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City of Parramatta Heritage Conservation Areas Review Volume 1

Prepared for City of Parramatta Council
September 2025 - FINAL



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Executive Summary

Extent Heritage Pty Ltd (Extent Heritage) has been engaged by the City of Parramatta Council (Council) to undertake a review of Heritage Conservation Areas (HCAs) in the City of Parramatta Local Government Area (LGA).

The HCA Review is part of the wider Comprehensive Heritage Review of the City of Parramatta LGA. The scope for the Comprehensive Heritage Review was approved by Council on 26 August 2024. A key objective of the Comprehensive Heritage Review is to ensure that the City of Parramatta's heritage management framework is up-to-date and consistent with statutory requirements and best practice heritage management.

The Comprehensive Heritage Review is to be undertaken in stages over several years. The HCA Review has been prioritised to take place in Year 1 in light of the NSW Government's recent Low- and Mid-Rise Housing (LMRH) Policy, which increased the permissibility of low- and mid-rise housing typologies in residential zones across NSW, including within HCAs. A key objective of the HCA Review is to ensure that the boundaries and assessments of each HCA adequately and accurately represent the significance of each HCA and its constituent components.

The Comprehensive Heritage Review includes community consultation; Phase 1 occurred over December 2024-March 2025, and Phase 2 is expected to occur in mid-2026.

Scope

The HCA Review scope involves the review of fourteen of the fifteen HCAs within the City of Parramatta. The HCAs are listed on the *Parramatta Local Environmental Plan 2023* (PLEP 2023) and supported by targeted content in the *Parramatta Development Control Plan 2023* (PDCP 2023).

The scope involves several tasks, which apply variously to each HCA:

- Review of objectives and controls in the PDCP 2023 for all HCAs
- Identification of appropriate development control to address the LMRH Policy for all HCAs
- Review of individual properties within 10 HCAs, including:
 - Classification of properties as either contributory, neutral or detracting
 - Identification of properties for further investigation for potential heritage listing
- Review of the boundaries of six HCAs
- Preparation of Heritage Inventory Sheets for 5 HCAs
- Investigation of up to three potential new HCAs
- Review of public submissions made during Phase 1 Community Consultation
- Addendum report addressing relevant public submissions from Phase 2 Community Consultation (expected in mid-2026)

Purpose of this report

This report is Volume 1 of the HCA Review. It provides the following:

- The physical, strategic and statutory context of HCAs in the City of Parramatta

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- Definitions and functions of HCAs in the NSW planning framework and in the City of Parramatta LGA
- Review of the LMRH Policy and potential implications for HCAs in the City of Parramatta LGA
- Review of public submissions from Phase 1 Community Consultation
- Review of heritage objectives and controls relating to HCAs in the PDCP 2023

The remaining scope items are provided in Volumes 2 and 3.

Summary of findings

Volume 1 (this report)

Section 6 of this report identifies that the LMRH Policy has varied implications for HCAs in the City of Parramatta LGA. Potential impacts include applications for the demolition of existing dwellings that contribute to the significance or character of the HCA, applications for lot amalgamation, impacts to planting and landscape elements, and the introduction of new development that is inconsistent with the character and significance of the HCA.

It is proposed to manage these potential impacts through strong development controls. Section 7 of this report provides recommendations for updating and amending Part 7.10 of the PDCP 2023. Generally, the DCP was found to have appropriate content for controls for most HCAs; however, would benefit from strengthening and clarifying language, and reducing repetition between sections. This will contribute to the management of impacts from the LMRH Policy, as well as other development activities within HCAs.

Volume 2

Section 2 provides the review of individual components of ten HCAs. It found that all HCAs demonstrate high intactness, with substantial proportion of contributory and neutral properties, and only a small proportion of detracting properties (if any). It also identified potential heritage items for further investigation, as well as items that could be investigated for delisting. A list of items to be considered for potential heritage listing is attached at Appendix A to Volume 3. These are properties identified during site inspections as having the potential to have historical or aesthetic value.

Section 3 reviews the boundaries of six HCAs, and identified recommendations from previous heritage studies relevant to additional HCAs. It draws on the review of individual components in the preceding section. Generally, the existing boundaries were found to be appropriate to the character and significance of each HCA. Minor boundary exclusions are suggested for North Parramatta HCA and Sorrell Street HCA. Boundary inclusions are suggested for Harris Park West HCA, and Burnside Homes.

Volume 3

Section 2 of Volume 3 reviews two potential new HCAs in the City of Parramatta LGA, and makes recommendations as to their further investigation and potential for heritage listing. Kingsdene Estate, developed by Lend Lease in the early 1960s and featuring display homes by prominent architects, has historical value as part of Sydney's suburban expansion. However, the values of the area are vested primarily in the surviving individual display homes. It is considered that these should be investigated for listing as potential heritage items, rather

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than as an HCA. All Saints' Cemetery and adjoining Short Street residences are assessed as meeting local heritage thresholds for historical, aesthetic, and representative values. The grouping of nineteenth- and early twentieth-century housing, and strong visual and spatial relationship with the cemetery support their recommendation for HCA listing.

Section 3 of Volume 3 provides a summary of updates inventory sheets for the Sorrell Street, East Epping, Essex Street, Rosebank Avenue, and Tottenham Street HCAs. Each area was found to be of local heritage significance for their historical, aesthetic and/or representative values and to retain their significant subdivision patterns and representative architectural styles spanning the Victorian, Federation, Inter-War and Post-War periods, with varying levels of integrity.

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1. Introduction

1.1 Project background

Extent Heritage Pty Ltd (Extent Heritage) has been engaged by the City of Parramatta Council (Council) to undertake a review of Heritage Conservation Areas (HCAs) in the City of Parramatta Local Government Area (LGA).

The HCA Review is part of the wider Comprehensive Heritage Review of the City of Parramatta. The scope for the Comprehensive Heritage Review was approved by Council on 26 August 2024. A key objective of the Comprehensive Heritage Review is to ensure that the City of Parramatta's heritage management framework is up-to-date and consistent with statutory requirements and best practice heritage management.

The initial heritage study for the (former) Parramatta LGA was prepared in 1993, and the last comprehensive heritage review was undertaken in 2011. Five HCAs were transferred into the City of Parramatta's care following the 2016 council amalgamation. Targeted assessments and studies have been undertaken since that time; however, the management of the City of Parramatta's HCAs largely relies on assessments based in the 1993 Heritage Study and in heritage studies prepared by former councils. The City of Parramatta has undergone significant growth and development over the first quarter of the twenty-first century, and is intended to see further growth over the coming decades. As such, a comprehensive review of HCAs is required to ensure that assessments accurately capture the significance of each area.

The Comprehensive Heritage Review is to be undertaken in stages over several years. The HCA Review to be undertaken in Year 1 (2024/2025). Additional deliverables in Year 1 are the finalisation of the Integrated Heritage Strategy and preliminary community engagement (referred to as Phase 1 Consultation). Subsequent stages will include the preparation of a Thematic History, an Aboriginal Heritage Study, Archaeological Study and a Review of Heritage Items.

The HCA Review has been prioritised to take place in Year 1 in light of the NSW Government's recent Low- and Mid-Rise Housing Policy, which increased the permissibility of low- and mid-rise housing typologies in residential zones across NSW, including within HCAs. A key objective of the HCA review is to ensure that the boundaries and assessments of each HCA adequately and accurately represent the significance of each HCA and its constituent components.

1.1.1 Project scope

The HCA Review scope involves the review of fourteen of the fifteen HCAs within the City of Parramatta. The HCAs are listed on the *Parramatta Local Environmental Plan 2023* (PLEP 2023) and supported by targeted content in the *Parramatta Development Control Plan 2023* (PDCP 2023).

The scope involves the review of existing maps and assessments, and the findings will include recommendations for amendments to heritage maps in the PLEP 2023 as well as

amendments to the PDCP 2023. The scope involves several tasks, which apply variously to each HCA:

- Review of objectives and controls in the PDCP 2023 for all HCAs
- Identification of appropriate development control to address the LMRH Policy for all HCAs
- Review of individual properties within 10 HCAs, including:
 - Classification of properties as either contributory, neutral or detracting
 - Identification of properties for further investigation for potential heritage listing
- Review of the boundaries of six HCAs
- Preparation of Heritage Inventory Sheets for 5 HCAs
- Investigation of up to three potential new HCAs
- Review of public submissions made during Phase 1 Community Consultation
- Addendum report addressing relevant public submissions from Phase 2 Community Consultation (expected in mid-2026)

The project scope responds to the project brief provided by City of Parramatta Council in October 2024. As advised by Council, the scope has been informed and defined by recent heritage studies and assessments, including those undertaken for Epping (east and west side of railway line), South Parramatta and Granville.

1.1.2 Structure of this report

This is Volume 1 of HCA Review. It contains the following sections:

Table 1. Structure of this report.

Section	Purpose
Volume 1 (this report)	
1. Introduction	<ul style="list-style-type: none"> ▪ Identification of project background and scope, approach and methodology, authorship.
2. Context	<ul style="list-style-type: none"> ▪ Overview of the physical, strategic and statutory context of the City of Parramatta and its HCAs.
3. Previous studies and assessments	<ul style="list-style-type: none"> ▪ Summary of initiating heritage studies and recent assessments relating to the City of Parramatta’s HCAs.
4. Heritage conservation areas	<ul style="list-style-type: none"> ▪ Review of established definitions and functions of HCAs in the NSW planning framework, and in the City of Parramatta specifically.
5. Review of public submissions	<ul style="list-style-type: none"> ▪ Summary of public submissions reviewed from Phase 1 Consultation.
6. Low and Mid Rise Housing Policy	<ul style="list-style-type: none"> ▪ Review of the Low- and Mid-Rise Housing Policy and its potential implications to HCAs in the City of Parramatta.

7. Review of DCP objectives and controls	<ul style="list-style-type: none"> ▪ Review of objectives and controls in the PDCCP 2023 for all HCAs. ▪ Identification of appropriate development control to address the LMRH Policy for all HCAs.
Volume 2	
8. Review of individual components	<ul style="list-style-type: none"> ▪ Review of the following 10 HCAs for the identification of contributory items, neutral sites and detracting sites, and identification of properties for further investigation as potential heritage items. <ul style="list-style-type: none"> • North Parramatta, Sorrell Street, Harris Park West, Experiment Farm, Elizabeth Farm, Burnside Homes, Epping/Eastwood, Boronia Avenue, Wyralla Avenue, South Parramatta.
9. Review of boundaries	<ul style="list-style-type: none"> ▪ Review of the boundaries of the following 6 HCAs: <ul style="list-style-type: none"> • North Parramatta, Sorrell Street, Harris Park West, Experiment Farm, Elizabeth Farm and Burnside Homes.
Volume 3	
10. Investigation of potential new HCAs	<ul style="list-style-type: none"> ▪ Review of two potential HCAs provided by Council based feedback from community consultation and input from Council's Senior Heritage Specialist: <ul style="list-style-type: none"> • Kingsdene Estate, Carlingford. • All Saint's Cemetery, North Parramatta.
11. Inventory sheets	<p>Updates to inventory sheets for the following 5 HCAs:</p> <ul style="list-style-type: none"> ▪ Rosebank Avenue HCA, East Epping HCA, Essex Street HCA, Tottenham Street HCA and Sorrell Street HCA. <p>Inventory sheets attached as an Appendix.</p>

1.2 Acknowledgment of Country

Extent Heritage acknowledges the traditional custodians of the lands that include the City of Parramatta. The City of Parramatta is located on Dharug Country, and it has been part of Dharug Country for countless generations. From Deep Time to the present day, Aboriginal communities have lived and worked here, maintaining strong communities and caring for Ngurra (Country).

1.3 Approach and methodology

The approach and methodology used in the preparation of this report is in accordance with statutory and best-practice heritage guidelines, including:

- *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS 2013)

- *Assessing heritage significance* (Department Planning and Environment 2025)

1.4 Authorship

This report has been prepared by Hayley Edmonds (Senior Heritage Advisor, Graduate Planner) and Kate Long (Senior Heritage Advisor) of Extent Heritage. Technical guidance and review has been provided by Lisa Trueman and Priyanka Misra.

2. Context

2.1 Introduction

This section provides an overview of the physical, strategic and statutory context of City of Parramatta LGA and its HCAs. A key objective of this project is to ensure that HCAs are appropriately protected and managed throughout expected growth and development within the LGA. This section identifies the strategic and statutory framework for the management of heritage items and HCAs in NSW and the City of Parramatta LGA.

2.2 Burramattagal

The City of Parramatta LGA is located on Dharug Country, within the traditional lands of the Burramattagal people, (also spelled Boromedegal, Booramedegal, and Burramedigal), whose ancestors have been here since Deep Time (Attenbrow 2002, 24; Kohen 1986, 56). The Burramattagal are a clan of the inland Dharug (also spelt Dharug, Dharrook, Dharook, and Dharruk) people (Attenbrow 2010). Inland Dharug Country is thought to have stretched from the Hawkesbury in the north, Appin in the south, and past the Georges River in the west (Attenbrow 2010, 34).

Over many millennia, inland Dharug people developed a complex system of resource use that was attune to the seasons and made the best possible use of the forests, waters, and grasslands of Cumberland Plain and the significant waterway of the Parramatta River; where salt and freshwater meet. Dharug and First Nations peoples have had and continue to have a custodial role in caring for Country, and maintain an ongoing connection to the City of Parramatta LGA and surrounding areas.

2.3 Physical context

2.3.1 City of Parramatta

The City of Parramatta LGA is located in the Western Sydney suburbs, approximately 24km west from the Sydney CBD. It is bounded by The Hills Shire and Hornsby Shire in the north, the City of Ryde and the City of Canada Bay in the east, the Strathfield Council area and the Cumberland Council area in the south, and Blacktown City in the west. The Parramatta CBD is located at the south-west of the LGA, on the banks of the Parramatta River which extends across the southern portion of the LGA.

The City of Parramatta LGA covers approximately 84 square kilometres and contains all or part of 25 suburbs. The City of Parramatta LGA has a population of approximately 275,000 residents, and a population density of 3,279 persons per square kilometre (ABS ERP 2024).

2.3.1.1 Heritage conservation areas

There are fifteen HCAs within the City of Parramatta; fourteen of which are the subject of this review. The HCAs are located in three main clusters – one south of Parramatta CBD, one north of Parramatta CBD and one around Epping and Eastwood (Figure 2-Figure 4).

Several of the HCAs were formerly located in other LGAs, and were included in the boundary of the new City of Parramatta LGA following the amalgamation in 2016. These are:

- Burnside Homes (formerly within the former Hills Shire Council area)
- Tottenham Street (formerly within the former Holroyd City Council area)
- East Epping, Essex Street and Rosebank Avenue (formerly within the former Hornsby Shire Council area).

Table 2. Heritage conservation areas within the City of Parramatta.

HCA	Suburb	HCA	Suburb
Boronia Avenue	Epping	North Parramatta	Parramatta and North Parramatta
Burnside Homes	Oatland and North Parramatta	Rosebank Avenue	Epping
East Epping	Epping	<i>Silverwater Prison Complex (not in scope)</i>	Silverwater
Elizabeth Farm	Parramatta and Rosehill	Sorrell Street	Parramatta and North Parramatta
Epping/Eastwood	Epping, Eastwood	South Parramatta	Parramatta
Essex Street	Epping	Tottenham Street	Granville
Experiment Farm	Harris Park	Wyralla Avenue	Epping
Harris Park West	Harris Park		

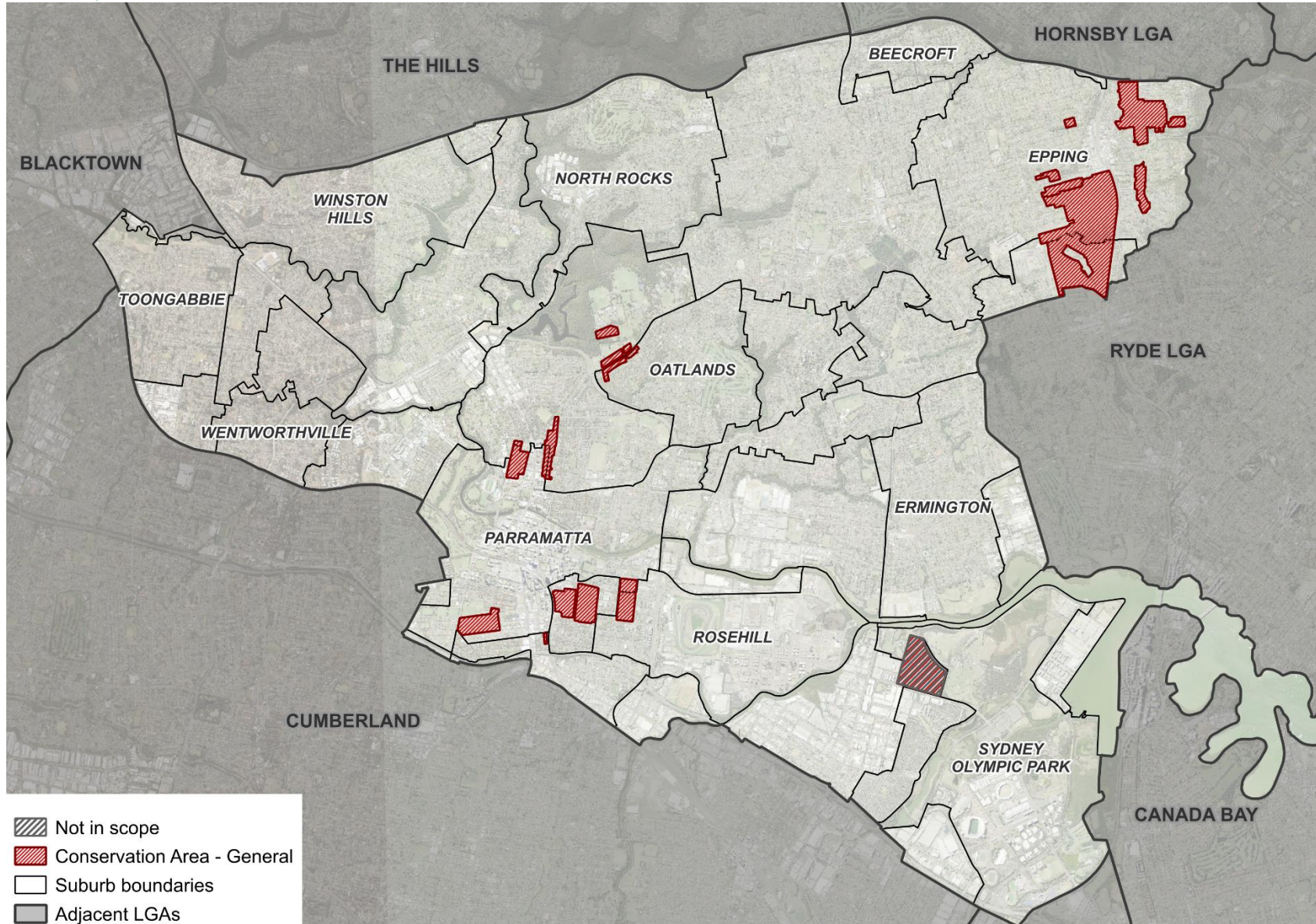


Figure 1. Heritage conservation areas in the City of Parramatta LGA.

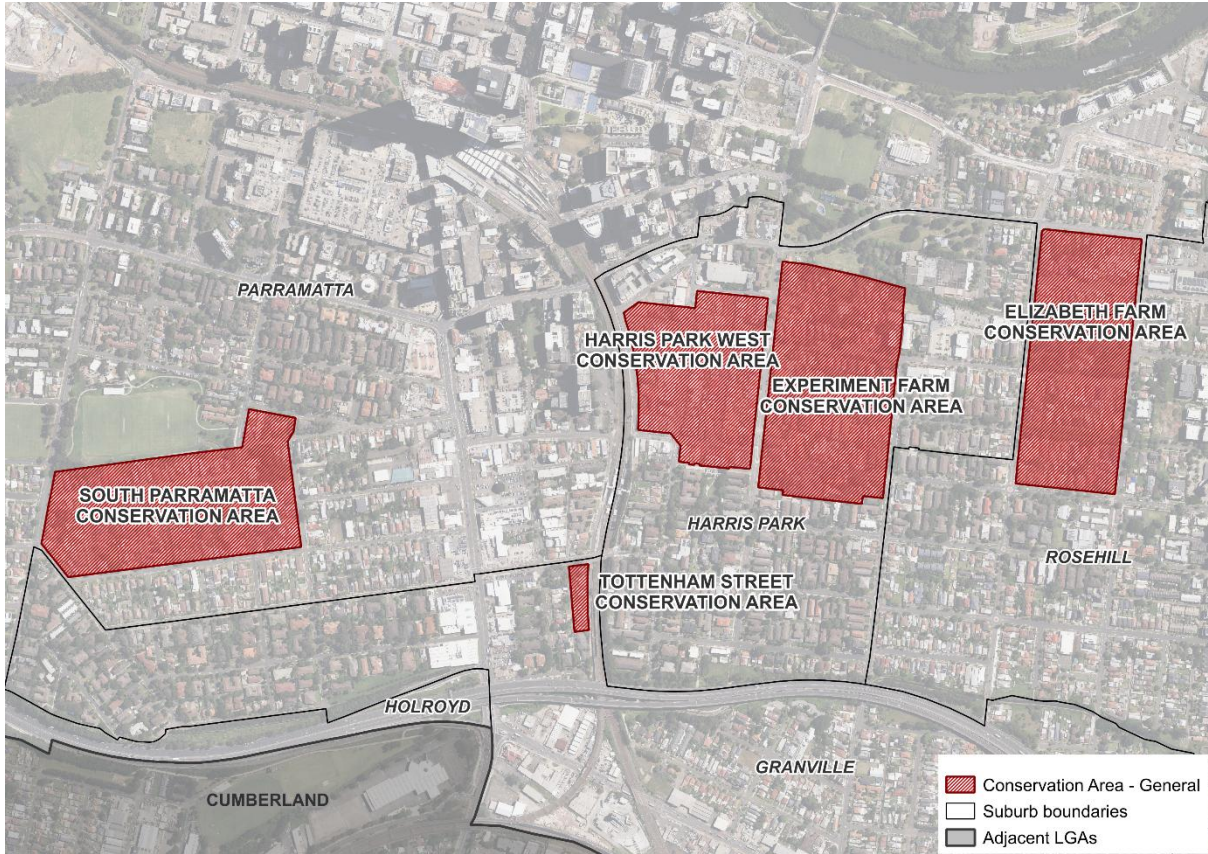


Figure 2. Heritage conservation areas south of Parramatta CBD.



Figure 3. Heritage conservation areas north of Parramatta CBD.

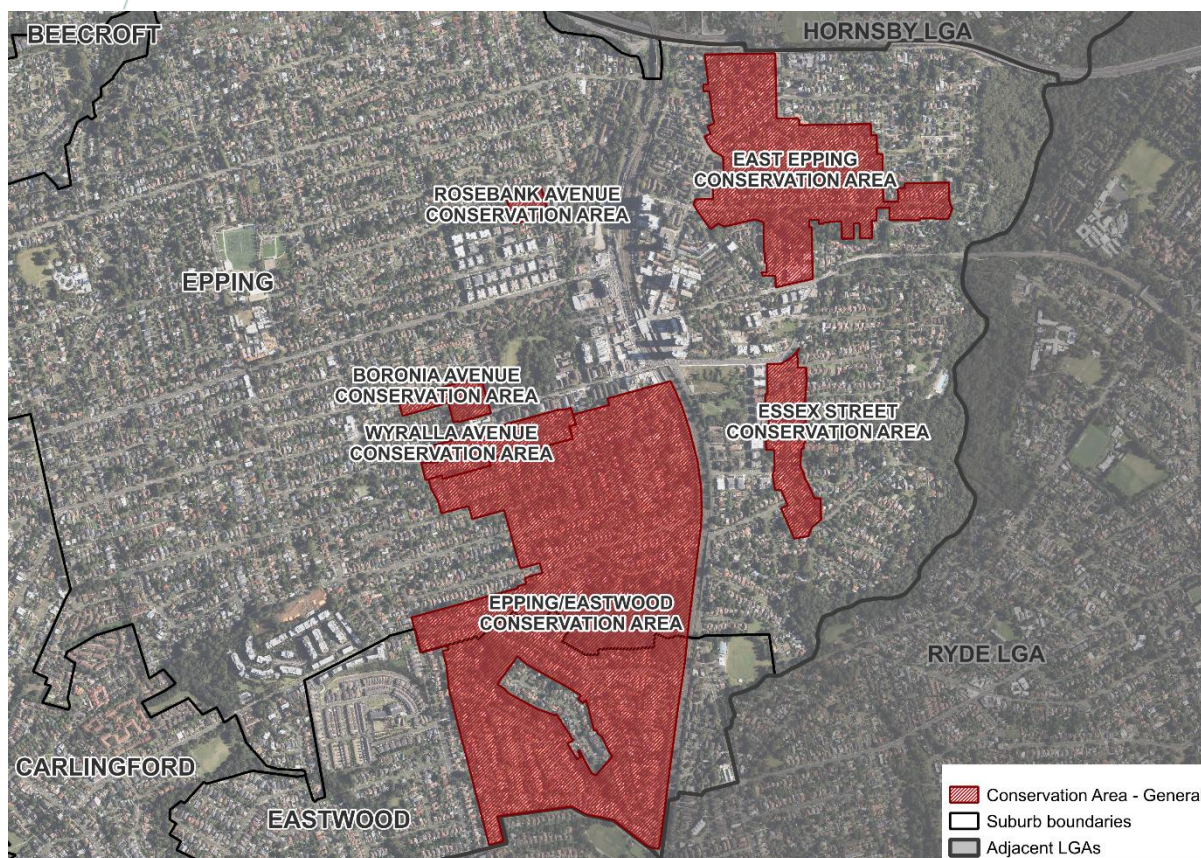


Figure 4. Heritage conservation areas in Epping and Eastwood.

2.4 Strategic context

Land use and development planning in the City of Parramatta is guided by several key strategic documents prepared by the NSW government and Council. These documents establish, among other things, that the City of Parramatta is intended to see significant growth and development over the coming decades. A summary of these documents is provided below.

2.4.1 Greater Sydney Region Plan: A Metropolis of Three Cities

The *Greater Sydney Region Plan: A Metropolis of Three Cities* (Greater Sydney Commission 2018) (GSRP) establishes strategic planning for the three cities within the Greater Sydney Region. The City of Parramatta is the core of the Central River City, which is sited between the Eastern Harbour City and the Western Parkland City (Figure 5). The GSRP establishes priorities, objectives and a vision for each of the three cities.

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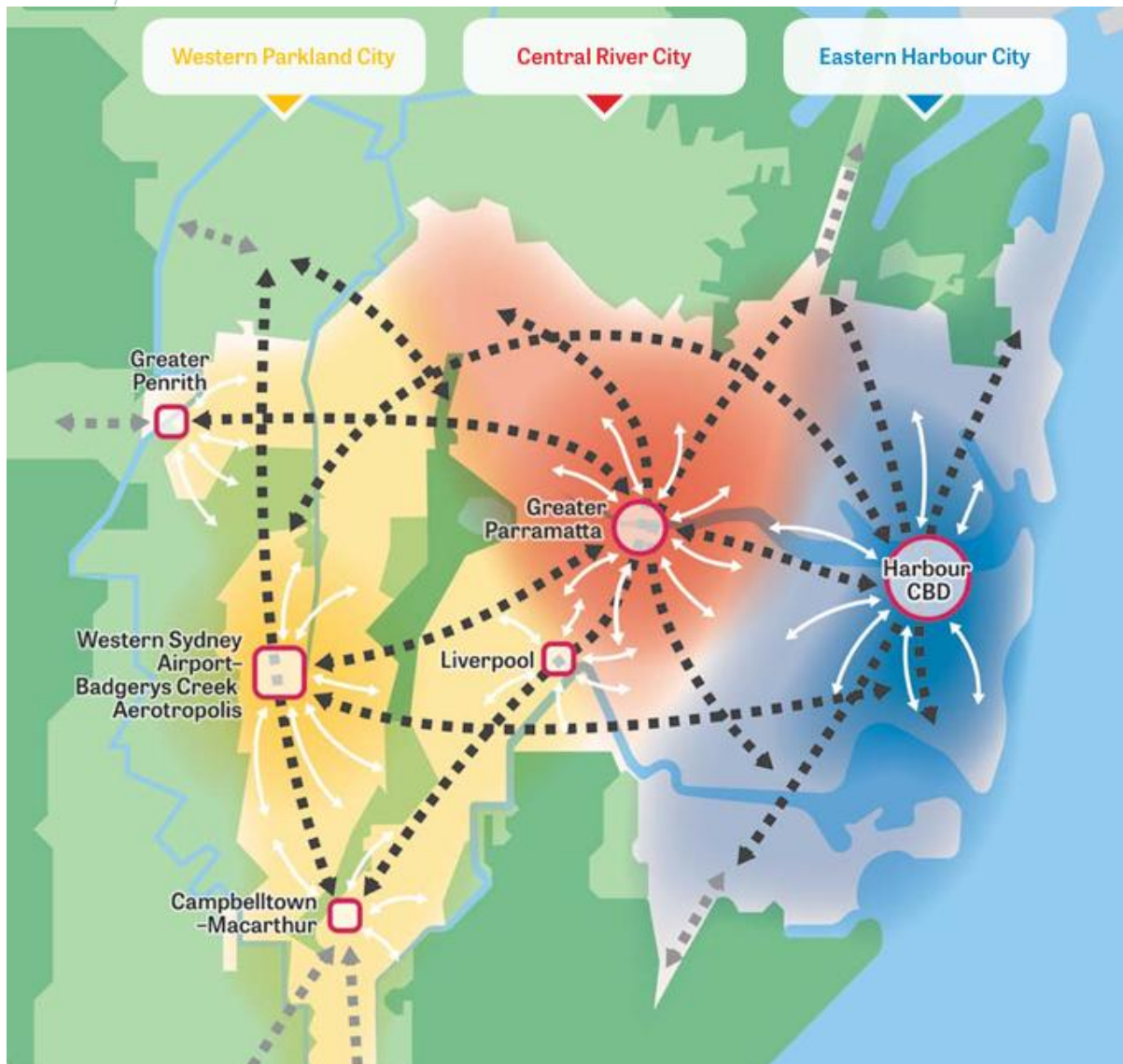


Figure 5. Overview of the Metropolis of Three Cities (Source: Greater Sydney Commission 2018, 7).

The GSRP establishes that significant growth is intended for the Central River City, in particular within Greater Parramatta. The Vision for the Central River City includes:

The Central River City will grow substantially capitalising on its location close to the geographic centre of Greater Sydney. Unprecedented public and private investment is contributing to new transport and other infrastructure leading to a major transformation of the Central River City. Greater Parramatta – the metropolitan centre – is the core of the Central River City. Greater Parramatta encompasses Parramatta CBD, North Parramatta and Westmead and Parramatta Park. Greater Parramatta's economy is centred on world-class health, education and research institutions as well as finance, business services and administration.

Heritage conservation

The objectives of the Central River City include:

- Objective 13 Environmental heritage is identified, conserved and enhanced.

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2.4.2 Central City District Plan

The City of Parramatta forms part of the Central City District, as established in the *Central City District Plan* (District Plan) prepared by the Greater Sydney Commission in 2018. The District Plan was prepared as a guide for implementing the GSRP, and to inform the development of local strategic and environmental plans. The Central City District structure plan indicates significant growth and urban renewal around the Parramatta CBD, as well as existing local and strategic centres at Epping and Sydney Olympic Park (Figure 6).



Figure 6. Detail of structure plan from Central City District Plan (Source: Greater Sydney Commission 2018, 11).

Heritage conservation

Heritage conservation is identified as a key component of several planning priorities and associated objectives including:

- Planning Priority C6 Creating and renewing great places and local centres, and respecting the District’s heritage
 - Objective 13 Environmental heritage is identified, conserved and enhanced.

2.4.3 Local Strategic Planning Statement

The *City of Parramatta Local Strategic Planning Statement* (LSPS) was prepared by Council in 2020. The LSPS sets out the 20-year vision for land-use and development in the City of Parramatta LGA, and provides priorities and actions to help achieve the vision for Greater Parramatta as established in the Greater Sydney Region Plan and Central City District Plan.

The LSPS identifies the City of Parramatta’s Aboriginal and non-Aboriginal heritage as a key contributor to the City’s Liveability, and states that any changes in heritage rich areas must

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consider how heritage items can ‘contribute to the future identity of a place so that they ensure the City’s existing heritage is respected, consistent with Planning Priority 6 of the District Plan’ (City of Parramatta 2020c, 25).

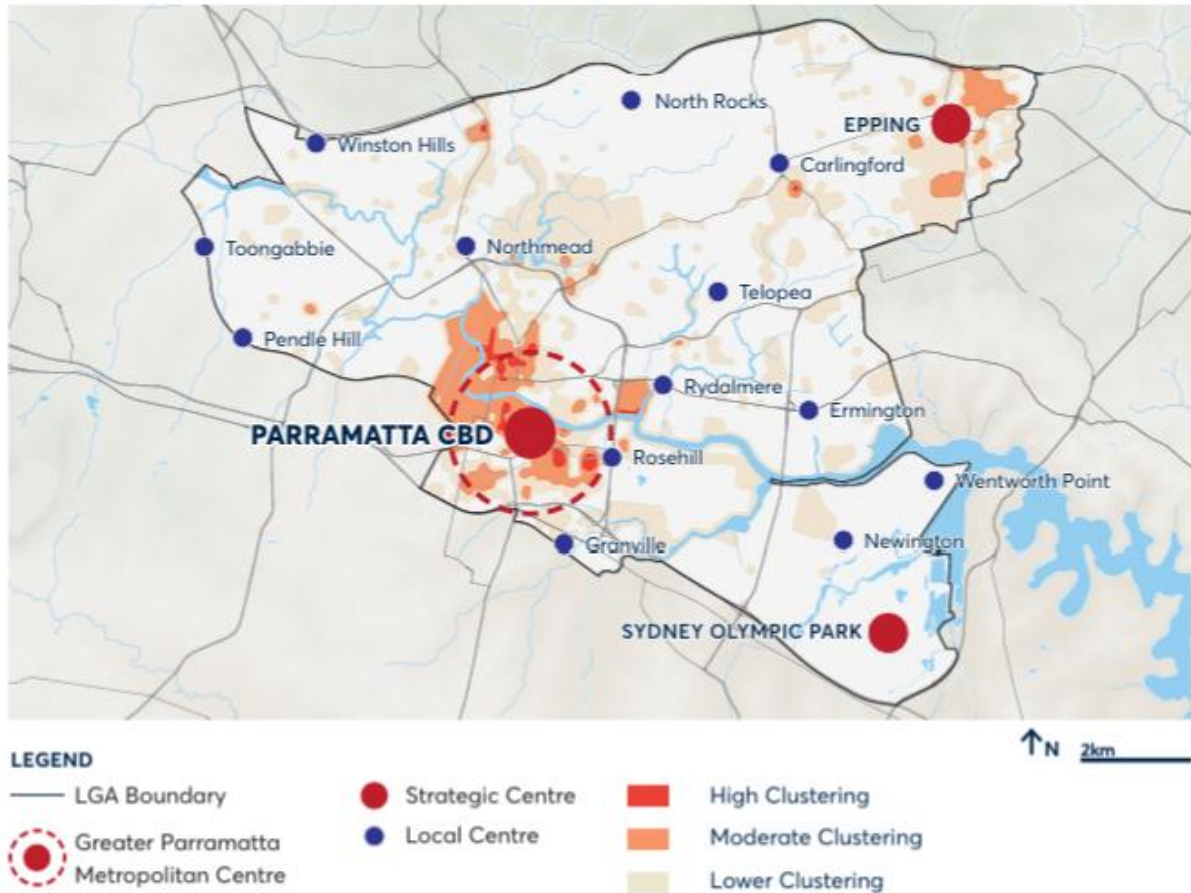


Figure 7. Cluster of heritage items in the City of Parramatta (Source: City of Parramatta 2018, 25).

2.4.4 Local Housing Strategy

The LSPS also responds to housing targets established in the *Local Housing Strategy* (LHS) prepared by Council in 2020. The LHS forecasts significant housing growth within the City of Parramatta LGA, most of which is expected to consist of high-density residential development within the City’s growth precincts.

The LHS noted that ‘heritage places and of relevance heritage listed houses, add to the richness of the environment and community’ (City of Parramatta Council 2020a, 34). Heritage items and HCAs were identified as areas to be conserved under the Strategy, and the report stated that no further intensification of these areas was recommended (City of Parramatta Council 2020a, 70).

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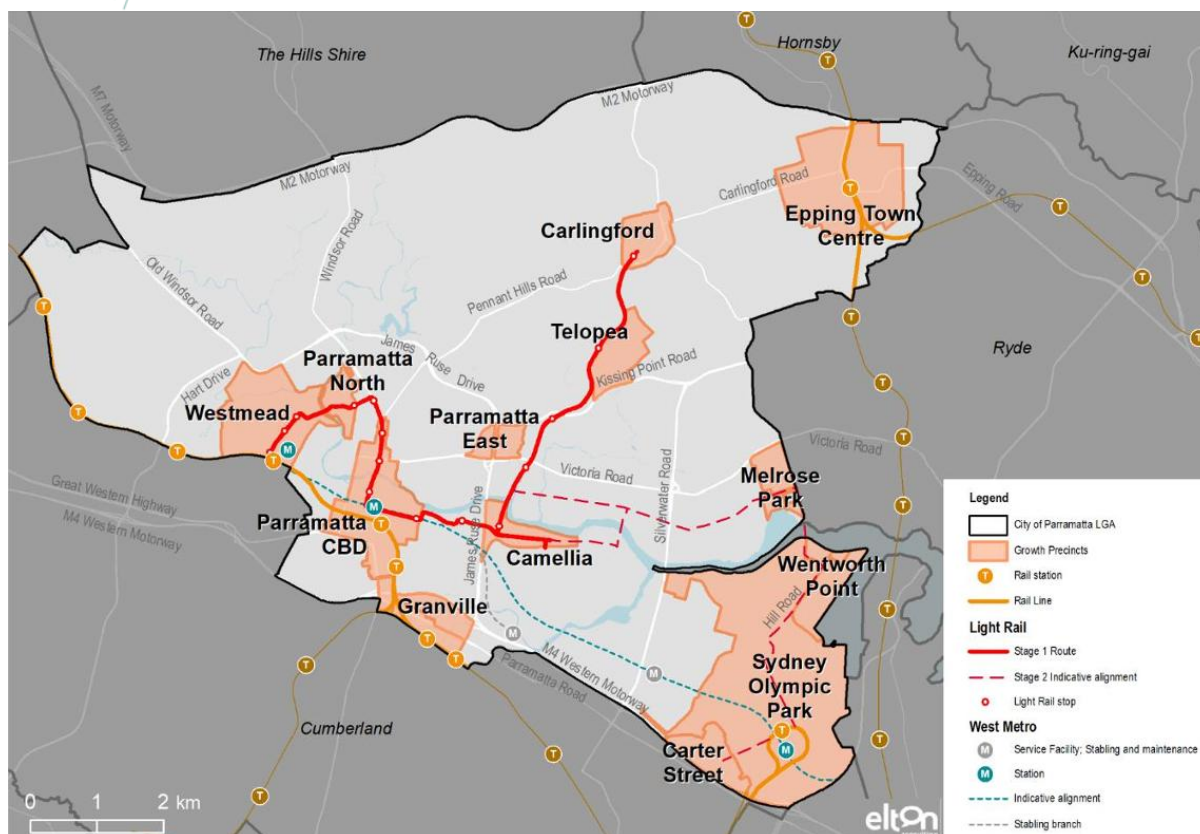


Figure 8. Growth Precincts in the City of Parramatta (Source: City of Parramatta Council 2020, 25).

2.5 Planning and policy context

2.5.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act) establishes land use and development planning in NSW. Among other things, it provides for the making of environmental planning instruments. Local Environmental Plans (LEPs) establish planning provisions for local government areas, while State Environmental Planning Policies (SEPPs) provide for areas or development identified as of State significance. The EP&A Act also provides for the making of Development Control Plans (DCPs) to complement the provisions of an LEP.

Heritage Conservation Areas

HCA's form part of the local heritage management framework in NSW as established under the EP&A Act. LEPs must be prepared in accordance with the required format and content as established in the *Standard Instrument—Principal Local Environmental Plan* (2006 EPI 155a) (SIPLEP).

The SIPLEP establishes that all LEPs must include 'Schedule 5 Environmental heritage' and directs that the Schedule:

should generally be divided into 3 parts (one for heritage items, one for heritage conservation areas and one for archaeological sites).

The SIPLEP also establishes standard provisions for Heritage Conservation at Clause 5.10.

2.5.1.1 State Environmental Planning Policies

SEPPs apply to areas or development that is considered to be of State significance. The provisions of a SEPP can override equivalent provisions in an LEP. Under a SEPP, certain development may be permissible without development consent, or may be exempt from consent requirements.

Of particular relevance to this project is the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP), which was amended in July 2024 and February 2025 to address the NSW Government’s Low- and Mid-Rise Housing Policy (LMRH Policy). The LMRH Policy and its application to HCAs in the City of Parramatta LGA is discussed in Section 6.

2.5.1.2 Parramatta Local Environmental Plan 2023

The relevant local environmental plan for the City of Parramatta LGA is the *Parramatta Local Environmental Plan 2023* (PLEP 2023). The PLEP 2023 was enacted following the harmonisation of planning controls from the former *Parramatta Local Environmental Plan 2011*, *Auburn Local Environmental Plan 2010*, *Holroyd Local Environmental Plan 2013*, *Hornsby Local Environmental Plan 2013* and *The Hills Local Environmental Plan 2012*.

Heritage conservation areas

HCAs in the Parramatta LGA are listed in Part 2, Schedule 5 of the PLEP 2023.

Clause 5.10 Heritage Conservation

HCAs are subject to development provisions under Clause 5.10 Heritage Conservation of the PLEP 2023. HCAs also include local heritage items and archaeological sites listed on the PLEP 2023, as well as State Heritage Register items and Aboriginal places and objects. All the provisions of Clause 5.10 have the potential to apply to HCAs.

Table 3. Extract of provisions from Clause 5.10 of the PLEP 2023.

(1) Objectives	<p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> (a) to conserve the environmental heritage of the City of Parramatta, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.
(2) Requirement for consent	<p>Development consent is required for any of the following—</p> <ul style="list-style-type: none"> (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)— (b) a heritage item, (c) an Aboriginal object, (d) a building, work, relic or tree within a heritage conservation area, (e) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, (f) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or

	<p>excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</p> <ul style="list-style-type: none"> (g) disturbing or excavating an Aboriginal place of heritage significance, (h) erecting a building on land— (i) on which a heritage item is located or that is within a heritage conservation area, or (j) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance, (k) subdividing land— (l) on which a heritage item is located or that is within a heritage conservation area, or (m) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.
<p>(3) When consent not required</p>	<p>However, development consent under this clause is not required if—</p> <ul style="list-style-type: none"> (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development— (b) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and (c) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or (d) the development is in a cemetery or burial ground and the proposed development— (e) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and (f) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or (g) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or (h) the development is exempt development.
<p>(4) Effect of proposed development on heritage significance</p>	<p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>
<p>(5) Heritage assessment</p>	<p>The consent authority may, before granting consent to any development—</p> <ul style="list-style-type: none"> (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or

	<p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>
(6) Heritage conservation management plans	The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.
(7) Archaeological sites	<p>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—</p> <ul style="list-style-type: none"> (a) notify the Heritage Council of its intention to grant consent, and (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.
(8) Aboriginal places of heritage significance	<p>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—</p> <ul style="list-style-type: none"> (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.
(9) Demolition of nominated State heritage items	<p>The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—</p> <ul style="list-style-type: none"> (a) notify the Heritage Council about the application, and (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.
(10) Conservation incentives	<p>The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—</p> <ul style="list-style-type: none"> (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and

(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

Clause 6.13 Design Excellence

Clause 6.13 applies to development involving the erection of a new building or external alterations to an existing building on land identified as a “Design Excellence Precinct” on the *Design Excellence Map*.

The objective of this clause is to ensure development exhibits design excellence that contributes to the natural, cultural, visual and built character values of the City of Parramatta. This clause specifies that in considering whether the development exhibits design excellence, the consent authority must consider the heritage and archaeological issues and the constraints and opportunities of the streetscape.

Design excellence also applies in the Parramatta City Centre due to clause 7.13 of the PLEP 2023.

Clause 7.22 Managing Heritage Impacts

Clause 7.22 of the PLEP 2023 applies to land in Parramatta City Centre, as identified on the Additional Local Provisions Map.

The clause relates to the erection of new buildings on land that contains a heritage item or that is in heritage conservation area, or that is adjacent to a heritage item or heritage conservation area.

Parramatta City Centre includes part of the following HCAs:

- North Parramatta HCA
- Harris Park West HCA

Clause 7.22(4) specifies that the clause applies to development adjacent to North Parramatta HCA and Sorrell Street HCA. In addition, the South Parramatta HCA, Harris Park West HCA, Experiment Farm HCA and Tottenham Street HCA are in the vicinity of Parramatta City Centre. As such, there is the potential for clause 7.22(2)(c) to apply where development in the Parramatta City Centre is adjacent to one of these HCAs.

Table 4. Extract of provisions of Clause 7.22 of the PLEP 2023.

(1)	<p>The objective of this clause is to ensure development in Parramatta City Centre—</p> <ul style="list-style-type: none"> (a) relates appropriately to heritage items and heritage conservation areas, and (b) responds positively to the heritage fabric of the area, the street and surrounding areas.
(2)	<p>This clause applies to development involving the erection of a building on the following land—</p> <ul style="list-style-type: none"> (a) land on which a heritage item is located, (b) land in a heritage conservation area, (c) land adjacent to land referred to in paragraph (a) or (b), (d) land identified as “Area C” or “Area D” on the Special Provisions Area Map.

(3)	<p>Development consent must not be granted to development to which this clause applies unless the consent authority has considered the following—</p> <ul style="list-style-type: none"> (a) the extent to which the carrying out of the development is likely to affect the heritage significance of the relevant heritage item or heritage conservation area, (b) a heritage impact statement, (c) if the development involves a lot amalgamation, which includes a lot that contains, or is adjacent to, a heritage item—a heritage conservation management plan that identifies whether— <ul style="list-style-type: none"> (i) further lot amalgamations will be required to support the development of the land, while retaining the heritage significance of the heritage item, and (ii) the significance of the heritage item has been prioritised in the amalgamation of the lots, (d) the location of a tower, if proposed, having regard to the need to achieve an acceptable relationship with the relevant heritage item or heritage conservation area in terms of separation, setbacks, amenity and urban form.
(3)	<p>A reference to a heritage conservation area in subclause (3) is taken, in relation to land referred to in subclause (2)(d), to include the North Parramatta Conservation Area and Sorrell Street Conservation Area.</p>

2.5.1.3 Parramatta Development Control Plan 2023

The provisions of the PLEP 2023 are supported by the *Parramatta Development Control Plan 2023* (PDCP 2023). The PDCP 2023 was adopted by Council following the harmonisation of development controls from the former Hills, Holroyd, Hornsby, Auburn and Parramatta DCPs. Part 7 of the PDCP 2023 applies to Heritage and Archaeology.

Heritage conservation areas

Part 7.10 provides targeted objectives and controls for HCAs within the City of Parramatta. A detailed review of the content of Part 7.10 is provided in Volume 2 of this report. Each subsection generally provides the following information for each HCA:

- History
- Distinctive characteristics
- Map showing HCA boundary, heritage items and contributory items (if any)
- Statement of Significance
- Provisions
 - Objectives
 - Controls
- Existing Significant Buildings

The content and detail of each subsection varies, particularly between HCAs from the former LGAs. For HCAs that were in the former Parramatta LGA prior to the amalgamation, much of the content in the PDCP 2023 was carried over from earlier plans, from at least the former *Parramatta Development Control Plan 2001*.

In addition, provisions applicable to HCAs are contained in Sections 7.2 Consent Requirements, 7.3 Conservation Incentives, 7.4 General Provisions, 7.5 Development in the

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Vicinity of Heritage, 7.6 Solar Energy Systems and 7.9 Signs on Heritage Buildings and Heritage Conservation Areas, as well as Part 12, Appendix 1 Views and Vistas and Appendix 3 Heritage Information: Terms, Responsibilities and Procedures.

Heritage items

Most HCAs in the City of Parramatta LGA contain at least one heritage item. As such, provisions for heritage items throughout the DCP may apply to development in an HCA.

Archaeological sites and relics and Archaeological Management Units

Section 7.7 of the PDCP 2023 provides for archaeology. Its provisions apply to archaeological sites listed on Schedule 5 Part 3 of the PLEP 2023 and archaeological relics that are protected under the Heritage Act 1977 (NSW) (being relics of State or local significance).

Section 7.7 also provides for development on land that was assessed in the Parramatta Historical Archaeology Landscape Management Study (PHALMS) prepared by GML Heritage in 2000. PHALMS is a comprehensive study of the historical archaeological potential and significance of land within the Parramatta City Centre area, including land within the North Parramatta HCA and Sorrell Street HCA. PHALMS includes an inventory sheet for each Archaeological Management Unit (AMU) identified in the study. These are accessible on the State Heritage Inventory. Each AMU provides an assessment of archaeological potential and significance and provides management recommendations.

Aboriginal cultural heritage

Section 7.8 of the PDCP 2023 provides for Aboriginal cultural heritage. It includes a Sensitivity Map that grades land within the City of Parramatta LGA as either 'high sensitivity' or 'low sensitivity'. Different provisions and development application requirements apply for land with high or low sensitivity. Provisions also relate to known Aboriginal places or objects included on the Aboriginal Heritage Information Management System (AHIMS).

2.5.2 Heritage Act 1977 (NSW)

The *Heritage Act 1977* (NSW) (Heritage Act) provides for the protection of items on the State Heritage Register (SHR), items subject to an interim Heritage Order, and historical archaeological relics.

Works to items on the SHR are subject to approval requirements under the Heritage Act. Several HCAs in the City of Parramatta LGA contain items listed on the SHR.

Works with the potential to impact archaeological relics are subject to exception requirements under section 139(4) or excavation permit requirements under section 140 of the Heritage Act. A relic means any deposit, artefact, object or material evidence that relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement and is of State or local heritage significance. All HCAs have the potential to contain historical archaeological relics.

2.5.3 National Parks and Wildlife Act

The *National Parks and Wildlife Act 1974* (NPW Act) protects Aboriginal cultural heritage in NSW. Works that may cause harm to Aboriginal objects and places require an Aboriginal heritage impact permit (AHIP). All HCAs have the potential to contain Aboriginal objects and

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places, and all development within HCAs must be undertaken in accordance with the provisions of the NPW Act in regard to Aboriginal cultural heritage

3. Previous studies and assessments

3.1 Introduction

This section provides an overview of previous studies and assessments relating to HCAs in the City of Parramatta LGA. Most HCAs were identified in heritage studies undertaken in the 1990s. A summary of these studies is provided at Section 3.2 to establish the basis of the current assessment and management of HCAs. Section 3.3 provides an overview of recommendations and findings provided in recent studies and assessments (undertaken over the last 10 years), to understand how management recommendations and controls have changed since the initial assessment of HCAs.

3.2 Initial heritage studies and listings

HCAs in the City of Parramatta LGAs were initially identified in various heritage studies undertaken over the last 30 years. Most were identified in heritage studies undertaken in the 1990s, and others were identified in targeted assessments or heritage reviews, undertaken in the late 2000s or 2010s.

The HCAs were previously listed in the heritage schedule of one or more of the following former local plans:

- *Parramatta Local Environmental Plan 1989 (City Centre)* (PLEP 1989 (City Centre))
- *Parramatta Local Environmental Plan 1996 (Heritage and Conservation)* (PLEP 1996 (Heritage and Conservation))
- *Sydney Regional Environmental Plan No 28—Parramatta* (SREP No. 28)
- *Parramatta Local Environmental Plan 2011* (PLEP 2011)
- *Holroyd Local Environmental Plan 1991* (Holroyd LEP 1991)
- *Baulkham Hills Local Environmental Plan 2005* (Baulkham Hills LEP 2005)
- *The Hills Local Environmental Plan 2012* (The Hills LEP 2012)
- *Hornsby Local Environmental Plan 2013* (Hornsby LEP 2013)

Table 5. Initial heritage study and listing for each HCA.

HCA	Heritage study	Initial listing
North Parramatta	<i>City of Parramatta Heritage Study, Meredith Walker and Associates, 1995.</i>	PLEP 1989 (City Centre) Transferred to PLEP 1996 (Heritage and Conservation)
Sorrell Street		PLEP 1996 (Heritage and Conservation)
South Parramatta		PLEP 1996 (Heritage and Conservation)
Harris Park West		PLEP 1989 (City Centre)
Experiment Farm		Transferred to SREP No 28

Epping / Eastwood		PLEP 1996 (Heritage and Conservation)
Boronia Avenue	<i>Parramatta City Council Comprehensive Heritage Review</i> , Parramatta City Council, 2011.	PLEP 2011 As amended 2014
Wyralla Avenue	Unknown	PLEP 1996 (Heritage and Conservation) As amended 2001
Elizabeth Farm	Unknown	SREP No 28 As amended 2001
Tottenham Street	<i>Holroyd Heritage Study</i> , Neustein & Associates, 1993	Holroyd LEP 1991 As amended 2003
Burnside Homes	<i>Baulkham Hills Heritage Study</i> , Graham Edds and Associates, 1995	Baulkham Hills LEP 2005 As made
East Epping	<i>East Epping Conservation Evaluation and Review</i> , Tropman and Tropman Architects, 2001	Hornsby LEP 2013 As amended 2014
Essex Street		
Rosebank Avenue		
	<i>Rosebank Avenue Heritage Assessment</i> , CPC Consulting, 2003	

3.2.1 Parramatta Heritage Study 1993

The City of Parramatta’s heritage management framework is based in the Heritage Study prepared by Meredith Walker and Associates for the (then) Parramatta LGA in 1993. The Study proposed an inventory of heritage items and urban areas for heritage listing.

3.2.1.1 Urban areas

The Study identified sixteen urban areas of significance within the then Parramatta LGA. Two of the urban areas (North Parramatta and Harris Park) were already listed on the PLEP 1989 (City Centre), and no changes to their boundaries were proposed.

The significance of the areas was stated as associated with:

their evidence of the history of subdivision, road patterns and residential development, from the beginning of settlement almost up to the present, and including both government and private development;

the consistency in the character of their buildings, and works and the absence of major changes. In many areas the combination of road pattern, subdivision, buildings and landscape combine to create areas of high amenity (Walker and Associates 1993, 33).

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The boundaries of the areas were ‘drawn to acknowledge the historic boundaries of subdivisions and road patterns. In localities where there has been considerable redevelopment, the boundaries have been drawn to include the majority of significant buildings, and exclude areas where recent development predominates’ (Walker & Associates 1993, 34).

The urban areas demonstrated several periods of development, and were ordered in chronological order of their development (Walker & Associates 1993, 33). The urban areas and their respective period of development as identified in the 1993 Heritage Study are provided in the table below. Urban areas that correspond to current HCAs are highlighted in green.

Table 6. Urban areas identified in the 1993 Heritage Study.

No.	Name	Suburb	Historical theme and significance	Currently listed (2025)
1	Parramatta Town Layout and Design	Parramatta	Convict town and civic design and association with the Macquaries	No
2	North Parramatta Conservation Area	North Parramatta	Nineteenth century town, residential area, government subdivision	Yes
3	Sorrell Street Area	Parramatta	Nineteenth century town, residential area, government subdivision, with outstanding group of buildings	Yes
4	South Parramatta Area	South Parramatta	Nineteenth century town, private subdivision, scattered development of older houses, absence of redevelopment	Yes
5	Harris Park Conservation Area	Harris Park	Nineteenth and early twentieth century town; private subdivisions; consistency in scale, range of timber buildings	Yes
6	Granville Areas	Granville <i>Cumberland LGA</i>	Nineteenth and early twentieth century industrial suburb; irregular street pattern, wide range of house types	Yes Cumberland LEP 2021
7	Eastwood Estate Subdivision	Eastwood / Epping	Early twentieth century suburban housing up to 1940s associated with the railway	Yes
8	Locksley Hall Estate	Merrylands <i>Cumberland LGA</i>	Early twentieth century estate by major developer, associated with the railway, consistency in development	No

9	Sutherland Road Area	North Parramatta	Small 1920s private estate, brick houses consistent in character, up to 1950s	No
10	Sylvia Gardens Estate	Northmead	1930s private estate from quarry, curvilinear road layout, consistency in housing, high amenity	No
11	Winston Hills Housing Estate	Winston Hills	Mid twentieth century, large co-ordinated estate, one of the last releases of the Green Belt	No
12	Blaxcell Housing Commission Estate	South Granville <i>Cumberland LGA</i>	Mid twentieth century public housing; first estate of the Housing Commission, intact houses	Yes Cumberland LEP 2021
13	Jeffry Street Housing Commission Area	North Parramatta	Mid twentieth century small public housing estate, intact houses	No
14	Ermington Housing Commission Estate (part)	Ermington	Mid twentieth century public housing; using existing estate, intact houses	No
15	Hillside Estate Housing Commission Area	Ermington	Mid twentieth century public housing, which adapted private estate	No
16	Dundas Valley Housing Commission Estate	Dundas Valley	First major planned estate fully developed by the Housing Commission; many houses intact, native trees and areas	No

3.2.2 Heritage reviews

Additional HCAs and amendments to the boundaries of existing HCAs were identified in subsequent targeted heritage reviews within the former Parramatta LGA.

Table 7. Summary of heritage reviews within the former Parramatta LGA.

Study	Summary
<i>An Assessment of the Heritage Significance of Items in The City of Parramatta. Graham Hall and Partners, 2005.</i>	<p>Report commissioned to assess potential additions and removals from the heritage lists on the PLEP 1996 and the SREP No 28.</p> <p>The report recommended the creation of a new HCA in Bridge Street, Epping between Beecroft Road and Rawson Street. This was not adopted and the nominated individual buildings/shops on Bridge Street have not been listed as heritage items.</p>

<p><i>Heritage Investigations in Toongabbie & Epping. Rod Howard and Associates Pty Limited, 2007.</i></p>	<p>Report commissioned by Parramatta City Council to consider additional heritage items in Toongabbie and additional and existing HCAs in Epping.</p> <p>Recommendations included:</p> <ul style="list-style-type: none"> ▪ A continuous row of houses located on the northern side of Boronia Avenue (between Kent Street and Grand View Parade) should be included as a new conservation area. ▪ The boundary of the existing Epping/Eastwood conservation area be expanded to include contributory houses and streetscapes that lie within the zone between its current northern boundary, and the southern boundary of the existing Wyralla Avenue HCA. <p>The report also reviewed the 2005 report by Graham Hall with regards to the proposed conservation area in Bridge Street, Epping and recommended that the area should instead be included as a group listing.</p>
<p><i>Parramatta, Toongabbie and Epping Heritage Studies, Review of Recommendations. Government Architect's Office (GAO), NSW Department of Commerce, 2008.</i></p>	<p>Independent review of previous heritage studies by Ron Howard in 2007 and Graeme Hall in 2005. The review included recommendations on individual items and HCAs based on the previous reports.</p> <p>Key findings included:</p> <ul style="list-style-type: none"> ▪ The review found in favour of supporting the creation of a new Boronia Avenue HCA and extending the Epping/Eastwood HCA. ▪ The report also recommended creating two new HCAs at North Parramatta on Rose Street and Sutherland Street.
<p><i>Parramatta City Council Comprehensive Heritage Review. Parramatta City Council, 2011.</i></p>	<p>Review undertaken by Parramatta City Council to validate existing heritage listings, and to consider proposed listing of potential heritage items and areas and the potential delisting of heritage items.</p> <p>Key findings included:</p> <ul style="list-style-type: none"> ▪ An assessment of two potential new HCAs in the locality of Rose Crescent and Prince Road in North Parramatta was undertaken. The assessment concluded that the areas were not suitable as HCAs due to their insufficient overall size and lack of clear boundaries. It was not recommended that the areas be listed as HCAs. ▪ The PLEP 2011 should be amended to include the Boronia Avenue HCA as identified in the previous Epping heritage studies.

3.2.3 Baulkham Hills Heritage Study 1995

The Baulkham Hills Heritage Study proposed an inventory of heritage items, areas and archaeological sites for listing. This included a review of existing registers and identification of new items and areas. The Study proposed eight areas for listing, including four now located within the City of Parramatta.

Table 8. Areas proposed for listing in the Baulkham Hills Heritage Study now located within the City of Parramatta.

Area	Suburb	Currently listed
Burnside Homes	North Parramatta	Yes – Burnside Homes HCA
Heights of Northmead Subdivision	Northmead	No
Junior School, Kings	North Parramatta	Yes – Gowan Brae Group (I292)
Sydney Woollen Mills	North Parramatta	Yes – Stone bridge approaches and foundation plaque, Sydney Woollen Mills (A08)

3.2.3.1 Burnside Homes HCA

In addition to the proposed listing of Burnside Homes as an ‘area’, the Study proposed the buildings within the area for listing as individual heritage items. The group and the individual buildings were identified as being of State significance.

Burnside Homes was subsequently listed as an HCA on the Baulkham Hills LEP 2005 as made; however, the individual buildings were not listed as heritage items. The HCA was identified on the Baulkham Hills LEP 2005 as being of State heritage significance.

When the HCA was transferred to The Hills Local Environmental Plan 2012 as made, and the significance altered to ‘local’.

Previously, councils could identify items on their heritage schedules as being of ‘local’, ‘State’ or ‘regional’ significance. In 2011, the Standard Instrument LEP was amended to include the direction that ‘heritage items cannot be identified in the Schedule as having “State significance” unless they are listed on the State Heritage Register.’

The previous identification of Burnside Homes as of State significance was based on the findings of the 1995 Heritage Study; it is not known if the group or individual buildings within the group were ever investigated or nominated for listing on the State Heritage Register.

3.2.4 Holroyd Heritage Study 1993

The Holroyd Heritage Study proposed a draft inventory of archaeological sites/relics, townscape and landscape areas, buildings and other works and contributory items.

The present Tottenham Street HCA was identified as a group item on the proposed inventory of buildings and other works. The Tottenham Street group was subsequently included on the Holroyd LEP 1991 via an amendment in 2003. It was listed as an HCA, and the identified properties were listed as heritage items.

Table 9. Item proposed for listing in the Holroyd Heritage Study.

Street	Item name	Address	Category
Tottenham Street	Cottage Group	8, 11, 11a, 12, 14, 16. 18, 19, 20	inventory item recommended for inclusion in an amended Holroyd LEP 1991, schedule of Items of the Environmental Heritage.

3.3 Recent assessments

Several of HCAs have been addressed in recent assessments associated with proposed and realised planning changes and development within the City of Parramatta LGA. These include assessments associated with the Parramatta CBD Planning Proposal and the 2016 amalgamation.

3.3.1 Parramatta CBD Planning Proposal

The Parramatta CBD Planning Proposal was finalised in 2022 and saw the introduction of planning and development controls to enable and support the significant growth planned for the Parramatta CBD. The finalised Planning Proposal was the result of a decade of investigation and assessment, involving detailed assessment of impacts on heritages items and areas within and adjacent to the Parramatta CBD area. A summary of the key recommendations relating the HCAs is provided below:

Table 10. Summary of recommendations relating to HCAs from studies associated with the Parramatta CBD Planning Proposal.

Study / assessment	Summary
<i>Heritage Study – CBD Planning Controls.</i> Urbis. 2015.	<p>Review of the Planning Controls in the Parramatta CBD to more detailed work to inform the planning proposal to amend the controls through a formal statutory process and support Parramatta City Council’s vision for the growth of the Parramatta CBD.</p> <p>Summary recommendations related to HCAs included:</p> <ul style="list-style-type: none"> ▪ A review of the boundary of the Harris Park West Heritage HCA 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 HCA 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.
<i>Parramatta CBD. Heritage Study of Interface Areas.</i>	Study of heritage impacts in interface areas arising from the Parramatta CBD Planning Proposal.

<p>Hector Abrahams, 2017.</p>	<p>Provides a summary of the historical development of Parramatta, a summary of the nature of heritage in Parramatta, and the general impacts of the Planning Proposal on Parramatta’s heritage. Addresses three Interface Areas, which intersect with the following HCAs:</p> <ul style="list-style-type: none"> ▪ North Parramatta Interface Area – North Parramatta HCA, Sorrell Street HCA ▪ South-East Parramatta Interface Area – Harris Park HCA, Experiment Farm HCA ▪ South-West Parramatta Interface Area – South Parramatta HCA, Tottenham Street HCA, Harris Park HCA <p>Recommendations included the reduction of the boundary of the Harris Park West HCA to remove then-vacant allotment on Kendall Street.</p>
<p>Peer Review of Interface Areas. GML, 2019.</p>	<p>Peer review of Hector Abrahams report commissioned by the Department of Planning and Environment in undertaking their assessment of the Parramatta CBD Planning Proposal.</p> <p>Report agreed with the recommended reduction of the Harris Park West HCA curtilage providing that measures were put in place to protect heritage items along Ada Street.</p>
<p>Church Street, Parramatta Independent Review of Proposed Planning Controls GML, 2018</p>	<p>Report commissioned by the Department of Planning & Environment in undertaking their assessment of the Parramatta CBD Planning Proposal.</p> <p>The report recommended further strategies and studies to protect the significance of Church Street alongside intended development. It recommended specific planning controls, including around setbacks, height of buildings and height of podiums, and incentives.</p>
<p>Heritage Analysis, Church Street Precinct. City Plan, 2019.</p>	<p>Report commissioned to provide analysis and heritage input into the heritage, urban design and commercial feasibility study for the Church Street Precinct, Parramatta.</p> <p>The study addressed a condition of the Gateway determination for the draft Parramatta CBD Planning Proposal issued by the Department of Planning and Environment.</p> <p>The report included several heritage recommendations to ensure the protection of the Church Street Precinct including height and setback requirements in relation to the draft planning controls and recommendations for inclusion as conditions of consent.</p>
<p>Parramatta CBD Opportunity Sites Heritage Review. Lucas, Stapleton, Johnson and Partners, 2019.</p>	<p>High-level assessment of the heritage impacts of the Opportunity Sites (intended to see specific controls allowing for tall, slender towers) on heritage items, conservation areas and historic streetscapes.</p> <p>All Opportunity Sites were located south of Parramatta River. None located within, or immediately adjacent to, an HCA. The</p>

	<p>review considered potential impacts to HCAs on the periphery of the study area:</p> <ul style="list-style-type: none"> ▪ South Parramatta ▪ Harris Park West ▪ Experiment Farm <p>Found that several Opportunity Sites had potential detrimental impacts to heritage items, HCAs and streetscapes.</p>
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3.3.2 Amalgamation

Study	Summary
<p><i>Epping Town Centre (East) Heritage Review. City Plan, 2017.</i></p>	<p>Heritage review of the Epping Town Centre, following Council amalgamations with the COP and from Hornsby Shire Councils in 2016.</p> <p>The study included a review of the three existing HCAs of East Epping, Essex Street and Rosebank Avenue located within the Epping Town Centre.</p> <p>Key recommendations of the report included:</p> <ul style="list-style-type: none"> ▪ Retaining the current boundaries of the Essex Street and Rosebank Avenue HCAs. ▪ Adjusting the south-west boundary of the East Epping Heritage Conservation Area by removing 25 Pembroke Street, and 1, 3, and 3A Norfolk Road. ▪ It is noted that the recommendations to reduce the East Epping HCA boundaries have not currently been adopted. ▪ The study also recommended that future heritage reviews assess the significance of the southern end of Essex Street for inclusion in the boundary.

3.3.3 Other recent assessments

Table 11. Summary of recommendations.

Study	Summary
<p><i>South Parramatta Conservation Area Review. Zoran Popovic, 2014.</i></p>	<p>Review of South Parramatta Conservation Area to inform and recommend changes to the PLEP 2011 and PDCP 2011. It provides the historical context of the HCA, a case study of one representative property, significance of individual buildings, and recommendations.</p> <p>Among other things, the recommendations included a reduction of the boundary of the HCA. Specifically, the exclusion of areas of Marsden Street and Lansdowne Street. It also recommended the investigation of properties for individual heritage listing, and proposed updated development controls within the HCA.</p>

***Heritage Review
Granville.***
City Plan, 2023.

Heritage review of Granville involving research, identification, and making recommendations regarding the current and projected heritage constraints and opportunities, in direct response to the State Government Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) 2016.

The report included a review of the Tottenham HCA and recommended that the HCA be extended to the west to capture 3 cottages on High Street.

A potential HCA along the southern portion of Victoria Street was also recommended for further heritage assessment and investigation as to if the area meets the threshold for listing.

4. Heritage conservation areas

4.1 Introduction

This section provides an overview of the definition and function of heritage conservation areas, as well as key terms used in their assessment and management to provide a foundation for the assessments and recommendations contained in this report. It references current and former State and local plans, policies and guidelines, as well as secondary literature. In particular, this section refers to *What Actually Is a Heritage Conservation Area? A Management Critique Based on a Systematic Review of New South Wales (Australia) Planning Documents* (Dirk Spennemann, 2023), which provides a review of definitions and functions of HCAs as established in the NSW planning framework and used in local planning and development controls.

4.2 Definitions and function

As discussed in Section 2.5.1, HCAs are established under the SIPLEP. The Dictionary to the SIPLEP provides the following definition:

- heritage conservation area means an area of land of heritage significance—
- (a) shown on the Heritage Map as a heritage conservation area, and
 - (b) the location and nature of which is described in Schedule 5,
- and includes any heritage items situated on or within that area.

HCAs are listed on heritage schedules in the same manner as heritage items. An area proposed for listing is assessed in accordance with the State government guideline *Assessing Heritage Significance* (DECCW 2025). This process includes an assessment against the NSW heritage criteria and the preparation of a statement of heritage significance. If the area is found to meet the threshold for listing, it is added to the relevant LEP via an amendment.

Development within the boundaries of an HCA must have regard to development consent provisions under Clause 5.10 of the LEP. As per Clause 5.10(4), the consent authority must:

- consider the effect of the proposed development on the heritage significance of the item or area concerned.

As such, the assessed significance of the HCA is used to guide development outcomes for individual properties within the broader HCA. However, beyond the definition provided in the SIPLEP, no specific guidance is provided at the State level for the assessment or management of individual elements or properties within an HCA. As such, local authorities are required to 'provide their own interpretations and definitions' (Spennemann 2023, 5270) to develop appropriate planning controls for HCAs under their care.

4.2.1 Previous definitions

Additional definitions and descriptions of HCAs were provided in previous iterations of the Heritage Act and in now-discontinued guidelines and manuals prepared by NSW government agencies.

The below definitions and descriptions were current at the time of initial heritage studies undertaken within the City of Parramatta in the 1990s. While these definitions do not currently hold any statutory weight, they can assist in understanding the context in which HCAs were originally assessed, and in developing targeted interpretations and definitions for the management of HCAs in the City of Parramatta.

Table 12. Definitions of HCAs in former NSW legislation and guidance.

Source	Definition / description
Heritage Act as revised 1987	Heritage precinct defined as: an area which contains one or more buildings, works, relics or places which is an item or which are items of the environmental heritage; and has a character or appearance that it is desirable to conserve.
Conservation Areas. Guidelines for Managing Change in Heritage Conservation Areas. NSW Heritage Office and Department of Urban Affairs and Planning, 1996.	<p>...A heritage conservation area is more than a collection of individual heritage items. It is an area in which the historical origins and relationships between the various elements create a sense of place that is worth keeping.</p> <p>A heritage area is identified by analysing its heritage significance and the special characteristics which make up that significance. These may include its subdivision pattern, the consistency of building materials or the common age of its building stock. The least important characteristic is the 'look' of the place, although the commonly held community view is that this is the determining factor.</p> <p>Heritage areas reveal many different aspects of our cultural history. They show how Australians have responded physically, emotionally, socially and architectural to the environmental and how places have been variously occupied, used, ignored, refined, degraded or associated with Australian society over time... (3).</p>

4.2.2 Character

The assessment and management of heritage conservation areas often relies on the concept of 'character'. There is no official definition for 'character' provided in statutory documents; however, definitions are provided in guidance prepared by NSW government agencies.

Table 13. Definitions of character in NSW design guides.

Source	Definition
Planning Circular – Planning and designing for better places: respecting and enhancing local character. NSW Department of Planning, Industry and Environment, 2021.	<p>Character is what makes one neighbourhood distinctive from another. It is the way a place 'looks and feels'. It is created by the way built and natural elements in both the public realm and private domain interrelate with one another, including the interplay between buildings, architectural style, subdivision patterns, activity, topography and vegetation.</p> <p>It is important to ensure that consideration of character is understood to be distinct from considerations of heritage and conservation.</p>

<p><i>Design Guide for Heritage. Government Architects Office, 2019.</i></p>	<p>The combination of the particular attributes, characteristics, and qualities of a place.</p>
<p><i>Design in Context: Guidelines for infill development in the historic environment. NSW Heritage Office, 2005.</i></p>	<p>The character of a place is shaped by many contributing factors such as:</p> <ul style="list-style-type: none"> ▪ the underlying natural landform; ▪ distinctive landscape elements; ▪ the date and style of the buildings; ▪ the scale and form of the buildings; ▪ street and subdivision patterns; ▪ setbacks of the buildings; ▪ materials, building techniques and details; ▪ views, vistas and skylines.

4.2.3 Building contribution grading

Many local government areas use a tiered grading system identify the contribution of each property to the significance of the HCA (Spennemann 2023, 5278). Building contributions are presented in the form of mapping or schedule and can be used to develop nuanced development controls for individual properties within an HCA.

While there is no established process for the assessment of building contributions, Spennemann identified that this process generally relies on the identification of a ‘common ‘character’ and an ‘identifiable period of urban development’ (2023, 5282).

There are several variations of building contributions used by local councils across NSW; however, most common is a three-tier system – ‘contributory’, ‘neutral’ or ‘detracting/intrusive’.

Definitions and functions of each tier vary across LGAs. Spennemann undertook a review of definitions and descriptions of building contributions used by local councils across NSW, and provided the below proposed definitions.

Table 14. Contribution definitions prepared by Spennemann (2023).

Proposed contribution definitions	
Contribution	Definition
<p>Contributory item, class 1</p>	<p>any building, work, tree or place and its setting which clearly reflects a key period of significance for the heritage conservation area and that forms a key element of the collective cultural heritage asset base of the heritage conservation area. This item retains its overall form as built during the key period of significance without additions or alterations visible from the street that are not congruent with the key period of significance. A key criterion is what the item offers to the streetscape or character of the heritage conservation area. As a result, the focus for a contributory item class 1 is how the item appears in the public domain, and especially from the street.</p>

Contributory item, class 1b	an item that is structurally classified as a contributory item, class 1, but which is hidden or largely obscured from the public domain by detracting, but removeable additions (e.g., fences, walls, vegetation or advertising signage).
Contributory item, class 2	any building, work, tree or place and its setting which clearly reflects a key period of significance for the heritage conservation area. While this item retains its overall form as built during the key period of significance, it exhibits additions or alterations that are not congruent with the key period of significance and that are visible from the street, but that can be reversed (e.g., windows) or that are largely obscured by detracting permanent additions (e.g., carports).
Neutral item	any building, work or place and its setting that is either heavily altered to an extent where visual authenticity is compromised (e.g., a brick building that had been rendered), where the construction period is uncertain or which is from a construction period that falls outside any key period of significance for the heritage conservation area, but which reflects the predominant scale and form of buildings of the key period of significance for the heritage conservation area. The focus for neutral items is how the building appears in the street and public domain and that it does not detract from the streetscape character of the heritage conservation area.
Detracting item	any building, work or place and its setting which derives from a construction period which falls outside any key period of significance for the heritage conservation area and that has scale, form or building materials that is not consistent with the key characteristics of the area. The existence of detracting items in a heritage conservation area is not considered a basis for the introduction of development which is not cohesive with the identified significance of the heritage conservation area and does not set a precedent when assessing the merit of any new buildings within the specific conservation area.

4.3 Heritage conservation areas in the City of Parramatta LGA

4.3.1 Definitions

Section 7.10 of the PDCP 2023 provides the following definition of HCAs:

Heritage Conservation Areas (HCAs) are areas of land which have been recognised as having specific and significant historical value which should be protected. Features which influence protection include patterns of subdivision, building style, landscaping and streetscapes. HCAs are listed and mapped under the Parramatta LEP 2023 and, therefore, protected by the legislation.

Section 7.10 also provides the following definitions of ‘contributory’ and ‘non-contributory’ items. In this definition, non-contributory includes sub-categories ‘neutral’ and ‘intrusive’:

This DCP identifies existing significant buildings that collectively demonstrate the history of a conservation area and contribute to its significance. These are known as Contributory items. Contributory items may not be individually listed as heritage items but, by virtue of their age, scale, materials, details, design style or intactness, make a significant contribution to the

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character of the heritage conservation area and therefore reinforce its heritage significance. Contributory items are required to be retained.

Non-contributory items may be described as neutral or intrusive. A neutral building is one that does not adversely or beneficially impact upon the character and heritage significance of the area in which it is sited or for which it is proposed. An intrusive building is disruptive because its visual character, form, scale or use is in conflict with the values of the area or setting. This conflict may mean that it adversely impacts on the heritage significance of the area or setting. Non-contributory items are not identified as existing significant buildings in the specific heritage conservation areas and are not required to be retained.

4.3.2 Building contribution grading

The DCP includes Building Contribution Mapping for nine of its HCAs. Mapping identifies 'heritage items' and 'contributory items'. The unmapped properties are assumed to be 'non-contributory'. Where Building Contribution Mapping is included, the section also includes a schedule of 'Significant Buildings', which generally corresponds with the properties mapped as 'contributory.'



Figure 9. Example of building contribution mapping in the Parramatta DCP 2023.

Table 15. Current inclusion of existing Building Contribution Mapping and list of ‘Significant Buildings’ for each HCA in the PDCP 2023.

HCA	Existing Building Contribution Mapping	Existing list of ‘Significant Buildings’
North Parramatta and Sorrell Street	Yes	Yes
South Parramatta	Yes	Yes
Harris Park West	Yes	Yes
Elizabeth Farm	Yes	Yes
Experiment Farm	Yes	Yes
Tottenham Street	No	No
East Epping	No	No
Essex Street	No	No
Rosebank Avenue	No	No
Epping/Eastwood, Boronia Avenue, Wyralla Avenue	Yes	Yes
Burnside Homes	No	No

4.3.2.1 Basis for existing Building Contribution Mapping in the PDCP 2023

Building Contribution Mapping generally aligns with the identified Significant Buildings for each HCA. For most of the HCAs (excluding Boronia Avenue), the Significant Buildings were identified in the Parramatta DCP 2001 and subsequent versions. Explanatory text in the Parramatta DCP 2011 provides the basis for the identification of the buildings as significant.

Boronia Avenue

Boronia Avenue was added to the PLEP 2011 in 2014, and building contribution grading was prepared by Rod Howard and Associates. The report provides the following definitions:

Table 16. Definitions of contributions used in the assessment of Boronia Avenue HCA (Howard and Associates, 2007).

Contribution	Definition
Contributory	being mostly intact residences built during the early and mid-twentieth century (1900-1965), and which reflect the traditional aesthetic qualities and architectural characteristics that are typical of houses dating from this period. Most of the contributory houses sit within their traditional garden settings. This category includes houses with few changes, as well as those with minor modifications or with sympathetic additions that do not spoil the overall traditional character of the place.

Neutral	including houses which are generally not as aesthetically attractive as those ranked as contributory items, but which do not necessarily detract from the traditional residential character of the area. This category includes dwellings which have less aesthetic integrity because they have been altered, modified and/or extended in ways that do not necessarily complement the original architectural design, but whereby they still retain an overall scale and appearance that does not greatly detract from the traditional residential amenity of the neighbourhood.
Intrusive	included in this category were those houses, residential flats and other buildings of more recent origin and contemporary architectural expression that generally detract from rather than reinforce the traditional residential character of Epping, as well as older houses that have been unsympathetically altered and/or extended to such a degree that they can no longer be regarded as contributory or even neutral elements.

Rosebank Avenue, East Epping, Essex Street

Building Contribution Mapping was prepared for Rosebank Avenue, East Epping, Essex Street HCAs in 2013; however, this was not adopted, and is not included in the PDCP 2023.

Table 17. Definition of contributory items (Epping Town Centre Heritage Review, Perumal Murphy Alessi, 2013).

Contribution	Definition
Contributory	The identification of contributory items is based on the style, condition and integrity of each property and how it relates to the historical development and identified cultural significance of the area. This process is consistent with standard heritage practice and guidelines. The visibility and visual contribution and presentation to the streetscape and area were also noted. As such a number of battleaxe type properties and buildings have not been identified as they largely make no visual contribution to the streetscapes and conservation areas.

4.4 Proposed definitions

The below definitions have been prepared for use in the review of individual components of HCAs (refer Volume 2 Section 2) and are intended for use in the development of new nuanced objectives and controls for inclusion in the PDCP 2023. They have been developed based on the above review, and in consultation with Council officers. The intent of the definitions is to provide a clear threshold for the grading of building contributions within an HCA, and to withstand disputes or challenges posed in development applications.

4.4.1 Building contribution gradings

Table 18. Definitions prepared by Extent Heritage.

Contribution	Definition	Management outcomes
Contributory	<p>Contributory items are those that contribute to the significance and character of the heritage conservation area (HCA). They:</p> <ul style="list-style-type: none"> ▪ Date from a significant period of development of the HCA; and ▪ Demonstrate the distinctive characteristics of the HCA (scale, form, materials, colour, detailing); and ▪ Are generally intact, with either limited visible alterations or additions, or are largely intact with alterations and additions that are minor and reversible. 	<ul style="list-style-type: none"> ▪ Retain item ▪ Maintain contribution ▪ Improve contribution
Neutral	<p>Neutral items are those that neither contribute nor detract from the significance and character of the HCA. They:</p> <ul style="list-style-type: none"> ▪ Date from a significant period of development of the HCA, but are altered; or ▪ Date from outside a significant period of development for the HCA, but are consistent with the distinctive characteristics of the HCA; or ▪ Are sympathetic contemporary infill. 	<ul style="list-style-type: none"> ▪ Retain item ▪ Improve contribution or maintain as neutral
Detracting	<p>Detracting items are those that have an adverse impact on the significance and character of the HCA. They:</p> <ul style="list-style-type: none"> ▪ Date from outside any significant period of development for the area; and ▪ Are not consistent with the distinctive characteristics of the HCA. 	<ul style="list-style-type: none"> ▪ Improve contribution

4.4.2 Key terms

The below key terms are intended to support the application of the above contribution gradings.

Table 19. Definition of key terms.

Key term	Identifier	Description
Significant period of development	As identified in the Statement of Significance for the	<p>A historical period of development that is:</p> <ul style="list-style-type: none"> ▪ Identifiable in the built form of the area (subdivision pattern, street layout, public

	HCA provided in the PDCP 2023.	<p>domain elements, architectural style, building types);</p> <ul style="list-style-type: none"> ▪ Directly associated with the significance of the HCA; and/or ▪ Representative of the development of the local area (suburb or LGA wide).
Distinctive characteristics	As identified in the Distinctive Characteristics for the HCA provided in the PDCP 2023.	<p>Generally, the predominant scale, form, setbacks, materials, colours and/or detailing of buildings or elements within the HCA.</p> <p>Distinctive characteristics may:</p> <ul style="list-style-type: none"> ▪ Be typical of a particular architectural style or period where this relates to a key period of significance; ▪ Be shared between contributory and neutral buildings; ▪ Vary across an HCA.

5. Review of public submissions

5.1 Introduction

This section provides a summary of public submissions relating to HCAs received during Phase 1 Consultation for the Comprehensive Heritage Review. Council invited early community feedback across December 2024 - March 2025, to help inform and guide the program for the Comprehensive Heritage Review. Council asked the community the following:

- Suggestions on heritage items or heritage conservation areas to be added, modified or deleted from Council's planning instruments and why;
- Emerging heritage themes that should be explored in the review;
- Opportunities and challenges for heritage preservation, promotion and protection in the City of Parramatta LGA; and
- Suggested studies to be undertaken as part of the Comprehensive Heritage Review.

5.2 Overview of feedback

Feedback on the Phase 1 Consultation was provided through the Participate Parramatta webpage online survey or by written submission to Council via email.

Council received over 250 submissions online through the Participate Parramatta webpage, as well as over 50 email submissions from residents, stakeholders and community groups. Responses which related to HCAs were passed on to Extent Heritage and reviewed as part of the Heritage Conservation Areas Review.

Key points raised from residents and community groups in relation to HCAs included:

- Concerns that HCAs may limit redevelopment opportunities to increase housing availability and increased densities in areas close to public transport.
- Concerns regarding the economic development potential of properties within HCAs.
- Financial worries about maintaining heritage buildings.
- Works being undertaken without approval and reducing integrity of HCAs.
- Identified lack of information from property owners on how to manage or develop a heritage property and requests from Council to provide guidance.
- Requests from property owners to remove properties or streets from HCAs.
- Better application and reinforcement of heritage planning controls.
- Concerns about the potential impact of strategic planning areas including the North-East Planning Investigation Area on HCAs.
- Support for HCAs including the retention and potential expansion of HCAs.
- Requests for heritage protection to extend to areas outside the existing boundaries or to cover additional components such as mature vegetation.
- Apprehension regarding demolition of contributory buildings or inappropriate developments which are inconsistent with HCAs.
- Appeals for Council to strengthen heritage protection.

5.2.1 Summary of submissions

A summary of submissions and how they have been considered in the HCA Review for individual HCAs is provided below in Table 20.

Table 20. Summary of submissions by HCA.

Summary of submissions	Extent Response
Boronia Avenue HCA	
<p>Council received one response from a property owner in Boronia Avenue who wished for their property to be removed from the HCA.</p> <p>The owner stated they were concerned that the HCA listing led to barriers in undertaking maintenance and renovations, that the surrounding character of the street has evolved and their property did not warrant listing.</p>	<p>Extent Heritage acknowledges that the character of Epping to the northeast along Carlingford Road has changed considerably over the past 5 years, however Boronia Avenue is visually separated from this area and has not been impacted by surrounding developments.</p> <p>In completing the review of individual components, we confirm that the HCA and its individual properties are historically and aesthetically significant and retain a high degree of integrity. Refer to Volume 2 Section 2 for review of individual components in Boronia Avenue.</p> <p>No properties in Boronia Avenue HCA have been identified for removal. Suggested controls to guide new development in HCAs, including alterations and additions to existing dwellings, are provided in Section 7.2.2.</p>
Burnside Homes	
<p>Council received one comment in the community feedback recommending Burnside Homes for heritage listing.</p>	<p>Extent Heritage supports the recommendation for the individual listing of all Burnside Homes properties including Burnside Public School.</p> <p>It is recommended that potential heritage listing of these building be progressed in subsequent stages of the Comprehensive Heritage Review.</p> <p>Refer to Volume 2 Section 2 for review of individual components in Burnside Homes.</p>
East Epping HCA	

<p>Multiple comments were received both in support of and against the East Epping HCA.</p> <p>Those who supported the HCA stated that it maintains a coherent streetscape and contributed to a sense of belonging and were concerned that there was a risk of inappropriate developments which are inconsistent with the HCA.</p> <p>Other respondents noted that the character of the area was mixed and were concerned that the HCA hindered development. Costs regarding maintaining heritage properties and the complexity of heritage approval were also noted as difficulties for property owners. One owner requested for their property to be removed from the HCA.</p>	<p>Extent Heritage has prepared an updated heritage inventory sheet for the East Epping HCA, including a significance assessment which confirms that the HCA holds aesthetic, historic and representative values. The assessment in the inventory sheet has been informed by fieldwork undertaken by Extent Heritage, review of previous studies prepared for the HCA and targeted historical research.</p> <p>The updated site description confirms that HCA contains a range of building styles and characteristics including Victorian, Federation, Inter-War houses and more recent developments. This mixed character contributes to the historic and aesthetic significance of the area by reflecting the historic development of Epping.</p> <p>Generally, later developments are located on subdivided allotments to the rear of the original dwellings, however some recent unsympathetic developments were also observed during site inspections. No properties have been identified for removal from the HCA.</p> <p>Refer to the Appendices to this report for the updated inventory sheet for East Epping.</p>
<p>Elizabeth Farm HCA</p>	
<p>Two property owners, one from Hassall Street and one from Prospect Street, requested that their properties/streets be removed from the Elizabeth Farm HCA and rezoned in order to facilitate development.</p> <p>Other comments indicated general support for the conservation of Elizabeth Farm.</p>	<p>Extent Heritage has reviewed the boundary of the HCA and reviewed the individual components within the HCA. The HCA has a high integrity, and no change to the boundary nor removal of the listing is recommended.</p> <p>The boundary of the HCA provides an appropriate low scale suburban setting for the State Heritage Listed Elizabeth Farm House.</p> <p>Refer to Volume 2 Section 2 for the review of individual components and Volume 2 Section 3 for the boundary review of Elizabeth Farm.</p>
<p>Epping / Eastwood HCA</p>	
<p>Several submissions were strongly supportive of the HCA and noted it contained coherent streetscapes and irreplaceable architectural features. Two submissions requested an extension to the HCA boundary.</p> <p>Several submissions noted concerns that the HCA limited housing availability and growth, particularly in areas which were</p>	<p>Extent Heritage has reviewed the individual components within the HCA. The HCA has high intactness overall – two thirds of the lots within the HCA have been graded as contributory. The neutral and detracting properties are relatively evenly spread across the HCA, resulting in largely consistent streetscapes. No extensions to the HCA boundary were identified as part of this report.</p> <p>Refer to Volume 2 Section 2 of this report for the review of individual components for Epping/Eastwood.</p> <p>Under the LMRH Policy dual occupancies and semi-</p>

<p>close to public transport. Some respondents requested their properties be removed from the HCA and noted the desire for more duplex and semi-detached homes within the HCA.</p>	<p>detached residences are now permitted with consent in part of the Epping/Eastwood HCA. Properties at the north of the HCA are included in the indicative LMRH area around Epping Station, and properties at the south are included in the indicative LMRH area around Eastwood Station.</p> <p>Different forms of development may be appropriate depending on the identified contribution grading of individual lots. Replacement or development of neutral and detracting properties may have an acceptable impact if sympathetically designed however contributory items must not be demolished.</p> <p>Suggested development controls are provided in Section 7.3 of this report to manage the potential impacts of the LMRH Policy.</p>
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Essex Street HCA

<p>Council received multiple submissions requesting the removal of the Essex Street HCA.</p> <p>Several property owners stated reasons including lack of heritage significance as a precinct, economic development potential, modern needs and limited accessibility, maintenance costs, unfairness of boundaries and surrounding urban density.</p> <p>One comment also expressed confusion as to why Essex Street is a conservation area as many houses were constructed in the last 40 years.</p>	<p>Extent Heritage has prepared an updated heritage inventory sheet for Essex Street HCA. The HCA is assessed as of significance at the local level for its historical, aesthetic and representative values.</p> <p>The assessment in the inventory sheet has been informed by fieldwork undertaken by Extent Heritage, targeted historical research and review of previous studies prepared for the HCA. This included review of building contribution mapping prepared by City Plan in 2019.</p> <p>Extent Heritage acknowledge that a portion of the HCA between Brucedale Avenue and Knox Avenue on the eastern side of the street contains a cluster of recent residences, these were graded as non-contributory by City Plan in 2019. However, these dwellings are not considered to not detract from the overall character of the HCA. No change to the boundary of the HCA is recommended.</p> <p>Refer to appendices of Volume 3 for the updated inventory sheet for Essex Street HCA.</p>
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Experiment Farm HCA

<p>One comment noted that the Experiment Farm HCA constrained housing development close to the Parramatta CBD.</p>	<p>Extent Heritage has reviewed the individual components and the boundary of the Experiment Farm HCA. The HCA has high integrity overall, with two thirds of properties in the HCA listed as an individual heritage item or graded as contributory. The existing boundary is considered appropriate to protect the character and significance of the HCA, no boundary change is recommended.</p> <p>Refer to Volume 2 Section 2 for the review of individual components and Volume 2 Section 3 for boundary</p>
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	<p>review of Experiment Farm.</p> <p>Under the LMRH Policy dual occupancies and semi-detached residences are now permitted with consent in the Experiment Farm HCA.</p> <p>The HCA does not constrain all new development; however, new development must be sympathetic to the significance and character of the HCA. Different forms of development may be appropriate depending on the identified contribution grading of individual lots.</p> <p>Replacement or development of neutral and detracting properties may have an acceptable impact if sympathetically designed however contributory items must not be demolished.</p> <p>Suggested development controls to manage potential impacts from the LMRH Policy are provided in Section 7.3 of this report.</p>
<p>Harris Park West HCA</p>	
<p>Several comments noted that Harris Park West was not being adequately protected, and the character of the HCA was becoming inconsistent due to unauthorised developments or alterations, particularly in the commercial areas of Wigram Street.</p> <p>Other submissions noted the HCA impacted upon businesses and prevented potential commercialisation.</p>	<p>Extent Heritage has reviewed the individual components and the boundary of the Harris Park West HCA. The HCA is intact and should be retained. An extension to the boundary of the HCA on Marion Street is recommended.</p> <p>Refer to Volume 2 Section 2 for the review of individual components and Volume 2 Section 3 for boundary review of Harris Park West.</p> <p>Change of use and regulatory enforcement are outside of the scope of this report. However, Extent Heritage acknowledges community support for increased protection of heritage in Harris Park and the need to support businesses. Suggested development controls to manage new development, including commercial uses, within Harris Park West HCA are provided in Section 7.3.3.</p>
<p>North Parramatta HCA</p>	
<p>Council received one comment requesting the expansion of the North Parramatta HCA.</p>	<p>Extent Heritage has reviewed the individual components and the boundary of the North Parramatta HCA. The HCA has high integrity, with two-thirds of the properties either listed as heritage items or graded as contributory. The HCA should be retained.</p> <p>Refer to Volume 2 Section 2 for the review of individual components and Volume 2 Section 3 for boundary review of North Parramatta HCA.</p>
<p>Rosebank Avenue HCA</p>	
<p>Several comments including two property owners requested the removal of Rosebank Avenue</p>	<p>Extent Heritage has prepared an updated heritage inventory sheet for Rosebank Avenue. The assessment in the inventory sheet has been informed by fieldwork</p>

<p>HCA.</p> <p>Reasons for removal of the HCA included new development in the vicinity of the HCA, need for more housing and infrastructure, cost of maintaining buildings and tedious processes for applications for work.</p>	<p>undertaken by Extent Heritage, review of previous studies prepared for the HCA and targeted historical research.</p> <p>The updated assessment of significance identifies that the group of houses form a unique precinct which illustrates various Inter-war architectural characteristics from the Bungalow, Tudor Revival and Spanish Mission styles. Excluding 13-15 Rosebank Avenue, which has been subdivided, the original subdivision and dwellings have all been retained.</p> <p>Whilst new developments to the south of Rosebank Avenue have changed the character of the wider suburb they have not directly impacted on the significance of Rosebank Avenue.</p> <p>The removal of the HCA is therefore not supported.</p>
<p>Sorrell Street HCA</p>	
<p>Council received two comments in relation to the proposed North East Planning Investigation Area (NEPIA) and the potential impact on Sorrell Street HCA. One property owner did not want for the new zoning to extend past Church Street North Precinct due to potential impacts to foundations of buildings and overshadowing.</p> <p>Conversely one property owner requested that the NEPIA zoning be extended to include Sorrell Street HCA to unlock further development potential.</p>	<p>NEPIA has now been finalised and amendments to the PLEP 2023 have been made.</p> <p>However, Extent Heritage has addressed the potential impacts of NEPIA on Sorrell Street HCA in Volume 2 Section 3 of this report and these have been considered in the preparation of suggested development controls for the HCA.</p>
<p>South Parramatta HCA</p>	
<p>Council received four submissions relating to the removal of a property from the HCA. These submissions as well as two others also objected to the HCA on the basis that it limits redevelopment.</p> <p>One comment also stated that the HCA did not contain enough properties that demonstrate heritage significance to warrant listing of the HCA.</p>	<p>Extent Heritage has reviewed the individual components within the HCA.</p> <p>Overall, the HCA retains a high percentage of contributory buildings including numerous listed heritage items. Only a small portion of buildings were identified as detracting.</p> <p>Several properties contained secondary dwellings to the rear of the original buildings. These were generally considered to be appropriate and did not significantly impact on the overall heritage significance of the HCA.</p> <p>The removal of the HCA is not supported.</p> <p>Refer to Volume 2 Section 2 for the review of individual components of South Parramatta HCA.</p>

Tottenham Street HCA	
No submissions or comments specific to Tottenham Street.	-
Wyralla Avenue HCA	
<p>Council received one request to remove the Wyralla Avenue HCA. The comment referred to new development within the HCA and requested rezoning to allow for development.</p> <p>One comment from a resident stated that they strongly support the HCA.</p>	<p>Extent Heritage has reviewed the individual components within the HCA.</p> <p>New development including some unsympathetic buildings have been identified as detracting. However, the HCA overall retains a high percentage of contributory buildings. In addition, several potential heritage items have also been identified.</p> <p>The removal of the HCA is not supported.</p> <p>Refer to Volume 2 Section 2 for the review of individual components of Wyralla Avenue.</p>

5.2.2 Conclusion

As demonstrated above, the public submissions received in Phase 1 Consultation have been considered in the review of HCAs and in the preparation of findings and recommendations. The public submissions demonstrated a high level of public interest in and appreciation for HCAs within the City of Parramatta LGA.

Council will be exhibiting the findings of various studies undertaken as a part of the Comprehensive Heritage Review, including the HCA Review. This consultation on study findings is referred to as 'Phase 2 Consultation'. A supplementary task under this brief is to review the feedback received during the Phase 2 Consultation and prepare a short addendum report which addresses any issues raised in relation to HCAs.

6. Low- and Mid-Rise Housing Policy

6.1 Introduction

This section provides a summary of the Low and Rise Housing Policy (LMRH Policy) as established in Chapter 6 of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) to understand the potential implications for HCAS in the City of Parramatta LGA. The LMRH Policy is a key factor in the prioritisation of the HCA Review. The policy increases the permissibility of low- and mid-rise housing typologies in residential zones across NSW and introduces non-discretionary standards. The provisions do not apply to land that contains a heritage item; however, do apply to land within an HCA (that is not otherwise a heritage item). This section provides an overview of the LMRH Policy and its key provisions. It then provides an overview of the relevant planning controls in the PLEP 2023 and PDCP 2023 and identifies the key changes relevant to HCAs.

6.2 Policy review

6.2.1 Background

The NSW Government announced intentions to introduce policy reforms to increase the permissibility of low- and mid-rise housing in well-located areas in late 2023, outlined in the *Explanation of Intended Effect: Changes to create low- and mid-rise housing* (EIE) (Department of Planning and Environment 2023).

The EIE identified that several forms of low- and mid-rise housing were prevented in many residential areas through prohibitive zonings, and further by restrictive development controls (DPE 2023, 18-19). As such, the proposed reforms intended to expand the permissibility of low- and mid-rise housing types, and to introduce non-refusal standards (DPE 2023, 25-26).

The LMRH Policy was introduced in two stages undertaken in July 2024 and February 2025. Stage 1 applied across all NSW. Stage 2 focusses on land located within a Low- and Mid-Rise Housing Area (LMRH Area), being land within 800m of 171 nominated town centres, trains stations and light rail stations across metropolitan Sydney, the Central Coast, Illawarra-Shoalhaven and Lower Hunter and Newcastle regions.

Table 21. Staged introduction of the LMRH Policy.

Stage	Amending legislation	Amendment	Effect
Stage 1 July 2024	<i>State Environmental Planning Policy (Housing) Amendment (Dual Occupancies and Semi-detached Dwellings) 2024</i>	Inserted new 'Part 12 Dual occupancies and semi-detached dwellings in Zone R2' into Chapter 3 Diverse Housing.	Dual occupancies and semi-detached dwellings permitted with consent in Zone R2 Low Density Residential.
Stage 2 February 2025	<i>State Environmental Planning Policy (Housing) Amendment (Low and Mid Rise Housing) 2025</i>	Omitted Chapter 3 Part 12 Inserted new Chapter 6 Low- and Mid-Rise Housing	Increased permissibility of low- and mid-rise housing in nominated centres. Introduction of non-discretionary standards

			in nominated low- and mid-rise areas.
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6.2.2 Low- and mid-rise housing

The LMRH Policy provides for several forms of low- and mid-rise housing.

Low-rise is generally 1-2 storeys and includes dual occupancies, terraces, townhouses and two-storey apartment buildings. It does not include detached dwellings or secondary dwellings.

Mid-rise housing comprises residential flat buildings and shop top housing.

Table 22. Definitions of low and mid-rise housing typologies (adapted from DPHI definitions).

Typology	Definition
Low-rise housing	
Dual occupancy	Dual occupancies are two dwellings built on one lot of land. The homes can be either attached or detached. Note: Secondary dwellings are not dual occupancies.
Multi-dwelling housing	Also known as townhouses or villas. Three or more dwellings (whether attached or detached) on one lot of land, each with ground level access. Dwellings are arranged around an internal street or lane network or off of common open space.
Multi-dwelling housing (terraces)	Row of three or more attached dwellings. Dwellings face, and are aligned along, one or more public roads. Front entrance is to a primary road.
Manor houses (two-storey apartment buildings)	Two-storey apartment buildings that contain three or more dwellings, where each dwelling is attached to another dwelling by a common wall or floor, and at least 1 dwelling is partially or wholly located above another dwelling.
Mid-rise housing	
Residential flat buildings	Apartment building of 3-6 storeys, with communal access off of a public road.
Shop top housing	Shop-top housing is one or more apartments located on the levels above ground floor commercial premises or health services facilities.

6.2.3 Low- and mid-rise housing areas

Most provisions of Chapter 6 apply only to land that is within a 'low- and mid-rise housing area', a 'low- and mid-rise housing inner area' and/or a 'low- and mid-rise housing outer area'. Definitions of these are provided in the Dictionary to Chapter 6, and quoted in Table 19. Only one section (s 166) applies to all land to which the Chapter applies.

Table 23. Definitions of low- and mid-rise housing areas

Term	Definition
Low and mid rise housing area	means land within 800m walking distance of—

	<p>(a) land identified as “Town Centre” on the Town Centres Map, or</p> <p>(b) a public entrance to a railway, metro or light rail station listed in Schedule 11, or</p> <p>(c) for a light rail station listed in Schedule 11 with no public entrance—a platform of the light rail station.</p>
low and mid rise housing inner area	<p>means land within 400m walking distance of—</p> <p>(a) land identified as “Town Centre” on the Town Centres Map, or</p> <p>(b) a public entrance to a railway, metro or light rail station listed in Schedule 11, or</p> <p>(c) for a light rail station listed in Schedule 11 with no public entrance—a platform of the light rail station.</p>
low and mid rise housing outer area	<p>means land between 400m and 800m walking distance of—</p> <p>(a) land identified as “Town Centre” on the Town Centres Map, or</p> <p>(b) a public entrance to a railway, metro or light rail station listed in Schedule 11, or</p> <p>(c) for a light rail station listed in Schedule 11 with no public entrance—a platform of the light rail station.</p>

6.2.3.1 Low- and mid-rise housing areas in the City of Parramatta LGA

There are seven low- and mid-rise housing areas either wholly or partially located within the City of Parramatta LGA (Figure 10). These are centred around:

- Carlingford Court shopping centre
- Eastwood Station and town centre
- Epping Station and town centre
- Winston Hills Mall shopping centre
- Northmead Village and shopping centre
- Westmead Station
- Granville Station

Indicative mapping of low- and mid-rise housing areas has been prepared by DPHI. This shows the boundary of the low- and mid-rise outer areas; and does not show the boundary between the inner and outer areas.

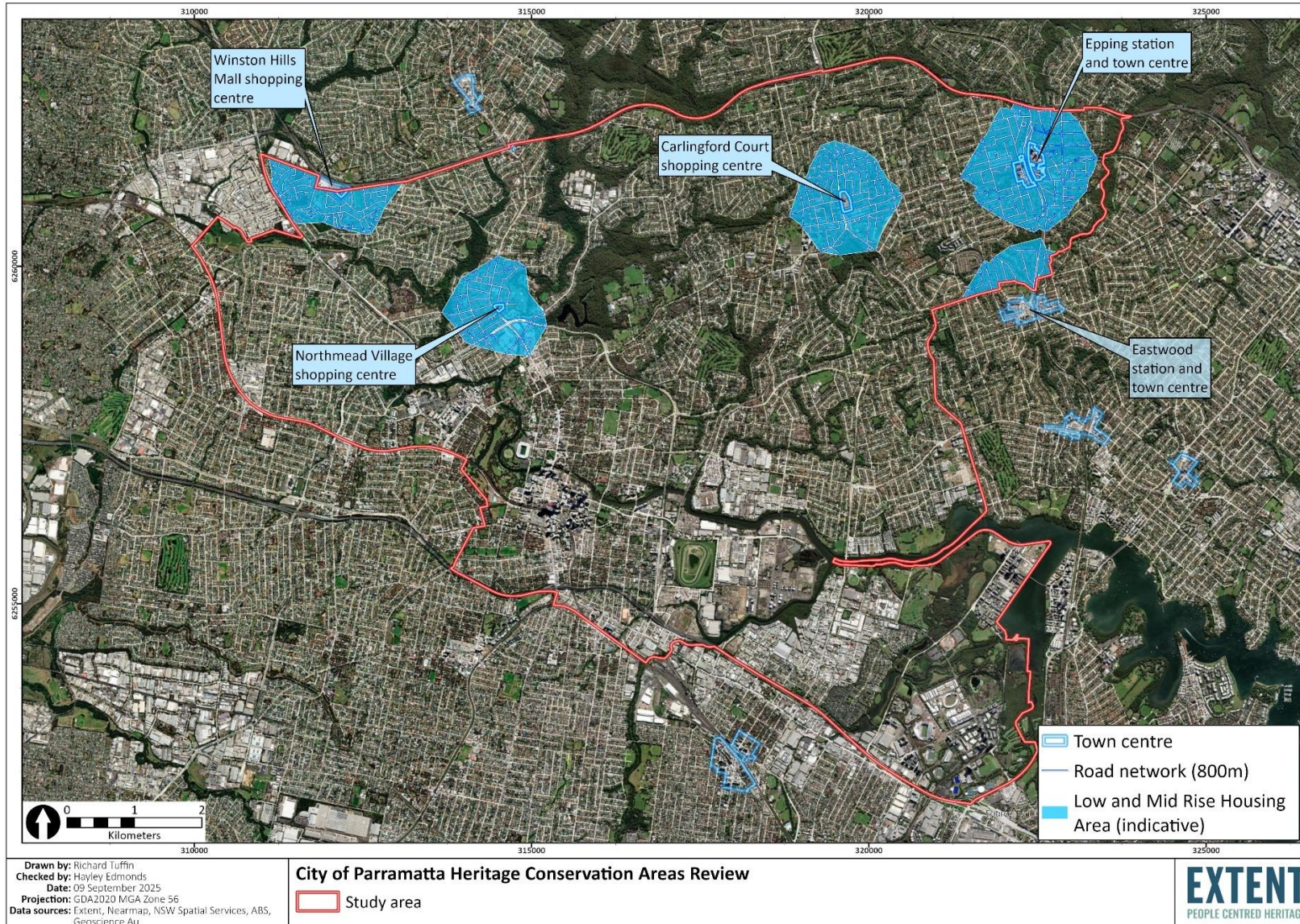


Figure 10. Low and Mid Rise Housing Areas in the City of Parramatta LGA.

6.2.4 Provisions

Chapter 6 applies to the whole of the State, with several exceptions, as outlined in Clause 164. Among other things, Chapter 6 does **not** apply to:

- land that is a heritage item or on which a heritage item is located.

Chapter 6 provides targeted provisions for housing typologies:

- Part 2 Dual occupancies and semi-detached dwellings
- Part 3 Attached dwellings, multi dwelling housing and multi dwelling housing (terraces)
- Part 4 Residential flat buildings and shop top housing

Each Part makes certain typologies permissible with development consent in certain residential zones, and introduces development standards and non-discretionary development standards.

6.2.4.1 Permissibility

Chapter 6 makes the following key changes to permissibility:

- Dual occupancies and semi-detached dwellings are permitted with consent on all land to which the Chapter applies in Zone R2 Low Density Residential.
- Attached dwellings, multi dwelling housing and multi dwelling housing (terraces) are permitted with consent in Zone R2 Low Density Residential in LMRH areas.
- Residential flat buildings are permitted with consent in Zone R2 Low Density Residential and Zone R3 Medium Density Residential in LMRH areas.

6.2.4.2 Non-discretionary standards

Chapter 6 provides the following non-discretionary standards for LMRH typologies. These only apply within LMRH areas. Different non-discretionary standards apply within different land use zones and within inner and outer LMRH areas.

Table 24. Non-discretionary standards for LMRH typologies within areas zoned R2 Low Density Residential.

Standard	Dual occupancy	Multi-dwelling	Multi-dwelling (terraces)	Residential flat buildings	
Zone	R1, R2, R3, R4	R1, R2, R3, R4	R1, R2, R3	R1, R2	R3, R4
Minimum lot size	450m ²	600m ²	500m ²	500m ²	-
Minimum lot width	12m	12m	18m	12m	-
Minimum carparking per dwelling	1	1	1	0.5	-
Maximum floor space ratio	0.65:1	0.7:1	0.7:1	0.8:1	LMRH inner area – 2.2:1

					LMRH outer area – 1.5:1
Maximum height of building	9.5m	9.5m	9.5m	9.5m	LMRH inner area – 22m LMRH outer area – 17.5m

6.3 Local planning controls

6.3.1 Permissibility

All HCAs in the City of Parramatta LGA are either wholly or partially zoned R2 Low Density Residential. Part of Sorrell Street HCA is zoned R3 Medium Density Residential, and some HCAs are partially zoned MU1 Mixed Use or RE1 Public Recreation.

Table 25. Low- and mid-rise housing typology permitted with consent under the PLEP 2023.

	R2 Low Density Residential	R3 Medium Density Residential
Low- and mid-rise housing typology permitted with consent under the PLEP 2023.	Dual occupancies* With certain exceptions.	Attached dwellings Dual occupancies Multi dwelling housing Semi-detached dwellings

6.3.1.1 Dual occupancies

Dual occupancies are permitted with consent in Zone R2 Low Density Residential under the Land Use Table of the PLEP 2023; however, additional local controls prohibit dual occupancies and subdivision for dual occupancies on certain land.

- Dual occupancies are not permitted on land identified as ‘D’ on the Dual Occupancies Prohibition Map. This includes portions of land in Harris Park, Rosehill, Parramatta, Epping and Eastwood.
- Detached dual occupancies are not permitted on land in a residential zone, unless the land contains a heritage item, has two street frontages, is a corner lot, or is within the South Parramatta HCA.
- Subdivision for dual occupancies is not permitted within the South Parramatta HCA.
- Subdivision for dual occupancies is not permitted on land identified as ‘S’ on the Dual Occupancies Prohibition Map. This includes land in Oatlands and North Parramatta.

Table 26. Clause 6.11 Dual occupancies prohibited on certain land.

Clause	Provision
6.11 Dual occupancies prohibited on certain land	(1) Development consent must not be granted to development for the purposes of dual occupancies on land identified as “D” on the Dual Occupancy Prohibition Map.

	<p>(2) Development consent must not be granted to development for the purposes of dual occupancies (detached) on land in a residential zone unless the land—</p> <ul style="list-style-type: none"> (a) contains a heritage item, or (b) has 2 street frontages, or (c) is a corner lot within the meaning of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, or (d) is shown in red hatching and identified as “South Parramatta Conservation Area” on the Heritage Map.
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Table 27. 6.18 Subdivisions for dual occupancies on certain land at Parramatta.

Clause	Provision
<p>6.18 Subdivisions for dual occupancies on certain land at Parramatta</p>	<p>(1) This clause applies to land—</p> <ul style="list-style-type: none"> (a) shown in red hatching and identified as “South Parramatta Conservation Area” on the Heritage Map, and (b) on which a dual occupancy is erected or proposed to be erected. <p>(2) Development consent must not be granted for the subdivision of the land if the subdivision would result in each dwelling forming part of the dual occupancy being located on separate lots.</p> <p>(3) This clause does not apply in relation to a subdivision under—</p> <ul style="list-style-type: none"> (a) the Community Land Development Act 2021, or (b) the Strata Schemes Development Act 2015.
<p>6.19 Subdivisions for dual occupancies prohibited on certain land</p>	<p>(1) The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> (a) to not allow development consent to be granted for the subdivision of land containing certain dual occupancies, (b) to maintain the prevailing character of lower density residential areas. <p>(2) This clause applies to land—</p> <ul style="list-style-type: none"> (a) identified as “S” on the Dual Occupancy Prohibition Map, and (b) on which a dual occupancy is erected or proposed to be erected. <p>(3) Development consent must not be granted for the subdivision of the land if the subdivision would result in each dwelling forming part of the dual occupancy being located on separate lots unless—</p> <ul style="list-style-type: none"> (a) the dual occupancy was erected, or the building work for the erection of the dual occupancy commenced, before 5 October 2012, and (b) the erection was, or is being carried out, under a development consent granted before 18 October 1996, and (c) the plans approved by the development consent showed parts of the building were intended for separate occupation, and (d) the subdivision would create lots that substantially correspond with the parts shown on the plans as being intended for separate occupation, and (e) the land is being subdivided under a strata plan.

6.3.1.2 Dual occupancies in HCAs

Table 28. Permissibility of dual occupancies and subdivisions for dual occupancies in each HCA under the PLEP 2023.

HCA	Residential zone	Dual Occupancies Prohibition Map	Permissibility of dual occupancies under the PLEP 2023.
North Parramatta	R2	D	Dual occupancies prohibited
Sorrell Street	Part R2	D	Dual occupancies prohibited
	Part R3	-	Dual occupancies permitted with consent
South Parramatta	R2	-	Dual occupancies permitted Subdivision for dual occupancies prohibited
Harris Park West	R2	D	Dual occupancies prohibited
Experiment Farm	R2	D	Dual occupancies prohibited
Elizabeth Farm	R2	D	Dual occupancies prohibited
Tottenham Street	R2	D	Dual occupancies prohibited
East Epping	R2	D	Dual occupancies prohibited
Essex Street	R2	D	Dual occupancies prohibited
Rosebank Avenue	R2	D	Dual occupancies prohibited
Epping / Epping	R2	D	Dual occupancies prohibited
Boronia Avenue	R2	D	Dual occupancies prohibited
Wyralla Avenue	R2	D	Dual occupancies prohibited
Burnside Homes	R2	S	Dual occupancies permitted with consent Subdivision for dual occupancies prohibited

6.3.1.3 Summary

- Under the PLEP 2023, dual occupancies are prohibited in most HCAs.
 - Dual occupancies are permitted with consent in South Parramatta HCA; subdivision for dual occupancies is prohibited.
 - Dual occupancies are permitted with consent in part of Burnside Homes; however, subdivision for dual occupancies is prohibited.

EXTENT

- Dual occupancies are permitted with consent in Zone R3 Medium Density Residential in Sorrell Street HCA.
- Under the PLEP 2023, attached dwellings and multi-dwelling housing are permitted in Zone R3 Medium Density Residential – this only applies to the western side of Sorrell Street HCAs.
- Under the PLEP 2023, Residential flat buildings are not permitted in any HCAs.

6.3.2 Principal development standards

Principal development standards are provided in Part 4 of the PLEP 2023. These relate to:

- Minimum subdivision lot size
- Minimum subdivision lot size for community title schemes
- Minimum subdivision lot size for strata plan schemes in Zone R2
- Exceptions to minimum subdivision lot sizes for attached dwellings
- Minimum subdivision lot size for dual occupancies and manor houses
- Rural subdivision
- Height of buildings
- Floor space ratio
- Exceptions to floor space ratio
- Calculation of floor space ratio and site area
- Exceptions to development standards

Development standards are also provided in the PDCP 2023. Development standards relating to lot width are provided in Part 3 Residential Development. Specific standards are provided for different housing typologies – townhouses, terraces and apartment buildings. Development standards relating to carparking are provided in Part 6 Traffic and Transport and also in Part 3 Residential Development.

Table 29. Development standards applicable to HCAs under the PLEP 2023 and PDCP 2023.

Development standards applicable to HCAs under the PLEP 2023 and PDCP 2023			
Standard	Source	Zone R2	Zone R3
Minimum lot size	PLEP 2023, Lot Size Map	550m2*	
Minimum lot size for dual occupancies	PLEP 2023, cl 4.1C	600m2	
Minimum lot width for dwelling houses	PDCP 2023, Part 3.3.1	15m	
Minimum lot width for dual occupancies	PLEP 2023, cl 4.1C	15m	
Minimum lot width for townhouses	PDCP 2023, Part 3.4.1	24m	
Minimum lot width for terraces	PDCP 2023, Part 3.4.2	21m	

Minimum lot width for residential flat buildings	PDCP 2023, Part 3.5	24m	
Maximum floor space ratio (FSR)	PLEP 2023, Floor Space Ratio Map	0.5:1**	0.6:1
Height of buildings (HOB)	PLEP 2023, Height of Buildings Map	9m***	11m

* Minimum lot size in Burnside Homes R2 Low Density Residential is 700m²

** FSR for South Parramatta HCA is 0.4:1. There is no FSR for Harris Park West HCA, Experiment Farm HCA or Elizabeth Farm HCA.

*** HOB for Harris Park West HCA and Experiment Farm HCA is 6m. HOB for Elizabeth Farm is part 6m, part RL11 and part RL14.

6.4 Application to heritage conservation areas in the City of Parramatta LGA

6.4.1 Heritage conservation areas within LMRH areas

The following six HCAs in the City of Parramatta are either wholly or partially located within a LMRH area (Figure 11):

- Epping / Eastwood HCA
- Wyralla Avenue HCA
- Boronia Avenue HCA
- Rosebank Avenue HCA
- East Epping HCA
- Essex Street HCA

All residential land in the relevant HCAs is zoned R2 Low Density Residential. As such, the below key changes to permissibility apply within the HCAs.

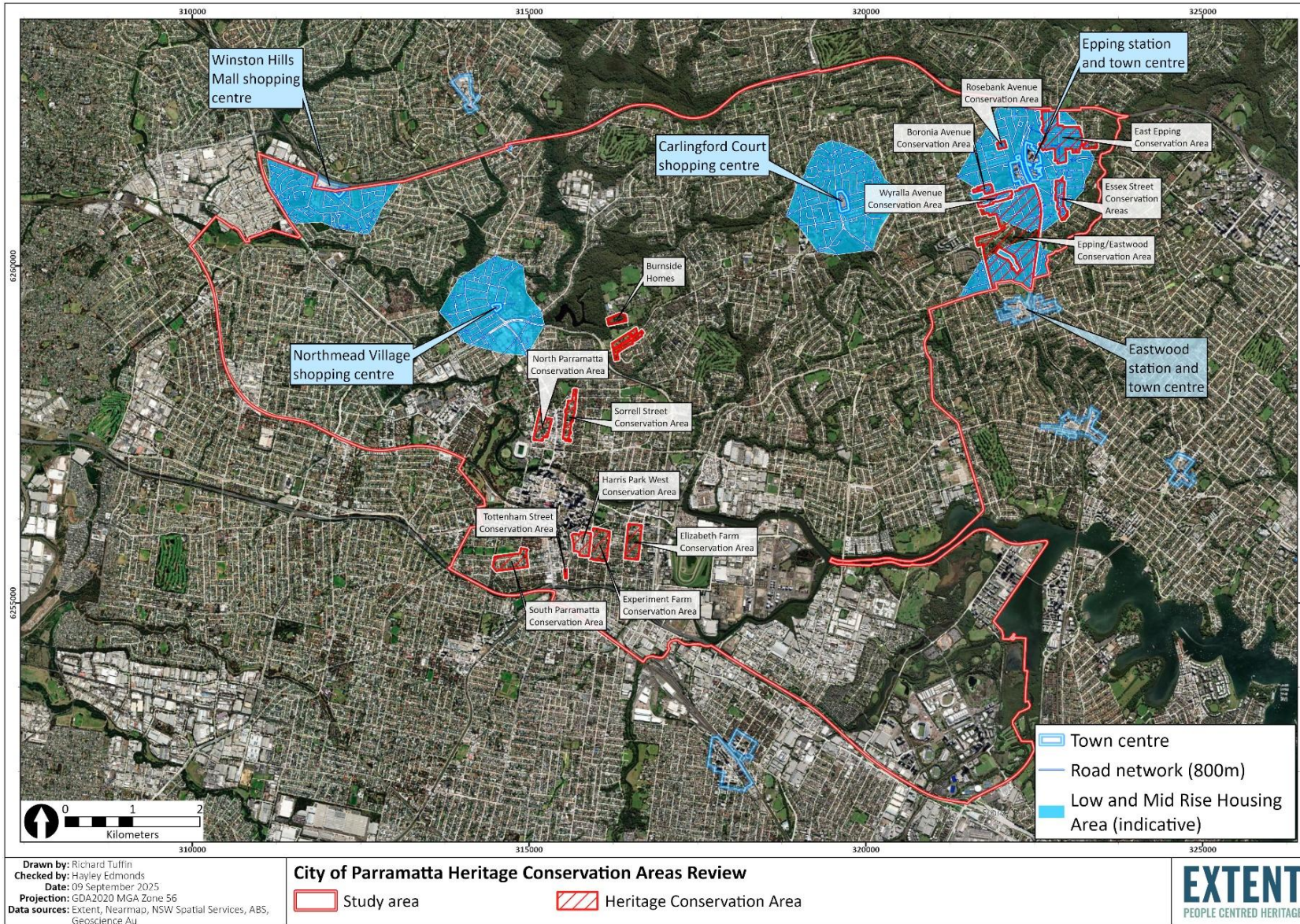


Figure 11. Low- and mid-rise housing areas and HCAs in the City of Parramatta LGA.

Table 30. Changes relevant to land in LMRH HCAs.

Changes to permissibility of low and mid rise housing typologies in LMRH areas (relevant to part of Epping / Eastwood HCA and East Epping HCA, and all of Wyralla Avenue HCA, Boronia Avenue HCA, Rosebank Avenue HCA and Essex Street HCA)		
Typology	Under PLEP 2023	Under Chapter 6 of the Housing SEPP
Dual occupancy	Prohibited	Permitted with consent
Semi-detached	Prohibited	Permitted with consent
Attached dwellings, multi dwelling housing, multi dwelling housing (terraces)	Prohibited	Permitted with consent (only in low and mid rise area)
Residential flat buildings	Prohibited	Permitted with consent (only in low and mid rise area)*
Shop top housing	Prohibited	Permitted with consent (only in low and mid rise area)*

*Non-discretionary standards establish a maximum building height of 9.5m for residential flat buildings and shop top housing in Zone R2 Low Density Residential; as such, these typologies are limited to two-storeys.

Table 31. Comparison of development standards under PLEP 2023 and PDCP 2023 and under Chapter 6 of the Housing SEPP.

Standard	Under PLEP 2023 and PDCP 2023	Under Chapter 6 of the Housing SEPP (only in LMRH areas)
Lot size for dual occupancies	600m ²	450m ²
Lot size for manor houses in R4 High Density Residential	600m ²	Manor houses not included in Chapter 6
Lot size for multi-dwelling housing, terraces and residential flat buildings	None	600m ² (multi-dwelling) 500m ² (terraces and RFBs)
Lot width – dual occupancies	15m	12m
Lot width – manor houses in R4 High Density Residential	15m	Manor houses not included in Chapter 6
Lot width – townhouses	24m	12m
Lot width – terraces	21m	18m
Lot width – residential flat buildings	24m	12m
Floor space ratio – all	0.5:1*	0.7:1 (multi-dwelling and terraces)

		0.8:1 (residential flat buildings)
Height of buildings – all	9m**	9.5m

* FSR for South Parramatta HCA is 0.4:1. There is no FSR for Harris Park West HCA, Experiment Farm HCA or Elizabeth Farm HCA.

** HOB for Harris Park West HCA and Experiment Farm HCA is 6m. HOB for Elizabeth Farm is part 6m, part RL11 and part RL14.

6.4.2 Heritage conservation areas outside LMRH areas

The below HCAs are wholly located outside LMRH areas:

- North Parramatta
- Sorrell Street
- South Parramatta
- Harris Park West
- Experiment Farm
- Elizabeth Farm
- Tottenham Street
- Burnside Homes

Parts of Epping / Eastwood HCA and East Epping HCA are located outside of LMRH areas.

Most of the land in these HCAs is zoned R2 Low Density Residential. As such, under the LMRH Policy, dual occupancies and semi-detached dwellings are now permitted with consent in these areas. No non-discretionary standards apply to land outside of LMRH areas.

Table 32. Changes to permissibility in HCAs (except for South Parramatta HCA and Burnside Homes HCA).

Permissibility of low and mid rise housing typologies in HCAs outside of LMRH areas (except South Parramatta and Burnside Homes)		
Typology	PLEP 2023	Chapter 6
Dual occupancy	Prohibited	Permitted with consent
Semi-detached	Prohibited	Permitted with consent
Attached dwellings, multi dwelling housing, multi dwelling housing (terraces)	Prohibited	Prohibited
Residential flat buildings	Prohibited	Prohibited
Shop top housing	Prohibited	Prohibited

Table 33. Changes to permissibility in South Parramatta HCA and Burnside Homes HCA.

Permissibility of low and mid rise housing typologies in South Parramatta and Burnside Homes.		
Typology	PLEP 2023	Chapter 6
Dual occupancy	Permitted with consent	Permitted with consent
Semi-detached	Prohibited	Permitted with consent
Attached dwellings, multi dwelling housing, multi dwelling housing (terraces)	Prohibited	Prohibited
Residential flat buildings	Prohibited	Prohibited
Shop top housing	Prohibited	Prohibited

6.4.3 Summary

The Low- and Mid-Rise Housing Policy has detailed implication for properties within all HCAs in the City of Parramatta LGA. Dual occupancies and semi-detached dwellings are now permitted in all land zoned R2 Low Density residential in all HCAs. Low-rise housing typologies (up to two-storeys) are now permitted on R2 Low Density Residential land in LMRH areas.

All HCAs are characterised by low-scale and low-density residential development, primarily single-storey detached dwellings. As such, development associated with the LMRH Policy has the potential to be inconsistent with the character and significance of the HCAs. The potential impacts of this is discussed below.

6.5 Potential impacts to heritage conservation areas

There are four key potential impacts arising from the LMRH Policy:

- Applications for the demolition of existing dwellings that contribute to the significance or character of the HCA
- Applications for the amalgamation of lots and disruption of the subdivision pattern
- Impacts on existing trees, canopies, gardens and landscape features
- Introduction of unsympathetic low- and mid-rise housing development

The increased permissibility of low- and mid-rise housing, particularly within the LMRH areas, necessarily increases incentives for homeowners to redevelop their property. Many of these dwellings are identified as contributory items on existing and proposed contribution mapping (refer Volume 2 of this report), but only a few are listed as individual heritage items.

The subdivision pattern of an HCA is often identified as a key contributor to its significance and character. The subdivision itself can be associated with previous land-owners or broader patterns of urban and suburban development within a local area, and the dimensions of the lots themselves influence the scale and pattern of the built form.

EXTENT

All HCAs in the City of Parramatta LGA are characterised by low scale and low density housing dating from the mid-late nineteenth century and/or the early-mid twentieth century. These houses are primarily single-storey detached dwellings, with some semi-detached dwellings, terraces and villas. Some HCAs contain examples of multi-dwelling housing or residential flat buildings, but these are generally out of keeping with the predominant scale and form of the HCA. The introduction of new low- and mid-rise housing development has the potential to adversely impact the character of an HCA through unsympathetic height, scale and massing.

Most HCAs contain trees, plantings or garden or landscape features that contribute to the character and significance of the HCA, both in the public domain or in private gardens. Where redevelopment of existing properties is proposed, impacts to these features would be additional adverse impacts to the HCA.

The potential impacts for each HCA are assessed below. Recommendations for the management of these impacts are provided at Section 6.5.3.

6.5.1 HCAs inside LMRH areas

For all HCAs inside LMRH areas, the following housing types, which were previously prohibited, are now permitted with consent:

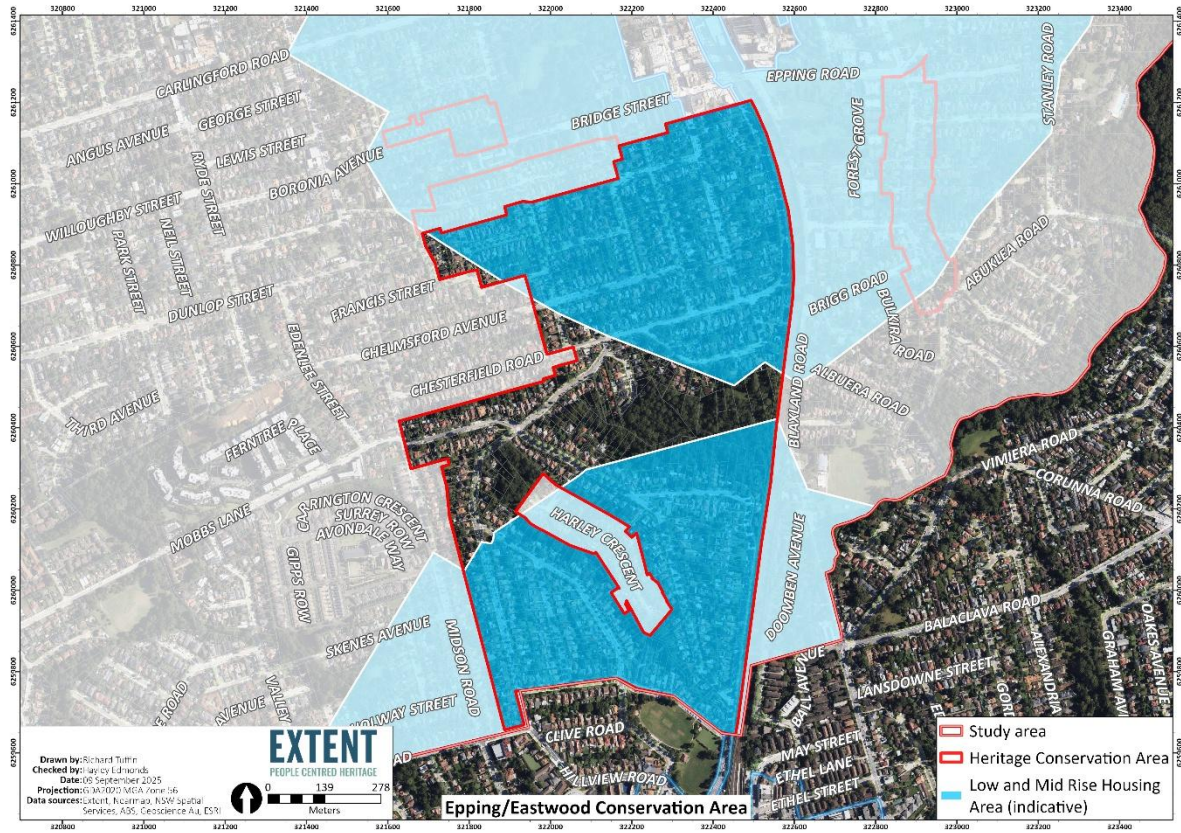
- Dual occupancies
- Semi-detached dwellings
- Attached dwellings, multi dwelling housing, multi dwelling housing (terraces)
- Residential flat buildings (two-storeys only)

All of these typologies were previously prohibited under the PLEP 2023.

Non-discretionary standards apply for each of the above typologies in regard to:

- Minimum lot size
- Minimum lot width
- Carparking
- Floor space ratio
- Maximum building height (from 9m to 9.5m for all)

Epping / Eastwood



Heritage items	<p>No residential properties listed as heritage items.</p>
Contribution mapping	<p>Most allotments are graded as contributory on existing and proposed contribution mapping.</p> <p>Contributory items are generally single-storey brick or timber cottages or bungalows from the Federation and Inter-War periods.</p> <p>Neutral items are generally one-two storey detached dwellings from the mid-late twentieth century.</p>
Potential impacts	<p>Applications for the demolition of existing dwellings that contribute to the significance or character of the HCA</p> <p>None of the residential properties in Epping / Eastwood HCA are listed as individual heritage items. Most of the dwellings within the HCA are graded as contributory on existing contribution mapping in the DCP and proposed mapping in Volume 2 of this report. Loss of contributory items could have an adverse impact on the integrity and significance of the HCA.</p> <p>Applications for the amalgamation of lots and disruption of the subdivision pattern</p> <p>Epping / Eastwood HCA retains its original subdivision pattern associated with subdivisions undertaken in 1910-1915.</p>

Impacts to existing trees, canopies, gardens and landscape features

Plantings and landscape features in both the public domain and in private gardens contribute to the character and significance of the HCA. Many gardens and street plantings are contemporary to the residential development in the HCA, and contribute to the overall amenity of the area.

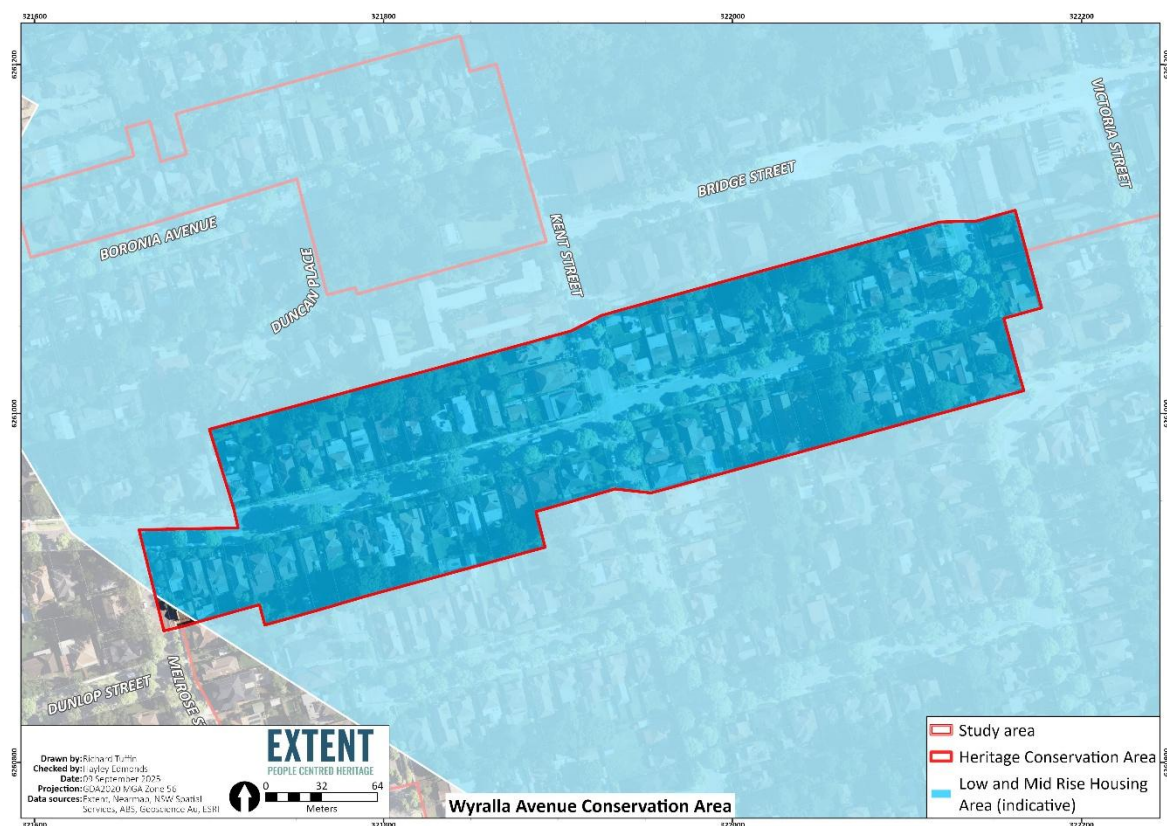
Introduction of unsympathetic low- and mid-rise housing development

Epping/Eastwood HCA is characterised by Federation and Inter-War bungalows set on generous allotments. Contributory items within the HCA demonstrate a variety of architectural styles, detailing and materiality, but are consistent in their scale, form, siting and setbacks. Several properties in the Epping/Eastwood HCA have battleaxe lots to the rear. Generally, the later dwelling is located on the rear lot, however in some instances the later dwelling is located on the street facing lot, blocking views to the earlier dwelling. This should be avoided in all future development in the HCA.

Individual replacement development could have an acceptable impact on the significance on the HCA if designed sympathetically (i.e. responding to the scale, siting and architectural character of the area); however, it is likely that large volumes of higher density and higher scaled development could have an adverse impact on the integrity and significance of the HCA.

New DCP controls should be implemented to mitigate the impacts of the increase in scale and density of LMRH developments, including controls for lot amalgamation, form, materials, siting, setbacks and gardens.

Wyralla Avenue



<p>Heritage items</p>	<p>No heritage items.</p>
<p>Contribution mapping</p>	<p>Most allotments are graded as contributory on existing and proposed contribution mapping.</p> <p>Contributory items include single-storey detached dwellings dating from the Inter-War period.</p> <p>Neutral/detracting items include two-storey semi-detached dwellings from the early 2000s.</p>
<p>Potential impacts</p>	<p>Applications for the demolition of existing dwellings that contribute to the significance or character of the HCA</p> <p>None of the residential properties in Wyralla Avenue are listed as individual heritage items. Most of the dwellings within the HCA are graded as contributory on existing contribution mapping in the DCP and proposed mapping in Volume 2 of this report. Loss of contributory items could have an adverse impact on the integrity and significance of the HCA.</p> <p>Applications for the amalgamation of lots and disruption of the subdivision pattern</p> <p>Wyralla Avenue HCA retains most of the original subdivision pattern associated with subdivisions undertaken in 1911-1912.</p> <p>Impacts to existing trees, canopies, gardens and landscape features</p>

Plantings and landscape features in both the public domain and in private gardens contribute to the character and significance of the HCA. Many gardens are contemporary in style to the residential development in the HCA, and contribute to the overall amenity of the area.

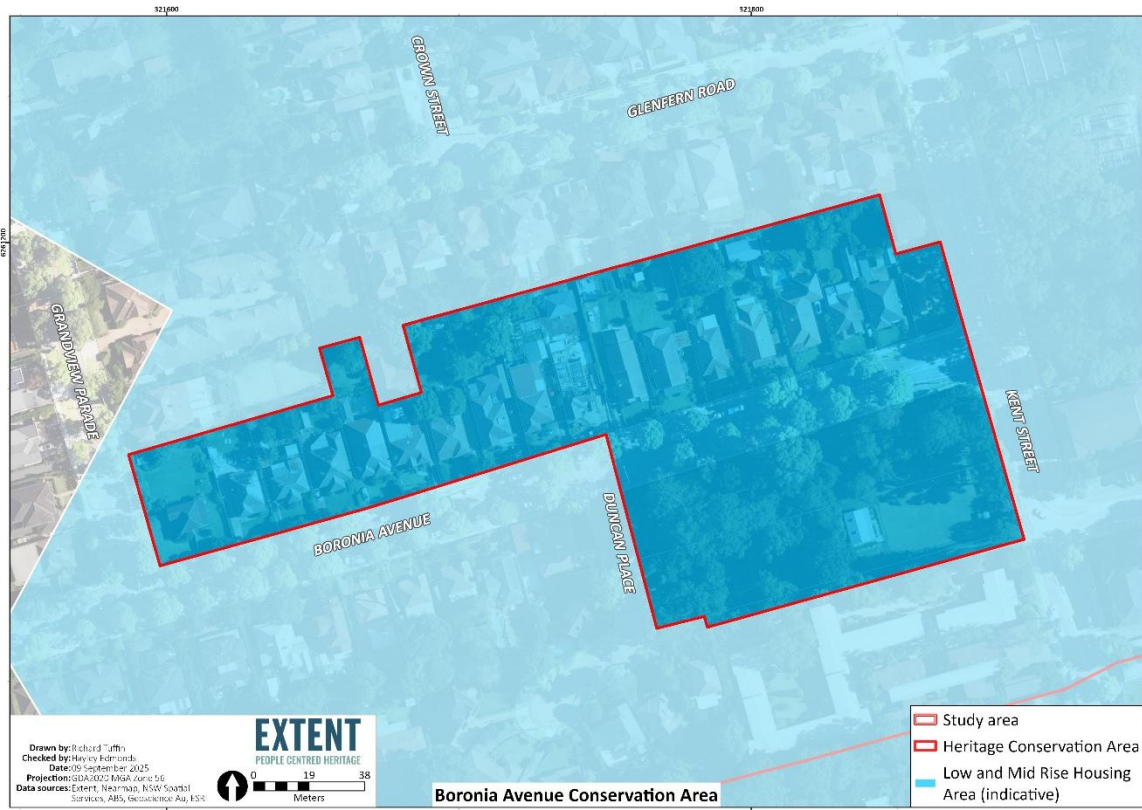
Introduction of unsympathetic low- and mid-rise housing development

The HCA contains a cohesive collection of single-storey detached dwellings from the Inter-War period. Contributory items within the HCA demonstrate a variety of architectural styles, detailing and materiality, but are consistent in their scale, form, siting and setbacks.

Redevelopment of neutral and detracting properties under the LMRH Policy could have an acceptable impact on the significance on the HCA if designed sympathetically (i.e. responding to the scale, siting and architectural character of the area).

However, higher density and higher scaled development could have an adverse impact on the integrity and significance of the HCA through introduction of unsympathetic new development.

Boronia Avenue



Heritage items	No residential properties listed as heritage items.
Contribution mapping	<p>Most buildings are graded as contributory on existing and proposed contribution mapping.</p> <p>Contributory and neutral items are single-storey detached dwellings. Contributory items date from the Inter-War period, neutral from the Post-War.</p>
Potential impacts	<p>Applications for the demolition of existing dwellings that contribute to the significance or character of the HCA</p> <p>None of the residential properties in Boronia Avenue are listed as individual heritage items. Most of the dwellings within the HCA are graded as contributory on existing contribution mapping in the DCP and proposed mapping in Volume 2 of this report. Loss of contributory items could have an adverse impact on the integrity and significance of the HCA.</p> <p>Applications for the amalgamation of lots and disruption of the subdivision pattern</p> <p>Boronia Avenue HCA retains its original subdivision pattern associated with subdivisions undertaken in the early twentieth century.</p> <p>Impacts to existing trees, canopies, gardens and landscape features</p>

Plantings and landscape features in both the public domain and in private gardens contribute to the character and significance of the HCA. The street trees are contemporary to the residential development of the HCA, and several gardens feature plantings contemporary in style to the dwellings.

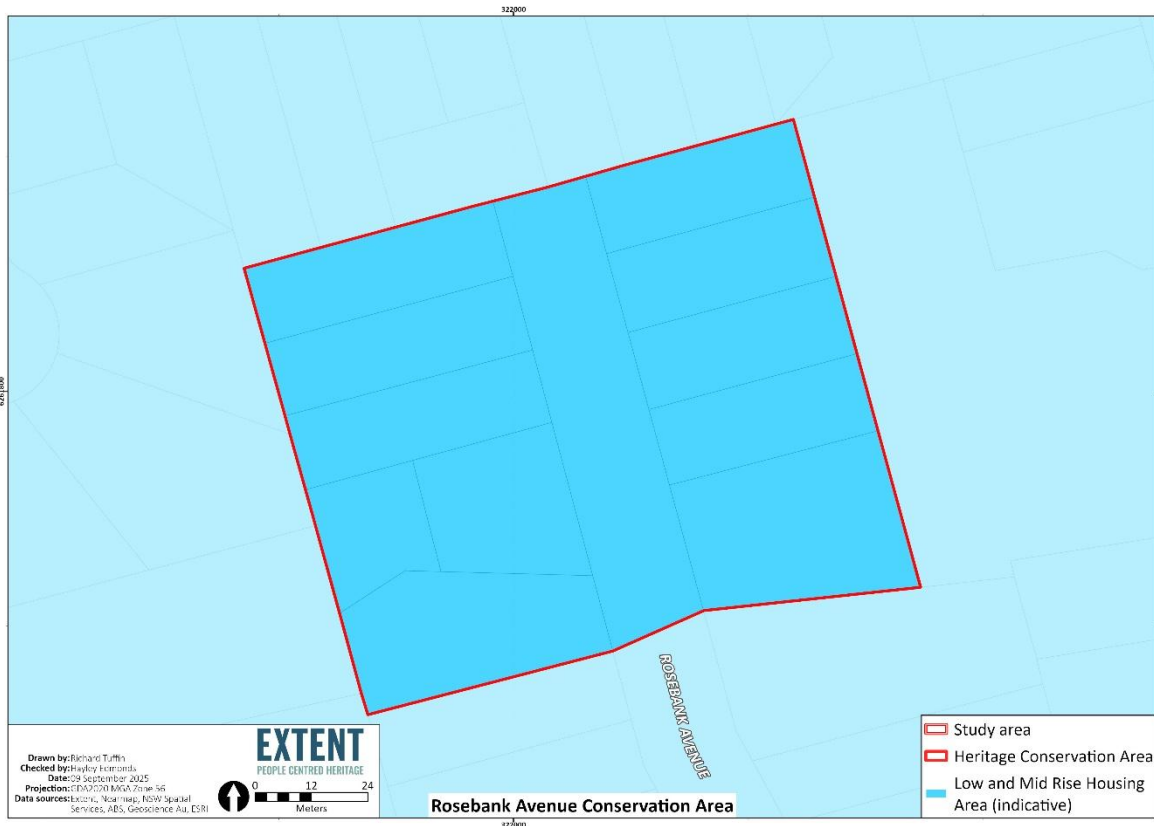
Introduction of unsympathetic low- and mid-rise housing development

The HCA contains a cohesive collection of single-storey detached dwellings from the Inter-War period. Contributory items within the HCA demonstrate a variety of architectural styles, detailing and materiality, but are consistent in their scale, form, siting and setbacks.

Redevelopment of neutral and detracting properties under the LMRH Policy could have an acceptable impact on the significance on the HCA if designed sympathetically (i.e. responding to the scale, siting and architectural character of the area).

However, higher density and higher scaled development could have an adverse impact on the integrity and significance of the HCA through loss of contributory properties or introduction of unsympathetic new development.

Rosebank Avenue



Heritage items	Two heritage items.
Contribution mapping	No contribution mapping.
Potential impacts	<p>Applications for the demolition of existing dwellings that contribute to the significance or character of the HCA</p> <p>Two dwellings in Rosebank Avenue are listed as heritage items, however, all contribute to the character of the HCA. Loss of ungraded dwellings could have an adverse impact on the integrity and significance of the HCA.</p> <p>Applications for the amalgamation of lots and disruption of the subdivision pattern</p> <p>Rosebank Avenue HCA retains its original subdivision pattern associated with subdivisions undertaken in the early twentieth century.</p> <p>Impacts to existing trees, canopies, gardens and landscape features</p> <p>Plantings and landscape features in both the public domain and in private gardens contribute to the character and significance of the HCA. Many gardens are contemporary in style to the residential development in the HCA, and contribute to the overall amenity of the area.</p>

Some dwellings in East Epping are listed as heritage items, however, many unlisted dwellings contribute to the character of the HCA. Loss of these dwellings could have an adverse impact on the integrity and significance of the HCA.

Applications for the amalgamation of lots and disruption of the subdivision pattern

East Epping HCA retains much of its original subdivision pattern associated with subdivisions undertaken in the early twentieth century.

Impacts to existing trees, canopies, gardens and landscape features

Plantings and landscape features in both the public domain and in private gardens contribute to the character and significance of the HCA. Many gardens are contemporary in style to the residential development in the HCA, and several properties contain mature trees.

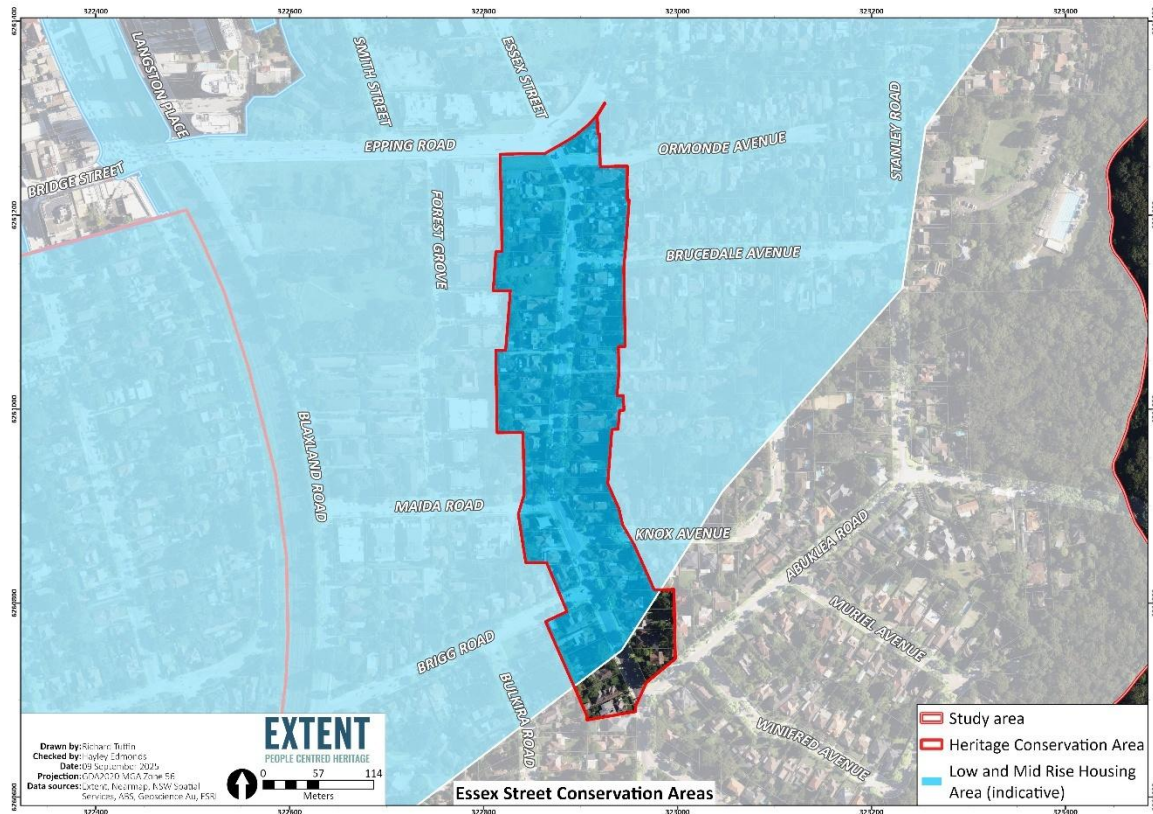
Introduction of unsympathetic low- and mid-rise housing development

The HCA contains a collection of single-storey detached dwellings from the Federation, Inter-War and Post-War periods. Contributory items within the HCA demonstrate a variety of architectural styles, detailing and materiality, but are consistent in their scale, form, siting and setbacks.

Redevelopment of neutral and detracting properties under the LMRH Policy could have an acceptable impact on the significance on the HCA if designed sympathetically (i.e. responding to the scale, siting and architectural character of the area).

However, higher density and higher scaled development could have an adverse impact on the integrity and significance of the HCA through introduction of unsympathetic new development.

Essex Street



Heritage items	Four heritage items.
Contribution mapping	None.
Sensitivity	<p>Applications for the demolition of existing dwellings that contribute to the significance or character of the HCA</p> <p>Four dwellings in Essex Street are listed as heritage items, however, many unlisted dwellings contribute to the character of the HCA. Loss of these dwellings could have an adverse impact on the integrity and significance of the HCA.</p> <p>Applications for the amalgamation of lots and disruption of the subdivision pattern</p> <p>Essex Street HCA retains much of its original subdivision pattern associated with subdivisions undertaken in the early twentieth century.</p> <p>Impacts to existing trees, canopies, gardens and landscape features</p> <p>Plantings and landscape features in both the public domain and in private gardens contribute to the character and significance of the HCA. Many gardens are contemporary in style to the residential development in the HCA, and contribute to the overall amenity of the area.</p>

Introduction of unsympathetic low- and mid-rise housing development

The HCA contains a cohesive collection of single-storey detached dwellings from the Federation, Inter-War and Post-War period. Dwellings demonstrate a variety of architectural styles, detailing and materiality, but are generally consistent in their scale, form, siting and setbacks.

Redevelopment of neutral and detracting properties under the LMRH Policy could have an acceptable impact on the significance on the HCA if designed sympathetically (i.e. responding to the scale, siting and architectural character of the area).

However, higher density and higher scaled development could have an adverse impact on the integrity and significance of the HCA through introduction of unsympathetic new development.

6.5.1.1 Summary

All HCAs have a high sensitivity to potential impacts to the LMRH Policy. The HCAs either contain no or only a small proportion of heritage items. The remaining properties are vulnerable to applications for the demolition of existing dwellings and introduction of higher scale and density through new low- and mid-rise housing developments.

Most buildings within these HCAs are graded as contributory, with a smaller proportion graded as neutral or detracting. Replacement of contributory buildings is likely to have an adverse impact on the significance and character of the HCA. Redevelopment of neutral or detracting properties could have an acceptable impact on the significance on the HCA if designed to respond sympathetically to the characteristic scale, form, setbacks, materials and setting of the HCA.

All HCAs are characterised by detached dwellings on consistent lots. New low-rise housing developments could be appropriate to the existing character of these HCAs, if well designed. However, the introduction of new mid-rise housing, whether on existing or amalgamated lots is likely to be inconsistent with the scale and character of these HCAs, and is likely to result in adverse impacts on their significance and character.

All HCAs contain plantings and landscape elements that contribute to the character and significance of the HCA. This includes trees and plantings in the public domain, as well as in private gardens. Gardens in Epping/Eastwood HCA and Wyralla Avenue HCA in particular include gardens that are either contemporary in age or style to the dwellings in the HCA. East Epping HCA includes many mature trees in private gardens that contribute to the character and amenity of the HCA. Non-discretionary standards apply to floor space ratio in LMRH areas; as such, the footprint of replacement development under the LMRH Policy has the potential to impact on planting and landscape features in addition to built fabric. Loss of contributory plantings and landscape features would likely result in adverse impacts to the significance of the HCA.

Dwellings in Boronia Avenue HCA, Wyralla Avenue HCA and Rosebank Avenue HCA have consistent form, style, scale and materiality. These HCAs are relatively small, consisting of between 10-60 dwellings. The demolition of any buildings and the introduction of new unsympathetic development would adversely impact the significance of these HCAs.

EXTENT

Epping / Eastwood HCA, East Epping HCA and Essex Street HCA demonstrate greater variety in form, style, period and materiality in their built form. These HCAs are larger in area, consisting of between 50-900 dwellings. While some limited new development of greater scale and density may have an acceptable impact on the significance on these HCAs if designed sympathetically, high numbers of LMRH developments would have an adverse impact on their integrity and significance.

Non-discretionary standards apply in LMRH areas relating to lot size, lot width, carparking, floor space ratio and building height. Across all types, building height is increased from 9m to 9.5m. Other standards vary by housing type. The key potential impacts from new development are likely to be the introduction of higher density and unsympathetic form, scale, siting and setback.

6.5.2 HCAs outside LMRH areas

The following HCAs are either wholly or partially located outside of LMRH areas. Dual occupancies and semi-detached dwellings are now permitted with consent in all Zone R2 Low Density Residential in these HCAs. No non-discretionary standards apply.

North Parramatta HCA	
Changes	<p>Dual occupancies and semi-detached dwellings are now permitted with consent in North Parramatta HCA.</p> <p>Development standards under the PLEP 2023 and PDCP 2023 continue to apply.</p>
Heritage items	<p>Approximately half of the properties within the HCA are heritage items.</p> <p>Properties that do not contain a heritage item comprise:</p> <ul style="list-style-type: none"> ▪ Detached and semi-detached dwellings from the early-mid 20th century (on original narrow allotments). These are generally graded as Contributory items. ▪ Residential flat buildings from the mid-late 20th century (on amalgamated allotments). These are generally graded as Detracting items.
Potential impacts	<p>New dual occupancies or semi-detached dwellings in North Parramatta HCA could be appropriate provided that they are designed and sited to respond sympathetically to the significance and character of the HCA.</p> <p>The introduction of new dual occupancies or semi-detached dwellings is constrained by the small lot size of the existing subdivision pattern. Several sites have already been amalgamated to accommodate residential flat buildings. Further amalgamation within the HCA would adversely impact its integrity and significance. Plantings and landscape features in both the public domain and in private gardens contribute to the character and significance of the HCA. Loss of these elements associated with</p>

	<p>new development would likely adversely impact the character and significance of the HCA.</p> <p>Redevelopment of neutral and detracting properties under the LMRH Policy could have an acceptable impact on the significance on the HCA if designed sympathetically (i.e. responding to the scale, siting and architectural character of the area).</p> <p>Redevelopment of contributory properties would have an adverse impact on the integrity and significance of the HCA.</p>
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Sorrell Street HCA

Changes	<p>Dual occupancies and semi-detached dwellings are now permitted with consent in Sorrell Street HCA in Zone R2 Low Density Residential (along the eastern side of the road).</p> <p>Development standards under the PLEP 2023 and PDCP 2023 continue to apply.</p>
Heritage items	<p>Most lots contain heritage items.</p> <p>Properties that do not contain a heritage item comprise:</p> <ul style="list-style-type: none"> ▪ Detached and semi-detached dwellings from the early-mid 20th century (on original narrow allotments). These are generally graded as Contributory items. ▪ Residential flat buildings from the mid-late 20th century (on amalgamated allotments). These are generally graded as Detracting items.
Potential impacts	<p>New dual occupancies or semi-detached dwellings to Sorrell Street HCA could be appropriate provided that they are designed and sited to respond sympathetically to the significance and character of the HCA.</p> <p>The introduction of new dual occupancies or semi-detached dwellings is constrained by the small lot size of the existing subdivision pattern. Several sites have already been amalgamated to accommodate residential flat buildings. Further amalgamation within the HCA would adversely impact its integrity and significance.</p> <p>Plantings and landscape features in both the public domain and in private gardens contribute to the character and significance of the HCA. Loss of these elements associated with new development would likely adversely impact the character and significance of the HCA.</p> <p>Redevelopment of neutral and detracting properties under the LMRH Policy could have an acceptable impact on the significance on the HCA if designed sympathetically (i.e. responding to the scale, siting and architectural character of the area).</p> <p>Redevelopment of contributory properties would have an adverse impact on the integrity and significance of the HCA.</p>

South Parramatta HCA

Changes	<p>Dual occupancies are already permitted with consent in South Parramatta HCA and the HCA contains several contributory semi-detached dwellings.</p> <p>Development standards under the PLEP 2023 and PDCP 2023 continue to apply.</p>
Potential impacts	<p>There are no potential adverse impacts to South Parramatta HCA from the LMRH Policy.</p>

Harris Park West HCA

Changes	<p>Dual occupancies and semi-detached dwellings are now permitted with consent in Harris Park West HCA.</p> <p>Development standards under the PLEP 2023 and PDCP 2023 continue to apply.</p>
Heritage items	<p>Most lots contain heritage items.</p> <p>Allotments that do not contain a heritage item comprise:</p> <ul style="list-style-type: none"> ▪ Detached dwellings dating from the early-mid twentieth century ▪ Residential flat buildings from the mid-late twentieth century ▪ Commercial buildings from the mid-late twentieth century
Potential impacts	<p>The introduction of new dual occupancies or semi-detached dwellings to Harris Park West HCA could be appropriate provided that they are designed and sited sympathetically to the significance and character of the HCA. The character of the HCA is very cohesive. Controls would need to be very specific to ensure that new development does not detract from the significance or character of the HCA.</p> <p>The introduction of new dual occupancies or semi-detached dwellings is constrained by the small lot size of the existing subdivision pattern. Amalgamation within the HCA would adversely impact its integrity and significance.</p> <p>Plantings and landscape features in both the public domain and in private gardens contribute to the character and significance of the HCA. Loss of these elements associated with new development would likely adversely impact the character and significance of the HCA.</p> <p>Redevelopment of neutral and detracting properties under the LMRH Policy could have an acceptable impact on the significance on the HCA if designed sympathetically (i.e. responding to the scale, siting and architectural character of the area).</p> <p>Redevelopment of contributory properties would have an adverse impact on the integrity and significance of the HCA.</p>

Experiment Farm HCA

<p>Changes</p>	<p>Dual occupancies and semi-detached dwellings are now permitted with consent.</p> <p>Development standards under the PLEP 2023 and PDCP 2023 continue to apply.</p>
<p>Heritage items</p>	<p>Approximately half of the allotments contain heritage items.</p> <p>Lots that do not contain a heritage item comprise:</p> <ul style="list-style-type: none"> ▪ Detached and semi-detached dwellings from the early twentieth century. These are generally graded as Contributory. ▪ Residential flat buildings from the Inter-War period ▪ Residential flat buildings from the mid-late twentieth century ▪ Detached dwellings from the early twenty-first century
<p>Potential impacts</p>	<p>The introduction of new dual occupancies or semi-detached dwellings could be appropriate provided that they are designed and sited sympathetically to the significance and character of the HCA.</p> <p>The introduction of dual occupancies and semi-detached dwellings is constrained on some allotments by the existing subdivision pattern, but could be achievable on most allotments. Lot amalgamation would adversely impact integrity and significance of the HCA.</p> <p>Plantings and landscape features in both the public domain and in private gardens contribute to the character and significance of the HCA. Loss of these elements associated with new development would likely adversely impact the character and significance of the HCA.</p> <p>Redevelopment of neutral and detracting properties under the LMRH Policy could have an acceptable impact on the significance on the HCA if designed sympathetically (i.e. responding to the scale, siting and architectural character of the area).</p> <p>Redevelopment of contributory properties would have an adverse impact on the integrity and significance of the HCA.</p>

Elizabeth Farm HCA

<p>Changes</p>	<p>Dual occupancies and semi-detached dwellings are now permitted with consent.</p> <p>Development standards under the PLEP 2023 and PDCP 2023 continue to apply.</p>
<p>Heritage items</p>	<p>Few lots contain heritage items.</p>

	<p>Lots that do not contain a heritage item mostly comprise detached dwellings from the early-mid twentieth century. These are generally graded as contributory or neutral.</p>
Potential impacts	<p>Heritage items and contributory items in Elizabeth Farm HCA demonstrate a variety of architectural styles and periods. The introduction of new dual occupancies or semi-detached dwellings could be appropriate provided that they are designed and sited sympathetically to the significance and character of the HCA.</p> <p>The introduction of new dual occupancies or semi-detached dwellings is constrained by the small lot size of the existing subdivision pattern. Several sites have already been amalgamated to accommodate residential flat buildings. Lot amalgamation would adversely impact integrity and significance of the HCA.</p> <p>Plantings and landscape features in both the public domain and in private gardens contribute to the character and significance of the HCA. Loss of these elements associated with new development would likely adversely impact the character and significance of the HCA.</p> <p>Redevelopment of neutral and detracting properties under the LMRH Policy could have an acceptable impact on the significance on the HCA if designed sympathetically (i.e. responding to the scale, siting and architectural character of the area). Redevelopment of contributory properties would have an adverse impact on the integrity and significance of the HCA.</p>

Tottenham Street HCA

Changes	<p>Dual occupancies and semi-detached dwellings are now permitted with consent.</p> <p>Development standards under the PLEP 2023 and PDCP 2023 continue to apply.</p>
Heritage items	<p>Most lots contain heritage items.</p> <p>Lots that do not contain a heritage item include cottages from the early-mid twentieth century and a two-storey semi-detached residence from the early 2000s.</p>
Potential impacts	<p>The introduction of new dual occupancies or semi-detached dwellings could be appropriate provided that they are designed and sited sympathetically to the significance and character of the HCA.</p> <p>The introduction of new dual occupancies or semi-detached dwellings is somewhat constrained by the small lot size of the underlying subdivision pattern (lots are approximately 10m wide).</p> <p>Only the property fronting Raymond Street is capable of containing a dual occupancy or semi-detached dwelling. This property already</p>

	contains a semi-detached dwelling, dating from the late twentieth century.
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Burnside Homes HCA

Changes	Dual occupancies are already permitted with consent in Zone R2 Low Density Residential in Burnside Homes HCA. Development standards under the PLEP 2023 and PDCP 2023 continue to apply.
Potential impacts	There are no potential adverse impacts to Burnside Homes HCA from the LMRH Policy. Impacts from new development in general should be managed by strong DCP controls.

6.5.2.1 Summary

The introduction of new dual occupancies or semi-detached dwellings could be appropriate in the above HCAs providing that it is designed and sited to respond sympathetically to the significance of the HCA, if it does not require the demolition of an existing contributory building.

No non-discretionary standards apply outside of LMRH areas. Currently, the introduction of dual occupancies in most HCAs is constrained by existing lot widths and siting of existing buildings, as well as development standards under the PLEP 2023. Lot amalgamation to accommodate new low-rise housing would have an adverse impact on the significance and character of the HCAs.

6.5.3 Suggested management of potential impacts from low- and mid-rise housing

There is currently no precedent for the management of impacts from the LMRH Policy in HCAs.

Within LMRH areas, non-discretionary standards apply to lot area, lot width, floor space ratio and building height. A consent authority cannot refuse a development application on the basis of one of those standards; however, other provisions of the PLEP 2023 and PDCP 2023 still apply. Outside of LMRH area, dual occupancies and semi-detached dwellings are now permitted with consent; however, the consent authority must also consider local development standards and controls.

Clause 5.10 of the PLEP 2023 requires that a consent authority must consider the effect of the development on the significance of the HCA. A refusal could occur if the consent authority considers that the development would have a detrimental effect on the significance of the HCA. Development controls that provide detailed guidance on the significance of the HCA and the impacts of specific types of development will support the consent authority’s assessment.

As such, recommendations for development controls to address the potential impacts of the LMRH Policy are outlined below. These are expanded upon in Section 7 of this report.

Applications for the demolition of existing dwellings that contribute to the significance or character of the HCA

- Strong controls are required in the DCP to ensure that contributory items are not able to be demolished for LMRH developments. Discussion of the intended management outcomes of contributory items is currently included in the Preamble to 7.10.
- The DCP should be updated to include the definitions for contributory, neutral and detracting items, as provided in Section 4.4 of this report, in order to provide clarity for property owners and developers.
- Clause 5.10 of the PLEP 2023 requires a consent authority to consider the effect of a development on the heritage significance of the HCA. Regarding the proposed demolition of a contributory building, a refusal could occur if the authority is not satisfied that the demolition is warranted, particularly if the building has been identified as contributory to the significance of the HCA.
- Updated contribution mapping has not been prepared for three HCAs as part of this report – Rosebank Avenue, East Epping and Essex Street. Contribution mapping was prepared by City Plan in 2018. In addition, the proposed definitions for contributory, neutral and detracting items could be used as a guide for property owners.
- Strong objectives and controls should be prepared to address demolition requirements for contributory, neutral and detracting properties. Recommendations for objectives and controls are provided in Section 7 of this report.

Applications for the amalgamation of lots and disruption of the subdivision pattern

- Strong controls are required in the DCP around amalgamation of lots.
- Historic subdivision patterns often contribute to the significance of HCAs. The significance is usually associated with the early residential subdivision and development of the area and has influenced the scale and typology of housing within the HCA.
- Subdivision and amalgamation are currently addressed in the DCP for all relevant HCAs. The language of these controls should be strengthened. Recommendations and suggested controls are provided in Section 7 of this report.

Introduction of new dual occupancy and semi-detached dwellings

- Strong controls are required in the DCP to address new low-rise housing development.
- All HCAs are characterised by single-storey detached dwellings. New single-storey dual occupancy and semi-detached dwellings would be in keeping with the existing scale of the HCAs, and could have an acceptable impact on the significance of the relevant HCA if designed to sympathetically respond to the significance and character of the HCA. Any new development that disconnects heritage items or contributory items from their existing street frontage, or that obscures views from the public domain is likely to have an adverse impact on the significance and character of the HCA.
- Currently, the DCP provides some controls for new development in all HCAs. Controls are generally targeted at alterations and additions to existing buildings, instead of replacement development.
- Controls for replacement or infill development should be prepared addressing scale, form, setback, siting and materiality. Recommendations and suggested controls are provided in Section 7 of this report.

Introduction of new low-rise housing in LMRH areas

- Strong controls are required in the DCP to address new low-rise housing development within LMRH areas.
- All HCAs are characterised by low scale detached dwellings and this scale contributes to the significance of each HCA. New low-rise housing would be inconsistent with the existing scale and character of the HCAs, and is likely to result in an adverse impact on their significance.
- Currently, the DCP provides some controls for new development for all HCAs. Controls are generally targeted at alterations and additions to existing buildings, instead of replacement development.
- Non-discretionary standards apply in LMRH areas regarding building height, floor space ratio, lot width and lot size. Development controls should address scale, form, materiality, siting and setback, to minimise potential adverse impacts from new low-rise development. Recommendations and suggested controls are provided in Section 7 of this report.

6.6 Conclusion

Chapter 6 has implication for properties within all HCAs in the City of Parramatta LGA. Potential impacts include applications for the demolition of existing dwellings that contribute to the significance or character of the HCA, applications for lot amalgamation, impacts to planting and landscape elements, and the introduction of new development that is inconsistent with the character and significance of the HCA. As discussed above, it is proposed to manage these potential impacts through strong development controls. A review of Part 7.10 of the PDCP 2023 is provided in the following section, including recommendations for general updates to the DCP as well as specific recommendations to address low- and mid-rise housing.

7. Review of DCP objectives and controls

7.1 Introduction

The project scope includes a review of objectives and controls contained in Section 7.10 of the PDCP 2023 for all HCAs (excluding Silverwater Prison Complex). This section provides a review of Section 7.10 generally and provides recommendations around structure, content, language and controls, including recommendations for addressing potential impacts from the Low and Mid-Rise Housing Policy (LMRH Policy). It then provides a review of each subsection of the section, and provides specific recommendations for each HCA, including recommendations for controls to address the LMRH Policy drawing on the findings from Section 6.5 of this report.

7.2 General

7.2.1 Review

Heritage conservation areas are addressed in Section 7.10 of the PDCP 2023. The section includes an introduction and subsections for each HCA.

Table 34. Content of Section 7.10 Heritage Conservation Areas.

Section	Content
7.10 Introduction	<p>The introduction provides the following information:</p> <ul style="list-style-type: none"> ▪ Definition and function of HCAs ▪ Reference to supporting sections of the DCP – General Heritage objectives and controls in Section 7.4 ▪ Definition and intended outcomes of ‘contributory’ and ‘non-contributory’ items
7.10.1 North Parramatta and Sorrell Street	<p>Each subsection generally contains the following:</p> <ul style="list-style-type: none"> ▪ History ▪ Distinctive characteristics ▪ Map showing HCA boundary, heritage items and contributory items (if any) ▪ Statement of Significance ▪ Provisions <ul style="list-style-type: none"> • Objectives • Controls ▪ Existing Significant Buildings <p>Most controls are organised by a combination of some of the following subheadings:</p>
7.10.2 South Parramatta	
7.10.3 Harris Park West	
7.10.4 Experiment Farm	
7.10.5 Elizabeth Farm	
7.10.6 Tottenham Street	
7.10.7 Silverwater Prison Complex	
7.10.8 East Epping	

7.10.9 Essex Street	<ul style="list-style-type: none"> ▪ Demolition ▪ Subdivision ▪ Views ▪ Siting and garden area ▪ Alterations and additions ▪ New development / New dwellings ▪ Streetscape character ▪ Character of additions and new dwellings ▪ Materials and finishes ▪ Utilities ▪ Garages, carports and other ancillary development ▪ Driveways ▪ Fences ▪ Public lands
7.10.10 Rosebank Avenue	
7.10.11 Epping/Eastwood, Boronia Avenue	
7.10.12 Burnside Homes	

7.2.2 Recommendations

7.2.2.1 Language

Controls currently use words like ‘should’ or ‘may’. They should be strengthened and rewritten to use words such as ‘must’ or ‘must not’.

7.2.2.2 Content and structure

The review of Section 7.10 identified that many controls are repeated across HCAs and are generic in nature. These controls should be relocated to a General Provisions section at the beginning of Section 7.10. Recommendations and suggested wording for general provisions for all HCAs are provided below. These could be used as a template for the preparation of targeted controls for each HCA. This includes suggested controls for low- and mid-rise housing, building on the suggested management approach outlined in Section 6.5.3 of this report.

In addition, specific recommendations and suggested controls for each HCAs are provided. These are not intended to be an exhaustive or definitive list of all controls to be included in the DCP, but rather to identify existing gaps within the controls to provide guidance for future amendments to the DCP.

Table 35. Suggested structure for updates to PDCP 2023 7.10 Heritage conservation areas.

Suggested section heading	Suggested content
Introduction	<ul style="list-style-type: none"> ▪ Definition and function of HCAs ▪ Definitions of building contributions ▪ Development application requirements ▪ Relationship to other sections of the DCP

General Provisions	General controls relating to: <ul style="list-style-type: none"> ▪ Contributory, neutral and detracting buildings ▪ Demolition ▪ Subdivision ▪ Alterations and additions ▪ New development ▪ Utilities and signage ▪ Landscape, gardens and fences ▪ Public domain elements
HCA specific	<ul style="list-style-type: none"> ▪ Statement of significance ▪ History ▪ Distinctive characteristics ▪ Building contribution mapping ▪ Objectives ▪ Controls <ul style="list-style-type: none"> • Subdivision • Alterations and additions • Landscape, gardens and fences • Garages, carports and driveways • Utilities and signage • New development • Miscellaneous

7.2.2.3 Objectives

Objectives are provided in the DCP for most HCAs; however, their format and content varies. Objectives should be amended to ensure consistency and clarity across all HCAs.

Table 36. Example objectives for application to all HCAs.

Example objectives for application to all HCAs	
Recommendation	Suggested template for objectives
Update existing and prepare new objectives for all HCAs using the suggested template	<ul style="list-style-type: none"> ▪ To protect all the distinctive characteristics outlined in 7.10.X that contribute to the heritage value and character of the XX Conservation Area. ▪ To ensure that all buildings that contribute to the character and history of the area as a residential area from 1900 up to 1910 are retained. ▪ To ensure that the original subdivision pattern is retained.

7.2.2.4 Controls

Most subsections of Section 7.10 contain controls that apply to all HCAs. These controls should be relocated to a General Provisions section at the beginning of 7.10. Specific controls for each HCA can then be added into the relevant subsection.

Table 37. Recommendations and suggested controls for inclusion in a General Provisions section.

General controls for all HCAs	
Recommendation	Suggested controls
Include controls for contributory, neutral and detracting items.	<ul style="list-style-type: none"> ▪ Contributory items must not be demolished. ▪ Neutral items that date from the significant period of development for the HCA must not be demolished. ▪ Replacement development of detracting items must respond to the distinctive characteristics of the HCA and must result in a better heritage outcome. ▪ Development applications for demolition with an HCA must be accompanied by concept plans of the proposed replacement development and must demonstrate that the proposed replacement development will not adversely impact the significance and character of the HCA.
Include controls for subdivision and amalgamation.	<ul style="list-style-type: none"> ▪ Original allotments must not be subdivided or amalgamated. ▪ Allotments that have been amalgamated in the past can be re-subdivided to restore the historical pattern of subdivision. ▪ New built form on amalgamated lots must interpret the original subdivision pattern.
Include controls for new development	<ul style="list-style-type: none"> ▪ New development within an HCA must be sympathetic to the significance of the HCA. ▪ New development within must have regard to the distinctive characteristics of the HCA and must not detract from the character of the HCA or the contributory items in the vicinity. ▪ New development must be appropriate to the scale of the HCA, and must not become a dominant feature in the streetscape. ▪ New development must retain significant or contributory landscaping, plantings, trees and garden elements.
Include controls for alterations and additions.	<ul style="list-style-type: none"> ▪ Alterations and additions must not remove or detract from significant or contributory features of the property. ▪ Alterations and additions must be visually recessive and must not alter the scale, form or character of contributory items.

<p>Include controls for secondary dwellings.</p>	<ul style="list-style-type: none"> ▪ Secondary dwellings, where permitted, must not impact contributory garden or landscape features.
<p>Include general controls for replacement development.</p>	<ul style="list-style-type: none"> ▪ Setback of new development must be consistent with the established pattern within the HCA. ▪ Siting of new development must be consistent with the established pattern within the HCA. ▪ Form of new development must respond to the characteristic forms within the HCA. ▪ Materiality of new development should respond to the characteristic materiality of the HCA.
<p>Include general controls for utilities.</p>	<ul style="list-style-type: none"> ▪ Installation of solar panels to any building within an HCA must have regard to the provisions in Section 7.6 Solar Energy Systems. ▪ Installation of utilities (aerials, air conditioning units, hot water systems, rainwater tanks, roof vents etc.) must not damage or detract from significant or contributory features of the building. ▪ Utilities (aerials, air conditioning units, hot water systems, rainwater tanks, roof vents etc.) must be sensitively sited. ▪ Signage must have regard to the provisions in Section 7.9 Signs on Heritage Buildings and Heritage Conservation Areas.
<p>Include general controls for landscape, gardens and fences.</p>	<ul style="list-style-type: none"> ▪ Development must have regard to the relevant provisions of Part 5.3.4 Tree and Vegetation Preservation of the PDCP 2023 ▪ Front gardens must not be paved over. ▪ Existing significant or contributory fences must be retained where possible. Replacement of deteriorated original fences must be like-for-like in material and height. ▪ New fences must be consistent with the characteristic types and heights of fences within the HCA ▪ New fences must not obstruct views to heritage items or contributory buildings
<p>Include general controls for carparking and driveways.</p>	<ul style="list-style-type: none"> ▪ Development involving carparking and driveways must not adversely impact significant or contributory built or landscape features.
<p>Include general controls for public domain elements.</p>	<ul style="list-style-type: none"> ▪ Development in an HCA must not adversely impact significant or contributory features, such as street plantings, street furniture, kerbs or gutters

Controls for low- and mid-rise housing

Recommendation	Suggested control
<p>Include controls for dual occupancies for all HCAs</p>	<ul style="list-style-type: none"> ▪ Development applications for new dual occupancy development must have regard to controls for new development within an HCA, new development in the vicinity of a heritage item (where relevant), controls for trees and vegetation (Section 5.3.4 of the DCP) and other relevant sections of the DCP. ▪ New buildings associated with dual occupancy development must be located at the rear of the property, behind existing buildings. ▪ New buildings associated with detached dual occupancy development must be separated from the existing building by an appropriate landscaped buffer. ▪ New buildings associated with detached dual occupancy development must have no or limited visibility from the public domain. ▪ New buildings associated with detached dual occupancy development must be designed and sited to ensure that the existing building on the property remains the visually dominant element. ▪ Development associated with dual occupancy development must not adversely impact the setting or character of significant or contributory items. ▪ All development associated with dual occupancy development must retain significant and contributory vegetation, plantings and landscaping. ▪ Development applications for dual occupancies involving heritage items or contributory items must be accompanied by a conservation management strategy or similar that provides for the conservation of the existing building.
<p>Include controls for low- and mid-rise housing development for HCAs within LMRH areas.</p> <p>The suggested controls would apply to all permissible low- and mid-rise development. The controls are intended to ensure that any new development is sympathetic to the character and significance of each HCA in its form,</p>	<ul style="list-style-type: none"> ▪ Development applications for new low- and mid-rise development must have regard to controls for new development within an HCA, new development in the vicinity of a heritage item (where relevant), controls for trees and vegetation (Section 5.3.4 of the DCP) and other relevant sections of the DCP. ▪ Development applications for new low- and mid-rise development involving heritage items or contributory items must site the new development at the rear of the existing building. ▪ Development applications for new low- and mid-rise development involving heritage items or contributory items must be accompanied by a conservation

<p>scale, siting setback, colours and materials.</p>	<p>management strategy or similar that provides for the conservation of the existing building.</p> <ul style="list-style-type: none"> ▪ Development applications for new low- and mid-rise housing development must demonstrate that the impacts of increased height, bulk or scale have been minimised through responding to the distinctive characteristics of the HCA. ▪ Development applications must consider the cumulative impacts of all works associated with the new low- and mid-rise housing development, including but not limited to new built form, vehicular and pedestrian access arrangements, services and landscaping. ▪ Siting and setback of new low- and mid-rise housing must be consistent with the established pattern in the HCA. ▪ Development applications must include an assessment of significance of plantings, gardens and landscape elements on the property. ▪ Impacts on significant and contributory plantings, gardens and landscape elements must be minimised.
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7.3 Subsections

The below tables provide an overview of and comment on the content provided in each subsection. This should be read with the marked up DCP sections attached at Appendix A.

7.3.1 North Parramatta HCA and Sorrell Street HCA

Overview	
DCP section	7.10.1 North Parramatta and Sorrell Street
No. of objectives	6
No. of controls	51
Control subheadings	Observations
<ul style="list-style-type: none"> ▪ Subdivision ▪ Existing significant buildings ▪ Siting and garden area ▪ Alterations and additions ▪ New dwellings ▪ New development on all properties excluding Existing Significant Buildings ▪ Character of additions and new dwellings ▪ Utilities ▪ Garages, carports and other ancillary development ▪ Fences ▪ Public lands 	<ul style="list-style-type: none"> ▪ Objectives and controls are shared for North Parramatta and Sorrell Street. Some controls are targeted, while the majority apply to both. <ul style="list-style-type: none"> • The HCAs have similarities in their historical development (being associated with the 1814 town grid of North Parramatta, and demonstrating residential subdivision and development from the 19th and 20th centuries). They also demonstrate similar housing typologies and level of integrity; however, differ in their layout and subdivision. ▪ Reference to ‘archaeological deposits’ is made in objectives and controls (O.06, C.28, C.32); however, no reference is made to Archaeological Managements Units or Section 7.8 Archaeology of the DCP. ▪ No reference is made to existing infill multi-dwelling housing sited at the rear of heritage items. In some of these properties, the heritage item appears to be vacant/unused. Provision should be made to ensure the continued or renewed use of these buildings.

Recommendations – North Parramatta HCA

Existing objectives and controls are shared with Sorrell Street HCA. Most of the content of the existing controls is generally appropriate and well-targeted towards the characteristics of the HCA.

Specific objectives and controls should be prepared. The section should be restructured in accordance with the recommended structure above. The following recommendations are provided to address gaps in the existing objectives and controls.

Recommendation	Suggested controls
Include controls addressing Archaeological Management Units (AMUs) within the HCA	<ul style="list-style-type: none"> ▪ Development applications involving ground disturbance within the HCA must address the requirement in Section 7.8 of the DCP and additionally must address the historical archaeological significance and management recommendations for the property as identified in the relevant Archaeological Management Unit for the property.

Recommendations – Sorrell Street HCA

Existing objectives and controls are shared with North Parramatta HCA. Most of the content of the existing controls is generally appropriate and well-targeted towards the characteristics of the HCA.

Specific objectives and controls should be prepared. The section should be restructured in accordance with the recommended structure above.

The following recommendations are provided to address gaps in the existing objectives and controls.

Recommendation	Suggested controls
Include controls addressing Archaeological Management Units (AMUs) within the HCA	<ul style="list-style-type: none"> ▪ Development applications involving ground disturbance within the HCA must address the historical archaeological significance and management recommendations for the property as identified in the relevant AMU.
Replacement development	<ul style="list-style-type: none"> ▪ Replacement of multi-dwelling housing at the rear of heritage items must retain an appropriate setting for the heritage item – either comparable to or better than the existing ▪ Replacement of multi-dwelling housing at the rear of heritage items must not involve any impacts to significant built, landscape or garden features of the heritage item ▪ Replacement of residential flat buildings within the HCA respond to the distinctive characteristics of the HCA, and must not repeat unsympathetic features of existing development.
Include controls for attached dwellings and multi-dwelling housing (in Zone R3 Medium Density Residential).	<ul style="list-style-type: none"> ▪ New attached dwellings and multi-dwelling housing development must retain mature trees and significant landscape and garden elements on the property.

7.3.2 South Parramatta HCA

Overview	
DCP section	7.10.2 South Parramatta
No. of objectives	2
No. of controls	50
Control subheadings	Comment
<ul style="list-style-type: none"> ▪ Subdivision ▪ Siting and garden area ▪ Alterations and additions ▪ New development ▪ Utilities ▪ Garages, carports and other ancillary development ▪ Fences ▪ Public lands 	<ul style="list-style-type: none"> ▪ Controls for dual occupancies are provided under several subheadings (Subdivision, Siting and garden area, New development). ▪ Controls for subdivision do not acknowledge that these are provisions under the PLEP 2023. ▪ Controls for New Development provide good, targeted detail to guide the scale, form, siting and materiality of new buildings, including dual occupancies and secondary dwellings. ▪ Controls for Fences include that existing fences at specific properties should be retained. ▪ Recommendation around landscape plan for easement and park is a good strategic goal, but not relevant to users of the DCP.

Recommendations

Objectives and controls for South Parramatta were updated in 2018. The content of the existing objectives and controls is generally appropriate and should be retained. The section should be restructured in accordance with the recommended structure above. The following recommendations are provided to address gaps in the existing objectives and controls.

Specific recommendations	Suggested controls
<p>Identify where controls for subdivision for dual occupancies relate to provisions under the PLEP 2023:</p> <p>Under clause 6.18 of the PLEP 2023, subdivision for the dual occupancies is not permitted where this would result in each dwelling being located on separate lots. Community or strata subdivision for dual occupancies is permitted.</p>	<ul style="list-style-type: none"> ▪ Community or strata subdivision for dual occupancies must be at the rear of the property. Resulting development must retain an adequate curtilage for the contributory item or heritage item, and must address controls for New Development.

7.3.3 Harris Park West HCA

Overview	
DCP section	7.10.3 Harris Park West
No. of objectives	1
No. of controls	11
Control subheadings	Comment
<ul style="list-style-type: none"> ▪ Subdivision ▪ New Development ▪ Utilities ▪ Garages ▪ Fences 	<ul style="list-style-type: none"> ▪ Most controls are applicable to all HCAs, and should be relocated to a General Provisions section. ▪ Most properties within the HCA are listed as individual heritage items. The DCP controls do not address the specific character and significance of the HCA. ▪ Actual land use in the HCA is split between mostly commercial uses and mostly residential uses. ▪ Multiple heritage listed houses on Marion Street and Wigram Street have been repurposed as commercial premises, mostly restaurants. ▪ There are no controls to address change of use, commercial uses, or signage. ▪ Existing controls for New Development mainly address alterations and additions to existing buildings, as opposed to infill or replacement development. ▪ Harris Park West is also located within a Late Night Trading Area (LNTA), as such Part 10 of the DCP also applies. ▪ Part of Harris Park West HCA is located within the Parramatta City Centre, as such Part 9 of the PDCP also applies.

Recommendations

Most of the properties in Harris Park West HCA are listed as individual or group heritage items, as such the provisions of Part 7.4 also apply to most properties. However, additional objectives and controls should be prepared to ensure that development respects and enhances the character and significance of the HCA as whole.

The content of the existing objectives and controls is generally appropriate and should be retained. The section should be restructured in accordance with the recommended structure above. The following recommendations are provided to address gaps in the existing objectives and controls.

Recommendations	Suggested controls
Include additional controls for new development	<ul style="list-style-type: none"> ▪ New development must respond to the distinctive characteristics of the HCA.

	<ul style="list-style-type: none"> ▪ New infill development must be consistent with the established pattern of setback and siting, with shallow setbacks with planted front gardens, and built form sited in the centre of the lot. ▪ New infill development must respond to the gabled and hipped roof forms of heritage items and contributory items.
<p>Include controls for new uses</p>	<ul style="list-style-type: none"> ▪ Alterations and additions for new uses must be reversible and must not adversely impact significant internal or external fabric of heritage items or contributory items. ▪ Development applications for new uses must include measures to conserve or restore significant internal or external features of heritage items or contributory items. ▪ New awnings or shade structures to accommodate outdoor dining must be lightweight structures detached from the main building, and must not permanently obstruct views to the building from the public domain.
<p>Include/strengthen controls for signage</p>	<ul style="list-style-type: none"> ▪ Development applications involving introduction of signage must consider the cumulative impact of signage in the vicinity. ▪ Development applications must have regard to the provisions of 7.9 Signs on Heritage Buildings and Heritage Conservation Areas.
<p>Include reference to Late Night Trading Areas</p>	<ul style="list-style-type: none"> ▪ Where development involving a heritage item or contributory item requires the preparation of a Late Night Trading Area Plan of Management (POM) in accordance with Part 10 of the DCP, the Plan of Management must: <ul style="list-style-type: none"> • address impacts to fabric and significance of the individual building; • address impacts to the character and significance of the HCA; and • identify mitigation measures.

7.3.4 Experiment Farm HCA

Overview	
DCP section	7.10.4 Experiment Farm
No. of objectives	4
No. of controls	17
Control subheadings	Comment
<ul style="list-style-type: none"> ▪ Subdivision ▪ Views ▪ New development ▪ Driveways ▪ Fences 	<ul style="list-style-type: none"> ▪ Several controls are applicable to all HCAs, and should be relocated to a General Provisions section. ▪ Only one reference to Experiment Farm House in the objectives, no reference in the controls. ▪ Several controls under Views relate instead to alterations and additions. ▪ Controls for New Development relate to materiality, siting and carparking. ▪ No controls for scale and form of new development. ▪ Controls for Fences include retention of existing at properties where the fences have already been replaced.

Recommendations

The content of the existing objectives and controls is generally appropriate and should be retained. The section should be restructured in accordance with the recommended structure above. The following recommendations are provided to address gaps in the existing objectives and controls.

Recommendations	Suggested controls
Include objective and controls addressing Experiment Farm House, including views and vistas.	<ul style="list-style-type: none"> ▪ Development on lots adjoining/in the vicinity of Experiment Farm House must consider impacts to the views, vistas and setting of the heritage item.
Include additional controls for new development, addressing scale, form and siting	<ul style="list-style-type: none"> ▪ New development must be consistent with established pattern of siting and setback, with planted front gardens and narrow side access. ▪ New development must respond to the gabled and hipped roof forms of heritage items and contributory buildings
Include additional controls for alterations and additions, including for existing residential flat buildings	<ul style="list-style-type: none"> ▪ Face-brick must not be rendered or painted. This applies to all buildings within the HCA, including residential flat buildings.

7.3.5 Elizabeth Farm HCA

Overview	
DCP section	7.10.5 Elizabeth Farm
No. of objectives	3
No. of controls	25
Control subheadings	Comment
<ul style="list-style-type: none"> ▪ Subdivision ▪ Views ▪ New development ▪ Utilities ▪ Garages ▪ Driveways ▪ Fences ▪ Archaeological permit 	<ul style="list-style-type: none"> ▪ Several controls are applicable to all HCAs, and should be relocated to a General Provisions section. ▪ No controls addressing the views and setting of Elizabeth Farm House. ▪ Several controls under Views relate instead to alterations and additions. ▪ The southern portion of the HCA (Weston Street and Prospect Street) contains mature street trees which contribute to the character of the area, these should be addressed in the controls.

Elizabeth Farm

The content of the existing objectives and controls is generally appropriate and should be retained. The section should be restructured in accordance with the recommended structure above. The following recommendations are provided to address gaps in the existing objectives and controls.

Recommendations	Suggested controls
Include retention of low-scale suburban character in the objectives	<ul style="list-style-type: none"> ▪ Ensure that development retains the low-scale suburban setting of Elizabeth Farm House and Elizabeth Farm Reserve.
Views and setting of Elizabeth Farm	<ul style="list-style-type: none"> ▪ Development applications for properties north of Elizabeth Farm must demonstrate that the development will not impact on the views or setting of Elizabeth Farm or Elizabeth Farm Reserve.
Include controls for gardens	<ul style="list-style-type: none"> ▪ Front gardens must not be paved or laid with hardstand more than 50%.
Include controls for public domain elements	<ul style="list-style-type: none"> ▪ Development must not adversely impact on the health and longevity of street trees. ▪ Development must retain the wide grassed verges.

7.3.6 Tottenham Street

Overview	
DCP section	7.10.6 Tottenham Street
No. of objectives	3
No. of controls	13
Control subheadings	Comment
<ul style="list-style-type: none"> ▪ General ▪ Utilities 	<ul style="list-style-type: none"> ▪ Objectives and controls are very generic, and are more similar to design advice than development controls.

Recommendations

The existing objectives and controls are generic and function more as design advice than development controls. The section should be restructured in accordance with the recommended structure and suggested controls above. The following recommendations are provided to address gaps in the existing objectives and controls.

Recommendations	Suggested controls
Include targeted controls for alterations and additions	<ul style="list-style-type: none"> ▪ Alterations and additions to heritage items or contributory items must not alter or enclose verandahs except to restore it to its original form. ▪ Face-brick to heritage items or contributory items must not be rendered or painted.

7.3.7 East Epping HCA

Overview	
DCP section	7.10.8 East Epping
No. of objectives	0
No. of controls	30
Control subheadings	Comment
<ul style="list-style-type: none"> ▪ Demolition ▪ Streetscape character ▪ Materials and finishes ▪ Fences and gates ▪ Utilities ▪ Garages ▪ Carports 	<ul style="list-style-type: none"> ▪ Several controls are applicable to all HCAs, and should be relocated to a General Provisions section. ▪ Content of controls is generally well-targeted towards the characteristics of the HCA. ▪ Controls under 'Streetscape Character' relate to alterations and additions, new development and siting. ▪ Street plantings and established gardens contribute to the character of the area should be addressed.

- Driveways
- Subdivision

Recommendations

The content of the existing controls is generally appropriate and well-targeted towards the characteristics of the HCA. The section should be restructured in accordance with the recommended structure above.

The following recommendations are provided to address gaps in the existing objectives and controls.

Recommendations	Suggested controls
Include controls addressing street trees	<ul style="list-style-type: none"> ▪ Development must not adversely impact the health and longevity of street trees. ▪ Mature trees within private gardens must be retained unless Council is satisfied that there is a demonstrated risk to people or property.
Include control around demolition	<ul style="list-style-type: none"> ▪ Development applications for ungraded properties must assess the contribution of the property to the significance of the HCA. ▪ Contributory buildings from the Federation, Inter-War and Post-War periods must not be demolished. ▪ Development applications seeking the demolition of neutral or detracting items must demonstrate that the replacement development is sympathetic to the character and significance of the HCA.
Include controls for mid-rise housing development	<ul style="list-style-type: none"> ▪ Development applications for new mid-rise housing development must demonstrate that the impacts of increased height, bulk or scale have been minimised through responding to the distinctive characteristics of the HCA, including: <ul style="list-style-type: none"> • Gabled and hipped roof forms. • Materiality of face-brick; • Use of sympathetic colour schemes; and • Established pattern of setback and siting. ▪ Large areas of painted render are not appropriate. ▪ Front setbacks must contain turfed and planted front gardens. ▪ New fencing must be consistent with the height and style of characteristic fencing types in the streetscape and HCA. ▪ Development applications must include an assessment of significance of garden, landscape and planting features on the property.

7.3.8 Essex Street HCA

Overview	
DCP section	7.10.9 Essex Street
No. of objectives	0
No. of controls	29
Control subheadings	Comment
<ul style="list-style-type: none"> ▪ Demolition ▪ Streetscape character ▪ Materials and finishes ▪ Fences and gates ▪ Utilities ▪ Garages and carports ▪ Driveways ▪ Subdivision 	<ul style="list-style-type: none"> ▪ No objectives. ▪ Several controls are applicable to all HCAs, and should be relocated to a General Provisions section. ▪ Controls under 'Streetscape Character' relate to alterations and additions, new development and siting. ▪ Content of controls is generally well-targeted towards the characteristics of the HCA. ▪ Controls refer to the retention of buildings from specific periods – Federation, Inter-War and Post-War and to 'contributory buildings'; however, no contribution mapping is included.

Recommendations

The content of the existing controls is generally appropriate and well-targeted towards the characteristics of the HCA. The section should be restructured in accordance with the recommended structure above.

The following recommendations are provided to address gaps in the existing objectives and controls.

Recommendations	Suggested controls
Include control around demolition	<ul style="list-style-type: none"> ▪ Development applications for ungraded properties must assess the contribution of the property to the significance of the HCA. ▪ Contributory buildings from the Federation, Inter-War and Post-War periods must not be demolished. ▪ Development applications for the demolition of neutral or detracting items must demonstrate that the replacement development is sympathetic to the character and significance of the HCA.
Include controls for mid-rise housing development	<ul style="list-style-type: none"> ▪ Development applications for new mid-rise housing development must demonstrate that the impacts of increased height, bulk or scale have been minimised through responding to the distinctive characteristics of the HCA, including:

	<ul style="list-style-type: none"> • Materiality of face-brick; • Established pattern of setback and siting; and • Gabled and hipped roof forms. <ul style="list-style-type: none"> ▪ Large areas of painted render are not appropriate. ▪ Front setbacks must contain turfed and planted front gardens. ▪ Development applications must include an assessment of significance of garden, landscape and planting features on the property.
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7.3.9 Rosebank Avenue HCA

Overview	
DCP section	7.10.10 Rosebank Avenue
No. of objectives	0
No. of controls	22
Control subheadings	Comment
<ul style="list-style-type: none"> ▪ Demolition ▪ Streetscape character ▪ Materials and finishes ▪ Fences and gates ▪ Utilities ▪ Garages and carports ▪ Driveways ▪ Subdivision 	<ul style="list-style-type: none"> ▪ No objectives. ▪ Several controls are applicable to all HCAs, and should be relocated to a General Provisions section. ▪ Content of controls is generally well-targeted towards the characteristics of the HCA. ▪ Controls under 'Streetscape Character' relate to alterations and additions, new development and siting.

Recommendations

The content of the existing controls is generally appropriate and well-targeted towards the characteristics of the HCA. The section should be restructured in accordance with the recommended structure above. The following recommendations are provided to address gaps in the existing objectives and controls.

Recommendations	Suggested controls
Include control around demolition.	<ul style="list-style-type: none"> ▪ Inter-War dwellings in Rosebank Avenue must not be demolished.

7.3.10 Epping / Eastwood HCA, Boronia Avenue HCA and Wyralla Avenue HCA

Overview	
DCP section	7.10.11 Epping / Eastwood, Boronia Avenue and Wyralla Avenue
No. of objectives	1
No. of controls	54
Control subheadings	Comment
<ul style="list-style-type: none"> ▪ Landform/natural characteristics ▪ Subdivision ▪ Existing significant buildings ▪ Siting and garden area ▪ Alterations and additions ▪ New development ▪ Garages, carports and utility ▪ Fences ▪ Public lands 	<ul style="list-style-type: none"> ▪ Shared objective and controls. The HCAs are located in close proximity, and have similarities in their historical development and in some building typologies; however, they differ in their size, layout and distinctive characteristics. ▪ Specific objectives and controls should be prepared for each HCA. ▪ Only one objective – <i>O.01 Continue the high standard of design achieved in recent years so that the original form and character of houses remains obvious.</i> New objectives should address retention of significance and character of HCAs in addition to new development. ▪ Several controls are applicable to all HCAs, and should be relocated to a General Provisions section. ▪ Several controls are outside of the scope of heritage controls (e.g. <i>C.19 Ensure adequate rainwater absorption areas per allotment</i>)

Recommendations – Epping / Eastwood HCA

Existing objectives and controls are shared with Wyralla Avenue HCA and Boronia Avenue HCA. Most of the content of the existing controls is generally appropriate and well-targeted towards the characteristics of the HCA. The section should be restructured in accordance with the recommended structure above.

Specific objectives and controls should be prepared. The following recommendations are provided to address gaps in the existing objectives and controls.

Recommendations	Suggested controls
Retain and update existing control around subdivision for battle-axe allotments	<ul style="list-style-type: none"> ▪ Subdivision must not subdivide along the length of the lot. Subdivision across the width of the lot, as in a battle-axe allotment, may be considered where it does not involve the demolition of an existing house, the loss of major mature trees or the obstruction of views.

<p>Include control around demolition</p>	<ul style="list-style-type: none"> ▪ Development applications for ungraded properties must assess the contribution of the property to the significance of the HCA. ▪ Contributory buildings from the Federation, Inter-War and Post-War periods must not be demolished. ▪ Development applications for the demolition of neutral or detracting items must demonstrate that the replacement development is sympathetic to the character and significance of the HCA.
<p>Include controls for mid-rise housing development</p>	<ul style="list-style-type: none"> ▪ Development applications for new mid-rise housing development must demonstrate that the impacts of increased height, bulk or scale have been minimised through responding to the distinctive characteristics of the HCA, including: <ul style="list-style-type: none"> • Materiality of face-brick and timber weatherboard. • Gabled and hipped roof forms. • Established pattern of setback and siting. • Front setbacks must contain turfed and planted front gardens. ▪ Development applications must include an assessment of significance of garden, landscape and planting features on the property.

Recommendations – Boronia Avenue HCA

Existing objectives and controls are shared with Wyralla Avenue HCA and Epping / Eastwood HCA. Most of the content of the existing controls is generally appropriate and well-targeted towards the characteristics of the HCA.

Specific objectives and controls should be prepared. The section should be restructured in accordance with the recommended structure above.

The following recommendations are provided to address gaps in the existing objectives and controls.

Recommendations	Suggested controls
<p>Include controls for demolition</p>	<ul style="list-style-type: none"> ▪ Contributory items must not be demolished. ▪ Development applications for the demolition of neutral or detracting items must demonstrate that the replacement development is sympathetic to the character and significance of the HCA.
<p>Include controls for mid-rise housing development</p>	<ul style="list-style-type: none"> ▪ Development applications for new mid-rise housing development must demonstrate that the impacts of increased height, bulk or scale have been minimised through responding to the distinctive characteristics of the HCA, including: <ul style="list-style-type: none"> • Materiality of face-brick and timber weatherboard.

- Established pattern of setback and siting.
- Front setbacks must contain turfed and planted front gardens.
- Gabled and hipped roof forms.
- Development applications must include an assessment of significance of garden, landscape and planting features on the property.
- Front setbacks must contain turfed and planted front gardens.

Recommendations – Wyralla Avenue HCA

Existing objectives and controls are shared with Epping / Eastwood HCA and Boronia Avenue HCA. Most of the content of the existing controls is generally appropriate and well-targeted towards the characteristics of the HCA.

The section should be restructured in accordance with the recommended structure above.

Specific objectives and controls should be prepared. The following recommendations are provided to address gaps in the existing objectives and controls.

Recommendations	Suggested controls
Include controls for demolition	<ul style="list-style-type: none"> ▪ Contributory items must not be demolished. ▪ Development applications for the demolition of neutral or detracting items must demonstrate that the replacement development is sympathetic to the character and significance of the HCA.
Include controls for mid-rise housing development	<ul style="list-style-type: none"> ▪ Development applications for new mid-rise housing development must demonstrate that the impacts of increased height, bulk or scale have been minimised through responding to the distinctive characteristics of the HCA, including: <ul style="list-style-type: none"> • Materiality of face-brick and timber weatherboard. • Established pattern of setback and siting. • Gabled and hipped roof forms. ▪ Development applications must include an assessment of significance of garden, landscape and planting features on the property. ▪ Front setbacks must contain turfed and planted front gardens.

7.3.11 Burnside Homes

Overview

DCP section	7.10.12 Burnside Homes
No. of objectives	3
No. of controls	3
Control subheadings	Comment
General	Controls are very brief, particularly relative to the scale and character of the buildings within the HCA.

Recommendations

Only three controls are provided for the Burnside Homes HCA. Detailed objectives and controls are needed to appropriately protect the significance of individual buildings and their relationship as a group.

The section should be restructured in accordance with the recommended structure above. The following recommendations are provided to address gaps in the existing objectives and controls.

Recommendations	Suggested controls
Include controls requiring conservation management plans/strategies for works to individual buildings	<ul style="list-style-type: none"> Development applications involving alterations/or additions to contributory items in the HCA must include a conservation management plan or strategy for the building.
Include controls for views and settings	<ul style="list-style-type: none"> Development must not obstruct existing views between, to and from contributory buildings. Development must retain an appropriate setting for individual contributory buildings and the HCA as a whole. Development applications must include a views analysis demonstrating impacts to views, between, to and from contributory buildings.
Include controls for new development	<ul style="list-style-type: none"> New development must be limited to ancillary structures associated with individual buildings within the HCA. New development must not impact significant plantings, gardens or landscape features.

7.4 Conclusion

This section has provided recommendations for updating and amending Part 7.10 of the PDCP 2023. Generally, the DCP was found to have appropriate content for controls for most HCAs; however, would benefit from strengthening and clarifying language, and reducing repetition between sections. This will contribute to the management of impacts from the LMRH Policy, as well as other development activities within HCAs. Development controls will be supported

EXTENT



by updated building contribution mapping provided as part of the review of individual components in Section 2 of Volume 2.



Appendix A. Annotated DCP sections