

HCA Review Key Findings and Recommendations

Task scope	Key findings & recommendations
<p>Review of six (6) HCA boundaries</p> <ul style="list-style-type: none"> • <i>North Parramatta</i> • <i>Sorrell Street</i> • <i>Harris Park West</i> • <i>Experiment Farm</i> • <i>Elizabeth Farm</i> • <i>Burnside Homes</i> 	<p>All six (6) HCAs were assessed as having high integrity.</p> <p>Minor boundary amendments are recommended for four (4) HCAs, including minor boundary increases for Harris Park West and Burnside Homes HCAs, and minor boundary reductions for Sorrell Street and North Parramatta HCAs.</p> <p>No boundary changes are recommended for Experiment Farm or Elizabeth Farm HCAs.</p>
<p>Review heritage contribution gradings within 10 HCAs as either contributory, neutral or detracting.</p> <ul style="list-style-type: none"> • <i>North Parramatta</i> • <i>Sorrell Street</i> • <i>Harris Park West</i> • <i>Experiment Farm</i> • <i>Elizabeth Farm</i> • <i>Burnside Homes,</i> • <i>Epping/Eastwood</i> • <i>Boronia Avenue</i> • <i>Wyralla Avenue</i> • <i>South Parramatta</i> <p>Contributory items are those that contribute to the significance and character of the HCA.</p> <p>Neutral items are those that neither contribute nor detract from the significance and character of the HCA.</p> <p>Detracting items are those that have an adverse impact on the significance and character of the HCA.</p>	<p>Most properties currently graded as "contributory" are recommended to continue to be graded as "contributory" as they continue to add to the significance and character of the HCA. However, some existing contributory properties are suggested to move to either "neutral" or "detracting", typically where buildings have been demolished or heavily and irreversibly altered; or possibly redeveloped.</p> <p>Previously ungraded properties have now been graded, in most cases as either "neutral" or "detracting". However, some have been graded as "contributory" as they may also contribute to the significance of the HCA.</p>
<p>Review properties within 10 HCAs (as above) for possible future investigation for heritage listing subject to future Heritage Items Review project</p>	<p>In undertaking heritage contribution gradings, some properties have been identified as being suitable for further investigation for possible heritage listing or in some cases heritage de-listing. No changes are currently proposed to individual property listings – these recommendations require further analysis.</p> <p>Any suggested properties for investigation may be considered as part of the future Heritage Items Review work to be undertaken in Years 3 – 5 of the Comprehensive Heritage Review Program.</p> <p>To meet the threshold for local heritage listing, an item must meet at least one of the seven criteria for heritage listing. For delisting, it would be necessary to demonstrate that an item no longer satisfies any criteria.</p>

<p>Review potential additional HCAs</p> <ul style="list-style-type: none"> • <i>Kingsdene Estate, Carlingford</i> • <i>All Saint's Cemetery, North Parramatta</i> 	<p>All Saint's Cemetery and adjoining Short Street residences are assessed as meeting local heritage thresholds for historical, aesthetic and representative values. Their intact subdivision pattern, 19th and early 20th century housing and strong visual and spatial relationship with the cemetery support the recommendation for HCA listing.</p> <p>Kingsdene Estate, developed by Lend Lease in the early 1960s and featuring display homes by prominent architects, is historically significant as part of Sydney's suburban expansion. However, due to a low proportion of intact dwellings and inconsistent street cohesion, a HCA is not recommended, although individual houses may warrant potential heritage item listing recognition. Any suggested properties for investigation for heritage item listing may be considered as part of the future Heritage Items Review work to be undertaken in Years 3 – 5 of the Comprehensive Heritage Review Program.</p>
<p>Review Parramatta Development Control Plan heritage controls (Section 7.10)</p> <p>All HCAs</p>	<p>Existing DCP controls were found to be appropriate, however, a number of amendments are recommended to strengthen and clarify language and reduce repetition.</p> <p>Some additional controls are also suggested either generally or for specific HCAs for matters such as demolition, subdivision, street tree planting, alterations and additions, new development, signage, gardens and fences, utilities, archaeology, and secondary dwellings.</p>
<p>Prepare new DCP controls to address built form typologies such as dual occupancies, terraces and townhouses now permissible within some HCAs affected by the NSW Government's Low and Midrise Housing Reforms</p> <p>All HCAs</p>	<p>Suggests new DCP controls to minimise any effects of low and midrise housing typologies (resulting from State Government Policy on the heritage values of HCAs) are proposed.</p> <p>These include permitting dual occupancies in all HCAs; as well as terraces, townhouses and two storey residential flat buildings (either wholly or partially) within Epping / Eastwood; Wyralla Avenue; Boronia Avenue; Rosebank Avenue; East Epping and Essex Street HCAs.</p>
<p>Prepare new/revised inventory sheets for the State Heritage Inventory (SHI) database</p> <ul style="list-style-type: none"> • <i>Rosebank Avenue</i> • <i>East Epping</i> • <i>Essex Street</i> • <i>Tottenham Street</i> • <i>Sorrell Street</i> 	<p>Updated and/or new heritage inventory sheets prepared for Rosebank Avenue; East Epping; Essex Street; Tottenham Street; and Sorrell Street HCAs in accordance with SHI template. Inventory sheets are the record of information that supports and justifies the listing of a heritage item or a heritage conservation area.</p>
<p>Review submissions relating to HCAs received during Phase 1 community consultation</p>	<p>Analysis of the community feedback provided in relation to HCAs was considered in detail, particularly those submissions seeking removal of the properties from HCA listing.</p> <p>A response to the submissions is included within the HCAs Review Study and includes reference to all 14 HCAs, including Boronia Avenue; Burnside Homes; East Epping; Elizabeth Farm; Epping Eastwood; Essex Street; Experiment Farm; Harris Park West; North Parramatta; Rosebank Avenue; Sorrell Street; South Parramatta; Tottenham Street; and Wyralla Avenue HCAs.</p>