No additional development potential – existing FSR to be maintained.</p> <p>No change to the existing controls of 4:1 FSR and 36m maximum building height, however consideration should be given to reducing the maximum building height to approximately the height of the existing building, following more detailed analysis of the site.</p> <p>Height controls should be applied under the DCP, to maintain a minimum setback of 20m from the street frontage to both the northern and southern sides of George Street, to ensure that any redevelopment preserves significant George Street vistas and reinterprets the colonial town plan.</p>	
Commercial Hotel	2a Hassall Street (corner of Station Street East) Lot 23, DP 746354	Parramatta City Centre Local Environmental Plan 2007	42	<p>No additional development potential – additional FSR may be realised as part of site amalgamation.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Redcoats' Mess House and potential archaeological site	2 Horwood Place (48-50 George Street). Lot 2, DP 702154	Heritage Act - State Heritage Register/ Listing #00218 Parramatta City Centre Local Environmental Plan 2007	43	No additional development potential – additional FSR may be realised as part of site amalgamation. Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	
Leigh Memorial Uniting Church	119 Macquarie Street Lot 1, DP 628809	Parramatta City Centre Local Environmental Plan 2007	46	No additional development potential – additional FSR may be realised as part of site amalgamation. Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Arthur Phillip High School and potential archaeological site	175 Macquarie Street. Lots 1 and 2, DP 115296	Parramatta City Centre Local Environmental Plan 2007	47	Existing FSR to be maintained. Development potential subject to retention and conservation of the heritage item and considered design response, as well as consideration of the archaeological resource and impacts to adjoining Lancer Barracks group.	
St Patrick's Cathedral, presbytery and precinct and potential archaeological site	1 Marist Place. Lot 1, DP 1034092	Parramatta City Centre Local Environmental Plan 2007	48	No additional development potential – existing FSR retained.	
St John's Cemetery	1 O'Connell Street. Sec 5, Town of Parramatta St John's Cemetery Lot 5, DP 1023282	Heritage Act - State Heritage Register – listing number 0049 Parramatta City Centre Local Environmental Plan 2007	50	No additional development potential. The site does not presently have any controls and no FSR is proposed. Proposed development to the south of an articulated podium form is considered acceptable, while existing FSR is proposed to be maintained to the adjoining northern and western blocks.	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Studio theatre and potential archaeological site	Palmer Street (rear of 356 Church Street Lot B, DP 154618	Parramatta City Centre Local Environmental Plan 2007	54	Heritage items built over the entire site. No additional development potential – additional FSR may be realised as part of site amalgamation. Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	
Former St Andrews Uniting Church, hall and potential archaeological site	2 Phillip Street (corner of Marsden Street) Lots 1 and 2, DP 986344	Parramatta City Centre Local Environmental Plan 2007	55	Heritage items built over the entire site. No additional development potential – additional FSR may be realised as part of site amalgamation. Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	
Willow Grove and potential archaeological site	34 Phillip Street Lot 1, DP 569139	Parramatta City Centre Local Environmental Plan 2007	56	No additional development potential. Site somewhat compromised by adjoining multi-storey development. Additional FSR may be realised through site amalgamation however would require a considered design response. Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
St George's Terrace and potential archaeological site	44 Phillip Street Lot 1, DP 742271	Parramatta City Centre Local Environmental Plan 2007	57	<p>Potential for additional development subject to retention of the heritage item (being the terraces, not just building facades) and subject to a considered design response. Additional FSR may also be realised through site amalgamation.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Barnaby's Restaurant and potential archaeological site	64, 66 and 68 Phillip Street Lot 3, DP 591970, Lots 1 and 2, DP 128452	Parramatta City Centre Local Environmental Plan 2007	58	<p>Potential for additional development subject to retention of the heritage item and subject to a considered design response. Additional FSR may also be realised through site amalgamation.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Office and potential archaeological site	68A and 70 Phillip Street Lot 36, DP 1104223, SP 18038	Parramatta City Centre Local Environmental Plan 2007	59	<p>Potential for additional development to the rear and on the eastern side of the allotment subject to retention of the heritage items and subject to a considered design response. Additional FSR may also be realised through site amalgamation.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	



NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Electricity Substation and potential archaeological site	11c Ross Street Lot 2, DP 234466	Parramatta City Centre Local Environmental Plan 2007	60	<p>Small site. No additional development potential – however additional FSR may be realised as part of site amalgamation.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Lancer Barracks group	2 Smith Street	<p>Commonwealth Heritage List, Place ID 105214</p> <p>Heritage Act - State Heritage Register 01824: Linden House 2 Smith Street/ 1st/15th Royal NSW Lancers Memorial Museum Collection</p> <p>Parramatta City Centre Local Environmental Plan 2007</p>	61	<p>The site presently has no controls and no amendment is proposed – subject to approval under the EPBC Act</p>	
Rose and Crown Hotel and potential archaeological site	11 Victoria Road (corner of Sorrell Street) Lot 1, DP 67120	Parramatta City Centre Local Environmental Plan 2007	62	<p>No additional development potential – however additional FSR may be realised as part of site amalgamation.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Charles Street Weir	Parramatta River	Parramatta City Centre Local Environmental Plan 2007	63	No development potential – infrastructure	
Shop (former fire station)	138 Church Street Lot 409, DP 729616	Parramatta City Centre Local Environmental Plan 2007	64	Heritage item retained at the base of a multi-storey residential tower.	
Parramatta House and potential archaeological site	243, 245 and 247 Church Street Lot 1, DP 74622	Parramatta City Centre Local Environmental Plan 2007	65	<p>Additional FSR may be realised through site amalgamation however would require a considered design response and setbacks as per the LEP/ DCP.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Shop	253 Church Street Lot B, DP 380265	Parramatta City Centre Local Environmental Plan 2007	66	<p>Additional FSR may be realised through site amalgamation however would require a considered design response and setbacks as per the LEP/ DCP.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Shop	255 Church Street Lot 1, DP 587804	Parramatta City Centre Local Environmental Plan 2007	67	<p>Additional FSR may be realised through site amalgamation however would require a considered design response and setbacks as per the LEP/ DCP.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Shop and potential archaeological site	257, 259 and 261 Church Street	Parramatta City Centre Local Environmental Plan 2007	68	<p>Additional FSR may be realised through site amalgamation however would require a considered design response and setbacks as per the LEP/ DCP.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Shop and potential archaeological site	267 Church Street Lots 1 and 2, DP 400078	Parramatta City Centre Local Environmental Plan 2007	69	<p>Additional FSR may be realised through site amalgamation however would require a considered design response and setbacks as per the LEP/ DCP.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Shops and potential archaeological site	269 Church Street/ Lot C, DP 185864 273 Church Street/ Lot B, DP 324965 275 and 277 Church Street	Parramatta City Centre Local Environmental Plan 2007	70, 71 and 72	<p>Additional FSR may be realised through site amalgamation however would require a considered design response and setbacks as per the LEP/ DCP</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Shop, office and potential archaeological site	279 Church Street Lot 10, DP 733123	Parramatta City Centre Local Environmental Plan 2007	73	<p>Additional FSR may be realised through site amalgamation however would require a considered design response.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Shop	281 Church Street Lot 3, DP 610555	Parramatta City Centre Local Environmental Plan 2007	74	<p>Additional FSR may be realised through site amalgamation however would require a considered design response.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Shop	287 Church Street Lot 5, DP 25055	Parramatta City Centre Local Environmental Plan 2007	75	<p>Additional FSR may be realised through site amalgamation however would require a considered design response.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Shop	289 Church Street/ Lot 4, DP25055 291 Church Street/ Lot 3, Section 24, DP 25055 293 Church Street/ Lot 2, DP 25055	Parramatta City Centre Local Environmental Plan 2007	76, 77 and 78	<p>Additional FSR may be realised through site amalgamation however would require a considered design response.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Shop and potential archaeological site	302 Church Street Part Lot 1, DP 211499	Parramatta City Centre Local Environmental Plan 2007	79	<p>Additional FSR may be realised through site amalgamation however would require a considered design response.</p> <p>Future development proposals should encourage the reinstatement and/ or presentation of the façade. Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Shop	311-315 Church Street Part Lot 2 (c), Sec 24, DP 161817, Lot 1, DP 739012	Parramatta City Centre Local Environmental Plan 2007	80	<p>Additional FSR may be realised through site amalgamation however would require a considered design response.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	

NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Shop	317 Church Street Lot 1, DP 87514	Parramatta City Centre Local Environmental Plan 2007	81	<p>Additional FSR may be realised through site amalgamation however would require a considered design response.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Shop	321 Church Street Lot 10, DP 541902	Parramatta City Centre Local Environmental Plan 2007	82	<p>Additional FSR may be realised through site amalgamation however would require a considered design response.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Archaeological/ terrestrial (and shop)	323 Church Street Lot 4, DP 525338, Lot 4, DP 520361	Parramatta City Centre Local Environmental Plan 2007	83	<p>Additional FSR may be realised through site amalgamation however would require a considered design response.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Shop	325 and 327 Church Street Lot 1, DP 784451, Lot 6, DP 539787	Parramatta City Centre Local Environmental Plan 2007	84	<p>Additional FSR may be realised through site amalgamation however would require a considered design response.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Archaeological/ terrestrial (and shop)	329 Church Street Lot 1, DP 569483	Parramatta City Centre Local Environmental Plan 2007	85	<p>Additional FSR may be realised through site amalgamation.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Former David Jones department store	330 Church Street Lots 2 and 3, DP 788637, Lot 101, DP 1031459	Parramatta City Centre Local Environmental Plan 2007	86	<p>Site subject to a current approval. Presently under construction for new 'Altitude' Meriton multistorey residential development.</p> <p>Listing status should be considered subject to review of the Meriton proposal</p>	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Archaeological/ terrestrial (and shop)	331 Church Street/ Lot 2, DP 535192 331A Church Street/ Lot 2, DP 791693	Parramatta City Centre Local Environmental Plan 2007	87, 88	<p>Additional FSR may be realised through site amalgamation however would require a considered design response.</p> <p>Height controls should be applied under the LEP, to maintain a minimum setback of 18m from the Church Street frontage to both the eastern and western sides of Church Street, to ensure that any redevelopment retains the consistent 2-3 storey streetscape character.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Horse trough	Adjacent to 353a Church Street	Parramatta City Centre Local Environmental Plan 2007	91	No development potential	
Shop	446 Church Street Lot 1, DP 204902	Parramatta City Centre Local Environmental Plan 2007	92	<p>No additional development potential – additional FSR may be realised as part of site amalgamation.</p> <p>Future development proposals should encourage the removal of the street front addition.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Bicycle shop	458 Church Street Lot 711, DP 1085446	Parramatta City Centre Local Environmental Plan 2007	93	<p>No additional development potential – additional FSR may be realised as part of site amalgamation.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Civic Arcade (former theatre) and potential archaeological site	48 George Street Lots 1–79, SP 159	Parramatta City Centre Local Environmental Plan 2007	96	<p>No additional development potential – additional FSR may be realised as part of site amalgamation.</p> <p>Height controls should be applied under the DCP, to maintain a minimum setback of 20m from the street frontage to both the northern and southern sides of George Street, to ensure that any redevelopment preserves significant George Street vistas and reinterprets the colonial town plan.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	
Dr Pringle's cottage	52 George Street Lot 1, DP 702154	Parramatta City Centre Local Environmental Plan 2007	97	<p>No additional development potential – additional FSR may be realised as part of site amalgamation.</p> <p>Height controls should be applied under the DCP, to maintain a minimum setback of 20m from the street frontage to both the northern and southern sides of George Street, to ensure that any redevelopment preserves significant George Street vistas and reinterprets the colonial town plan.</p> <p>Where sites are amalgamated items must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p>	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Single-storey residence	32 Grose Street Pt Lot 12 and Lot 13, Sec 17 TOWNMAP	Parramatta City Centre Local Environmental Plan 2007	98	No additional development potential – existing FSR to be maintained.	
Semi-detached cottages	23 and 25 Hassall Street Lots 1 and 2, DP 218476	Parramatta City Centre Local Environmental Plan 2007	99	Development potential. The site is presently subject to a current development application. Additional FSR may be realised through site amalgamation. These items have been altered and their setting is somewhat compromised. It is suggested that the items are reassessed to determine whether they meet the threshold for listing and should be retained as heritage items under the LEP.	
Two-storey residence	42 High Street Lot 1, DP 1003369 Lot 1, DP 81523, Lot 1, DP 81603	Parramatta City Centre Local Environmental Plan 2007	101	No additional development potential – additional FSR may be realised as part of site amalgamation. Additional FSR may be realised as part of site amalgamation. Where sites are amalgamated dwellings must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Attached houses	49 and 51 High Street Lot 2, DP 530845, Lot B, DP 388388	Parramatta City Centre Local Environmental Plan 2007	102	Subject to development application. Existing FSR to be maintained.	
Single-storey residence	65 High Street Lot 48, Sec 1, DP 976, Lot 1, DP 576223	Parramatta City Centre Local Environmental Plan 2007	103	No additional development potential – existing FSR to be maintained.	
Single-storey residence	67 High Street Lot B, DP 421597	Parramatta City Centre Local Environmental Plan 2007	104	No additional development potential – existing FSR to be maintained.	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
St John's parish hall	40 Hunter Street (195 Church Street) DP 88548	Parramatta City Centre Local Environmental Plan 2007	105	No additional development potential. Additional FSR may be realised as part of site amalgamation. Where sites are amalgamated, buildings must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	
Two-storey residence	41 Hunter Street Lot 1, DP 27310	Parramatta City Centre Local Environmental Plan 2007	106	No additional development potential. Additional FSR may be realised as part of site amalgamation Where sites are amalgamated dwellings must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	
Semi-detached cottages	41 and 43 Lansdowne Street Pt Lot 21, DP 12623	Parramatta City Centre Local Environmental Plan 2007	107	No development potential, existing FSR retained. There is an opportunity to review the South Parramatta HCA boundary to include these items as they are contiguous with the area. That is subject to a separate process that council is undertaking.	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Semi-detached cottages	49 Lansdowne Street Lot 19, DP 12623	Parramatta City Centre Local Environmental Plan 2007	108	<p>No development potential, existing FSR retained.</p> <p>The item adjoining site (no.43 Church Street) is mapped incorrectly on the LEP map and should be revised.</p> <p>There is an opportunity to review the South Parramatta HCA boundary to include these items as they are contiguous with the area subject to a separate process.</p>	
Kia Ora and potential archaeological site	64 Macquarie Street Lot AY, DP 400258	Parramatta City Centre Local Environmental Plan 2007	109	<p>The rear of the block is developed and the setting altered.</p> <p>Additional FSR may be realised as part of site amalgamation. The present site is viewed as compromised and future redevelopment should aim to reinstate an improved curtilage and setting for the item.</p>	
House/Industrial	9 Marion Street Lot 1, DP 794747	Parramatta City Centre Local Environmental Plan 2007	112	<p>No additional development potential; existing FSR to be maintained.</p> <p>Development of adjoining sites to the south should be subject to setback provisions under the DCP.</p>	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Single-storey residence	11 Marion Street Lot 1, DP 574174	Parramatta City Centre Local Environmental Plan 2007	113	No additional development potential; existing FSR to be maintained. Development of adjoining sites to the south should be subject to setback provisions under the DCP.	
Residence—Mona	13 Marion Street Lot 1, DP 528361	Parramatta City Centre Local Environmental Plan 2007	114	No additional development potential; existing FSR to be maintained. Development of adjoining sites to the south should be subject to setback provisions under the DCP.	
Attached house and office	17 Marion Street (17-23) Lot 1, DP 600258	Parramatta City Centre Local Environmental Plan 2007	115	Site presently under construction and subject to redevelopment. Amalgamated site, 17-23 Marion Street. No additional development potential; existing FSR to be maintained.	


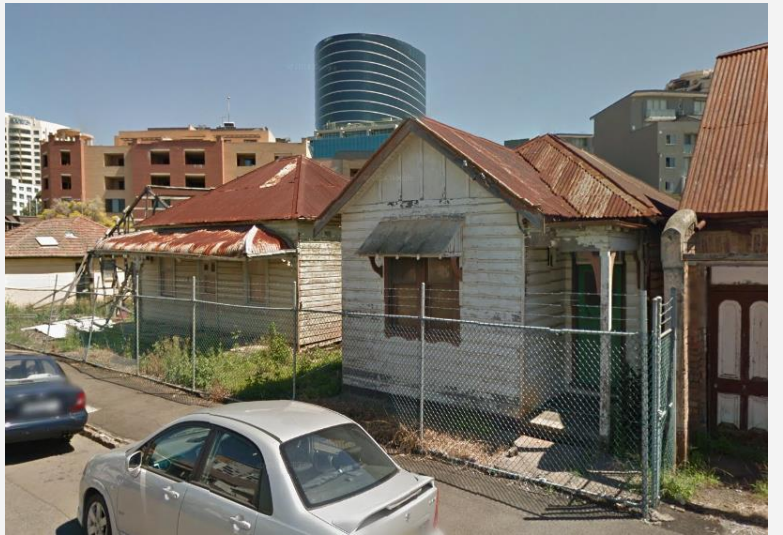
NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Single-storey residence	20 Marion Street Lot 2, DP 524232	Parramatta City Centre Local Environmental Plan 2007	116	No additional development potential; existing FSR to be maintained. Development of adjoining sites to the north should be subject to setback provisions under the DCP.	
Attached house and office	23 Marion Street Lot 5, Sec 1, DP 976	Parramatta City Centre Local Environmental Plan 2007	117	Site presently under construction and subject to redevelopment. Amalgamated site, 17-23 Marion Street. No additional development potential; existing FSR to be maintained.	
Single-storey residence	26 Marion Street Lot 2, DP 909383	Parramatta City Centre Local Environmental Plan 2007	118	No additional development potential; existing FSR to be maintained. Development of adjoining sites to the north should be subject to setback provisions under the DCP.	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Single-storey residence	28 Marion Street Lot 1, DP 966322	Parramatta City Centre Local Environmental Plan 2007	119	No additional development potential; existing FSR to be maintained. Development of adjoining sites to the north should be subject to setback provisions under the DCP.	
Single-storey residence	29 Marion Street Lot 8, Sec 1, DP 976, Lot 1, DP 345868	Parramatta City Centre Local Environmental Plan 2007	120	No additional development potential; existing FSR to be maintained. Development of adjoining sites to the south should be subject to setback provisions under the DCP.	
Single-storey residence	31 Marion Street Lot 9, DP 128787	Parramatta City Centre Local Environmental Plan 2007	121	No additional development potential; existing FSR to be maintained. Development of adjoining sites to the south should be subject to setback provisions under the DCP.	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Single-storey residence	37 Marion Street Lot 12, Sec 1, DP 976	Parramatta City Centre Local Environmental Plan 2007	122	No additional development potential; existing FSR to be maintained. Development of adjoining sites to the south should be subject to setback provisions under the DCP.	
Single-storey residence	14 Ross Street Lot B, DP 439568	Parramatta City Centre Local Environmental Plan 2007	124	No additional development potential; rear of the property has been developed. Future redevelopment should consider setbacks.	
Wine bar bistro	16 Ross Street Lot 1, DP 834630	Parramatta City Centre Local Environmental Plan 2007	125	No additional development potential. Additional FSR may be realised as part of site amalgamation Where sites are amalgamated dwellings must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Two-storey residence	1 Station Street West Lot 34, Sec 1, DP 976West	Parramatta City Centre Local Environmental Plan 2007	126	No additional development potential. Additional FSR may be realised as part of site amalgamation Where sites are amalgamated dwellings must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	
Single-storey residence	7 Station Street Lot 31, Sec 1, DP 976	Parramatta City Centre Local Environmental Plan 2007	127	No additional development potential; existing FSR to be maintained.	
Horse trough	Victoria Street Adjacent to 353a Church Street	Parramatta City Centre Local Environmental Plan 2007	128	No development potential (refer also to item 91 which is a separate listing) Status of the trough/s should be investigated to determine whether this is a duplicate listing or to confirm the location of the second trough.	



NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Attached houses	21 Wentworth Street Lot 5, DP 555797, Lot 7, DP 531926	Parramatta City Centre Local Environmental Plan 2007	129	Setting has been altered. Existing development to the rear. Should future development of the block be proposed, the significance of these items could be reviewed, with consideration for the context.	
Single-storey shop	105 Wigram Street Lot 101, DP 789695	Parramatta City Centre Local Environmental Plan 2007	130	No additional development potential – existing FSR maintained (2:1)	
Attached houses	113 and 115 Wigram Street Lot Y, DP 403345, Lot X, DP 403345	Parramatta City Centre Local Environmental Plan 2007	131	Development potential. The site is presently subject to a current development application. Additional FSR may be realised through site amalgamation. Where sites are amalgamated dwellings must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.	
Convict drain	1, 1A and 3 Barrack Lane, 174 Church Street, 71, 83, 85	Parramatta City Centre Local Environmental Plan 2007	132	Not considered a development constraint subject to individual site archaeological assessment.	




NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
	and 126-130 George Street, 72, 74, 119 and 119A Macquarie Street, 72B, 72C, 76 and 80A Phillip Street and 18 and 25 Smith Street				
Wetlands	Parramatta River	Parramatta City Centre Local Environmental Plan 2007	134	No development potential	
Roseneath and potential archaeological site	40 O'Connell Street Lot 1, DP 34629	Heritage Act - State Heritage Register (Listing number 0042) Parramatta Local Environmental Plan 2011	I00042	No development potential. Recommended that the item is excluded from the planning proposal area, along with the block bounded by Ross, Villiers, Grose and O'Connell Streets.	
Timber cottages	2 and 4 Ada Street Lots 6 and 7, Section 2, DP 395	Parramatta Local Environmental Plan 2011	I246	<p>No additional development potential. Additional FSR may be realised as part of site amalgamation. Where sites are amalgamated dwellings must retain their integrity as a heritage item and as an independent streetscape element. This includes retention of curtilage and setting and interpretation of the original subdivision.</p> <p>Setback provisions from the northern boundary should also be considered.</p>	



NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Terrace houses	6, 8, 10 and 12 Ada Street Lots 1-4, DP 545737	Parramatta Local Environmental Plan 2011	I248	Small sites. No additional development potential. Where the adjoining northern site (fronting Kendall Street) setback provisions from the northern boundary should also be considered.	
Single storey residence	44 Albert Street SP 22155	Parramatta Local Environmental Plan 2011	I326	Small lot with development to the rear. Existing FSR to be retained (0:6) Any future development should seek to reinstate a more appropriate setting for the item.	
Two storey residence	53 Sorrell Street Lot 1, DP 19079	Parramatta Local Environmental Plan 2011	I420	Small lot - no additional development potential. Existing FSR to be maintained (0.6:1)	

NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Single storey residence	63 Sorrell Street Lot 1, DP 710827	Parramatta Local Environmental Plan 2011	I425	Small lot - no additional development potential. Existing FSR to be maintained (0.6:1)	
All Saints Parochial School	27 Elizabeth Street, Parramatta	Parramatta Local Environmental Plan 2011	I469	No additional development potential. Existing FSR to be maintained (0.8:1)	
Conjoined residences	1 Grose Street, Parramatta Part Lot 1, DP 1117917	Parramatta Local Environmental Plan 2011	I495	No development potential. Recommended that the item is excluded from the planning proposal area, along with the block bounded by Ross, Villiers, Grose and O'Connell Streets.	

NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Conjoined residences	15 and 17 Grose Street, Parramatta Lots 1 and 2, DP 587980	Parramatta Local Environmental Plan 2011	I496	No development potential. Recommended that the item is excluded from the planning proposal area, along with the block bounded by Ross, Villiers, Grose and O'Connell Streets	
Single storey residence and potential archaeological site	19 Grose Street, Parramatta Lot 3, DP 587980	Parramatta Local Environmental Plan 2011	I497	No development potential. Recommended that the item is excluded from the planning proposal area, along with the block bounded by Ross, Villiers, Grose and O'Connell Streets.	
Single storey residence and potential archaeological site	44 Grose Street Lot 5, DP 62376	Parramatta Local Environmental Plan 2011	I500	Small lot - no additional development potential. Existing FSR to be maintained (0.6:1)	

NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Single storey residence and potential archaeological site	2 Ross Street, Parramatta Lot 1, DP 935003	Parramatta Local Environmental Plan 2011	I539	No development potential. Recommended that the item is excluded from the planning proposal area, along with the block bounded by Ross, Villiers, Grose and O'Connell Streets.	
Conjoined residence	4 Ross Street, Parramatta Lot 46, DP 623060	Parramatta Local Environmental Plan 2011	I540	No development potential. Recommended that the item is excluded from the planning proposal area, along with the block bounded by Ross, Villiers, Grose and O'Connell Streets.	
Lurlinea and potential archaeological site	8–10 Ross Street	Parramatta Local Environmental Plan 2011	I541	No development potential. Recommended that the item is excluded from the planning proposal area, along with the block bounded by Ross, Villiers, Grose and O'Connell Streets. Nevertheless, this listing should be reviewed as it appears to refer to a building not found on the site. (Under investigation by Council as a separate process).	

NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
Carlosa	3 Trott Street, Parramatta Lot 1, DP 616000	Parramatta Local Environmental Plan 2011	I548	No development potential. Recommended that the item is excluded from the planning proposal area, along with the block bounded by Ross, Villiers, Grose and O'Connell Streets.	
Convent of Our Lady of Mercy and associated buildings	2, 4 and 6 Victoria Road, Parramatta Lot 1, DP 301995; Lot 14, DP 498; Lot 2, DP 301995; Lot 4, DP 68819; Lots 3 and 5-9, DP 758788	Parramatta Local Environmental Plan 2011	I550	Additional development potential subject to considered response.	
All Saints Church	21 Victoria Road (corner Elizabeth Street), Parramatta Lot 101, DP 786056	Parramatta Local Environmental Plan 2011	I551	No additional development potential. Existing FSR to be maintained (0.8:1)	

NAME	ADDRESS	SIGNIFICANCE/ LISTINGS	ITEM NO. ON THE HERITAGE MAP (LEP)	URBIS RECOMMENDATION	IMAGE
All Saints Hall	27 Elizabeth Street Lot 100, DP 786056	Parramatta Local Environmental Plan 2011	I552	No additional development potential. Existing FSR to be maintained (0.8:1)	
Single storey residence	1 Villiers Street, Parramatta Lot 4, DP 587980	Parramatta Local Environmental Plan 2011	I557	No development potential. Recommended that the item is excluded from the planning proposal area, along with the block bounded by Ross, Villiers, Grose and O'Connell Streets.	

Appendix B

Significant View Corridors

Each of the identified significant views is addressed in the Table below. Views are illustrated at Figure 3 and Figure 4.

VIEW/ VISTA	SOURCE	SIGNIFICANCE	COMMENT/ ASSESSMENT OF IMPACTS
Development in Parramatta City and the Impact on Old Government House (OGH) and Domain's World and National Heritage Listed Values: Technical Report, Planisphere 2012			
<p>OGH and OGH courtyard towards the City (east and south east)</p>	<p>Planisphere Technical Report 2012 (View 1 and 1B)</p> <p>Also represented by View 1 of the DCP 2011 'OGHD Viewing Locations'</p>	<p>Composition: area to area view taking in a broad panorama of the city from the lawns within the Domain</p> <p>Visual quality: moderate visual quality of the city of Parramatta against a parkland setting</p> <p>Rarity: rare within the regional context, similar views are available from other locations</p> <p>Significance: high. Multi- layered elements visible including the layout of pathways. Relationship with the alignment of George Street, Macquarie Street and Hunter Street. Sense of landscape setting in the foreground of views and through the juxtaposition of city and parkland</p>	<p>There is no impact to the views as identified within the park and towards the park edge. Development will be apparent in the broader city views however some extant prominent development is noted (specifically the Commonwealth building).</p> <p>The intent of the tower development is for tall slender towers with slot views to the hills beyond.</p> <p>The view is not considered to be unreasonably impacted by the PPA.</p> <p>There is no impact on view 1B which is localised within the park and park edge.</p>
<p>OGH to former Kings School</p>	<p>Planisphere Technical Report 2012 (View 3)</p> <p>Also represented by View 1 of the DCP 2011 'Historic Views' and View 2 of the DCP 2011 'OGHD Viewing Locations'</p>	<p>Composition: Point to area view with a fair composition, lack of focal point</p> <p>Visual quality: while there is no particular focal point there are a number of compelling elements within this view</p> <p>Rarity: one off rare view</p> <p>Significance: high. Very strong layering of landscape elements including the School building, church spires and Government farm which provide historical connection to colonial era. Tree lined ridge on the</p>	<p>There is no impact to this view which is to Prince Alfred Park, the former Kings School and church spires as this area is not impacted by the PPA. The Kings School and Park edge is excluded from the PPA and no uplift is proposed for the park or church.</p> <p>This view is not impacted by the PPA.</p>

VIEW/ VISTA	SOURCE	SIGNIFICANCE	COMMENT/ ASSESSMENT OF IMPACTS
		horizon helps to evoke a sense of the rural.	
Bath House area to City (east and south east)	Planisphere Technical Report 2012 (View 5) OGHD Viewing Locations' Represented by Views 3 and 4 of the DCP 2011 '	Composition: poor composition of scattered elements and visual clutter from street furniture/roadways Visual quality: collection of landscape features offers interest to the viewer. Rarity: one off view Significance: high. Strong layering of landscape elements including the bath house, the Redoubt and Observatory. Strong sense of the relationship between OGH and Parramatta and the general landscape setting	There is no impact on identified short range vistas within the park and to the park edge. Development will be apparent in the broader city views however some extant prominent development is noted (specifically the Commonwealth building). The intent of the tower development is for tall slender towers with slot views to the hills beyond. The view is not considered to be unreasonably impacted by the PPA.
From Crescent to City (east to north east)	Planisphere Technical Report 2012 (View 6) Also represented by Views 3 and 4 of the DCP 2011 'OGHD Viewing Locations'	Composition: point to area view taking in a broad panorama of the city against a foreground of vegetation and tree lined ridge in the background Visual quality: moderate visual quality with some historic features Rarity: rare view, similar views available from around the crescent Significance: moderate. Layering of landscape elements including the crescent and the river. Views north towards the treed ridgeline create a sense of openness and rurality against the city	There is no impact on identified short range vistas within the park and to the park edge. Intensified development will be apparent in the broader city views and in the northern periphery of the CBD however extant development is noted in the CBD. The intent of the tower development is for tall slender towers with slot views to the hills beyond. At present, there is little high rise development north of the river. The PPA allows for an intensification of development north of the river. It must therefore be acknowledged that development north of the river within the PPA will change the views from Parramatta Park. These views are distant views and development will not overshadow or impede enjoyment of the park but will alter distant skyline views.

VIEW/ VISTA	SOURCE	SIGNIFICANCE	COMMENT/ ASSESSMENT OF IMPACTS
			This is a strategic decision for the development of Parramatta notwithstanding the potential impact on skyline views from certain key views in the Planisphere report, however it is generally considered that given the distance of development, impact will be minimal.
Northern Crescent to City (east)	Planisphere Technical Report 2012 (View 9) Also represented by View 4 of the DCP 2011 'OGHD Viewing Locations'	Composition: point to area view taking in a broad panorama of the city against the parkland and tree lined ridge in the distance Visual quality: moderate visual quality of the river and city of Parramatta against a parkland setting Rarity: rare within the regional context, similar views are available from other locations. Significance: moderate. Views towards the amphitheatre area and river provide some sense of a layering of landscape elements. City buildings are prominent to the east. Tree lined ridge visible to the north	There is no impact to the park edge as this is excluded from the PPA. Long distance views to the CBD already incorporate some redevelopment and the PPA provides for an intensification of this backdrop of development. Potential impacts to long distance views are able to be mitigated via sympathetic design of proposed redevelopment, with the intent that slot views between the towers to the hills beyond, should be retained. This is considered appropriate in the context of extant development and retention of the park edge buffer.
Dairy Precinct (multiple views)	Planisphere Technical Report 2012 (View 10)	Composition: point to area views with the dairy precinct as a landmark feature Visual quality: tranquil views with historic elements Rarity: one off views Significance: high. Strong layering of landscape elements including dairy buildings, alignment of former carriageway and landscaped parkland. Rural qualities. Tree lined creek terminates views creating closure	There is no impact to the identified park views which are limited to features within Parramatta Park. This view is not impacted by the PPA.

VIEW/ VISTA	SOURCE	SIGNIFICANCE	COMMENT/ ASSESSMENT OF IMPACTS
George Street (west to north-west)	Planisphere Technical Report 2012 (View 12) Also represented by View 7 of the DCP 2011 'Historic Views'	Composition: point to point view framed by buildings/ streetscape Visual quality: low with potential to improve, gatehouse forms a visual feature Rarity: rare, one off view Significance: high. No views through the Gatehouse to OGH	As detailed in section 5.3, potential impacts to the eastern and western vistas of George Street are able to be mitigated via the application of a podium height control under the DCP, to ensure a minimum setback of 20m for all development fronting George Street. It is considered that potential impacts to this view are able to be mitigated within the context of the subject PPA.
Macquarie Street (west to north-west)	Planisphere Technical Report 2012 (View 13)	Composition: point to point view framed by buildings/ streetscape Visual quality: low with potential to improve, gatehouse forms a visual feature Rarity: rare, one off view Significance: moderate. Vegetated backdrop provides a visual connection to parkland beyond, relevance to Georgian town plan	Views along Macquarie Street towards the Park and gatehouse are able to be maintained through retention of the present setback controls. It is generally considered however that the views will be maintained as they are within the road reserve. This view is not considered to be significantly impacted by the subject PPA.
Hunter Street (west to north)	Planisphere Technical Report 2012 (View 14) Also represented by Views 2 and 4 of the DCP 2011 'Historic Views'	Composition: point to point view framed by buildings/ streetscape Visual quality: St Johns provides a landmark feature towards the east Rarity: rare, one off view Significance: moderate. Low connection with identified values but does provide a visual connection between the	Views along Hunter Street between the Park and St Johns are able to be maintained through retention of the present setback controls. It is generally considered however that the views will be maintained as they are within the road reserve. This view is not considered to be significantly impacted by the subject PPA.

VIEW/ VISTA	SOURCE	SIGNIFICANCE	COMMENT/ ASSESSMENT OF IMPACTS
		Domain area and St Johns	
Mays Hill (west, north west)	Planisphere Technical Report 2012 (View 16) Also represented by Views 1, 2, 8 and 9 of the DCP 2011 'Historic Views'	Composition: area to area panoramic view Visual quality: The city skyline and golf course are the dominant features Rarity: rare, one off view Significance: moderate. There is a strong layering of landscape elements Parramatta Park and the City visible.	Potential impacts are partly mitigated by the buffer of the Park Edge Special Area which is excluded from the PPA. There is some potential for impacts on the long distance views, as the PPA allows for an intensification of development on the northern periphery of the CBD, which incorporates a transition of development up FSRs of 6:1 and within the CBD core of up to 10:1. At present, there is little high rise development north of the river. The PPA allows for an intensification of development north of the river. It must therefore be acknowledged that development north of the river within the PPA will change the views from Parramatta Park. These views are distant views and development will not overshadow or impede enjoyment of the park but will alter distant skyline views. This is a strategic decision for the development of Parramatta notwithstanding the potential impact on skyline views from certain key views in the Planisphere report. Potential impacts to the long distance views from Mays Hill are considered reasonable and it is noted that some multistorey development is already apparent in this view, particularly within the CBD core south of the river.
Parramatta DCP 2011, Part 4 Special Precincts, 4.3.3 Parramatta City Centre, Figure 4.3.3.4 'Historic Views'			
OGH view northeast to the river, Old King's School Building and site of former Government Farm	DCP Figure 4.3.3.4, 'Historic Views', View 1 Also represented by View 3 of the Planisphere	Key historic view demonstrating the relationship between the Governor, early Government farm and major school institution. Setting of both heritage items	These views are not significantly impacted by the PPA as the Park/ Domain is buffered by the Park Edge Special Area which is excluded from the PPA. This view is not considered to be impacted by the subject

VIEW/ VISTA	SOURCE	SIGNIFICANCE	COMMENT/ ASSESSMENT OF IMPACTS
	Technical Report 2012		PPA.
Views east to St Johns along Hunter Street, available back to Parramatta Regional Park	DCP Figure 4.3.3.4, 'Historic Views', View 2 Also represented by View 14 of the Planisphere Technical Report 2012	Hunter Street framed view to St Johns church	Views along Hunter Street between the Park and St Johns are able to be maintained through retention of the present setback controls. It is generally considered however that the views will be maintained as they are within the road reserve. This view is not considered to be significantly impacted by the subject PPA.
Views to St Johns church and square from north	DCP Figure 4.3.3.4, 'Historic Views', View 3 Also represented by View 3 of the Planisphere Technical Report 2012	Historic main street approach to city centre and St Johns historic church and other heritage items in view	The view from Macquarie Street south to St Johns Church is maintained by the subject PPA. The Square is a listed heritage item and no controls are proposed for the area between Macquarie Street and the Church. The area has no development potential. This view is not considered to be significantly impacted by the subject PPA. It is noted that the Square is subject to a current proposal which has not been reviewed herein.
Views west, from eastern side of square, mall, Civic Place and Town Hall	DCP Figure 4.3.3.4, 'Historic Views', View 4 Also represented by View 14 of the Planisphere Technical Report 2012	Backdrop/setting of church. Views to church and spires	An FSR of 10:1 is proposed for the block bound by the eastern side of the square, Darcy, Macquarie and Smith Streets, including the Town Hall. However impacts to the significant view are able to be mitigated through retention of the current view and vista provisions which require retention of this view corridor. It is considered that potential impacts to this view are able to be mitigated within the context of the subject PPA. It is noted that the Square is subject to a current proposal which has not been reviewed herein.
Views north and south along Church Street,	DCP Figure 4.3.3.4,	Historic main street and approach to city. A number of	As detailed in section 5.2, potential impacts to the northern and southern vistas of Church Street are able to be

VIEW/ VISTA	SOURCE	SIGNIFICANCE	COMMENT/ ASSESSMENT OF IMPACTS
including view of ANZ Dome heritage buildings, St John's church spires to the south and St Peter's church	'Historic Views', View 5	heritage buildings	mitigated via the application of a podium height control under the LEP, to ensure a minimum setback of 18m for all development fronting Church Street. It is considered that potential impacts to this view are able to be mitigated within the context of the subject PPA.
Approach to Parramatta south along Church Street from Fennell Street, sequential views	DCP Figure 4.3.3.4, 'Historic Views', View 6	Historic main street and approach. Relatively consistent scale and setback of streetscape	Potential impacts to the significant view are able to be mitigated through retention of the current view and vista provisions which require retention of this view corridor. It is considered that potential impacts to this view are able to be mitigated within the context of the subject PPA.
Views along George Street to Parramatta Park gatehouse and trees	DCP Figure 4.3.3.4, 'Historic Views', View 7 Also represented by View 12 of the Planisphere Technical Report 2012	Key historic street approach to the park. City edge of park, framing views to gatehouse, trees and Old Government House (not now visible), views of streetscape, heritage items	As detailed in section 5.3, potential impacts to the eastern and western vistas of George Street are able to be mitigated via the application of a podium height control under the DCP, to ensure a minimum setback of 20m for all development fronting George Street. It is considered that potential impacts to this view are able to be mitigated within the context of the subject PPA.
View from Mays Hill across Parramatta's City Centre to distant hills	DCP Figure 4.3.3.4, 'Historic Views', View 8 Also represented by View 16 of the Planisphere Technical Report 2012	Key historic viewing point from the highest part of the Parramatta Park with best views of the city in the river valley, glimpses to hills behind the city between buildings	Potential impacts are partly mitigated by the buffer of the Park Edge Special Area which is excluded from the PPA. There is some potential for impacts on the long distance views, as the PPA allows for an intensification of development on the northern periphery of the CBD, which incorporates a transition of development up FSRs of 6:1. It is noted that there has been some development of a larger scale on the north side and the view presently allows for 'glimpses' of hill views through development, which would also be consistent with the PPA although they

VIEW/ VISTA	SOURCE	SIGNIFICANCE	COMMENT/ ASSESSMENT OF IMPACTS
			<p>would be more limited. .</p> <p>Potential impacts to the long distance views from Mays Hill are considered reasonable and it is noted that some multistorey development is already apparent in this view, particularly within the CBD core south of the river.</p>
<p>View from The Crescent to the distant hills, key historic viewing point from the ridge of The Crescent</p>	<p>DCP Figure 4.3.3.4, 'Historic Views', View 9</p> <p>Also represented by View 16 of the Planisphere Technical Report 2012</p>	<p>Key historic viewing point from the ridge of The Crescent to glimpses of distant hills between buildings</p>	<p>Potential impacts are partly mitigated by the buffer of the Park Edge Special Area which is excluded from the PPA. There is some potential for impacts on the long distance views, as the PPA allows for an intensification of development on the northern periphery of the CBD, which incorporates a transition of development up to FSRs of 6:1.</p> <p>It is noted that there has been some development of a larger scale on the north side and the view presently allows for 'glimpses' of hill views through development, which would also be consistent with the PPA although they would be more limited.</p> <p>Potential impacts to the long distance views from The Crescent are considered reasonable and some development is apparent in long distance views to the east towards the CBD core.</p>
<p>Parramatta DCP 2011, Part 4 Special Precincts, 4.3.3 Parramatta City Centre, Figure 4.3.3.7.7 'OGHD Viewing Locations'</p>			
<p>From lawns east and south of OGH towards the city</p>	<p>DCP Figure 4.3.3.7.7, 'OGHD Viewing Locations', View 1</p>	<p>Not identified in text</p>	<p>Potential impacts are partly mitigated by the buffer of the Park Edge Special Area which is excluded from the PPA. It is noted that the City CBD view beyond the Park Edge presently incorporates multistorey development and the proposed PPA would intensify this. Views south would not</p>

VIEW/ VISTA	SOURCE	SIGNIFICANCE	COMMENT/ ASSESSMENT OF IMPACTS
			<p>be impacted by the PPA.</p> <p>The PPA would allow for an intensification of development but does not impact on a specifically historic view, noting that provision has been made to mitigate impacts to the George Street vista as detailed in section 5.3 above.</p>
From NE corner of OGH to Old Kings School	<p>DCP Figure 4.3.3.7.7, 'OGHD Viewing Locations', View 2</p> <p>Also represented by View 3 of the Planisphere Technical Report 2012, and View 8 of the DCP 2011 'Historic Views'</p>	Not identified in text	<p>There are no impacts to this vista as the park and park edge are excluded from the PPA. Intensification of development on the northern periphery of the CBD will result in a back drop of development however this is considered appropriate.</p> <p>The PPA will not impact on this significant view.</p>
From Bath House area west of OGH to city	<p>DCP Figure 4.3.3.7.7, 'OGHD Viewing Locations', View 3</p> <p>Also represented by View 16 of the Planisphere Technical Report 2012</p>	Not identified in text	<p>There are no impacts to this vista as the park and park edge are excluded from the PPA. Intensification of development in the CBD will result in a back drop of development however this is considered appropriate.</p> <p>The PPA would allow for an intensification of development but does not impact on a specifically historic view, noting that provision has been made to mitigate impacts to the George Street vista as detailed in section 5.3 above.</p>
Parramatta River views towards city from Road within Parramatta Park on west side of river	<p>DCP Figure 4.3.3.7.7, 'OGHD Viewing Locations', View 4</p> <p>Also represented by View 16 of the Planisphere</p>	Not identified in text	<p>The PPA does allow for an intensification of development along the River Foreshore, east of Marsden Street, however the vista remains apparent. There is no impact to the vista to the park edge.</p>

VIEW/ VISTA	SOURCE	SIGNIFICANCE	COMMENT/ ASSESSMENT OF IMPACTS
	Technical Report 2012, and View 9 of the DCP 2011 'Historic Views'		The PPA will not impact on this significant view.
From Dairy Precinct within Parramatta Park looking north east and south east towards city	DCP Figure 4.3.3.7.7, 'OGHD Viewing Locations', View 5	Not identified in text	<p>There are no impacts to this vista as the park and park edge are excluded from the PPA. Intensification of development on the northern periphery of the CBD will result in a back drop of development however this is considered appropriate. It is noted that the present vista also includes the stadium.</p> <p>The PPA will not impact on this significant view.</p>
West along George Street towards Gatehouse of OGH	<p>DCP Figure 4.3.3.7.7, 'OGHD Viewing Locations', View 6</p> <p>Also represented by View 12 of the Planisphere Technical Report 2012, and View 7 of the DCP 2011 'Historic Views'</p>	Not identified in text	<p>As detailed in section 5.3, potential impacts to the eastern and western vistas of George Street are able to be mitigated via the application of a podium height control under the DCP, to ensure a minimum setback of 20m for all development fronting George Street.</p> <p>It is considered that potential impacts to this view are able to be mitigated within the context of the subject PPA.</p>
Parramatta DCP 2011, Appendix, 2, 2.1 Harris Park, Historic View Corridors			
Views from riverbank ridge defined by Thomas Street, North Parramatta, looking down Stewart Street to tall tree plantings of Hambledon Cottage, Experiment Farm, Elizabeth Farm	DCP, Appendix 2, Views and Vistas, 2.1 Harris Park, View 13	Retain modern views of landmark tree plantings from the riverbank edge	<p>This view is to the treed river foreshore along Stewart Street and will be retained in the context of the planning proposal; however development will be apparent on the southern side of the river behind. There are no views to the significant Hambledon, Experiment Farm or Elizabeth Farm Cottages.</p> <p>This view is not considered to be significantly impacted by</p>

VIEW/ VISTA	SOURCE	SIGNIFICANCE	COMMENT/ ASSESSMENT OF IMPACTS
and ridgeline of Harris Park colonial precinct			the subject PPA.
Views from riverbank ridge defined by Thomas Street, North Parramatta, looking down Macarthur Street to tall tree plantings of Hambledon Cottage, Experiment Farm, Elizabeth Farm and ridgeline of Harris Park colonial precinct	DCP, Appendix 2, Views and Vistas, 2.1 Harris Park, View 14	Retain modern views of landmark tree plantings from the riverbank edge	<p>This view is primarily to the treed Parramatta River foreshore along Macarthur Street. While Experiment Farm is noted as being south of Macarthur Street on the southern side of the river, the cottage is substantially distanced and direct views are negligible.</p> <p>Macarthur Street becomes Harris Street on the southern side of the river and forms the eastern most boundary of the PPA. Development may therefore be apparent to the southwest in the distance.</p> <p>This view is not considered to be significantly impacted by the subject PPA.</p>

Sydney

Tower 2, Level 23, Darling Park
201 Sussex Street Sydney, NSW 2000
t +02 8233 9900
f +02 8233 9966

Melbourne

Level 12, 120 Collins Street
Melbourne, VIC 3000
t +03 8663 4888
f +03 8663 4999

Brisbane

Level 7, 123 Albert Street
Brisbane, QLD 4000
t +07 3007 3800
f +07 3007 3811

Perth

Level 1, 55 St Georges Terrace
Perth, WA 6000
t +08 9346 0500
f +08 9221 1779

Australia • Asia • Middle East
w urbis.com.au e info@urbis.com.au