Your Reference:
Our Reference: F2008/03734
Contact: Paul Kennedy
Telephone: 9806 5093
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13 April 2012

Peter Goth
Regional Director
Department of Planning
Locked Bag 5020
PARRAMATTA, NSW 2124

Dear Mr Goth

Planning Proposal to amend the Heritage Schedules of Parramatta LEP 2011 and Parramatta City Centre LEP 2007

Parramatta City Council on 28 November 2011 considered a report on the results of a comprehensive heritage review of heritage items in the relevant planning instruments for the Parramatta LGA and resolved:

(a) ***That*** *Council agree to the proposed alterations for adding and removing heritage listed items described in Attachments 1 and 2 subject to the removal of the Parramatta Wetlands from the list of items to be removed and the removal of 45 Chiswick Road, South Granville from the heritage list.*

(b) ***That*** *Council agree to the proposed alterations for removing heritage listed items, which have previously been approved for demolition, as described in Attachment 3.*

(c) ***That*** *Council agree to the proposed alterations for correcting anomalies of heritage listed items as described in Attachments 4 and that the CEO be authorised to make any necessary corrections to the property descriptions of heritage items, without further reporting to Council.*

(d) ***That*** *Council make a recommendation to the Heritage Council of NSW for the addition of items of State significance described in Attachment 5 to the State Heritage Register.*

(e) ***That*** *the proposed alterations in (a), (b) and (c) together with the proposed heritage changes in Epping, including extension of the Conservation Area, as described in Attachment 1, be incorporated in a planning proposal to amend Parramatta Local Environmental Plan 2011 and Parramatta City Centre Local Environmental Plan 2007 and be referred to the Department of Planning and Infrastructure for gateway determination.*

Subsequently, Council on 27 February 2012 considered a report to rectify errors in the recommendations for the heritage listing of certain items in Epping and resolved:

(a) ***That*** *Council agree to remove 41 Kent Street and 51 Willoughby Street, Epping from the list of items to be added to the heritage schedule of Parramatta LEP 2011.*
(b) ***That*** *Council agree to include 17 Grandview Parade and 61 Kent Street, Epping in the list of items to be added to the heritage schedule of Parramatta LEP 2011.*
(c) ***Further, that*** *the planning proposal to amend the heritage schedule of Parramatta LEP 2011 be modified to reflect the proposed alterations in (a) and (b).*

The planning proposal has been prepared in response to Council's resolutions which provide for the addition and removal of heritage listed items, the extension and creation of conservation areas in Epping and also the correction of heritage anomalies.

Please find attached the planning proposal and supporting information, for gateway consideration.

If you have any queries on this matter or require further information, please contact Paul Kennedy on 9806 5093.

Yours sincerely

Jennifer Concato
Acting Manager Land Use Planning

Attachments on CD:

1. Planning proposal
2. Supporting information

Planning Proposal to amend the heritage schedules in Parramatta Local Environmental Plan (LEP) 2011 and Parramatta City Centre LEP 2007

Introduction

The planning proposal explains the intended effect of and justification for, proposed amendments to the heritage schedules in Parramatta LEP 2011 and Parramatta City Centre LEP 2007. Following a comprehensive heritage review the planning proposal provides for the addition and removal of certain heritage items from the above plans and for the correction of heritage listing anomalies. The planning proposal also seeks to extend the Epping Eastwood Conservation Area and to establish the Boronia Avenue Conservation Area. The planning proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and the relevant Department of Planning and Infrastructure guidelines including *'A Guide to Preparing Local Environmental Plans'* and *'A Guide to Preparing Planning Proposals'*.

Objectives or intended outcomes

To:

1. Add a number of heritage items to Schedule 5, Environmental Heritage of Parramatta LEP 2011.

2. Remove a number of heritage listed items from Schedule 5, Environmental Heritage of Parramatta LEP 2011 and Parramatta City Centre LEP 2007.

3. Correct a number of listing anomalies in Schedule 5, Environmental Heritage of Parramatta LEP 2011 and Parramatta City Centre LEP 2007.

4. Extend the Epping/Eastwood Conservation Area and establish the Boronia Avenue Conservation Area in Parramatta LEP 2011.

Explanation

1. It is proposed to add 12 heritage items to Schedule 5, Environmental Heritage of Parramatta LEP 2011, as outlined below and shown on maps at Attachment A.

Map No	Suburb	Item name	Address	Property description	Significance
1	Dundas Valley	Kishnaghur archaeological site	42A Osborne Avenue	Lot E, DP 36692	Local
2	Winston Hills	Road structures	21 Huxley Drive and 21 Whitehaven Road	Lot 6, DP 239271; Lots152 and 153, DP 230252	Local
3	Northmead	Road structures	21B and 21C	Lot 6, DP 239271; Lot	Local

			Whitehaven Road	7500, DP 1145172	
4	Epping	Residences	14 and 16 Grandview Parade	Lots 28 and 29, DP 6837	Local
5	Merrylands	Milestone	Adjacent to 198 Woodville Road		Local
6	Guildford	Milestone	Adjacent to 488 Woodville Road		Local
7	Parramatta.	Archaeological site	134 – 140 Marsden Street	Lot 1, DP 953138; Lot 1 DP 1079113; Lots 1 and 2, DP 213184; Lot 1, DP 61073; Lot 1, DP 539968; Lots 101, 102 and 103, DP 785428; Lots A, B and C, DP 82967	Local
8	Epping	House	100 Midson Road	Lot 5, DP 20058	Local
9	Epping	House	23B Orchard Road	Lot 2, DP 615645	Local
10	Epping	Shops	2 - 14 Bridge Street	Lots 1, 2, 3, 4 and 5, DP 258479	Local
11	Epping	House	17 Grandview Parade	Lot 18, DP 6837	Local
12	Epping	House	61 Kent Street	Lot 21, DP 8299	Local

2. It is proposed to make changes regarding conservation areas in Epping as indicated below and shown on the map at Attachment B:
   - to extend the Epping/Eastwood Conservation Area as shown coloured in yellow;
   - to add No's 26, 39 and 41 Kent Street to the Wyralla Avenue Conservation Area as shown in red crosshatching; and
   - to establish the Boronia Avenue Conservation Area as shown coloured in orange and red crosshatching of No's 1, 33, and 35 Boronia Avenue and 47 Kent Street.

3. It is proposed to remove eight heritage items from Schedule 5 Environmental Heritage of Parramatta LEP 2011 as outlined below and shown on maps at Attachment C.

Map No	Suburb	Item name	Address	Property description	Significance	Item number
1	Rydalmere	Stationmasters residence	213 Victoria Road	Lot 1, DP 178390; Lot 163, DP 1108022	Local	I593
2	Pendle Hill	Fibro Cottages	123 -- 157 Bungaree Road	Lots 15 and 16, Section 7, DP 979494	Local	I561
3	Eastwood	Timber cottage	2 Union Street	Lot 53, DP 7004	Local	I54
4	South Granville	Houses built for Housing Commission	45 Chiswick Road	Lot 40, DP 35007	Local	I603
5	Rosehill	Former store	123 Good Street	Lot 1, DP 5009	Local	I566
6	Granville	Cottage	91 Blaxcell Street	Lot 1, DP 128854	Local	I93
7	Dundas	St Andrew's Church Hall, Place,	7 Andrews Street (rear)	Lots 7 and 8, DP 219954	Local	I41
8	Pendle Hill	Brick cottage	8 Bijiji Street	Lot 24B, DP363191	Local	I560

4. It is proposed to remove the following items from Schedule 5 of Parramatta LEP 2011 and Parramatta City Centre LEP 2007. Council has previously approved the demolition of these items and shown on maps at Attachment D.

Map No	Suburb	Item name	Address	Property description	Significance	Planning Instrument Parramatta LEP 2011/Parramatta City Centre LEP 2007
1	Granville	Single-storey residence	25 A'Beckett Street	Lot 1 DP 104062	Local	Parramatta LEP 2011
2	South Granville	The Tron Kirk	213 -- 219 The Trongate	Lot 1 DP 1036611	Local	Parramatta LEP 2011
3	Granville	William Street Cottages Group	8 William Street	Lot 28, Section 2, DP 2371	Local	Parramatta LEP 2011

4	Guildford	House	1 Willis Avenue	Lot 1, DP 208820	Local	Parramatta LEP 2011
5	Guildford	Housing Commission cottage	73 Adam Street	Lot 1 , DP 35058	Local	Parramatta LEP 2011
6	North Parramatta	Brick cottage	12 Byrnes Street	Lot 1, DP 998899	Local	Parramatta LEP 2011
7	Parramatta	Cowper Cottage	9 Cowper Street	Lot 61, DP 633712	Local	Parramatta City Centre LEP 2007
8	Parramatta	Early cottage	3 – 7 Early Street	Lot 51, DP 1008778	Local	Parramatta LEP 2011
9	Parramatta	Single-storey residence	19 Fennell Street	Lot 63, DP 609744	Local	Parramatta LEP 2011
10	Rydalmere	Subiaco archaeological site	40 Brodie Street	Lot 100, DP 622959	Local	Parramatta LEP 2011
11	Rydalmere	Railway station	Part of 11B Railway lands adjacent to 213D Victoria Road	Lot 1, DP 178390; Lot 163, DP 1108022	Local	Parramatta LEP 2011
12	Guildford	Cottage	1 Salisbury Road	Lot 24, Section 3, DP 4047	Local	Parramatta LEP 2011
13	Guildford	Housing Commission cottage	71 Adam Street	Lot 2, DP 35058	Local	Parramatta LEP 2011
14	Dundas Valley	Bus shelter	156 Marsden Road (adjacent)		Local	Parramatta LEP 2011
15	Carlingford	Timber house	33 Tomah Street	Lot 101, DP 851381	Local	Parramatta LEP 2011
16	Carlingford	Pre-fabricated cottage	105 Adderton Road	Lot 6, DP 13544	Local	Parramatta LEP 2011
17	Guildford	Cottage	10 Bury Street	Lot B, DP 22967	Local	Parramatta LEP 2011
18	Northmead	Transpact (former Hill Tramway sheds)	2 Windsor Rd	Lot 401, DP 1008274	Local	Parramatta LEP 2011
19	Parramatta	Timber cottage	30 Hassall Street	Lot 22, Sec 1, DP 241	Local	Parramatta City Centre LEP 2007
20	Parramatta	Cottage	28 Lennox	Lot 1, DP	Local	Parramatta

			Street	60286		LEP 2011
21	Parramatta	Apartment block	78 Macquarie Street	Part Lot 1, DP 232067	Local	Parramatta City Centre LEP 2007
22	North Parramatta	Cottage	55 Ross Street	Lot 1, DP 731734	Local	Parramatta LEP 2011
23	Parramatta	Shop	339 Church Street	Lot A, DP 333263	Local	Parramatta City Centre LEP 2007
24	Parramatta	Stone edging to road carriageway	Stewart Street (both sides)		Local	Parramatta LEP 2011
25	Parramatta	Stone edging to carriageway	Tennyson Street (East End)		Local	Parramatta LEP 2011

5. It is proposed to correct listing anomalies, which generally involve rectifying property parcels to reflect the curtilages of the heritage items, as outlined below and shown on maps at Attachment E.

Heritage Listing Anomalies

Map No	Address/suburb	Item name	Error	Correction	Planning Instrument Parramatta LEP 2011/Parramatta City Centre LEP 2007
1	8 Bridge Street and 10 Good Street, Granville	Granville Hotel	There should be no reference to 8 Bridge Street in the address	Remove reference to 8 Bridge Street in the address	Parramatta LEP 2011
2	29 William Street (Memorial Drive), Granville	Monuments	The monuments are wrongly identified as being located at 29 William Street. The monuments and memorials are located at a number of different locations within the grounds of Granville RSL Club, also	Remove 29 William Street, Granville from the schedule	Parramatta LEP 2011

Map No	Address/suburb	Item name	Error	Correction	Planning Instrument Parramatta LEP 2011/Parramatta City Centre LEP 2007
			separately heritage listed at 5 Memorial Drive.		
3	Barrack Lane, Church Street, George Street, Macquarie Street, Phillip Street and Smith Street	Convict drain	Both the address and property descriptions list too many parcels. However, one additional address parcel needs to be added	Delete the following property addresses:- 81, 89 and 110 George Street, 100 Macquarie St, 70 and 74 Phillip St. Delete the following property descriptions:- Lot 101 DP 1110883, Lot 1 DP 628004, Lot 1 DP 505486, Lot 101 DP 789839. Lot 65, Sec 17, DP 939368, SP 18038, Lot 1 Sec 26 DP 758829, Lot 2 DP 621858. Add the following property addresses and descriptions:- 72C Phillip St, Lot 101 DP 11108830, Lot 2 DP 607011	Parramatta City Centre LEP 2007
4	3 Barrack Lane, Parramatta	Convict barrack's wall	The schedule contains the wrong address and property description. The convict barracks wall is situated on the adjoining property at 80 – 100 Macquarie Street (Lot 65 Sec 17 DP 758829)	Amend schedule to 80-100 Macquarie Street (Lot 65 Sec 17 DP 758829)	Parramatta City Centre LEP 2007
5	39 Campbell Street, Parramatta	David Lennox's House	Footpath not mapped	Extend polygon on Heritage Map 0.5 m on the footpath to	Parramatta City Centre LEP 2007

Map No	Address/suburb	Item name	Error	Correction	Planning Instrument Parramatta LEP 2011/Parramatta City Centre LEP 2007
				include brick wall	
6	182 Church Street, Parramatta	Bicentennial Square and adjoining buildings	The item is mapped incorrectly and has the wrong property address and descriptions. The listing description and heritage inventory includes adjoining buildings and the facades of buildings that face onto the square. Consequently, there are two additional properties that need to be listed including 38 Hunter Street, (known as 191 Church Street) and the bridal shop at 83 Macquarie Street.	Add 38 Hunter Street and 83 Macquarie Street to the property address. The property address and descriptions to read: 188,188A, 195A Church Street, part of Church Street road reserve, 38 Hunter Street, 83 Macquarie Street. Lot 23, DP 651527, Lot 1, DP 914000, Lot 1 DP 115297, Lot 7046, DP 93896, lot L, DP15108, Lot M, DP15108	Parramatta City Centre LEP 2007
7	195 Church Street, Parramatta	St John's Pro-Cathedral	Incorrect Lot and DP	Amend schedule to read Part Lot 1 and Part Lot 2 DP 1110057	Parramatta City Centre LEP 2007
8	198, 200, 202, 204, 206, 208, 210, 212, 214 and 216 Church Street and 38–46 Macquarie Street, Parramatta	Horse parapet facade and potential archaeological site	38 - 46 Macquarie St are not mapped	Include 38 – 46 Macquarie Street on Heritage Map	Parramatta City Centre LEP 2007
9	223 and 235 Church Street, Parramatta	Former court house wall and sandstone cellblock and potential archaeological site	Listing does not appear to cover the sandstone cellblock and part of the wall	Add Lot 1, DP 329431 to the property description and include Lot 2, DP 205570 on Heritage Map	Parramatta City Centre LEP 2007
10	257, 259 and 261 Church Street, Parramatta	Shop and potential archaeologi	Laneway at rear has been incorrectly	Remove laneway from the Heritage Map	Parramatta City Centre LEP 2007

Map No	Address/suburb	Item name	Error	Correction	Planning Instrument Parramatta LEP 2011/Parramatta City Centre LEP 2007
		cal site	mapped		
11	302 Church Street, Parramatta	Shop and potential archaeological site	Only half of the site is mapped	Include whole site on Heritage Map	Parramatta City Centre LEP 2007
12	330 Church Street, Parramatta	Former David Jones department store	Lot 101 (containing the loading dock and site access) is not mapped	Include Lot 101 on Heritage Map	Parramatta City Centre LEP 2007
13	20 Marion Street, Parramatta	Single-storey residence	Rear lot is incorrectly mapped	Remove the rear lot known as 2 – 4 Jubilee Lane (Lot 21 DP 1148773) from Heritage Map	Parramatta City Centre LEP 2007
14	175 Macquarie Street, Parramatta	Arthur Phillip High School and potential archaeological site	The property description and Heritage Map includes most of the land fronting Macquarie Street between Smith and Charles Street. This area includes land occupied by Arthur Phillip High School and in part by the Parramatta Primary School. Relevant parcels are: Lots 1–3, DP 115296, Lot 414, DP 820542, Lot 23, DP 7809. However, the focus of the listing (as amplified in the heritage inventory) is the Victorian Free Gothic building with tower built in	Restrict listing to Lots 1 and 2, DP 115296 in schedule and Heritage Map	Parramatta City Centre LEP 2007

Map No	Address/suburb	Item name	Error	Correction	Planning Instrument Parramatta LEP 2011/Parramatta City Centre LEP 2007
			1876 and situated on Lots 1 and 2, DP 115296.		
15	4 and 10 George Street (22A O'Connell Street), Parramatta	Brislington property and Parramatta District Hospital archaeological site	Lots 6 and 7, DP 832932 are incorrectly included on Heritage Map.	Remove Lots 6 and 7, DP 832932 from Heritage Map	Parramatta City Centre LEP 2007
16	O'Connell Street, Parramatta	Parramatta Park and Old Government House	Heritage map layer does not include the Parramatta River and an area of the Park.	Include the Parramatta River and an area of the Park on Heritage Map.	Parramatta City Centre LEP 2007
17	24 O'Connell Street, Parramatta	Marsden Rehabilitations Centre and potential archaeological site	Heritage Map does not cover part of site at corner of Victoria Road in O'Connell Street and land adjacent to Parramatta River.	Include whole site on Heritage Map	Parramatta City Centre LEP 2007
18	105 Wigram St, Parramatta		Shown on heritage map but not included in schedule. This is an oversight as property was listed in the Sydney Regional Environmental Plan No 28 – Parramatta. There is also a heritage inventory for this property.	Add property to schedule	Parramatta City Centre LEP 2007
19	44 and 46 Phillip Street, Parramatta		46 Phillip Street (Lot 1 DP 85028 and Lot 1 DP 770901) is incorrectly included in the	Remove 46 Phillip Street from schedule and Heritage Map	Parramatta City Centre LEP 2007

Map No	Address/suburb	Item name	Error	Correction	Planning Instrument Parramatta LEP 2011/Parramatta City Centre LEP 2007
			schedule and mapped. This property is part of the roadway		
20	66 and 68 Phillip Street, Parramatta	Barnaby's Restaurant and potential archaeological site	Heritage listing should include 64 Phillip Street (Lot 3, DP 591970). 68 Phillip Street is incorrectly included in the property address, being now included as part of 66 Phillip Street	Add 64 Phillip Street (Lot 3, DP 591970) to property address and description in schedule and Heritage Map. Remove 68 Phillip Street from property address	Parramatta City Centre LEP 2007
21	70 and 74 Phillip Street, Parramatta	Office and potential archaeological site	Part of 76 Phillip Street is incorrectly included on Heritage Map. 74 Phillip Street incorrectly included in schedule, should be 68A Phillip Street	Remove 76 Phillip Street from Heritage Map. Correct property address to 68A and 70 Phillip Street in schedule	Parramatta City Centre LEP 2007
22	16 Ross Street, Parramatta		Heritage Map wrongly extends to adjacent property	Remove the rear lot being Lot 2 DP 834630 (known as 21 – 23 Grose Street) from Heritage Map	Parramatta City Centre LEP 2007
23	14, 16 and 18 Dunlop Street, North Parramatta		Heritage Map wrongly extends to 21B Castle Street, Lot 12 DP 1125842. In Schedule 5 of Parramatta LEP 2011 only Lot 11, DP 1125842 is listed. Council approval was given on 14 August 2002	Remove 21B Castle Street, Lot 12 DP 1125842 from Heritage Map	Parramatta LEP 2011

Map No	Address/suburb	Item name	Error	Correction	Planning Instrument Parramatta LEP 2011/Parramatta City Centre LEP 2007
			for the construction of a warehouse and subdivision.		
24	736 Victoria Road, Ermington	River View Nursery (L Cuthbert and Sons) The heritage listing includes the nursery complex (sheds, parking and garden beds) and the adjacent Federation style nursery cottage fronting Victoria Road	The schedule and Heritage Map do not reflect Council's decision of 9 September 2010 which gave approval for demolition of buildings on the site and the erection of 47 townhouses. The consent provided for the retention of the heritage building on Victoria Road	Restrict the heritage listing to the cottage and curtilage fronting Victoria Road and specifically: – Amend item name to Cottage. – Amend property description to Part Lot 1, DP 301993. – Remove Lots 11 and 12, DP 7863; Lot 6, DP 18662 from Heritage Map and reduce area of Lot 1, DP 301993 to cottage curtilage fronting Victoria Road as shown in Attachment 15	Parramatta LEP 2011
25	54 Sorrell Street, North Parramatta	Endrim	The property is legally described as Lots 1, 2, 3, and 4 DP218172 which are included on the State Heritage Register. However, an additional lot, Lot 5 has been incorrectly included in the property description in Parramatta LEP 2011	Remove Lot 5, DP 218172 from the schedule and Heritage Map	Parramatta LEP 2011

Justification

1. Is the planning proposal a result of any strategic study or report?

Background
The planning proposal has been the result of a comprehensive heritage review. Detailed assessments have been undertaken by Council's heritage consultant on items proposed to be added or removed from the schedules of environmental heritage.

Addition of items
The 12 items proposed to be added to the heritage schedule of Parramatta LEP 2011 have significant heritage values that meet NSW Government listing criteria, as outlined in the detailed heritage assessments undertaken by Council's heritage consultant included as Attachment 6. The Epping heritage changes also have significant heritage values that meet NSW Government listing criteria as outlined in the detailed assessments undertaken by a number of heritage consultants and a review by the Government Architects Office included as Attachments 12, 13 and 14.

Removal of items
The eight items proposed to be removed from the heritage schedule of Parramatta LEP 2011 meet the NSW Government criteria for delisting, generally having lost integrity or context, as outlined in the detailed heritage assessments undertaken by Council's heritage consultant included as Attachment 7.

Removal of 45 Chiswick Road
It should be noted that Council resolved to remove 45 Chiswick Road, South Granville from the schedule of heritage listed items. Reasons in support of Council's decision are:

- The proposal is only for the removal of one house, 45 Chiswick Road from a group of houses including 27, 29, 33, 35, 37, 39, 41, 43, 45 and 47 Chiswick Road. The other houses will continue to show evidence of significant historical development for the local area and demonstrate the historical design and construction practices relating to The Housing Commission without 45 Chiswick Road.

- The design of the house can be recorded and the building fabric is not required to be retained.

- The house faces design and structural problems. Being situated in the middle of the block the house is difficult to extend. The house has been built on a slope and water run-off drains under the house pooling underneath the main bedroom causing structural damage. It will be expensive to undertake the necessary repairs and to create a home that meets the needs of the present landowner.

- Whilst this and adjoining houses have historical value, the retention of fibro houses is a challenge when they are no longer seen as a preferred building type by many in the community and when people are seeking to replace them with more modern homes which meet contemporary needs.

Removal of demolished items
Investigations have identified items which should be removed from the heritage schedule because Council has previously approved the demolition of buildings on these properties. Information supporting the removal of these items is included at Attachment 3.

Correction of heritage anomalies
It is proposed to correct heritage listing anomalies, as identified in section 5 of the explanation, which generally involves rectifying property addresses and descriptions to reflect the curtilages of the heritage items.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes or is there a better way?

The planning proposal, involving statutory amendments to Parramatta LEP 2011 and Parramatta City Centre LEP 2011, is considered the only means of achieving the objectives and intended outcomes.

3. Is there a net community benefit?

The planning proposal would have a net community benefit in achieving good heritage outcomes that would be of benefit to the community of the Parramatta Local Government Area. Items of heritage value would be added to the schedule of heritage items, items no longer of heritage value would be removed and heritage listing anomalies would be corrected.

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or subregional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The addition of items to the heritage schedule is consistent with the general objective in the Sydney Metropolitan Strategy to:

Protect places of special cultural, open space and heritage value.

The proposals for the extension and creation of conservation areas in Epping is consistent with the following strategy of the Sydney Metropolitan Strategy:

H4.1 Identify heritage landscapes in Sydney and develop appropriate responses to plan for their protection and interpretation in the preparation of Subregional Strategies and LEPs

The planning proposal, is based on a comprehensive heritage review consistent with the following objective of the draft West Central Sub Region Strategy:

WC E6 1.3: '*Local councils to review heritage studies as part of preparing their principal LEPs'.*

5. Is the planning proposal consistent with local councils Community Strategic Plan, or other local strategic plan?

The planning proposal is consistent with Council strategic plan, Parramatta 2025 in that it would:

Protect and celebrate Parramatta's rich multilayered built and cultural heritage (DC 2).

6. Is the planning proposal consistent with applicable state environmental planning policies?

The planning proposal is consistent with state environmental planning policies. As the following table demonstrates, these policies are not applicable to the planning proposal.

State Environmental Planning Policies	
SEPP No. 1 – Development Standards	Not applicable
SEPP No. 4 - Development Without Consent and Miscellaneous Complying Development	Not applicable
SEPP No. 6 - Number of Storeys in a Building	Not applicable
SEPP No. 10 – Retention of Low Cost Housing	Not applicable
SEPP No. 14 – Coastal Wetlands	Not applicable to Parramatta City Council
SEPP No. 15 – Rural Land-Sharing Communities	Not applicable to Parramatta City Council
SEPP No. 19 – Bushland in Urban Areas	Not applicable
SEPP No. 21 – Caravan Parks	Not applicable
SEPP No. 22 – Shops and Commercial Premises	Not applicable
SEPP No. 26 – Littoral Rainforests	Not applicable to Parramatta City Council

SEPP No. 29 – Western Sydney Recreation Area	Not applicable to Parramatta City Council
SEPP No. 30 – Intensive Agriculture	Not applicable to Parramatta City Council
SEPP No. 32 – Urban Consolidation (Redevelopment of Land)	Not applicable
SEPP No. 33 – Hazardous and Offensive Development	Not applicable
SEPP No. 35 – Maintenance Dredging of Tidal Waterways	Not applicable
SEPP No. 36 – Manufactured Home Estates	Not applicable to Parramatta City Council
SEPP No. 39 – Spit Island Bird Habitat	Not applicable to Parramatta City Council
SEPP No. 41 – Casino/Entertainment Complex	Not applicable to Parramatta City Council
SEPP No. 44 – Koala Habitat Protection	Not applicable to Parramatta City Council
SEPP No. 47 – Moore Park Showground	Not applicable to Parramatta City Council
SEPP No. 48 – Major Putrescible Land fill Sites	Not applicable
SEPP No. 50 – Canal Estates	Not applicable
SEPP No. 52 – Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable to Parramatta City Council
SEPP No. 53 – Metropolitan Residential Development	Not applicable
SEPP No. 55 – Remediation of Land	Not applicable
SEPP No. 59 – Central Western Sydney Economic and Employment Area	Not applicable to Parramatta City Council
SEPP No. 60 – Exempt and Complying Development	Not applicable
SEPP No. 62 – Sustainable Aquaculture	Not applicable to Parramatta City Council
SEPP No. 64 – Advertising and Signage	Not applicable
SEPP No. 65 – Design Quality of Residential Flat Buildings	Not applicable
SEPP No. 70 – Affordable Housing (Revised Scheme)	Not applicable
SEPP No. 71 – Coastal Protection	Not applicable to Parramatta City Council
SEPP No. 72 – Linear Telecommunications Development - Broadband	Not applicable to Parramatta City Council
SEPP (Building Sustainability Index: BASIX) 2004	Not applicable

SEPP (Seniors Living) 2004	Not applicable
SEPP (Development on Kurnell Peninsula) 2005	Not applicable to Parramatta City Council.
SEPP (Major Development) 2005	Not applicable
SEPP (Sydney Region Growth Centres) 2006	Not applicable to Parramatta City Council.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable to Parramatta City Council.
SEPP (Temporary Structures and Places of Public Entertainment) 2007	Not applicable
SEPP (Infrastructure) 2007	Not applicable
SEPP (Kosciuszki National Park -- Alpine Resorts) 2007	Not applicable to Parramatta City Council.
SEPP (Rural Lands) 2008	Not applicable to Parramatta City Council.
SEPP (Exempt and Complying Development Codes) 2008	
SEPP (Western Sydney Parklands) 2009	Not applicable to Parramatta City Council.
SEPP Affordable Rental Housing 2009	Not applicable

Regional Environmental Plans

REP No. 9- Extractive Industry (No. 2)	Not applicable
Regional Environmental Plan No. 7 – Multi Unit Housing – Surplus Government Land	Not applicable
Regional Environmental Plan No. 18 – Public Transport Corridor	Not applicable
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	Not applicable
Regional Environmental Plan No. 28 – Parramatta	Not applicable – Parramatta City Centre LEP 2007 and Parramatta LEP 2011 supersede this deemed SEPP

7. Is the planning proposal consistent with applicable Ministerial Directions (section 117 directions)?

Direction 2.3 Heritage Conservation

The addition of items and rectifying listing anomalies is consistent with the objective to conserve items, areas, objects and place of environmental heritage significance and indigenous heritage significance.

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal?

The proposal would have no effect on critical habitat or threatened species, populations or ecological communities and their habitats.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The proposal should not have any environmental effects.

10. How has the planning proposal adequately addressed any social and economic effects?

As already indicated, the planning proposal would have a number of positive social effects. The addition of a number of properties to the heritage schedule of Parramatta LEP 2011 would help protect and celebrate Parramatta's rich built and cultural heritage benefiting the Parramatta community. The removal of items that no longer meet the NSW Government listing criteria or where Council has given permission to demolish heritage buildings would assist in maintaining the integrity of the heritage schedules in Parramatta LEP 2011 and Parramatta City Centre LEP 2007 and ensure the support of the community for the heritage listed buildings in Parramatta.

11. Is there adequate public infrastructure for the planning proposal?

The planning proposal will not place additional demands on public infrastructure.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Appropriate State and Commonwealth public authorities will be consulted after the gateway determination has been issued.

Community consultation

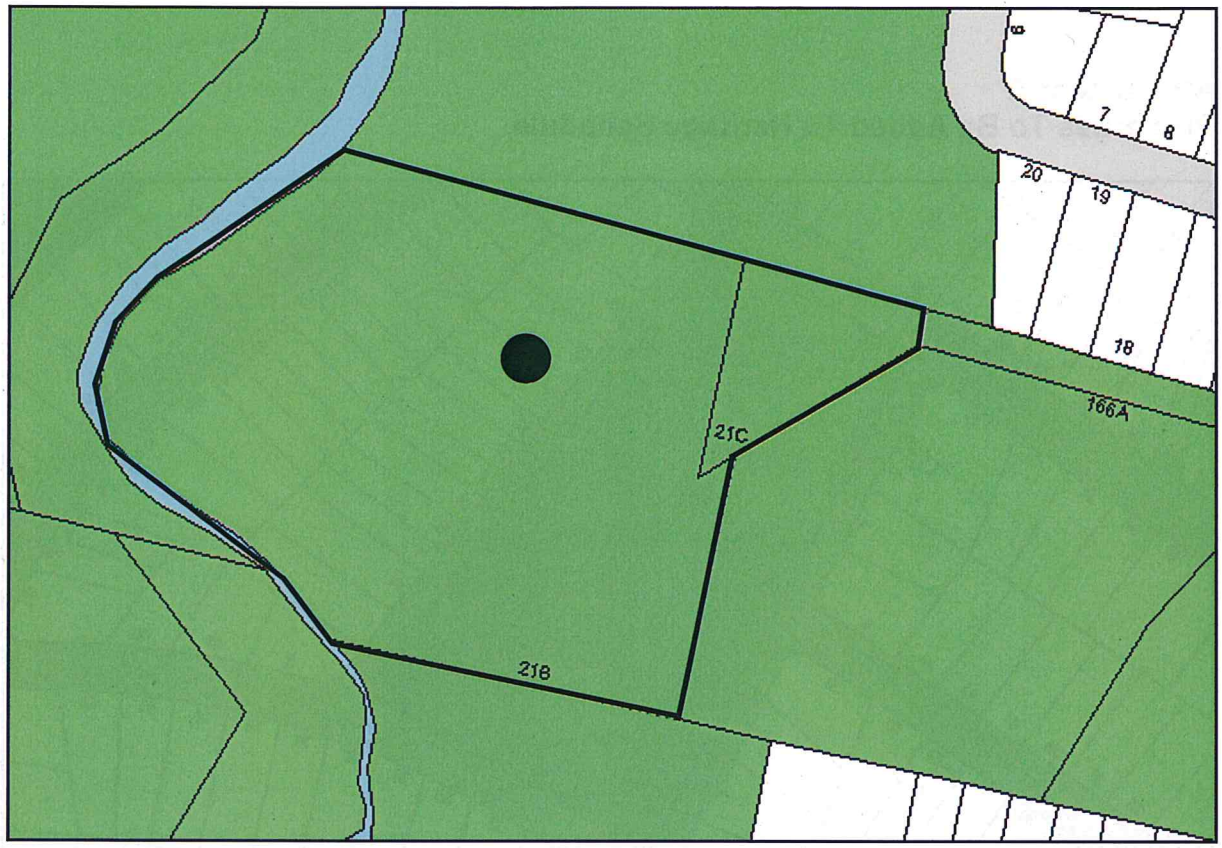
1. It is proposed that consultation should take place with the Heritage Branch of the Office of Environment and Heritage, Department of Premier and Cabinet.

2. It is proposed that the planning proposal be placed on exhibition for a period of 28 days.

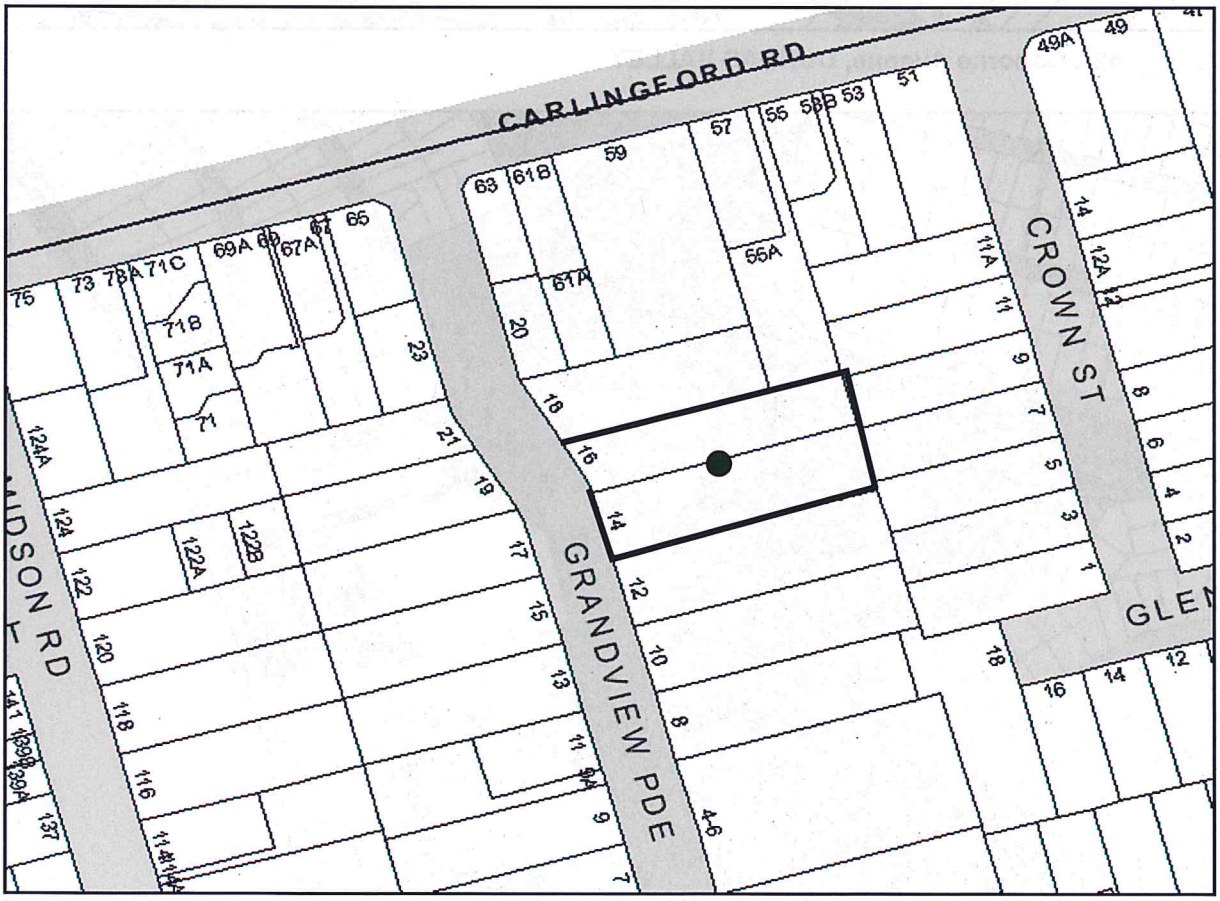
Attachment A
Properties To Be Added To Heritage Schedule

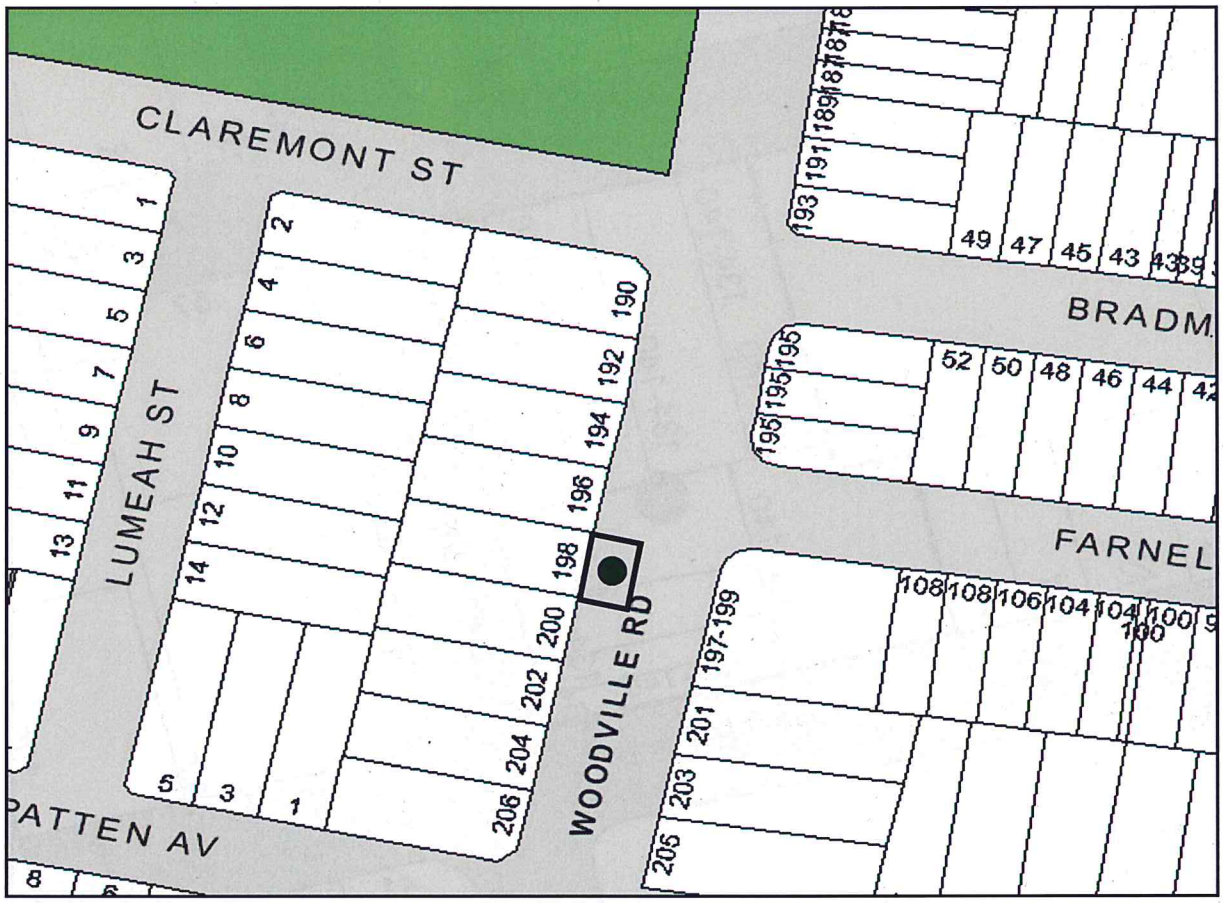
1. **42A Osborne Avenue, DUNDAS VALLEY**

2. **21 Huxley Drive and 21 Whitehaven Road, WINSTON HILLS**

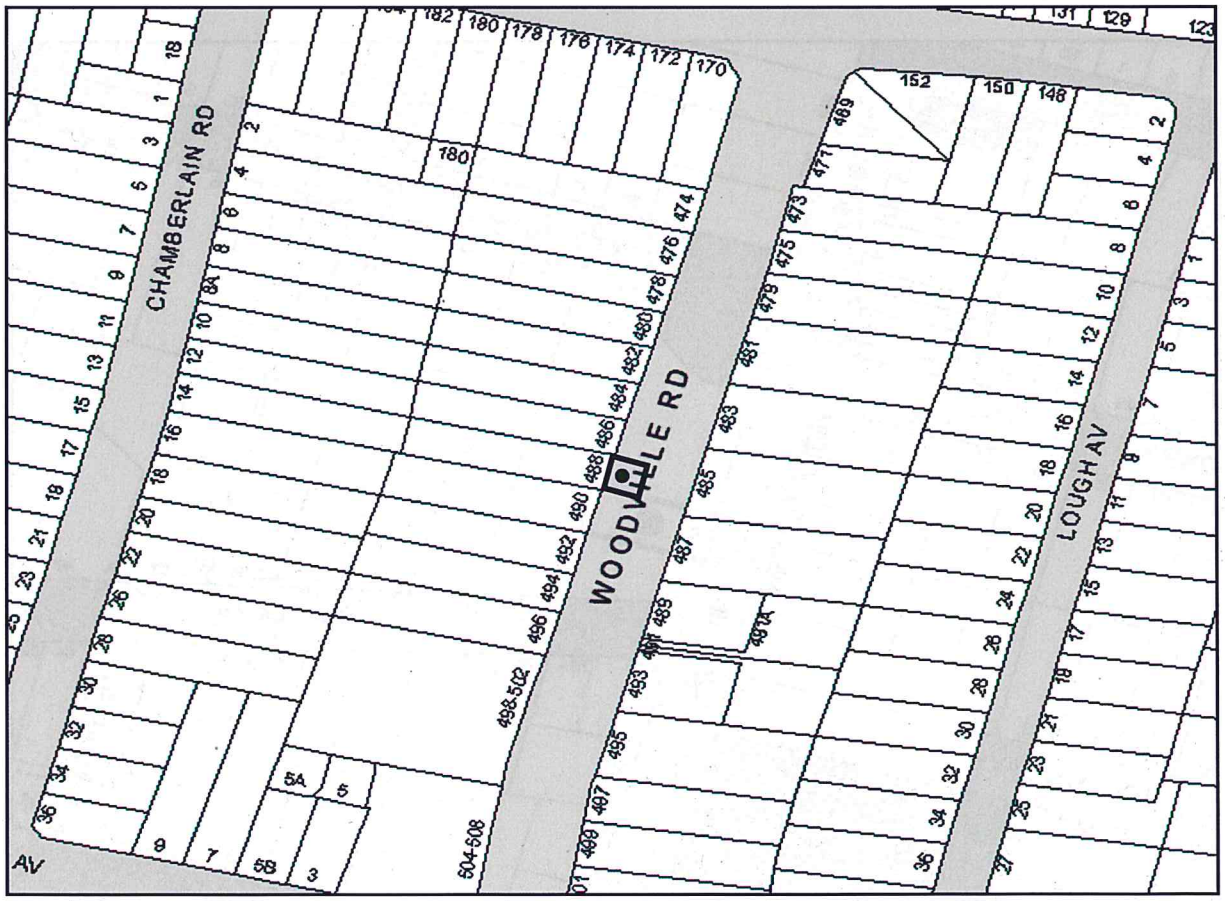


3. **21B and 21C Whitehaven Road, NORTHMEAD**

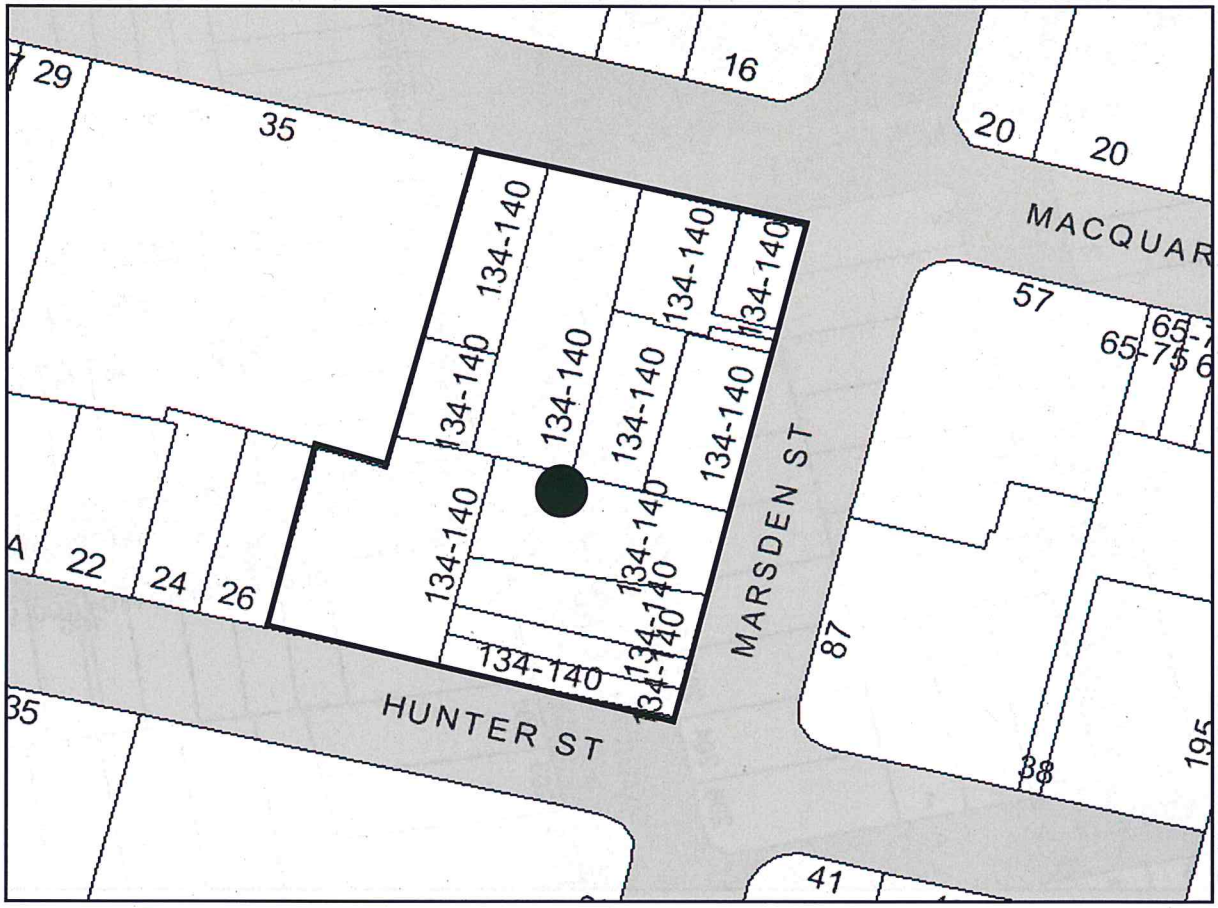




5. Adjacent to 198 Woodville Road, MERRYLANDS

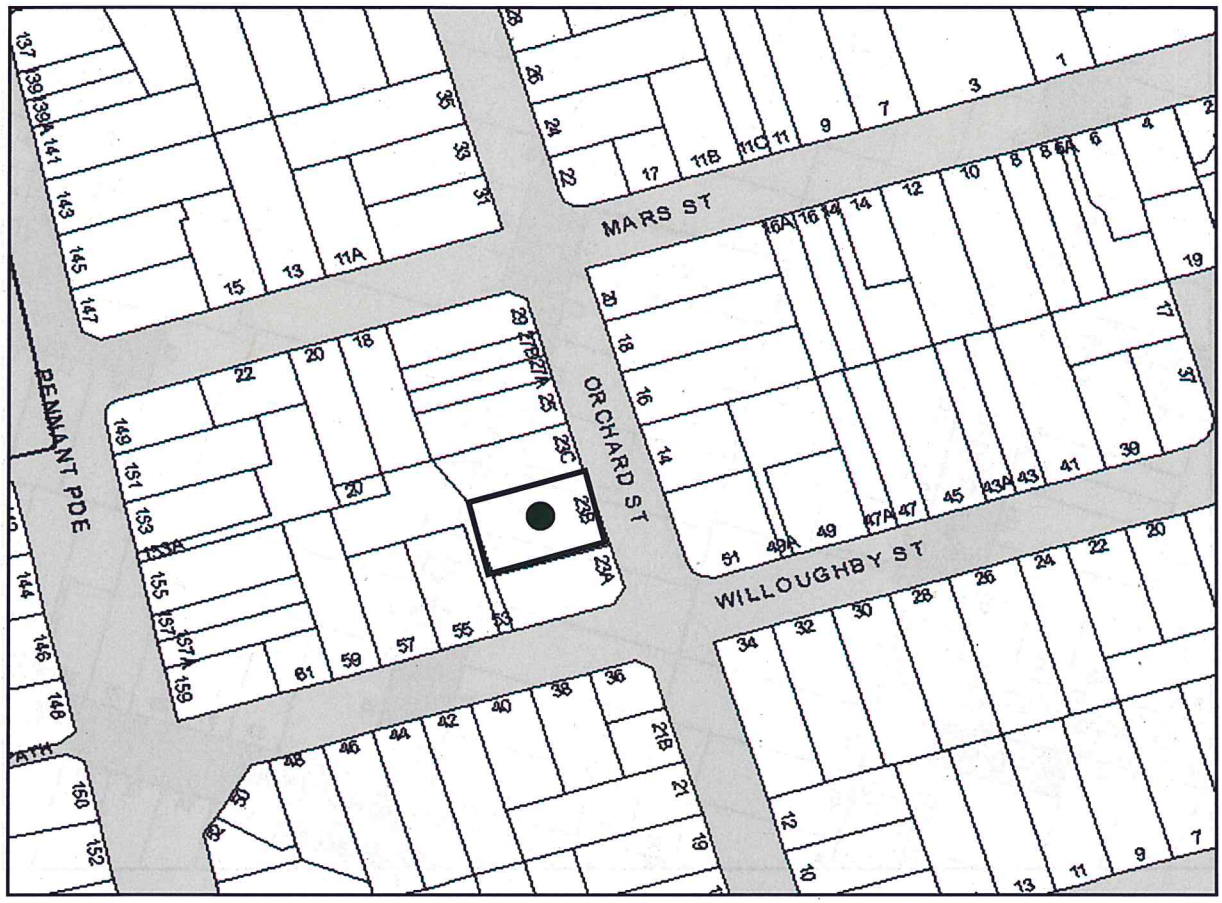


6. Adjacent to 488 Woodville Road, GUILDFORD



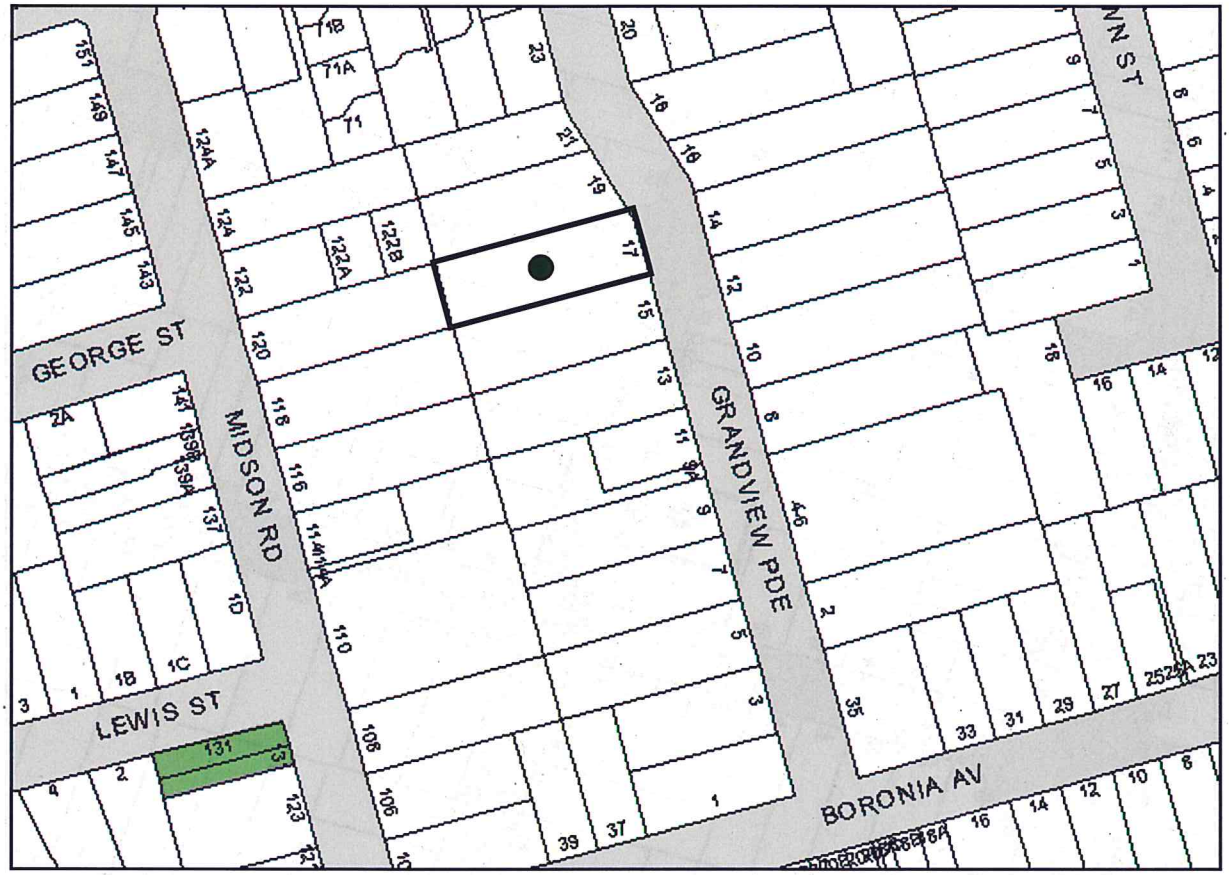
7. 134 – 140 Marsden Street, PARRAMATTA

8. 100 Midson Road, EPPING



9. 23B Orchard Road, EPPING

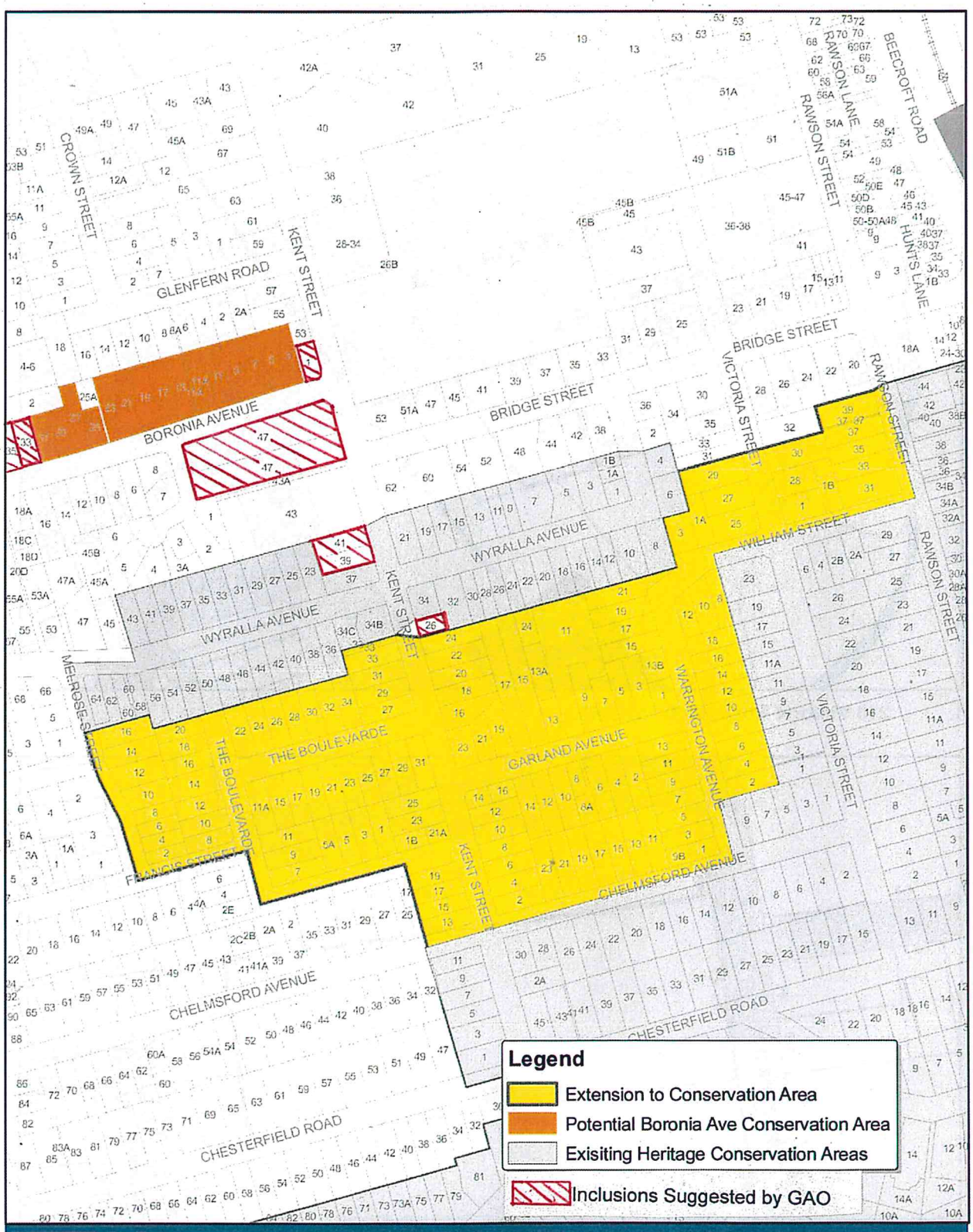
10. 2 - 14 Bridge Street, EPPING



11. 17 Grandview Parade, EPPING

12. 61 Kent Street, EPPING

Attachment B
Epping Conservation Areas



Potential Epping Heritage Changes

1:4,000

While every effort has been made to ensure the correctness of the information on this map at the time of its Production, Parramatta City council does not warrant theinformation or plans do not contain errors and the Council shall be in no way liable for any loss, damage or injury as a result of any such errors.

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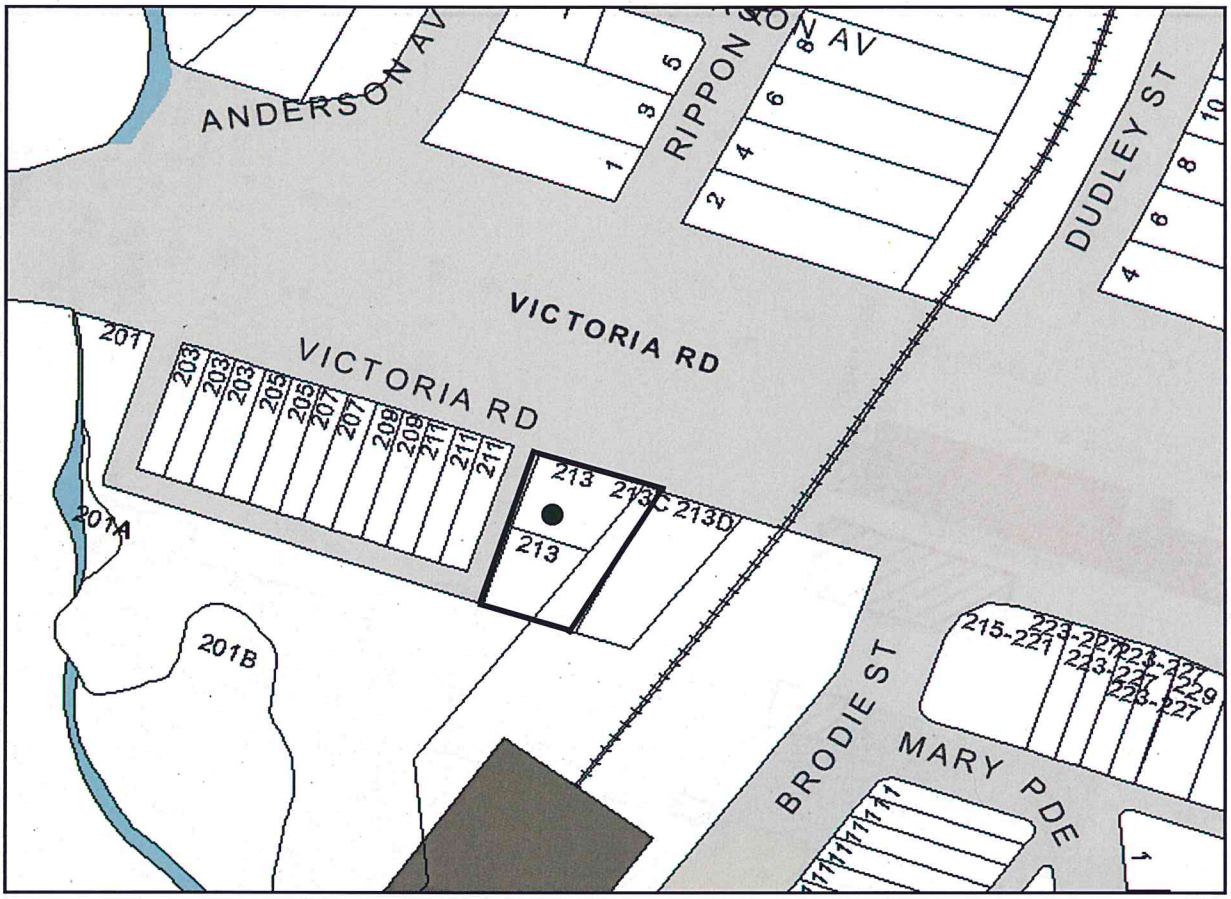
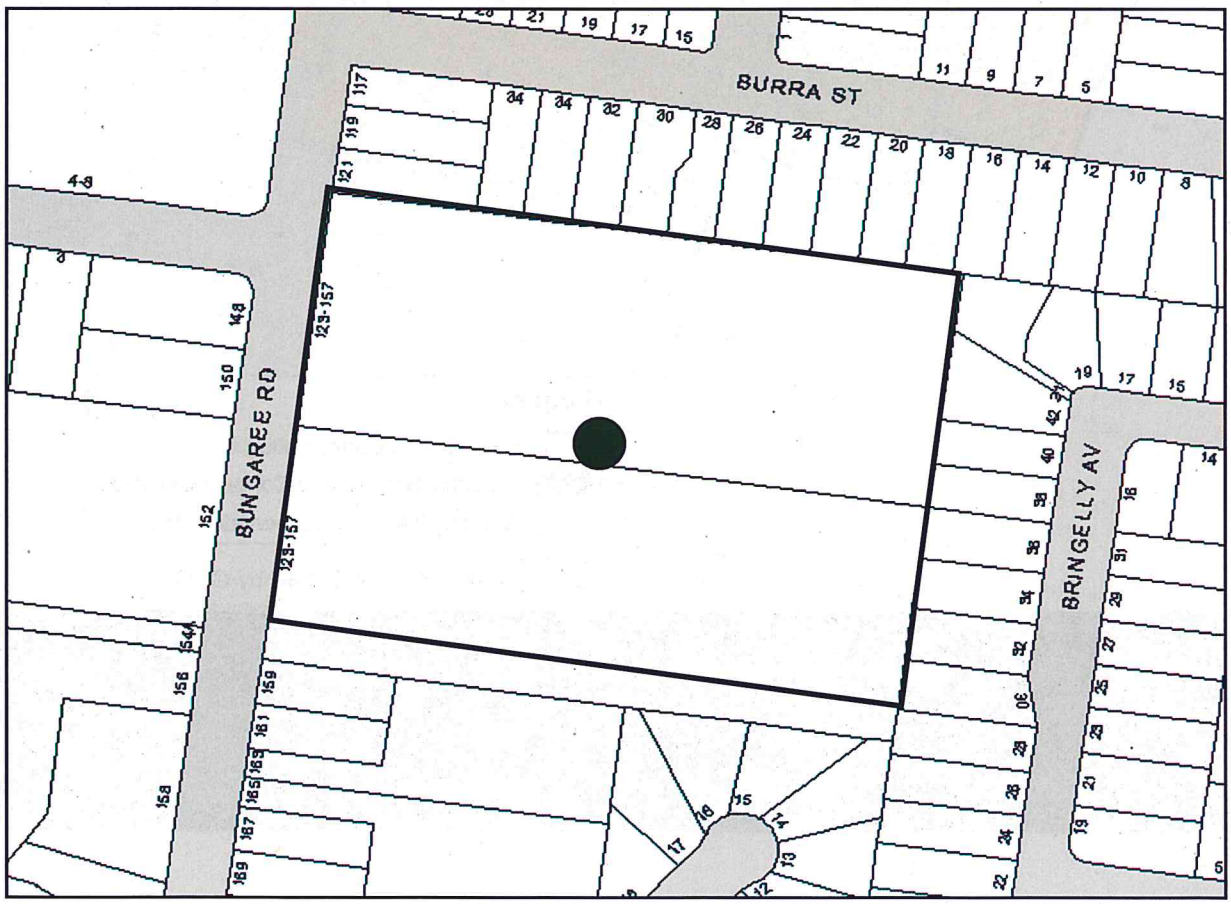
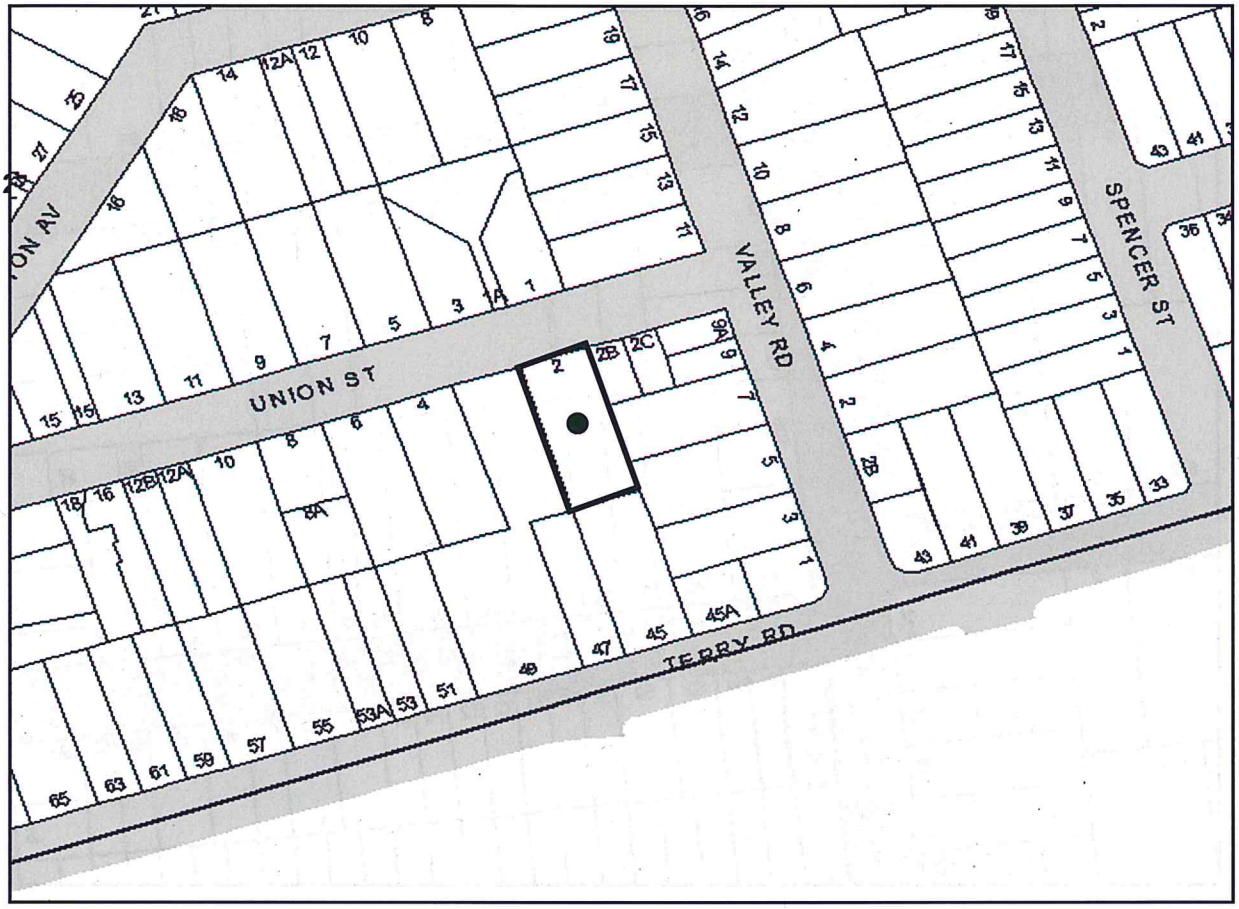
Copyright Parramatta Council 2006
Base data supplied from NSW Department of Lands
Projection - Map Grid of Australia (MGA94)
Data - Geocentric Datum of Australia (GDA94)

Attachment C
Properties To Be Removed From Heritage Schedule

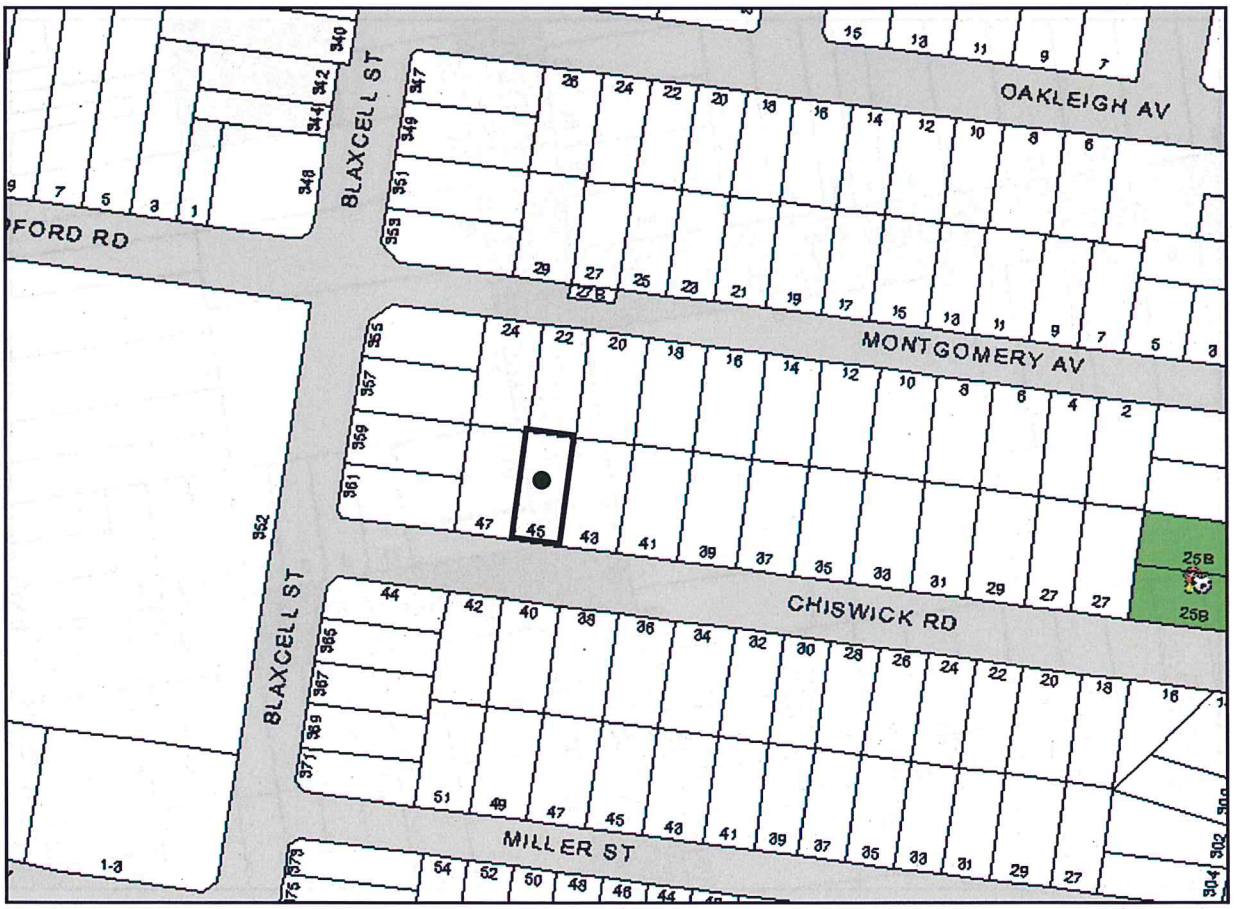


1. 213 Victoria Road, RYDALMERE

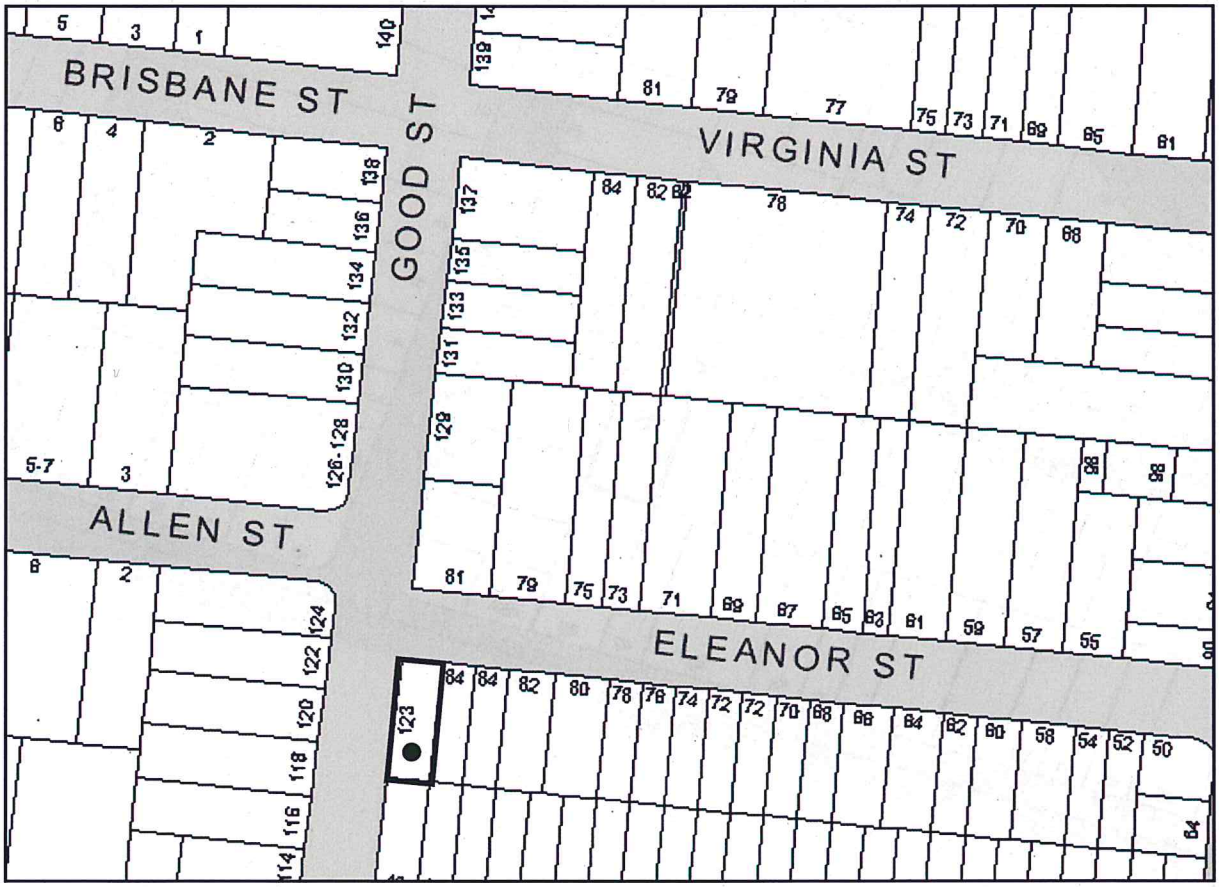




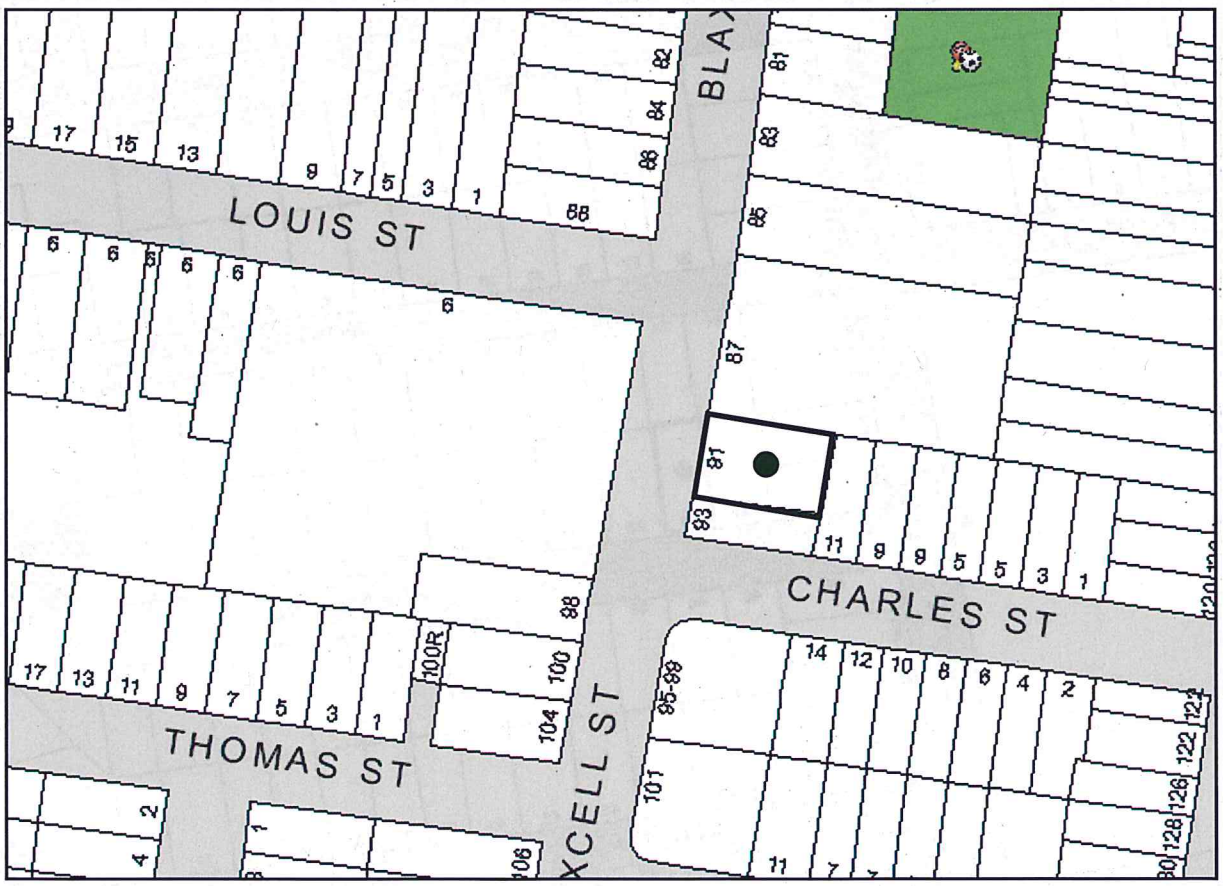
3. 2 Union Street, EASTWOOD



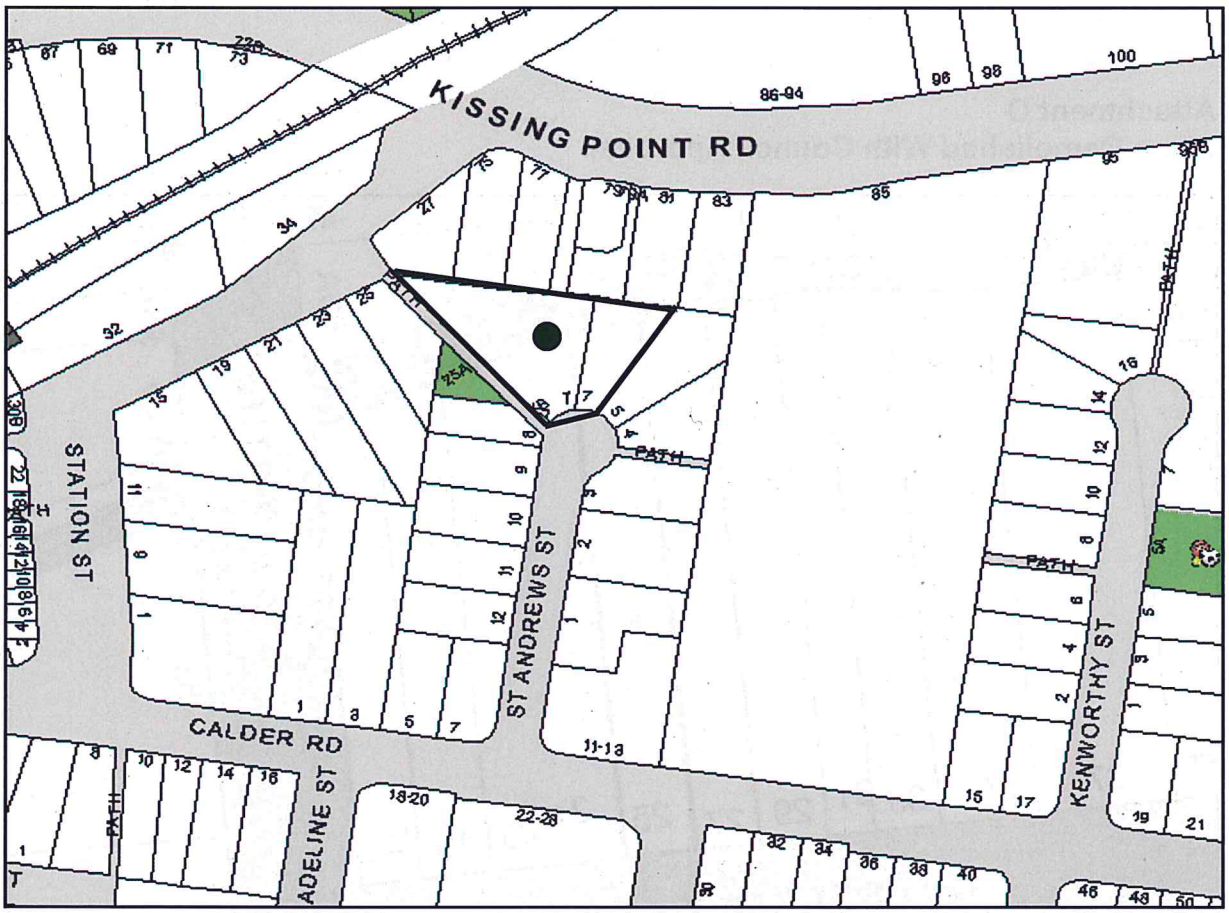
4. 45 Chiswick Road, South Granville



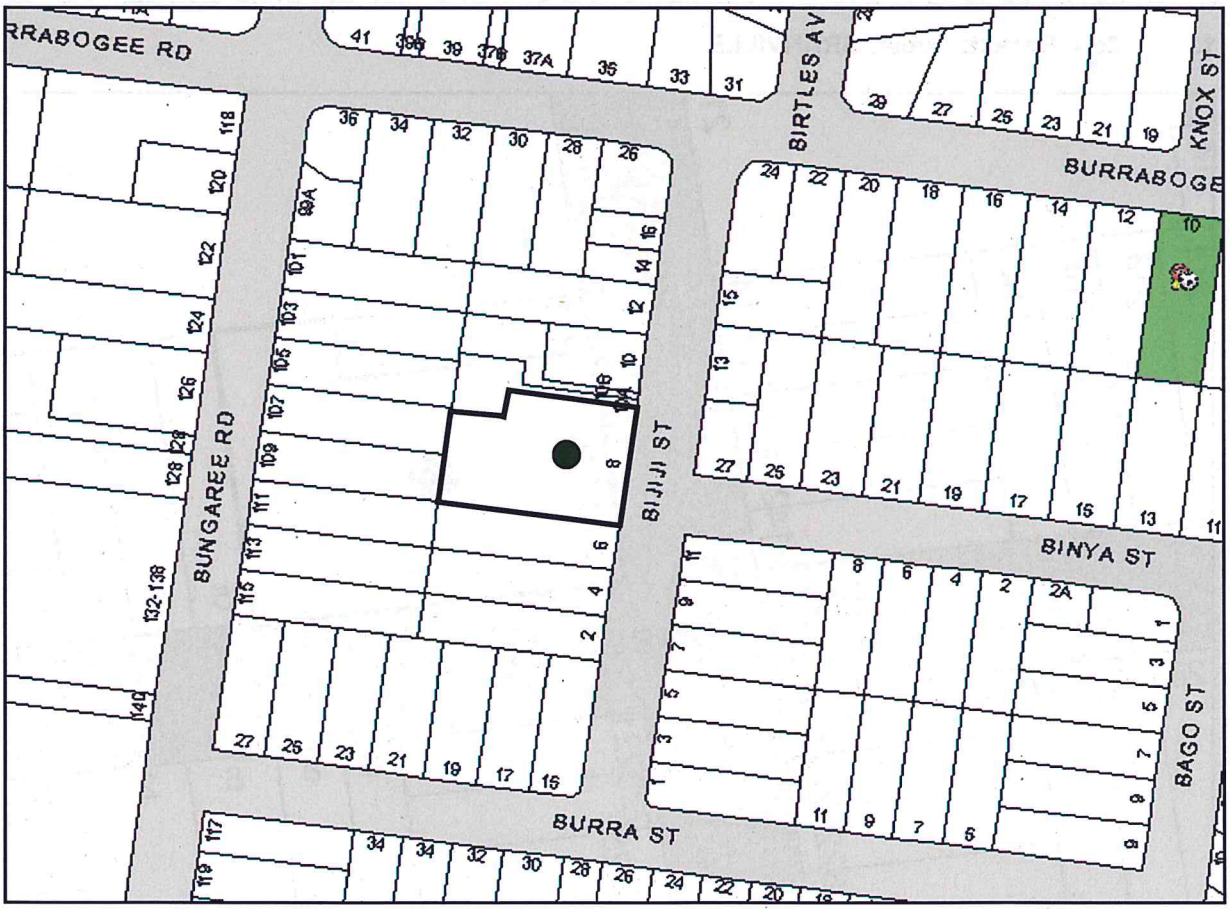
5. 123 Good Street, ROSEHILL



6. 91 Blaxcell Street, GRANVILLE

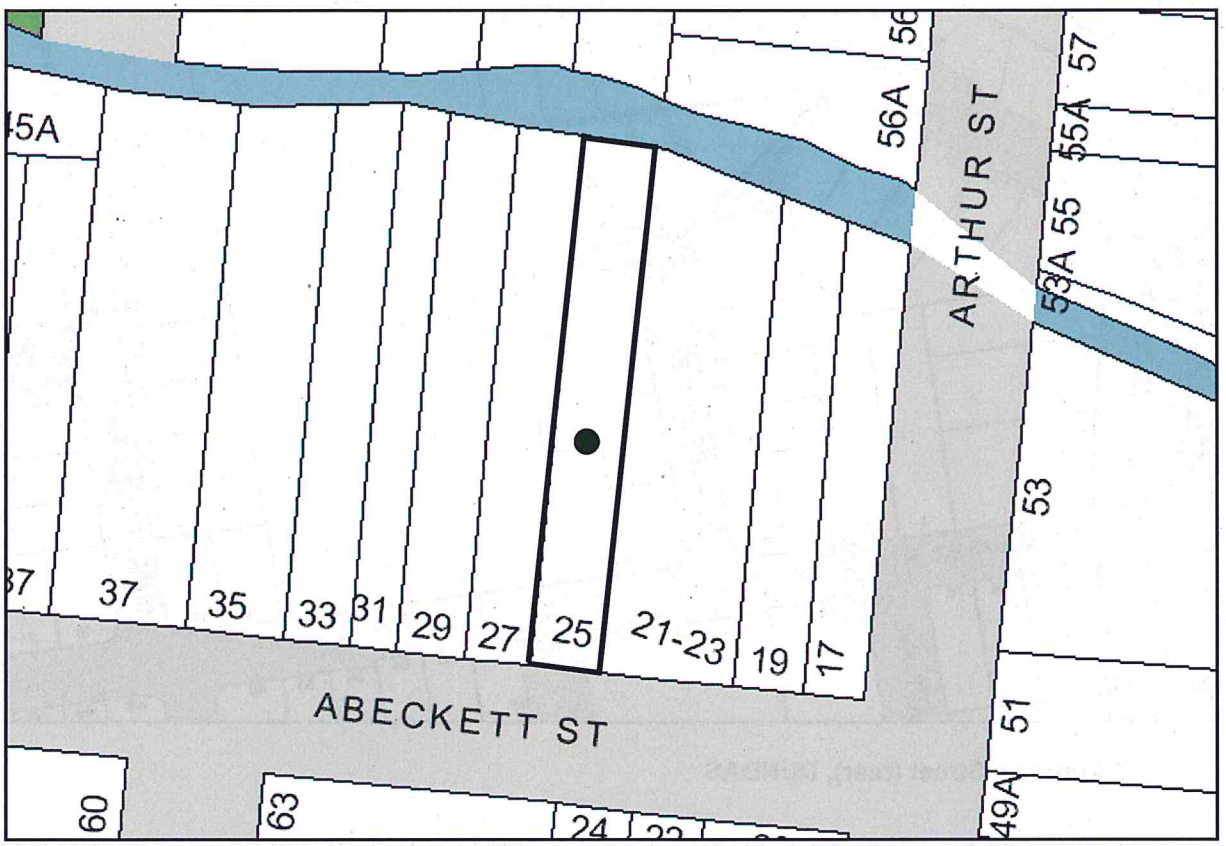


7. 7 Andrews Street (rear), DUNDAS

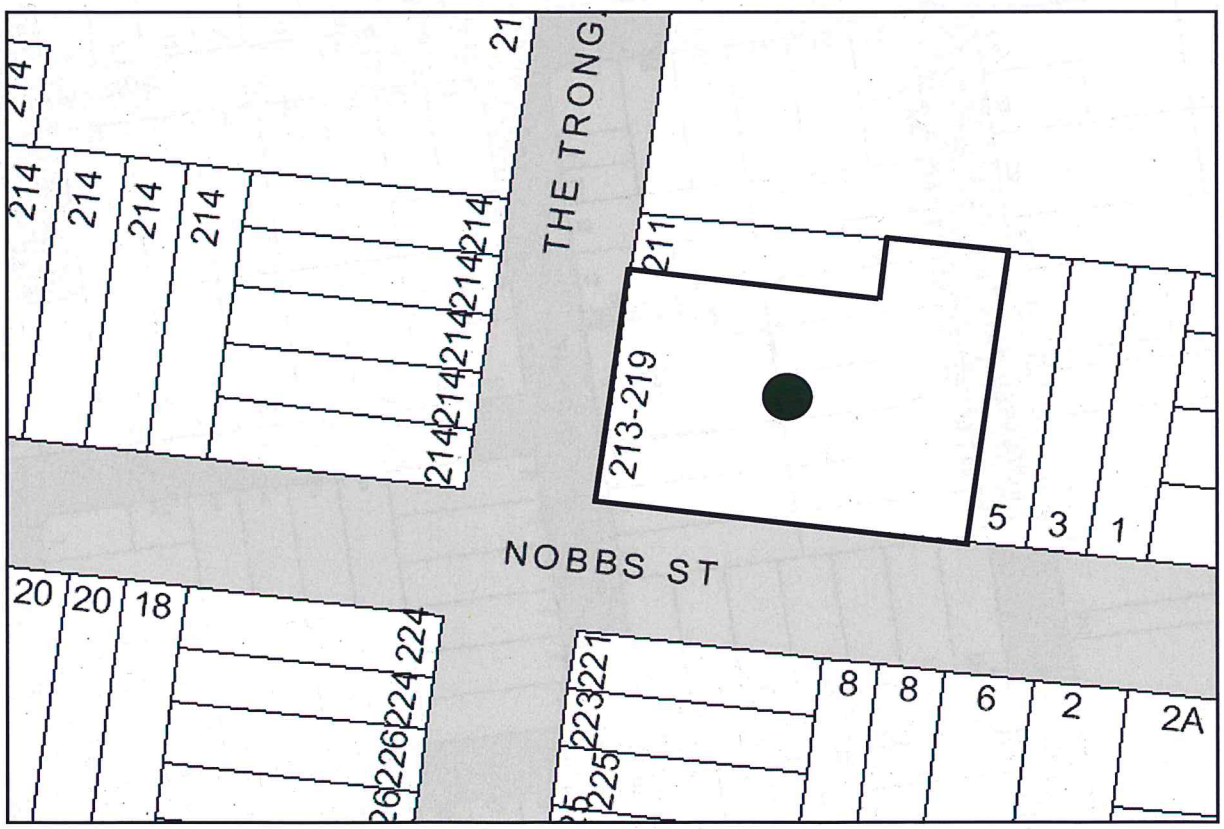


8. 8 Bijiji Street, PENDLE HILL

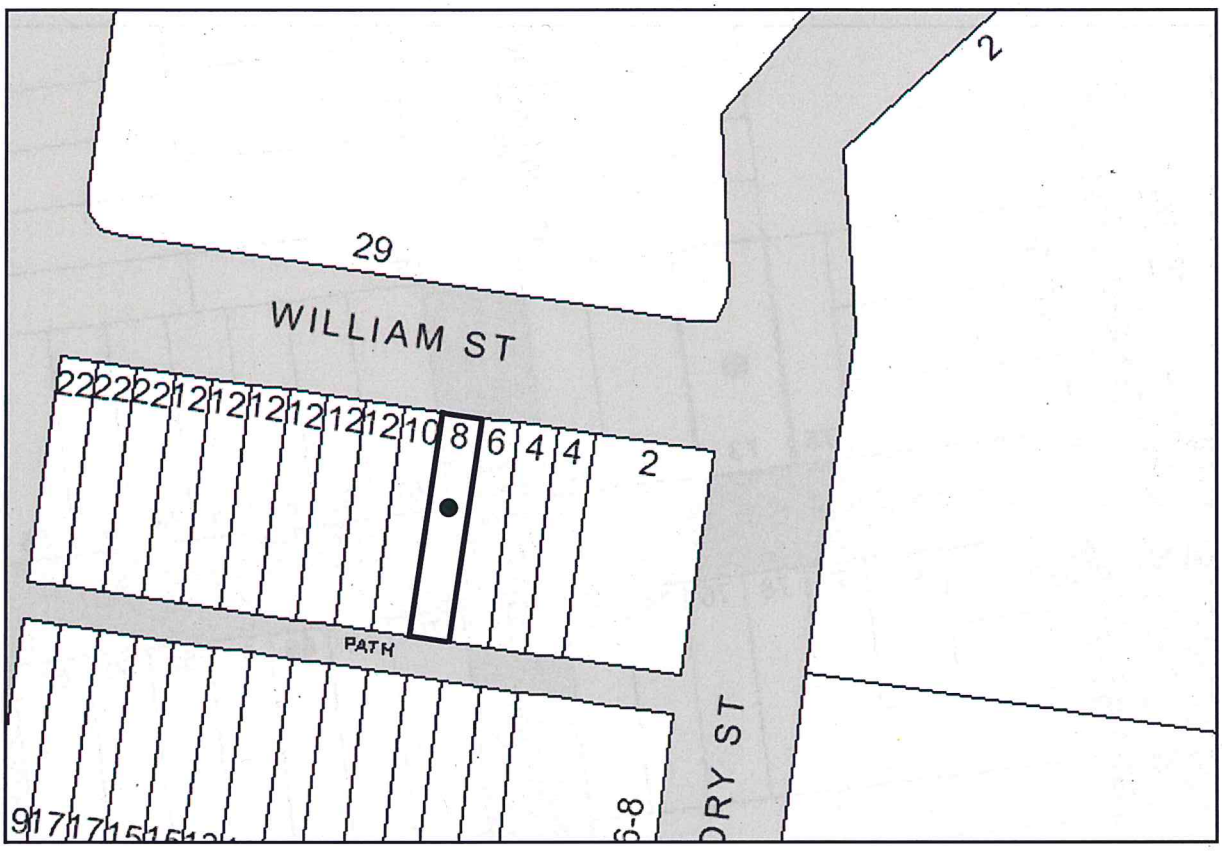
Attachment D
Items Demolished With Council Approval



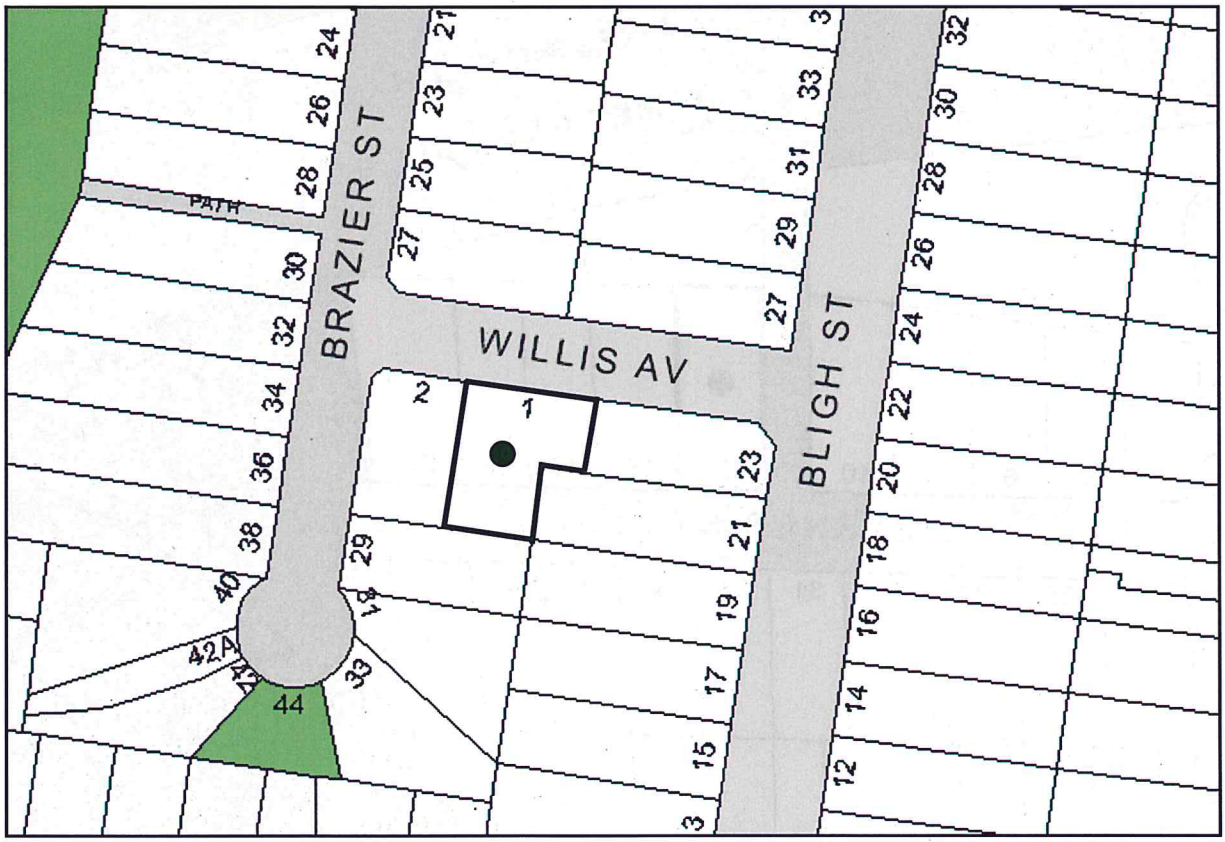
1. **25 A'Beckett Street, GRANVILLE**



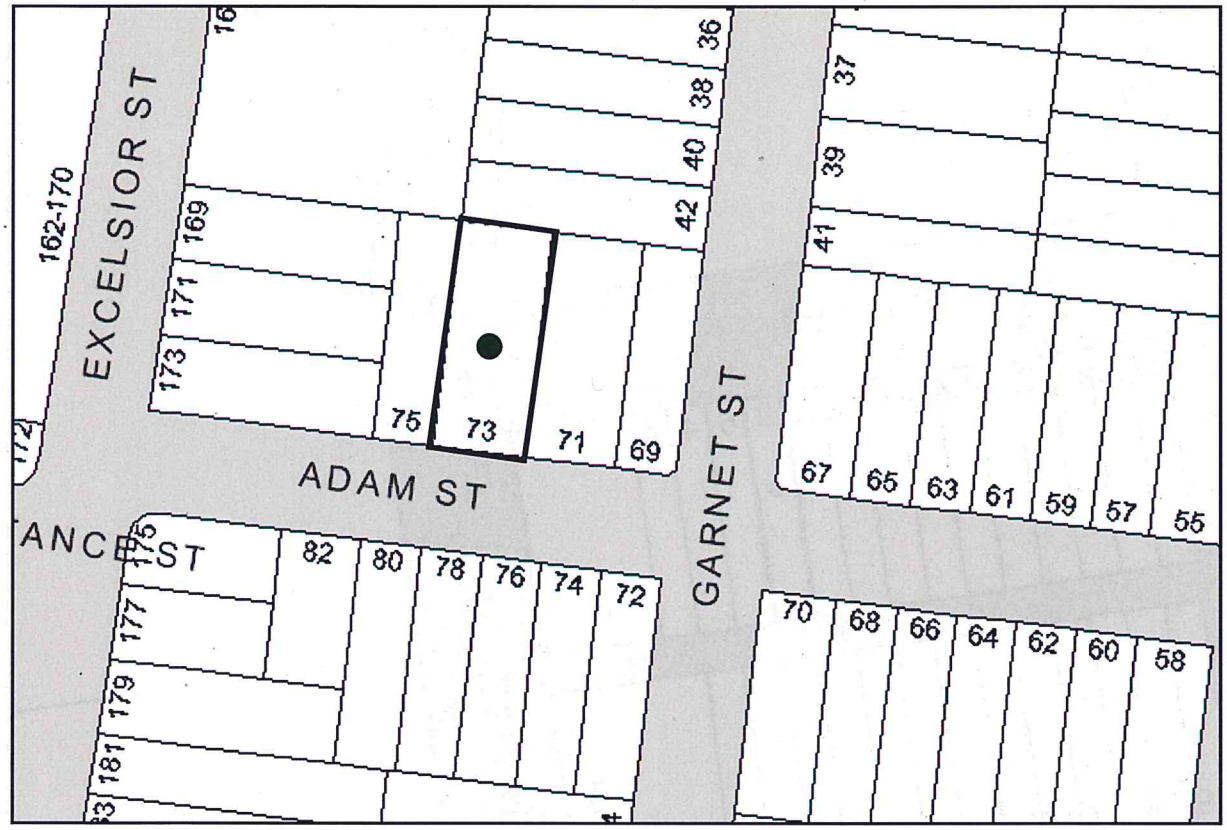
2. **213 -- 219 The Trongate, South GRANVILLE**



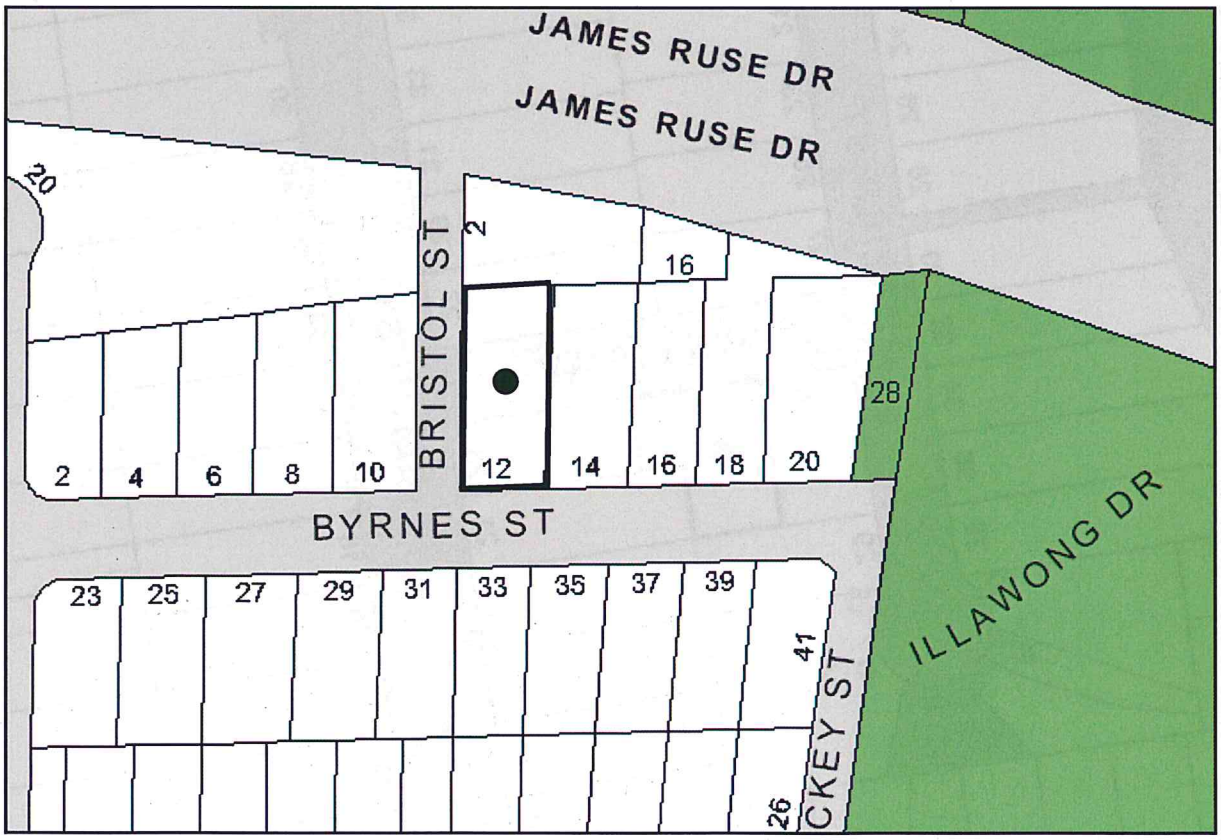
3. 8 William Street, GRANVILLE



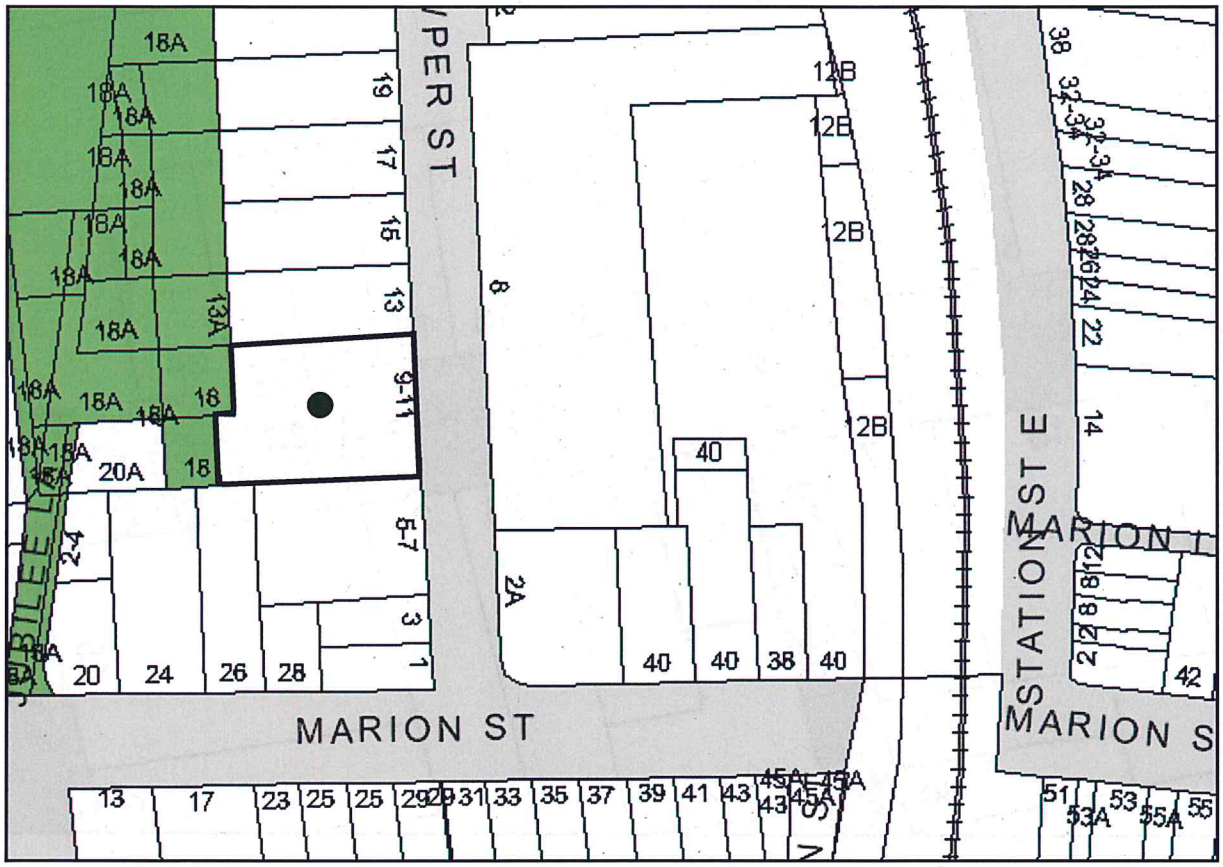
4. 1 Willis Avenue, GUILDFORD



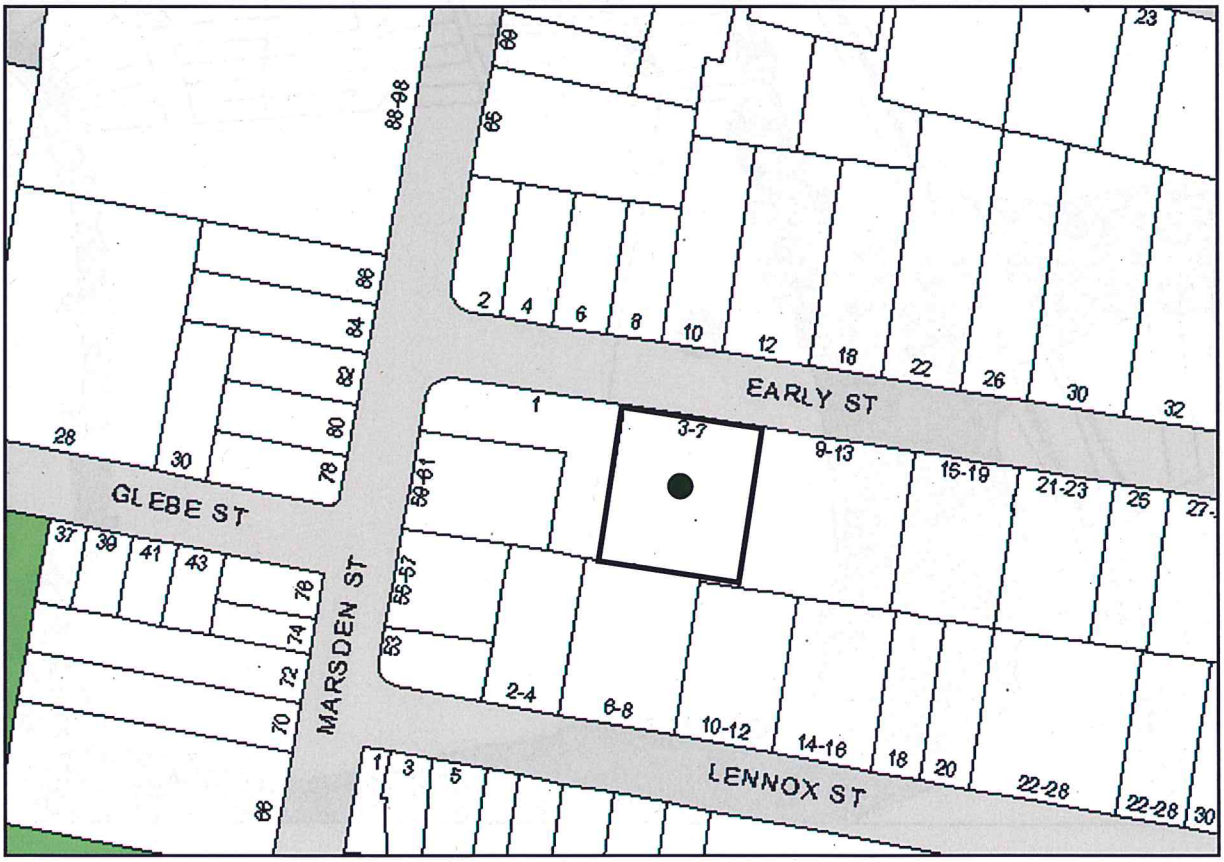
5. 73 Adam Street, GUILDFORD



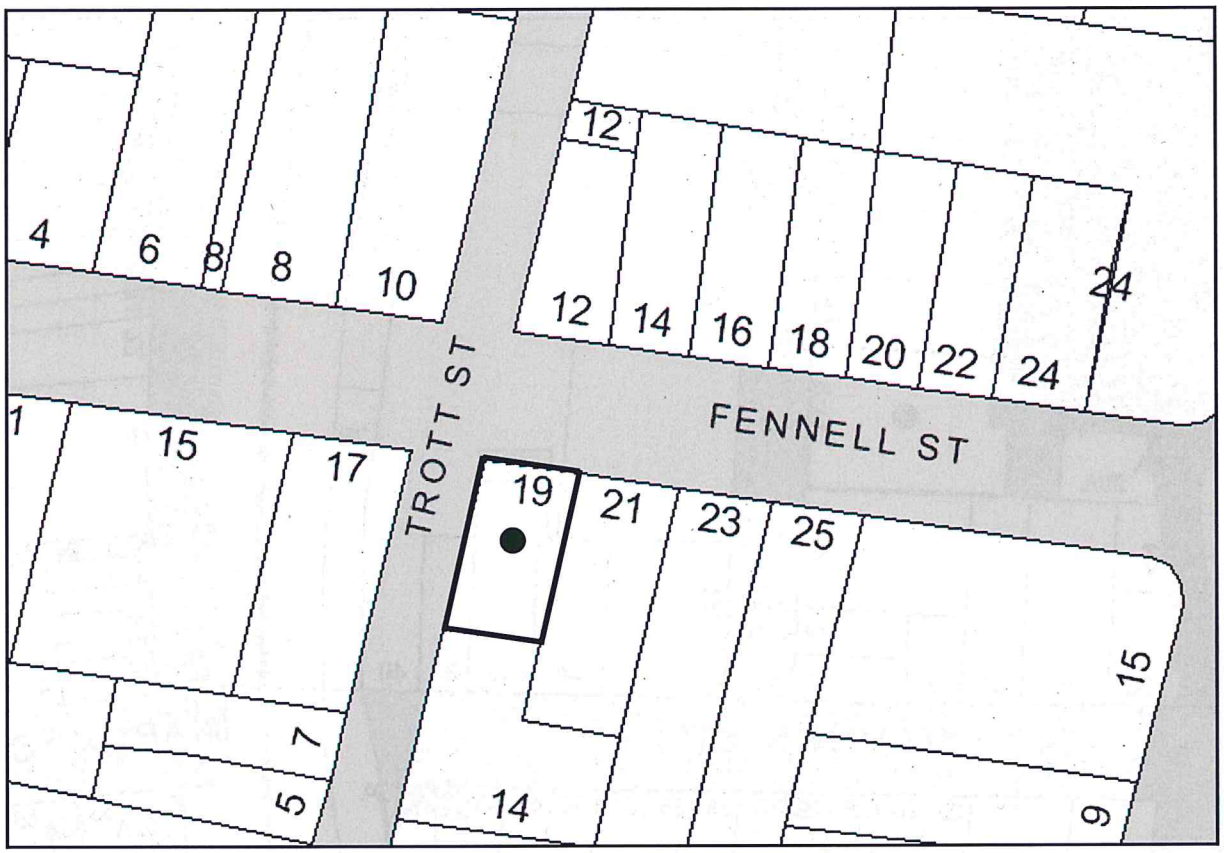
6. 12 Byrnes Street, NORTH PARRAMATTA



7. 9 Cowper Street, PARRAMATTA

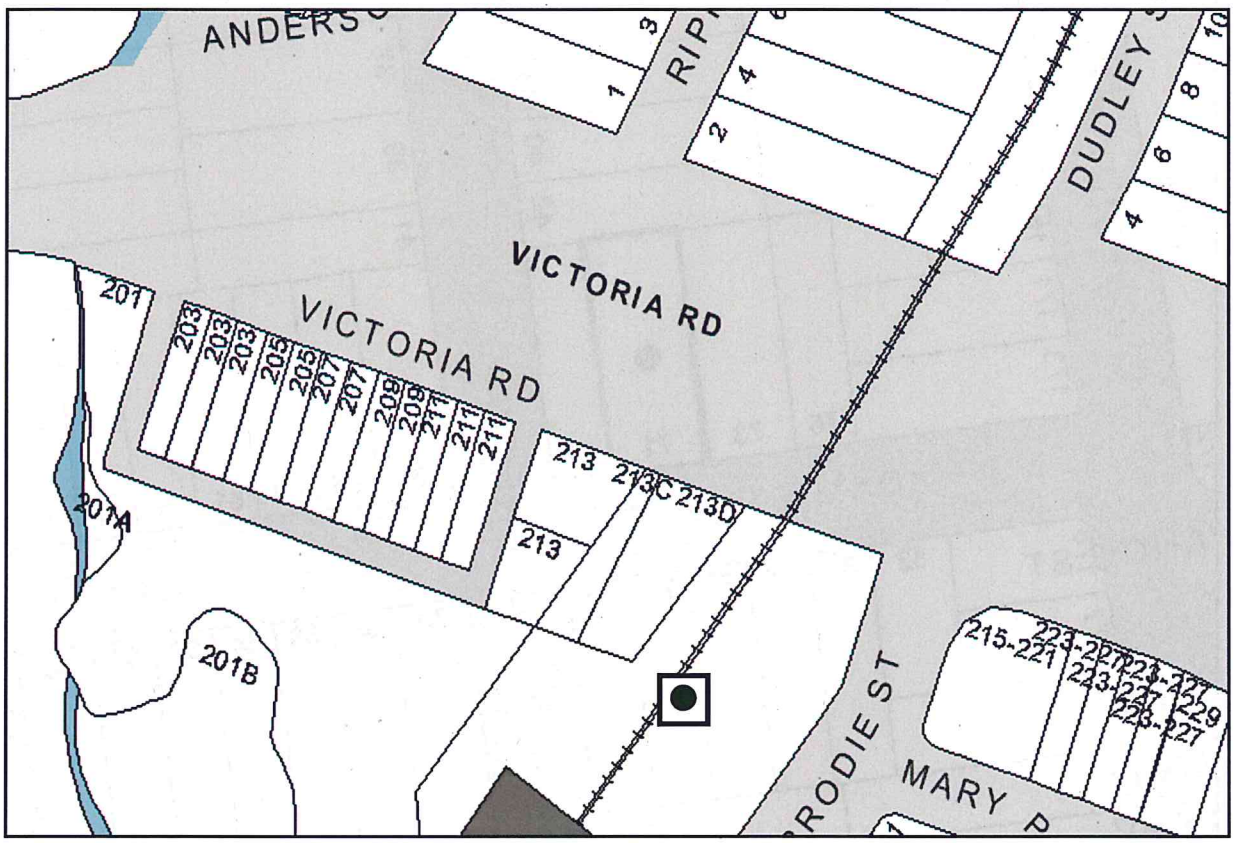


8. 3 – 7 Early Street, PARRAMATTA

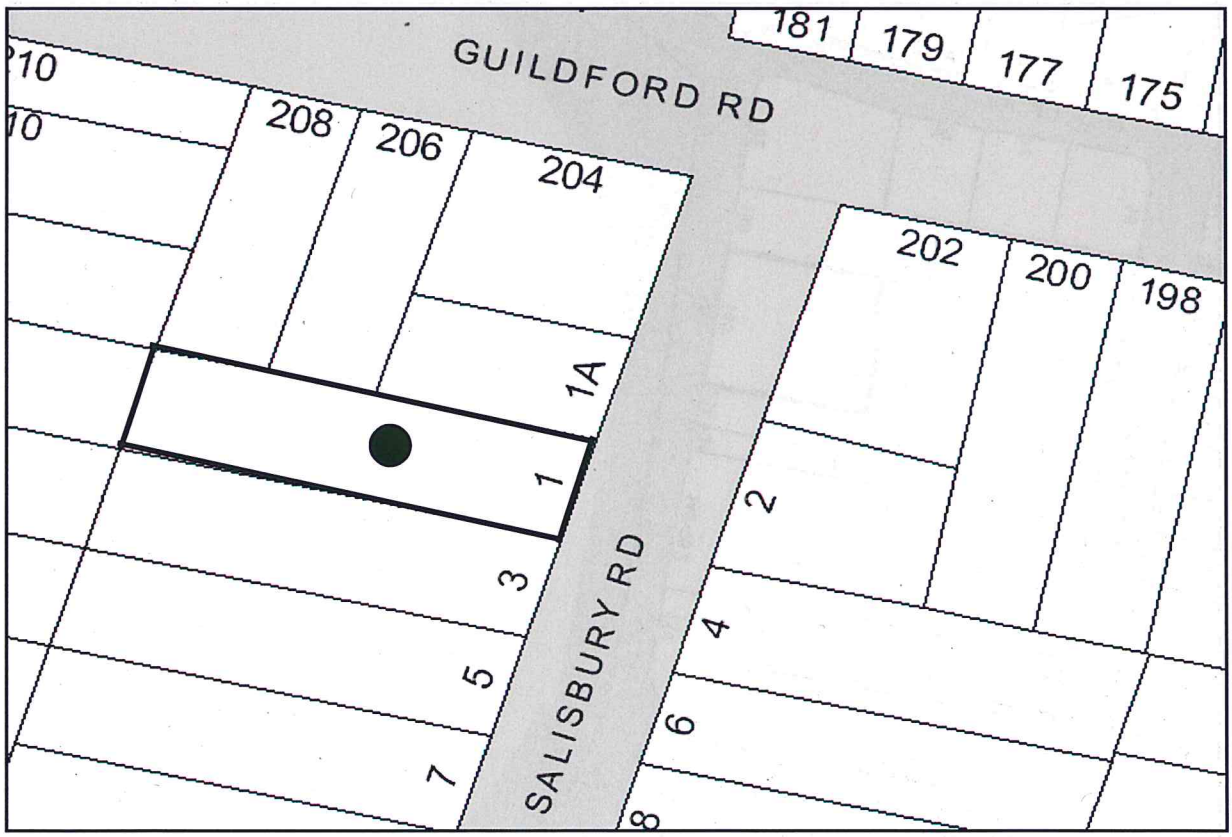


9. 19 Fennell Street, PARRAMATTA

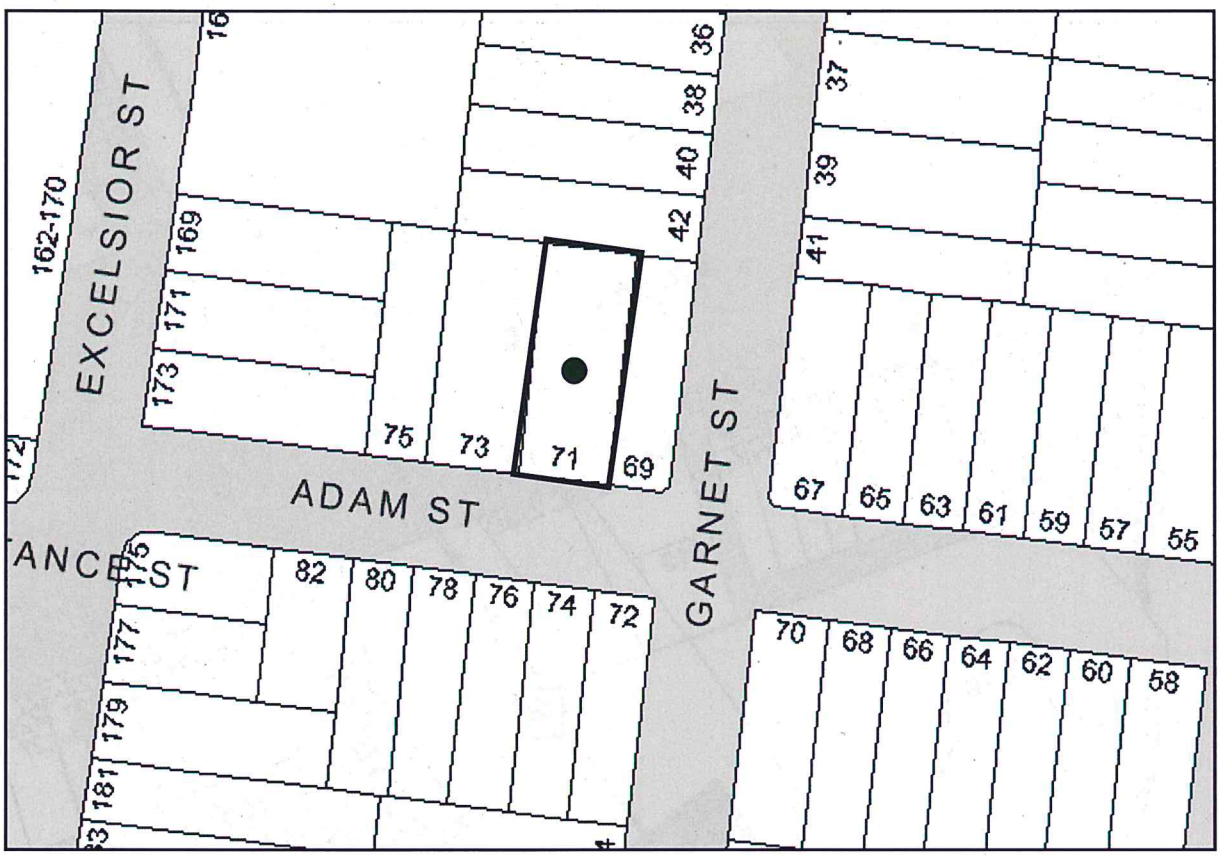
10. 40 Brodie Street, RYDALMERE



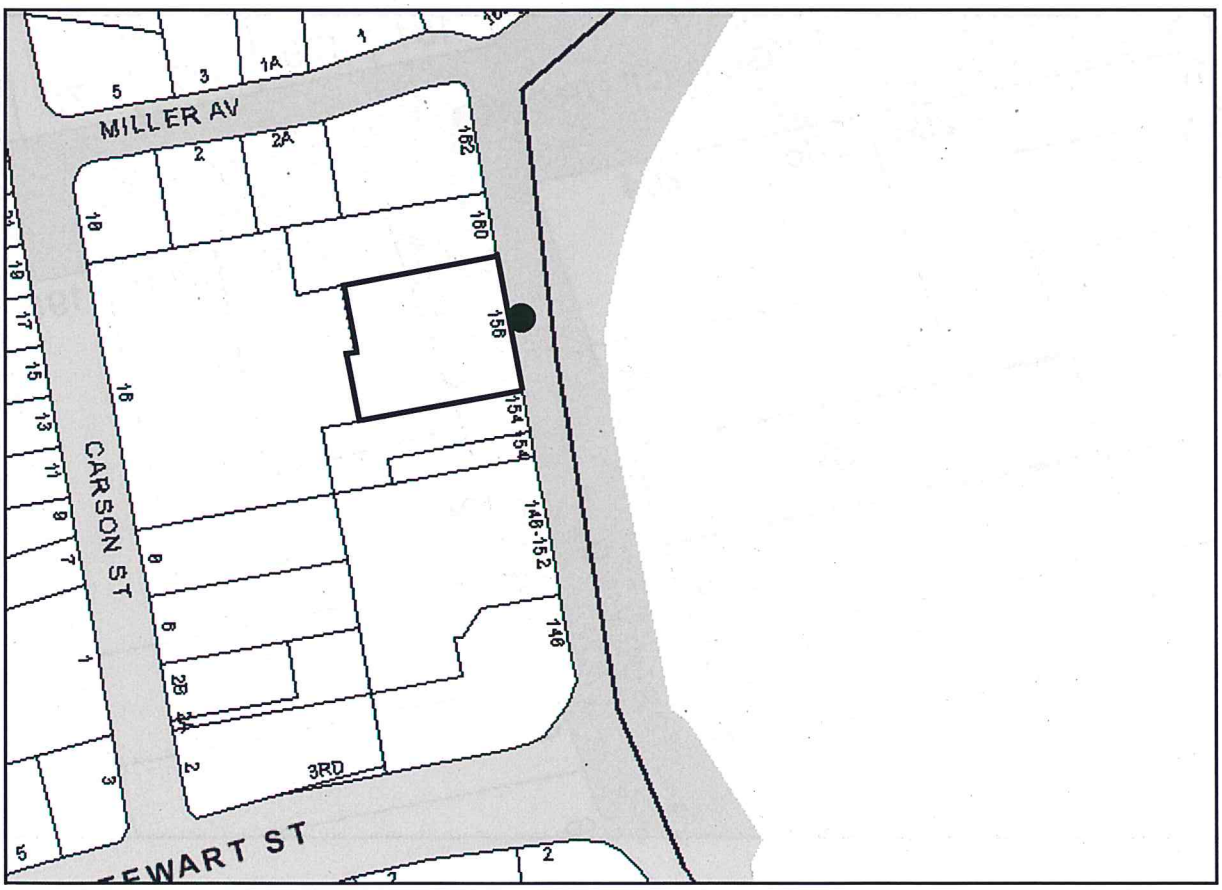
11. Part of 11B Railway lands adjacent to 213D Victoria Road, RYDALMERE



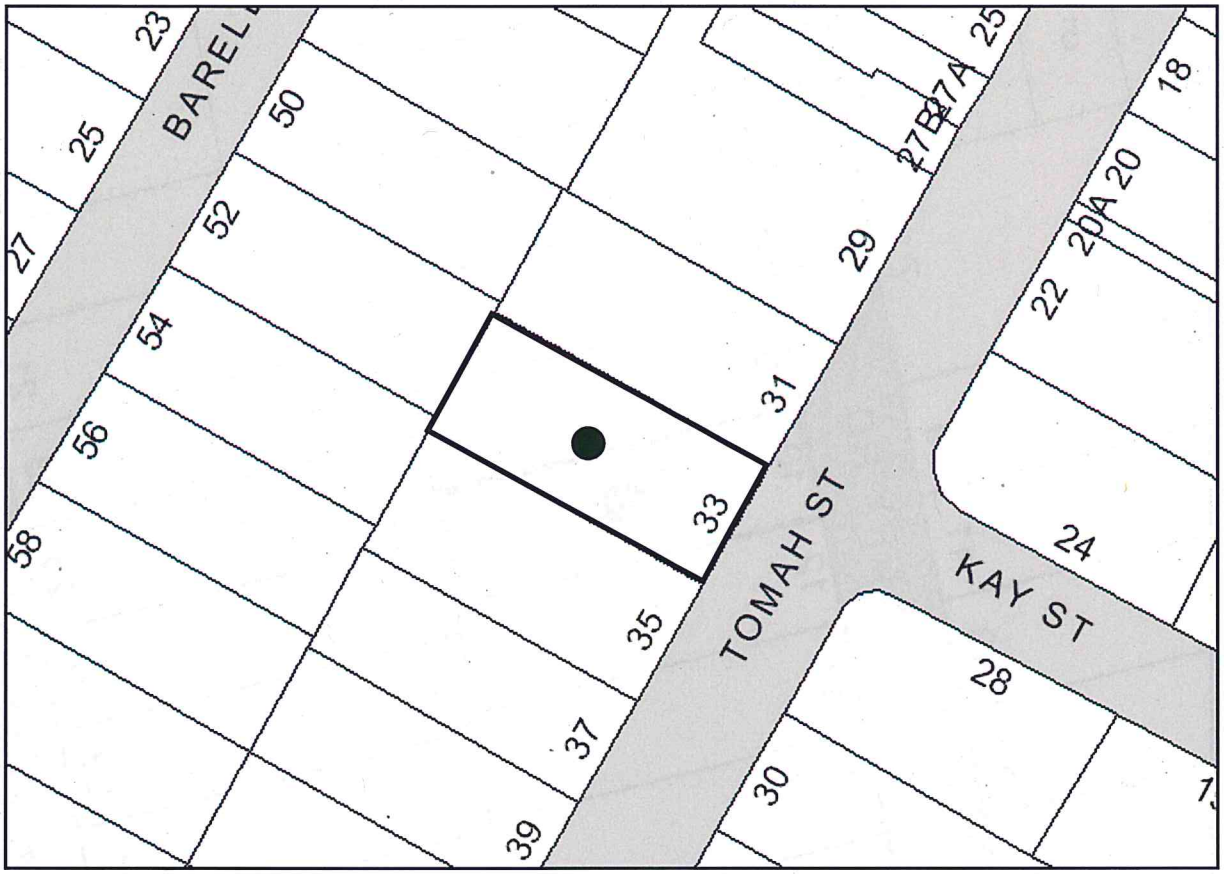
12. 1 Salisbury Road, GUILDFORD



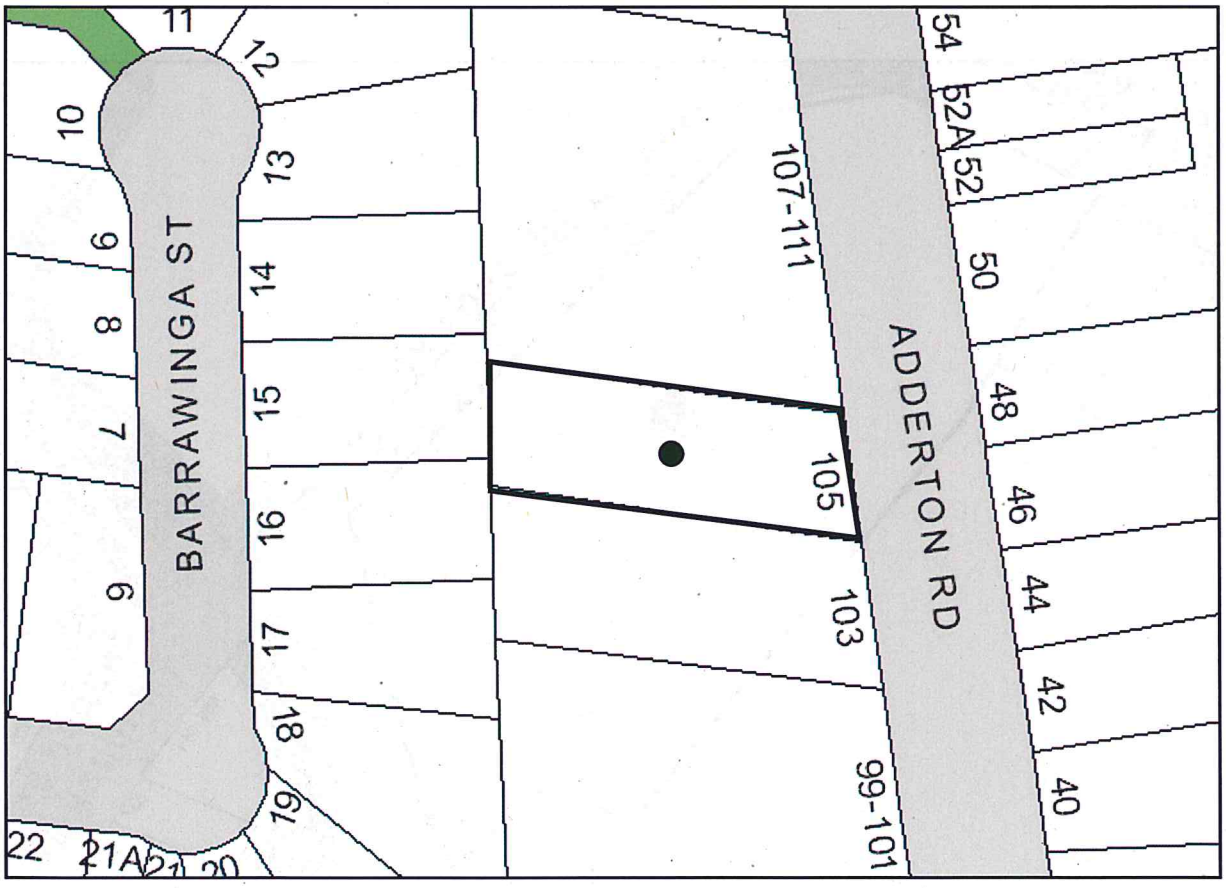
13. 71 Adam Street, GUILDFORD



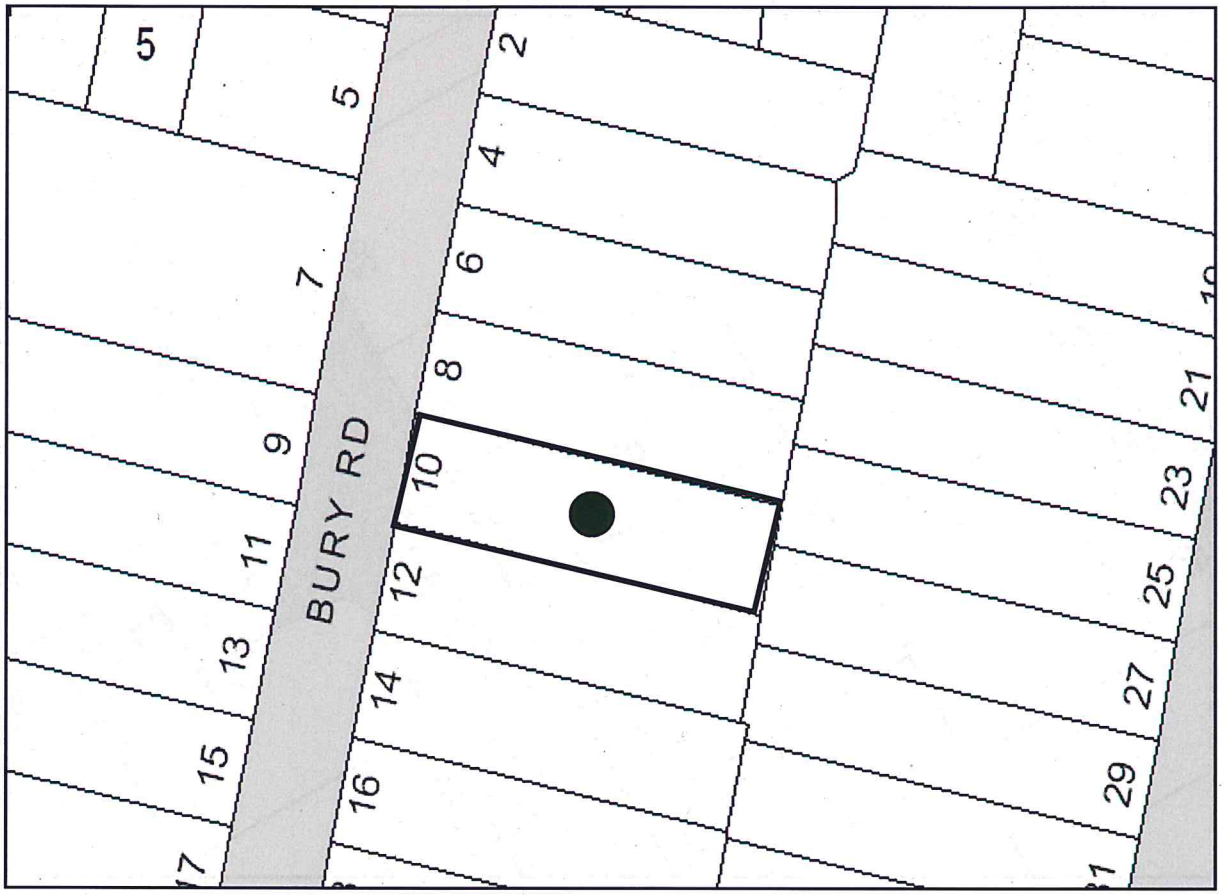
14. 156 Marsden Road (adjacent), DUNDAS VALLEY



15. 33 Tomah Street, CARLINGFORD

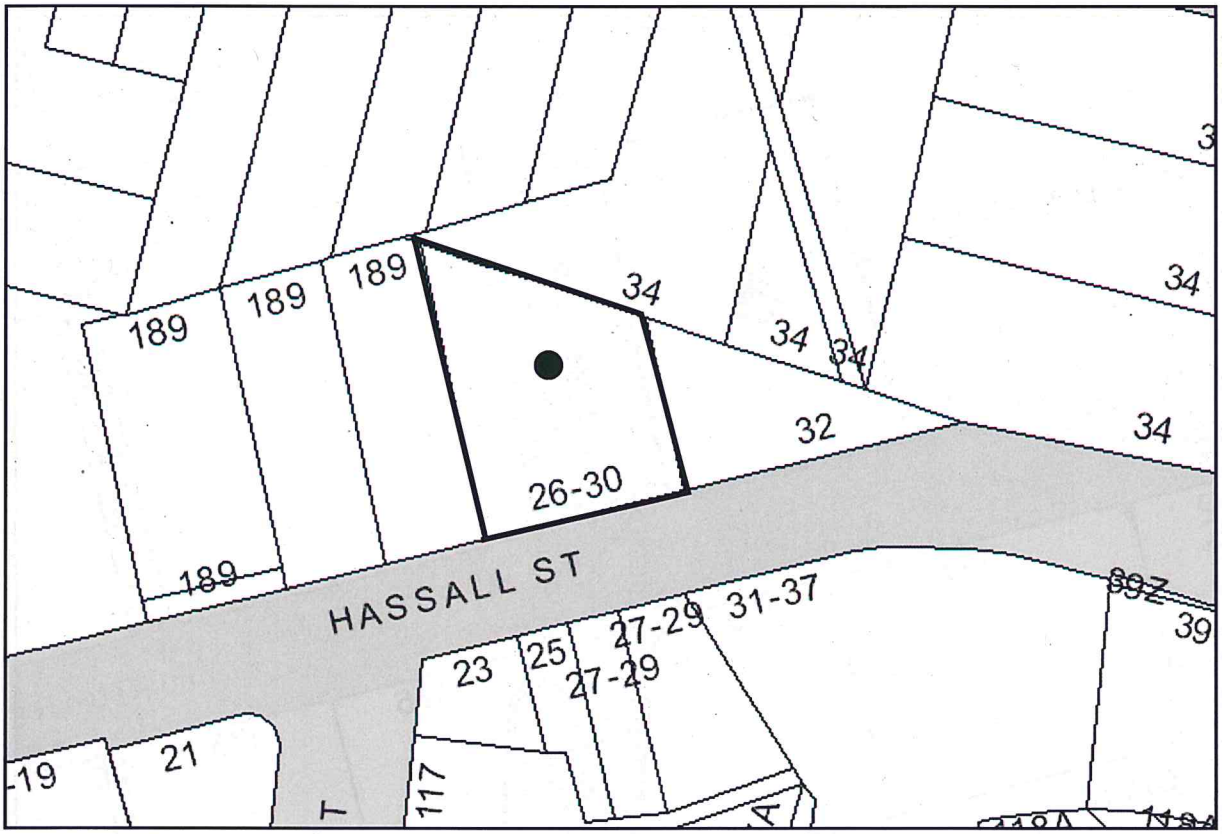


16. 105 Adderton Road, CARLINGFORD

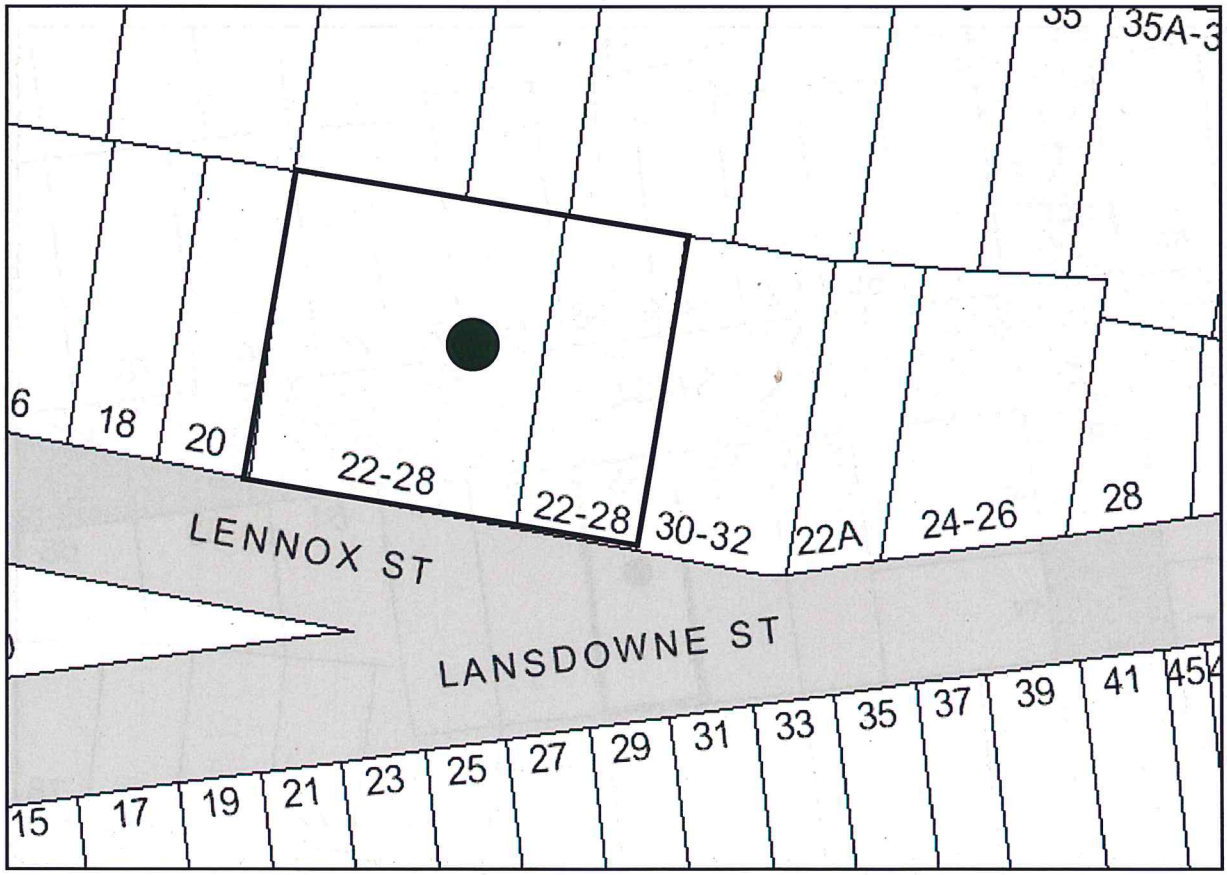


17. 10 Bury Road, GUILDFORD

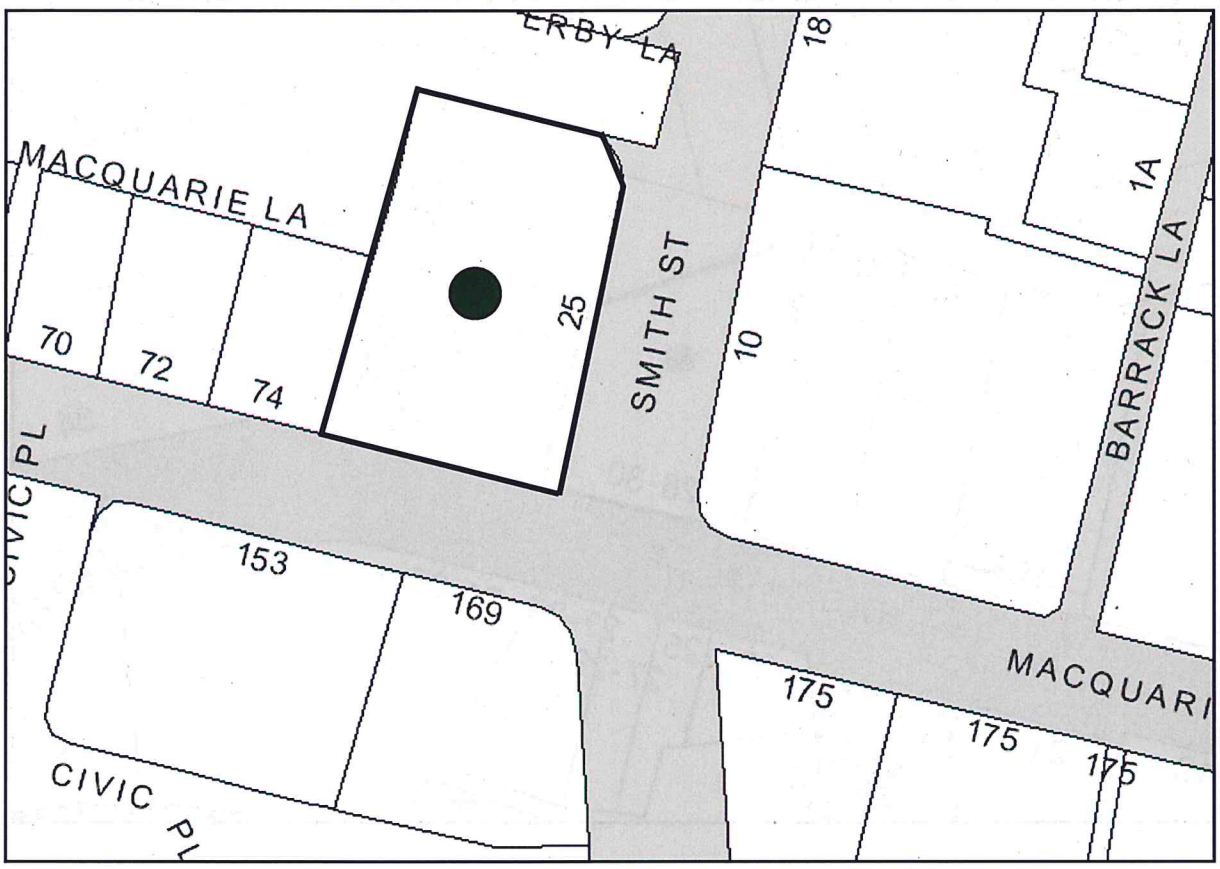
18. 2 Windsor Road, NORTHMEAD



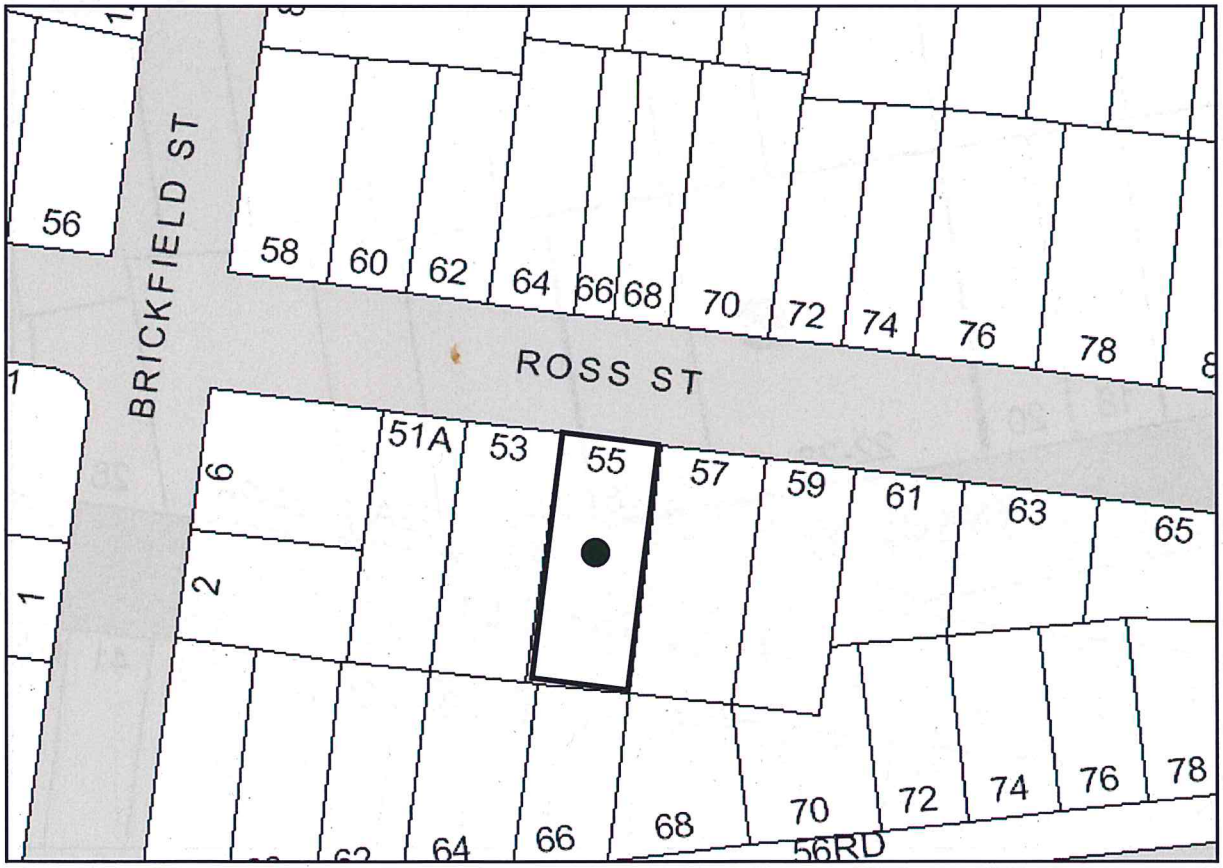
19. 30 Hassall Street, PARRAMATTA



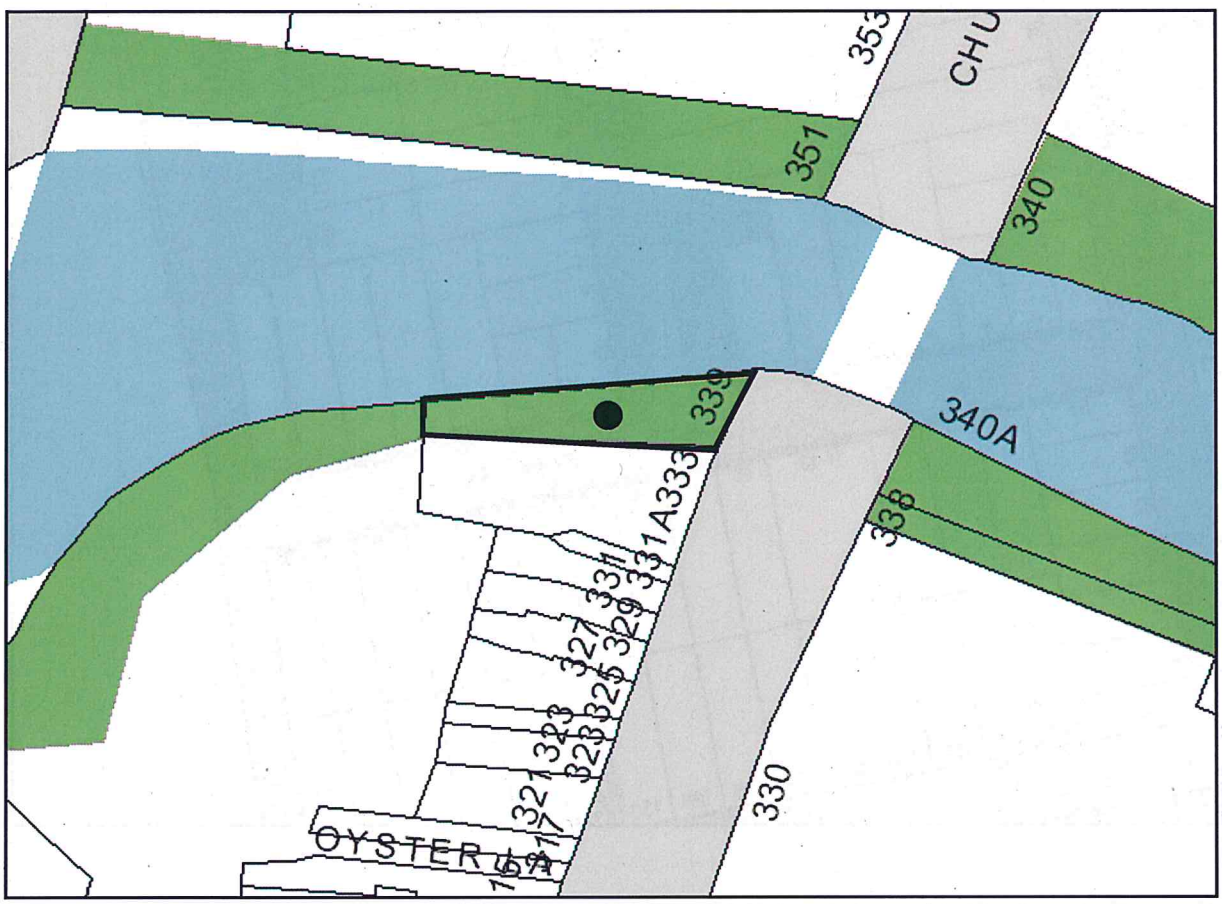
20. 28 Lennox Street, PARRAMATTA



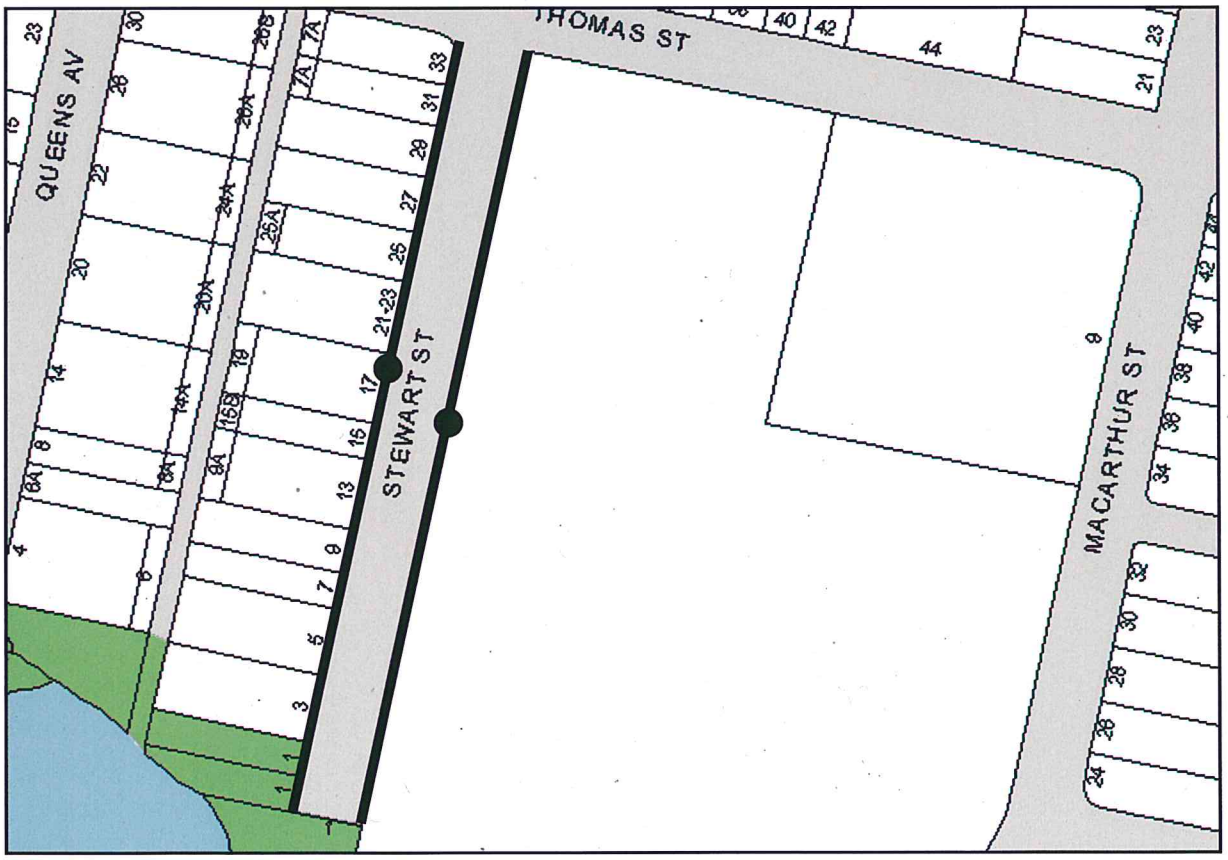
21. 78 Macquarie Street (25 Smith Street), PARRAMATTA



22. 55 Ross Street, NORTH PARRAMATTA



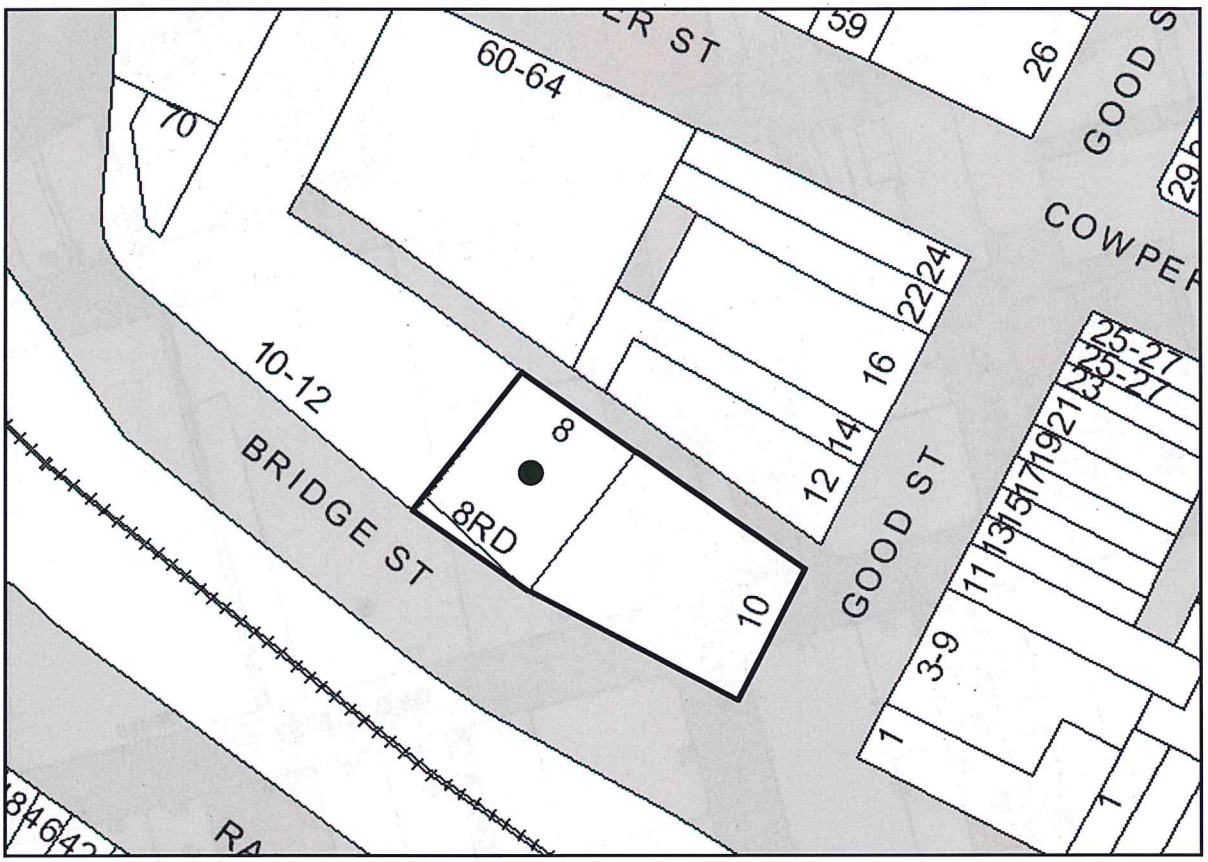
23. 339 Church Street, PARRAMATTA



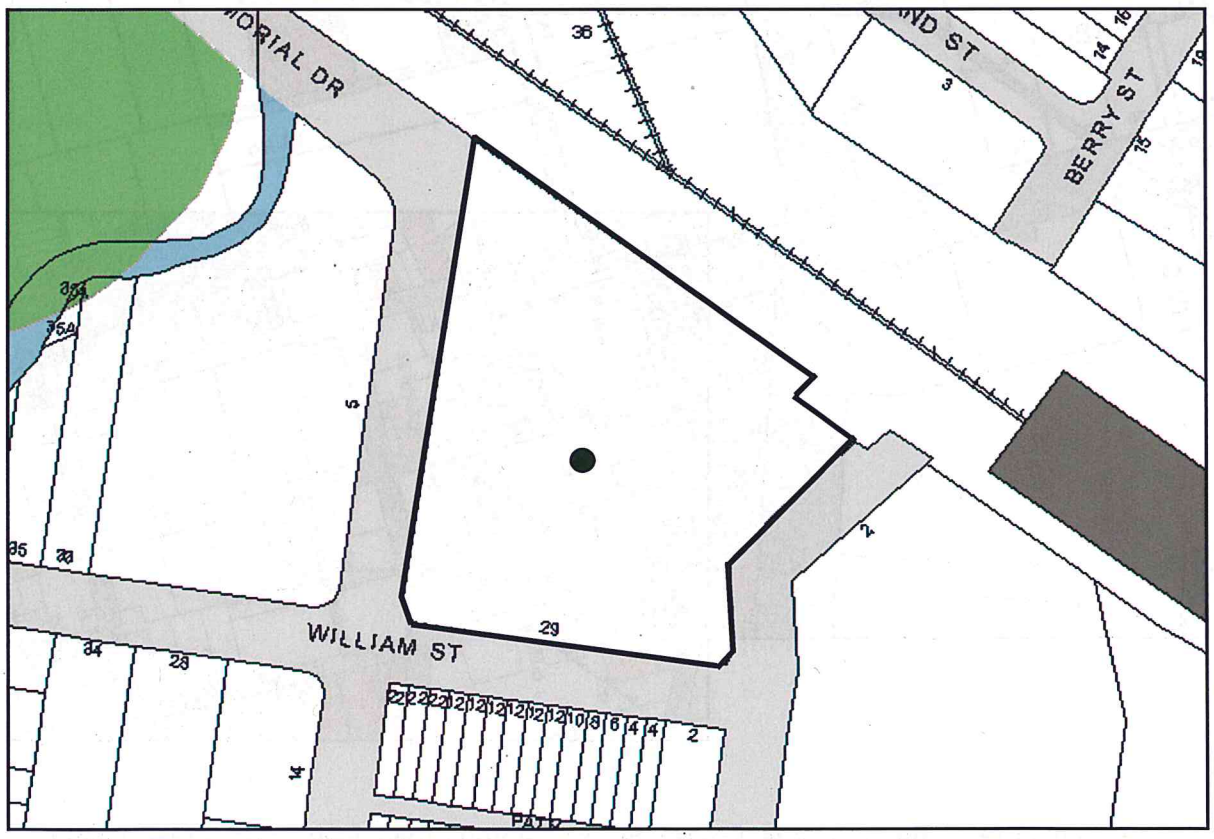
24. Stewart Street (both sides), PARRAMATTA

25. Tennyson Street (East End), PARRAMATTA

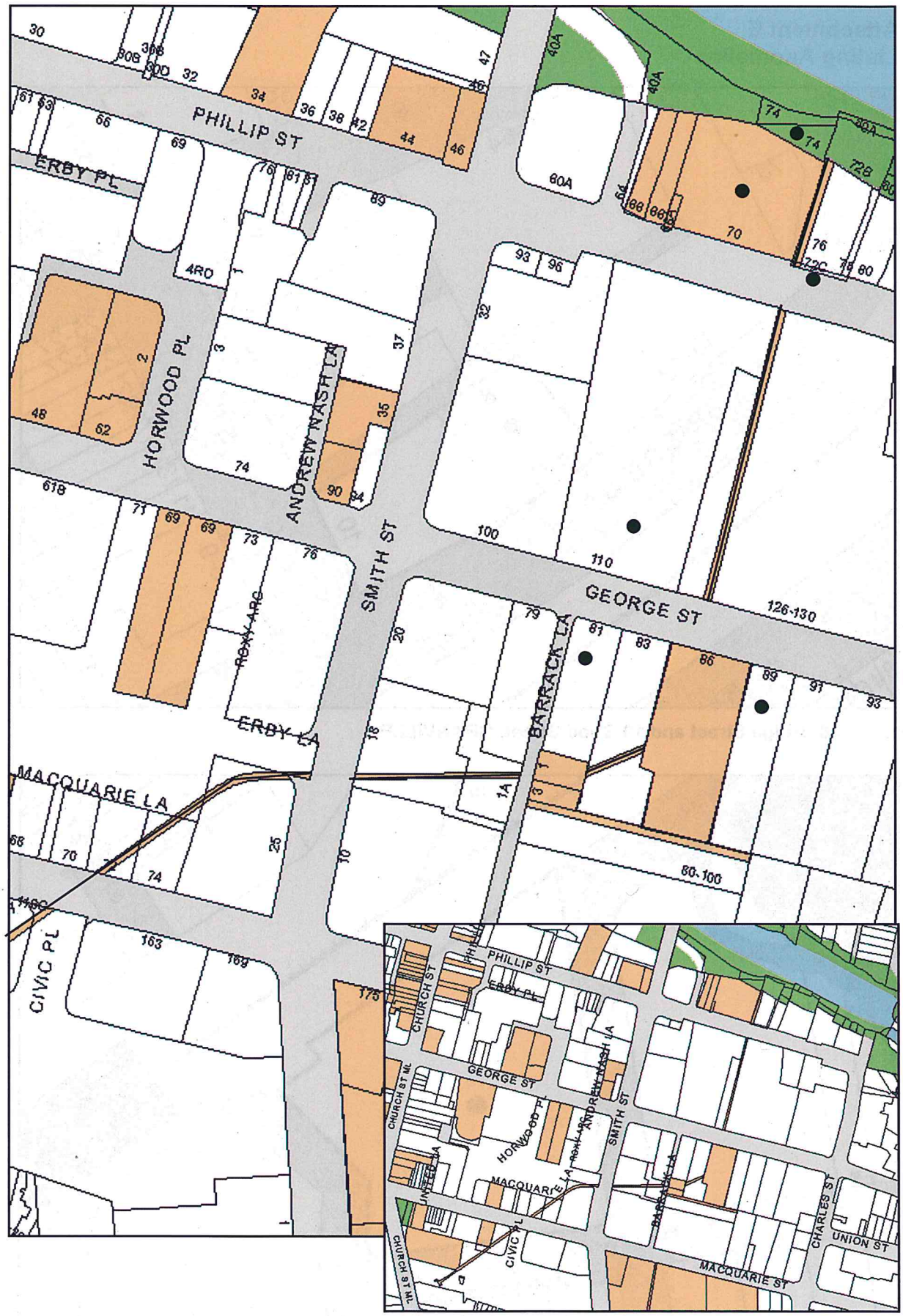
Attachment E
Listing Anomalies



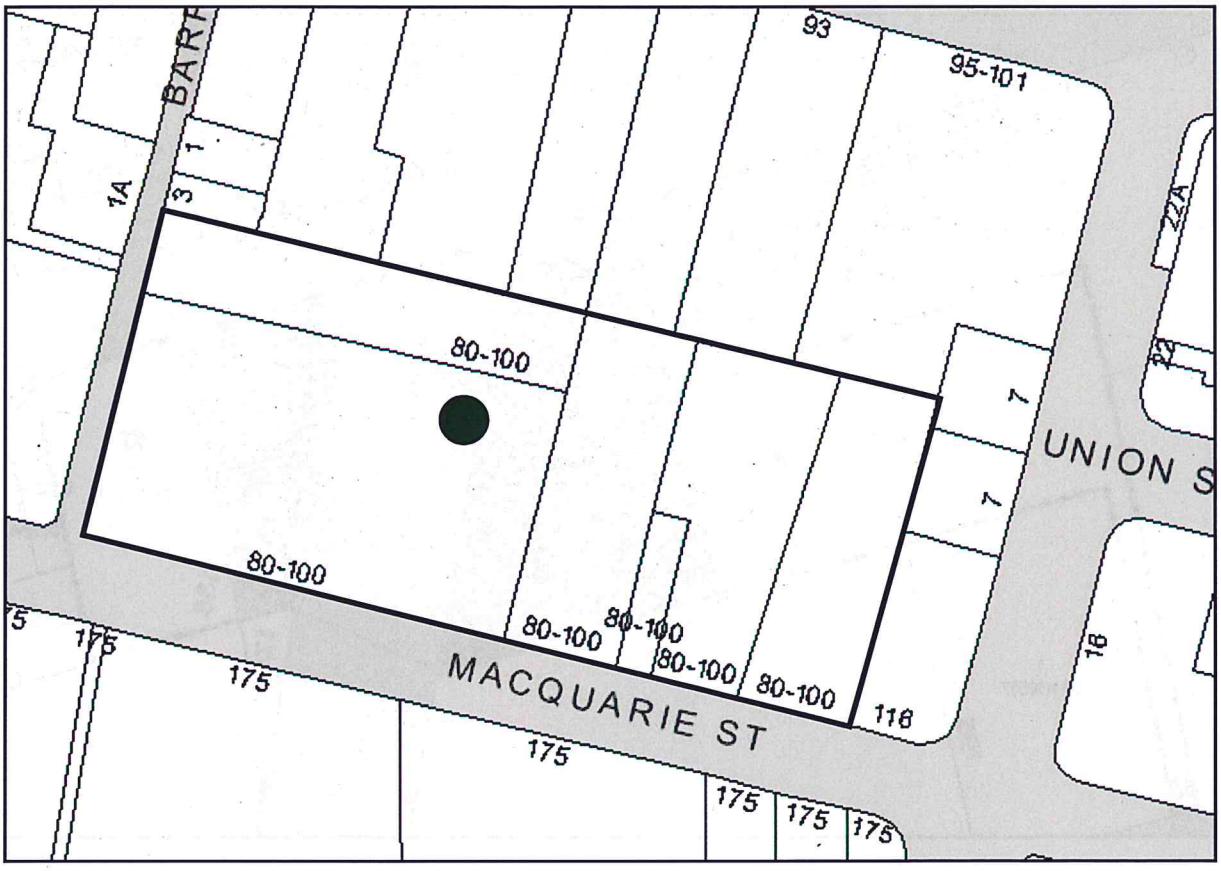
1. **8 Bridge Street and 10 Good Street, GRANVILLE**



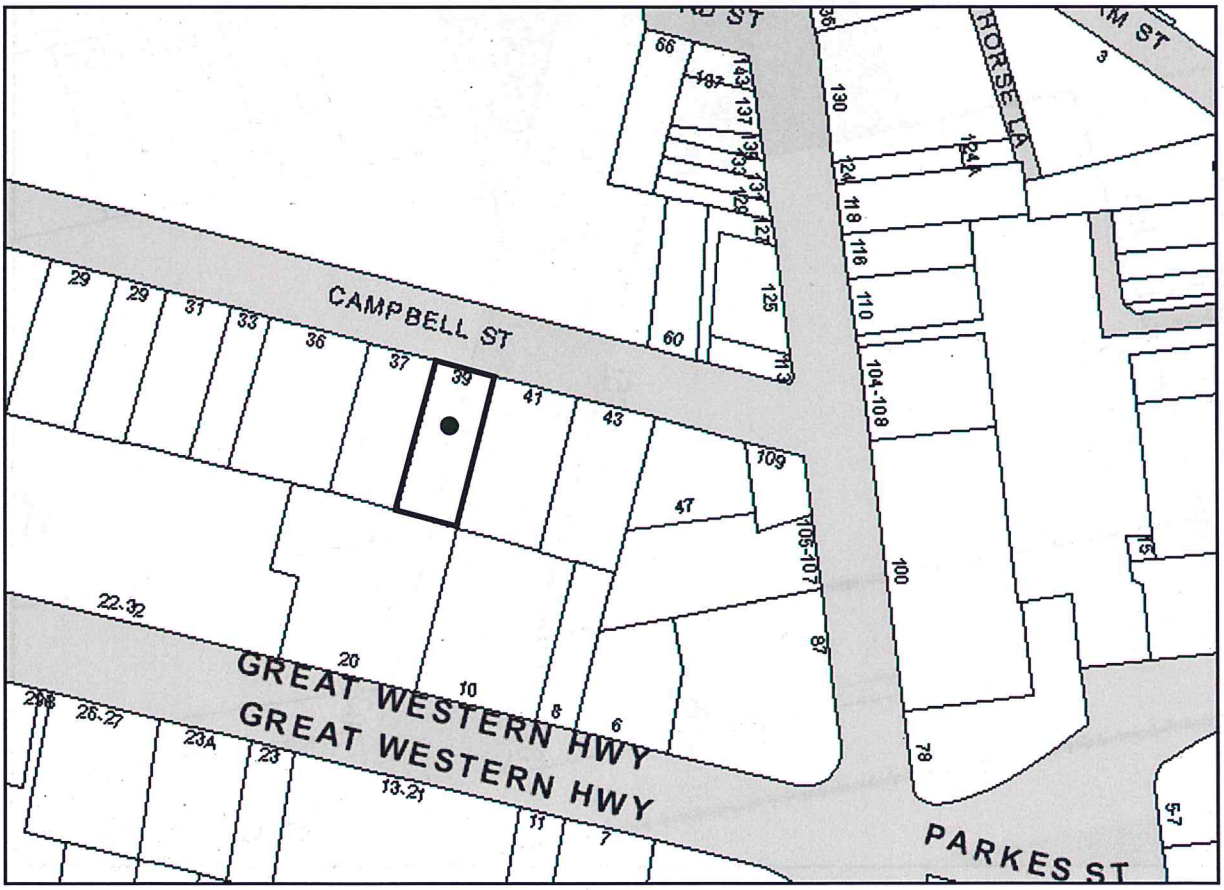
2. **29 William Street (Memorial Drive), GRANVILLE**



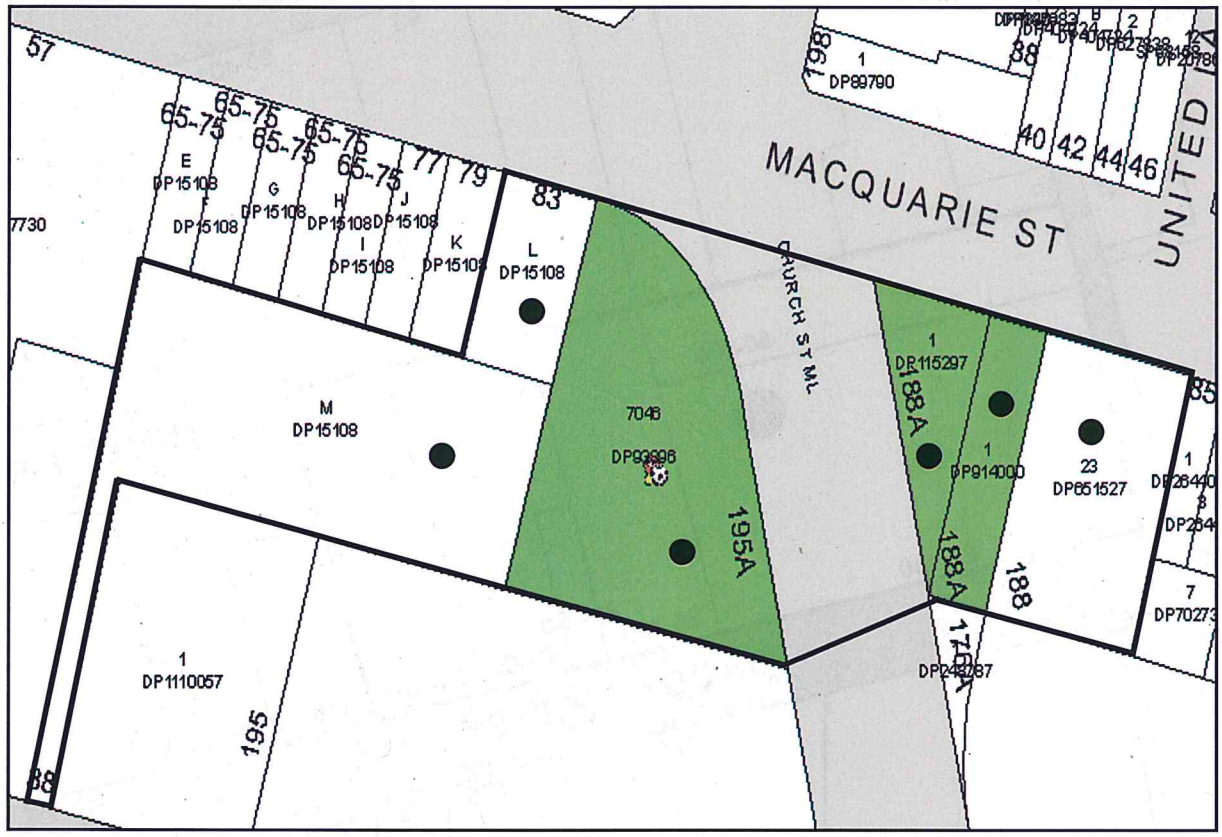
3. Convict Drain: Barrack Lane, Church Street, George Street, Macquarie Street, Phillip Street and Smith Street, PARRAMATTA



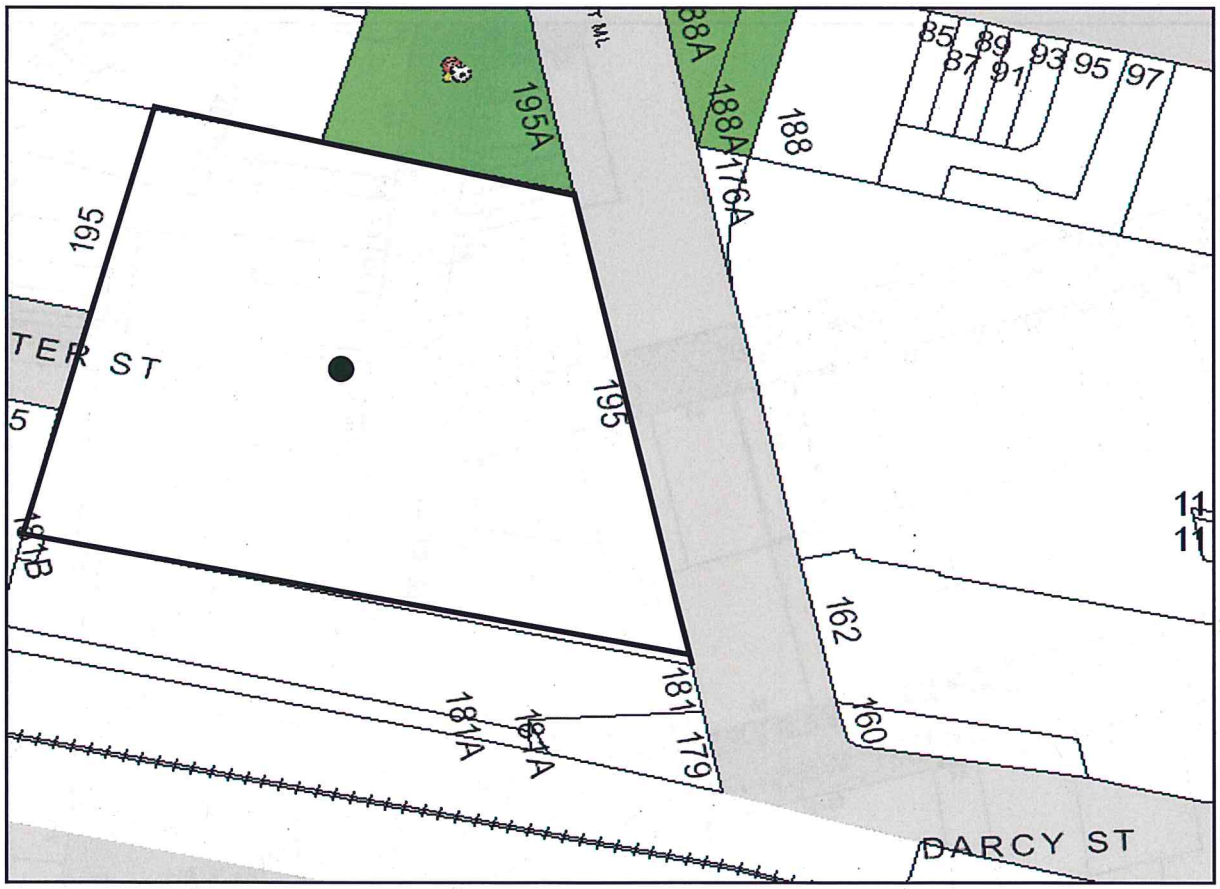
4. 3 Barrack Lane, PARRAMATTA



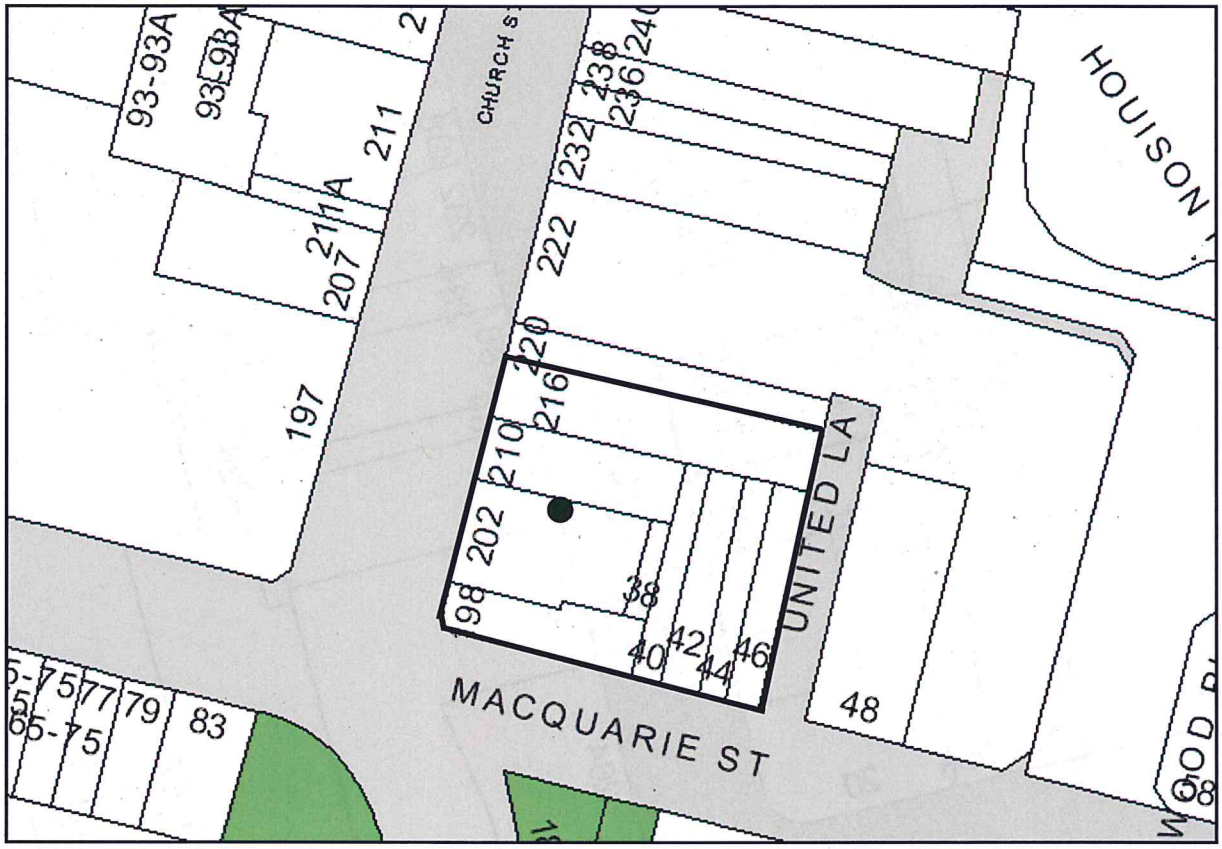
5. 39 Campbell Street, PARRAMATTA



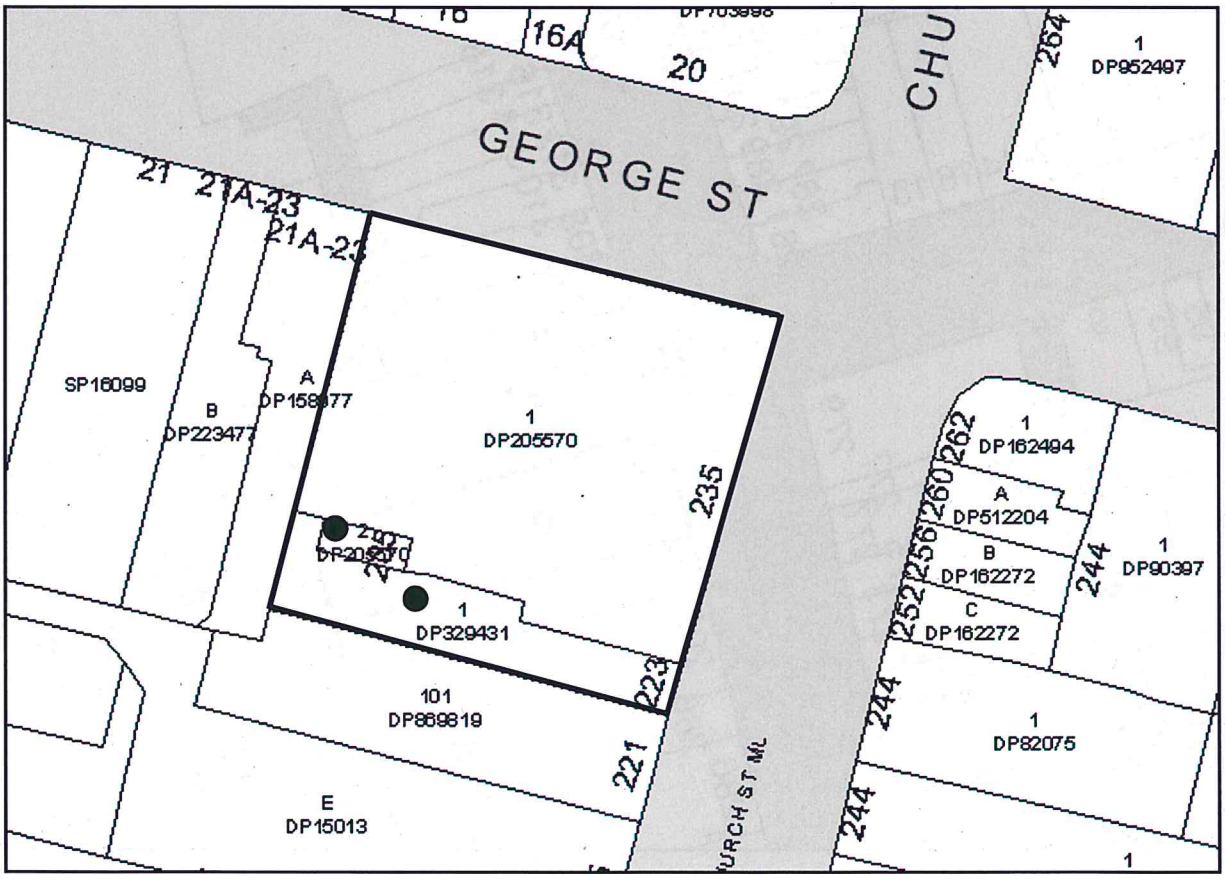
6. 182 Church Street, PARRAMATTA



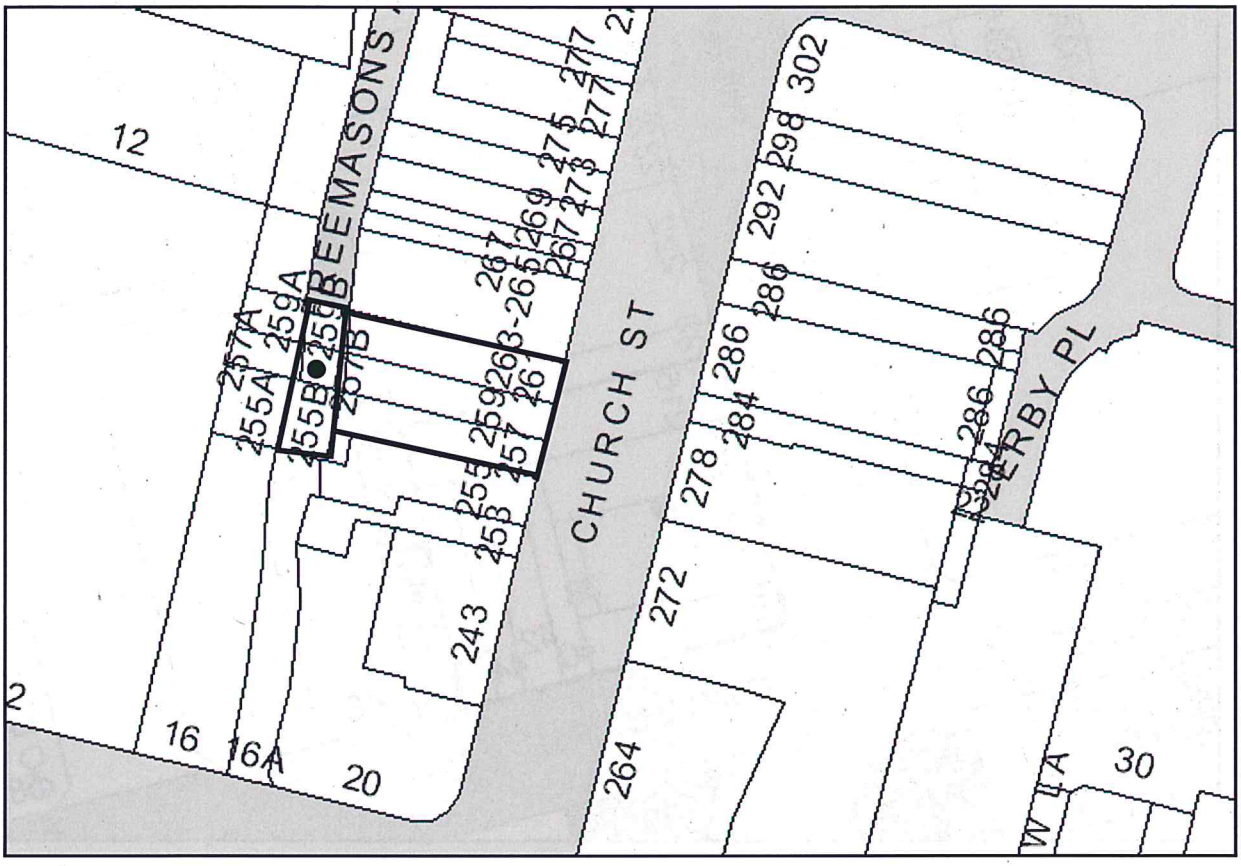
7. 195 Church Street, PARRAMATTA



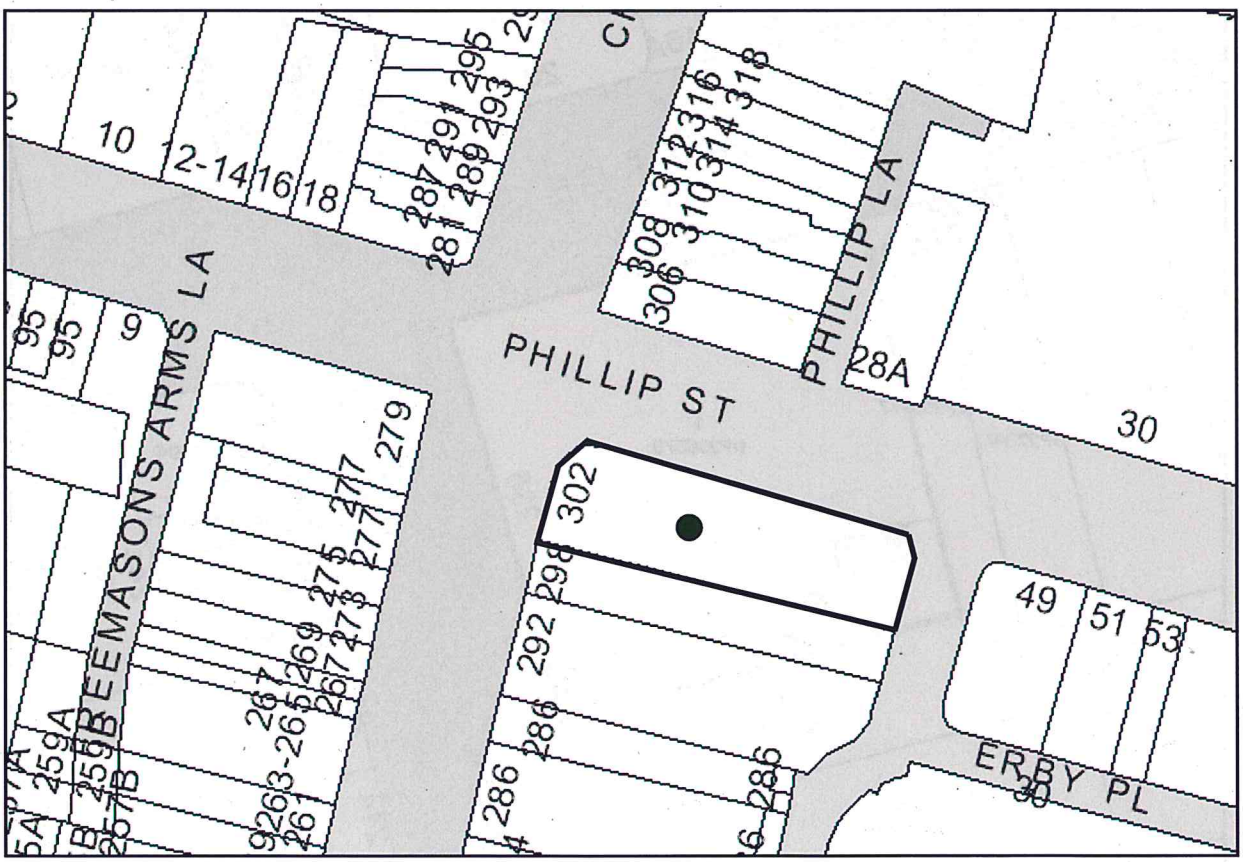
8. 198, 200, 202, 204, 206, 208, 210, 212, 214 and 216 Church Street and 38–46 Macquarie Street, PARRAMATTA



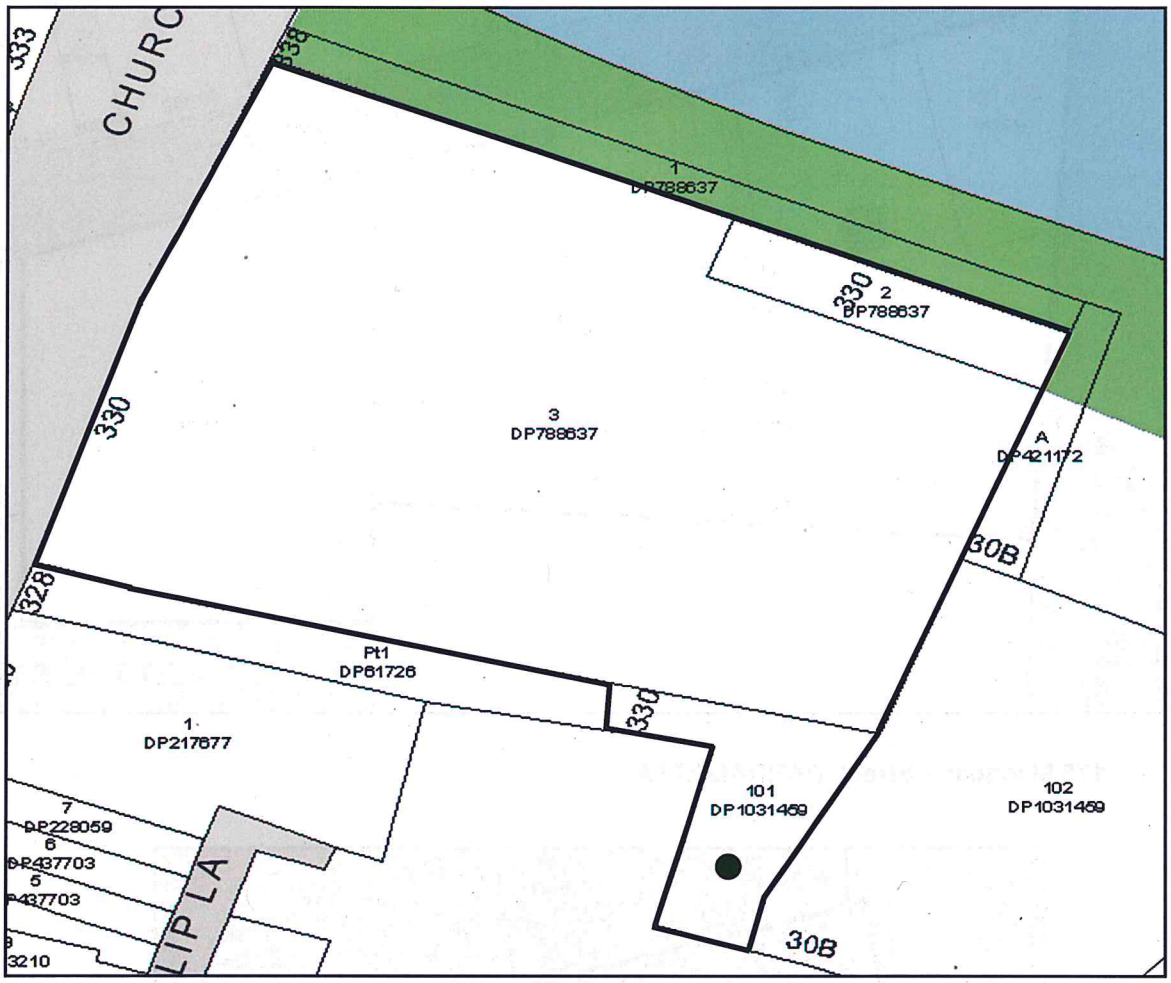
9. 223 and 235 Church Street, PARRAMATTA



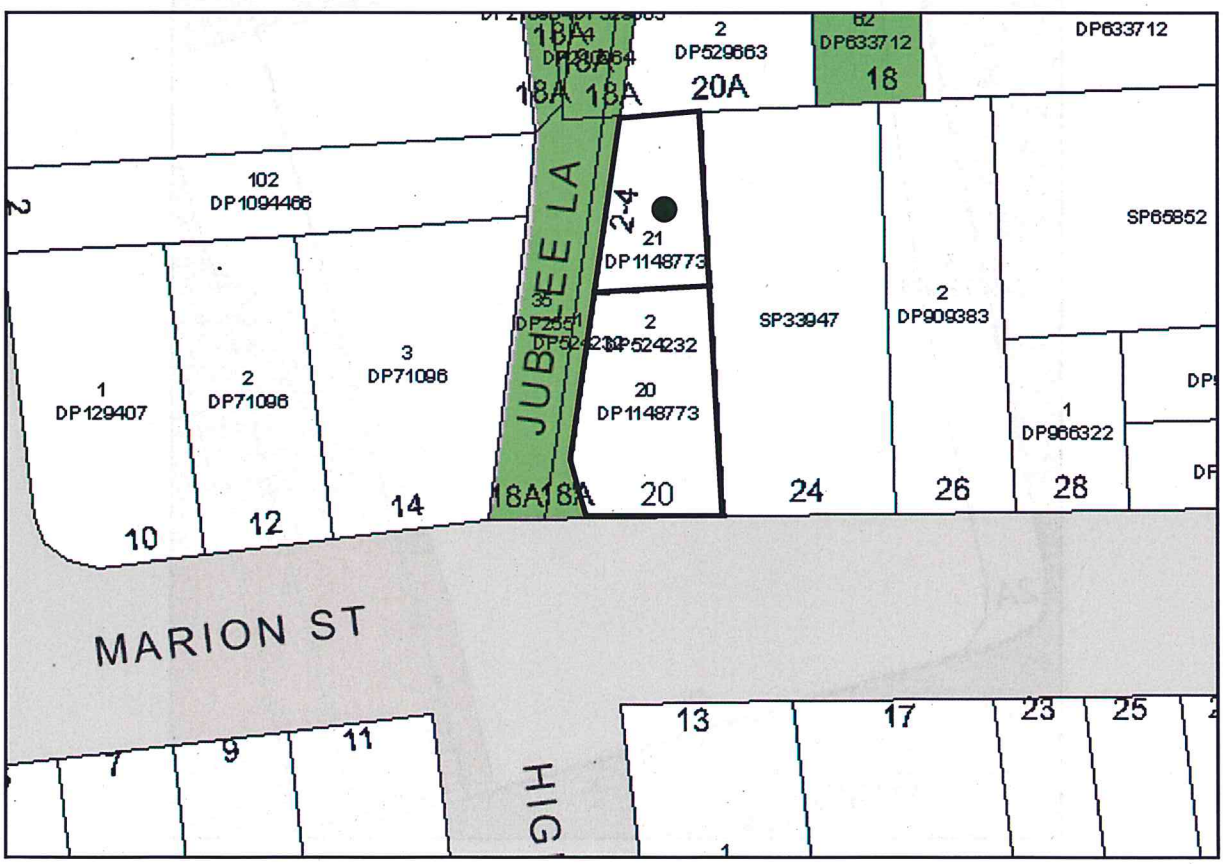
10. 257, 259 and 261 Church Street, PARRAMATTA



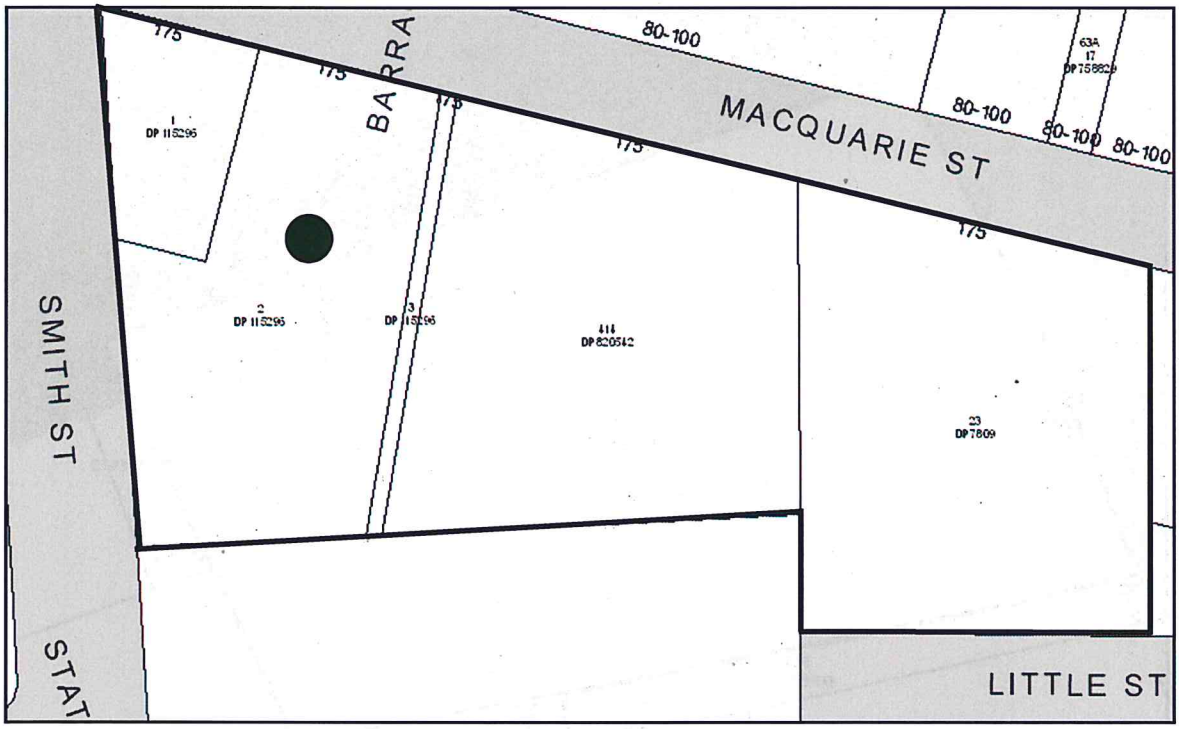
11. 302 Church Street, PARRAMATTA



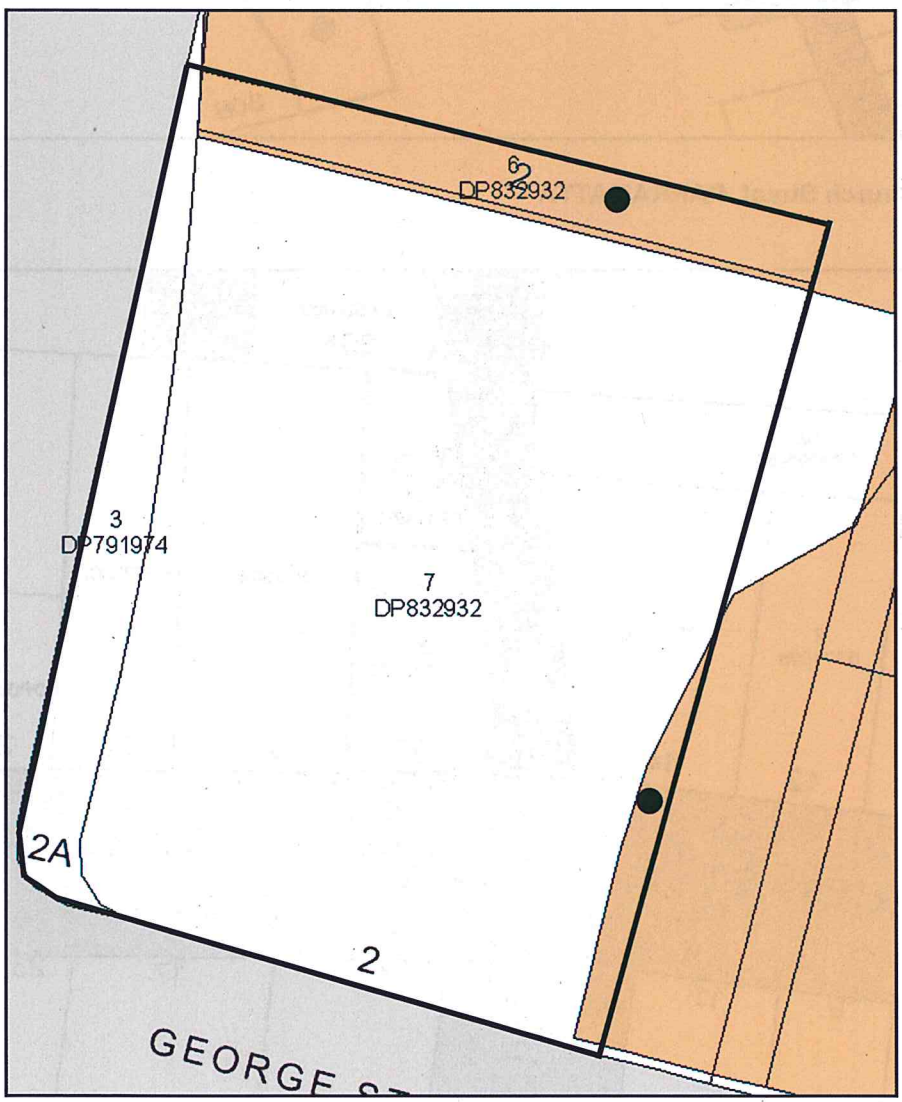
12. 330 Church Street, PARRAMATTA



13. 20 Marion Street, PARRAMATTA



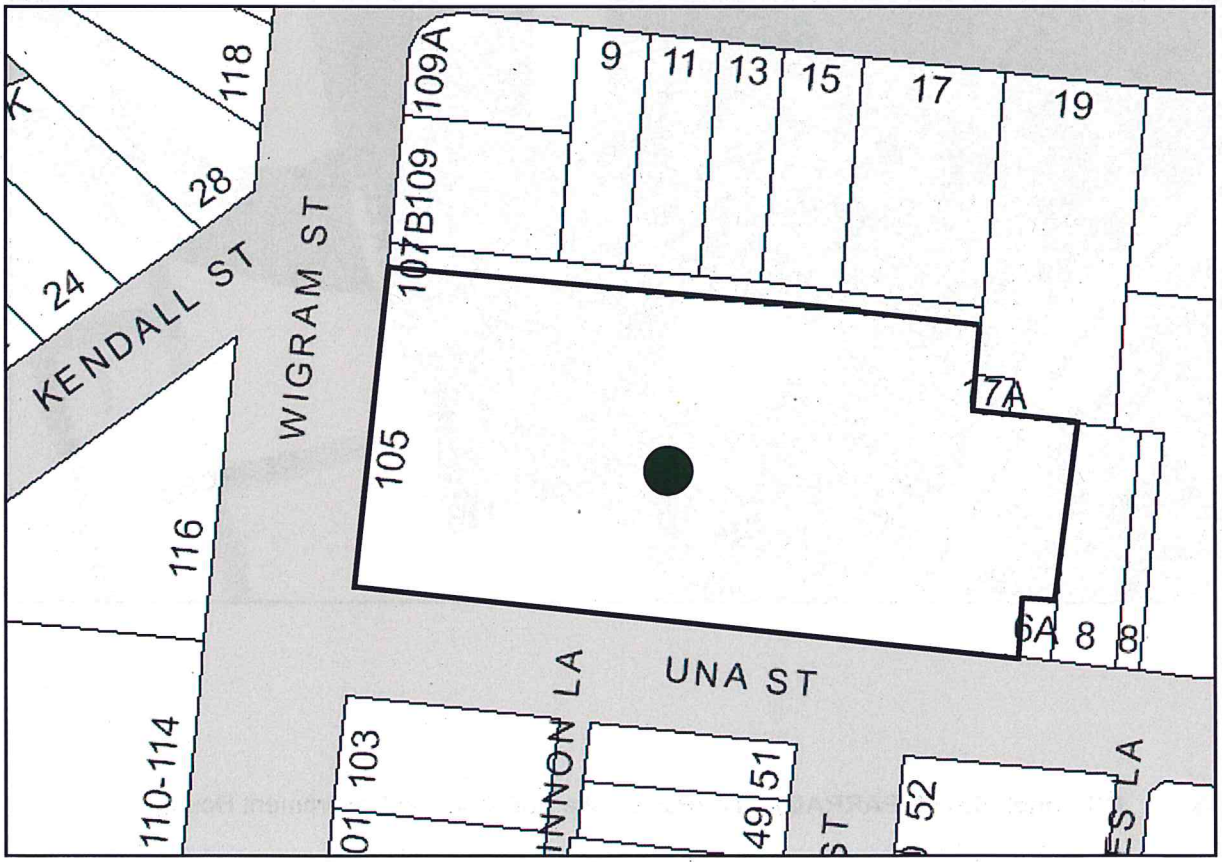
14. 175 Macquarie Street, PARRAMATTA



15. 2 George Street (22A O'Connell Street), PARRAMATTA

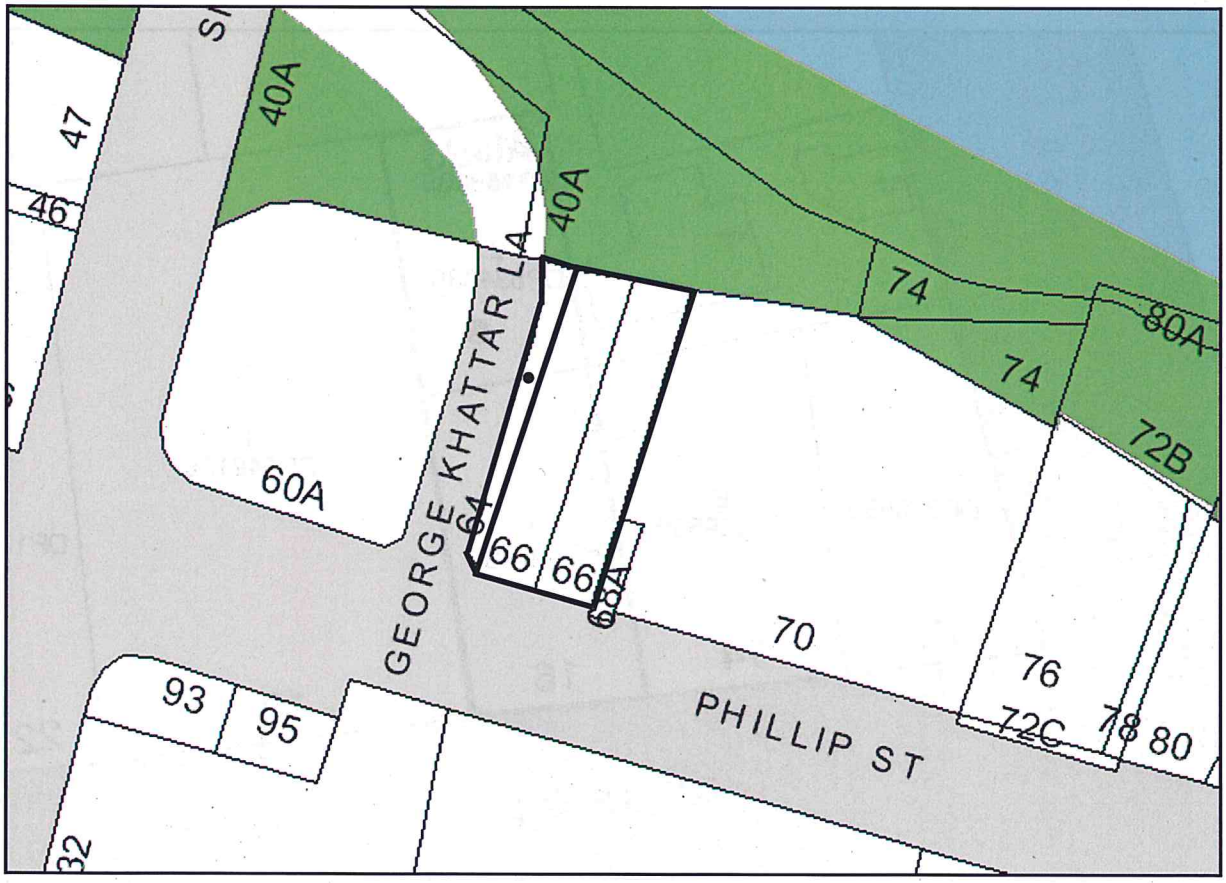
16. O'Connell Street, PARRAMATTA (Parramatta Park and Old Government House)

17. 24 O'Connell Street, PARRAMATTA

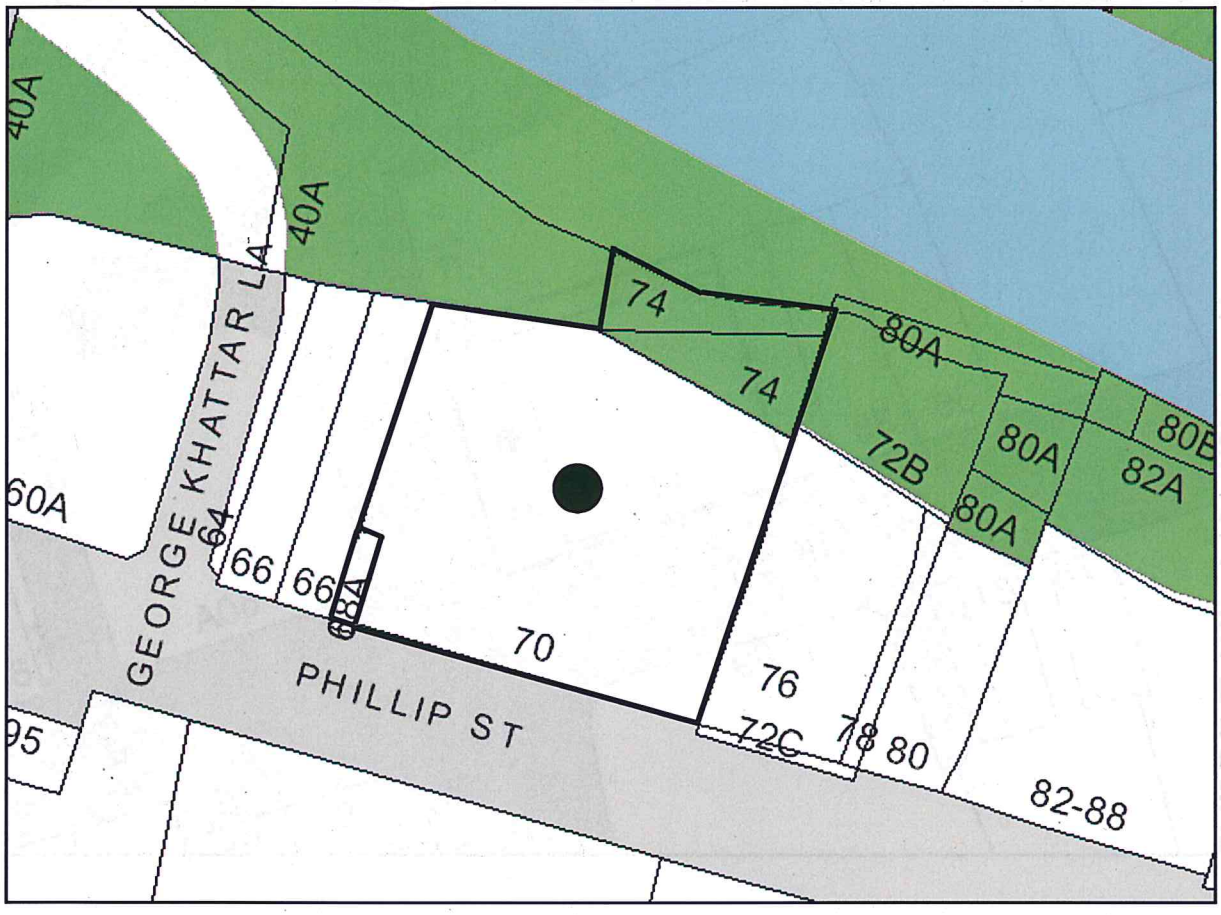


18. 105 Wigram Street, PARRAMATTA

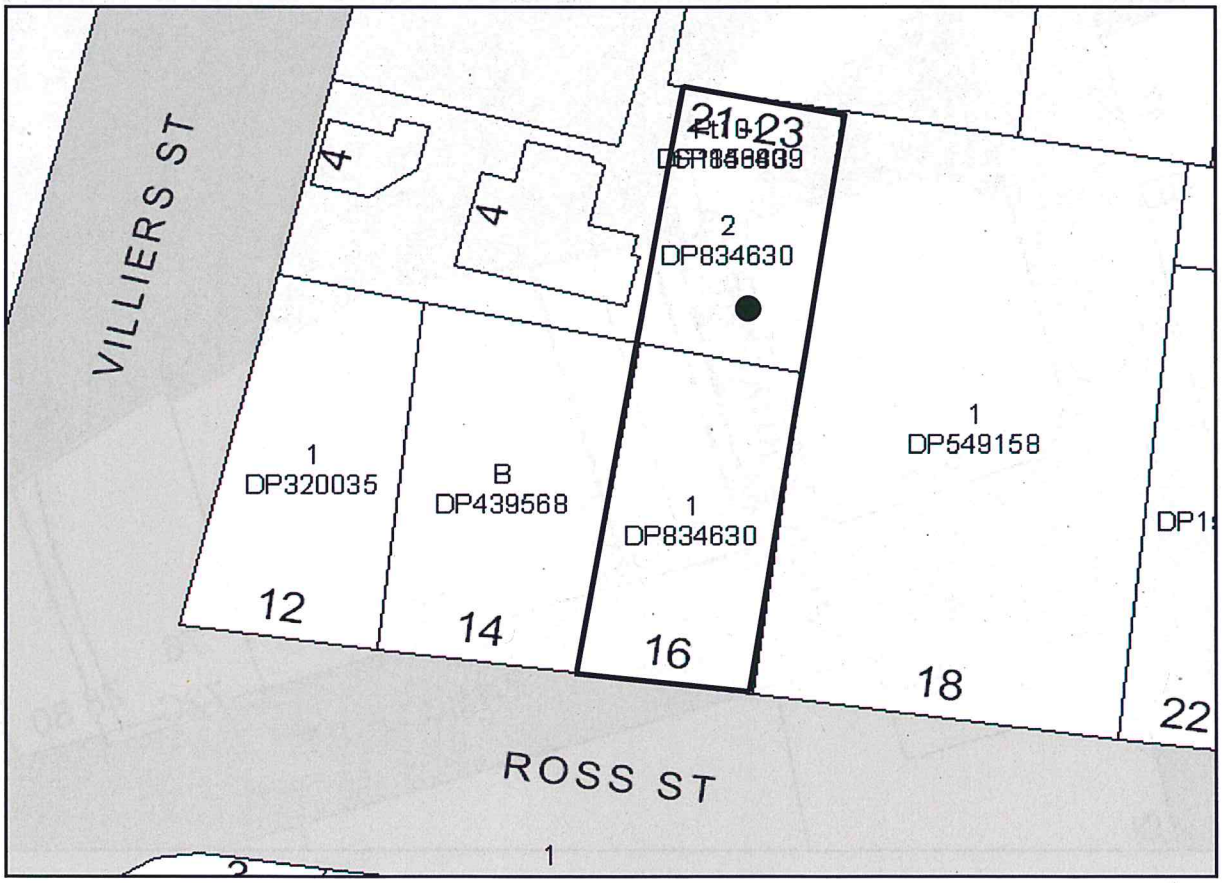
19. 44 and 46 Phillip Street, PARRAMATTA



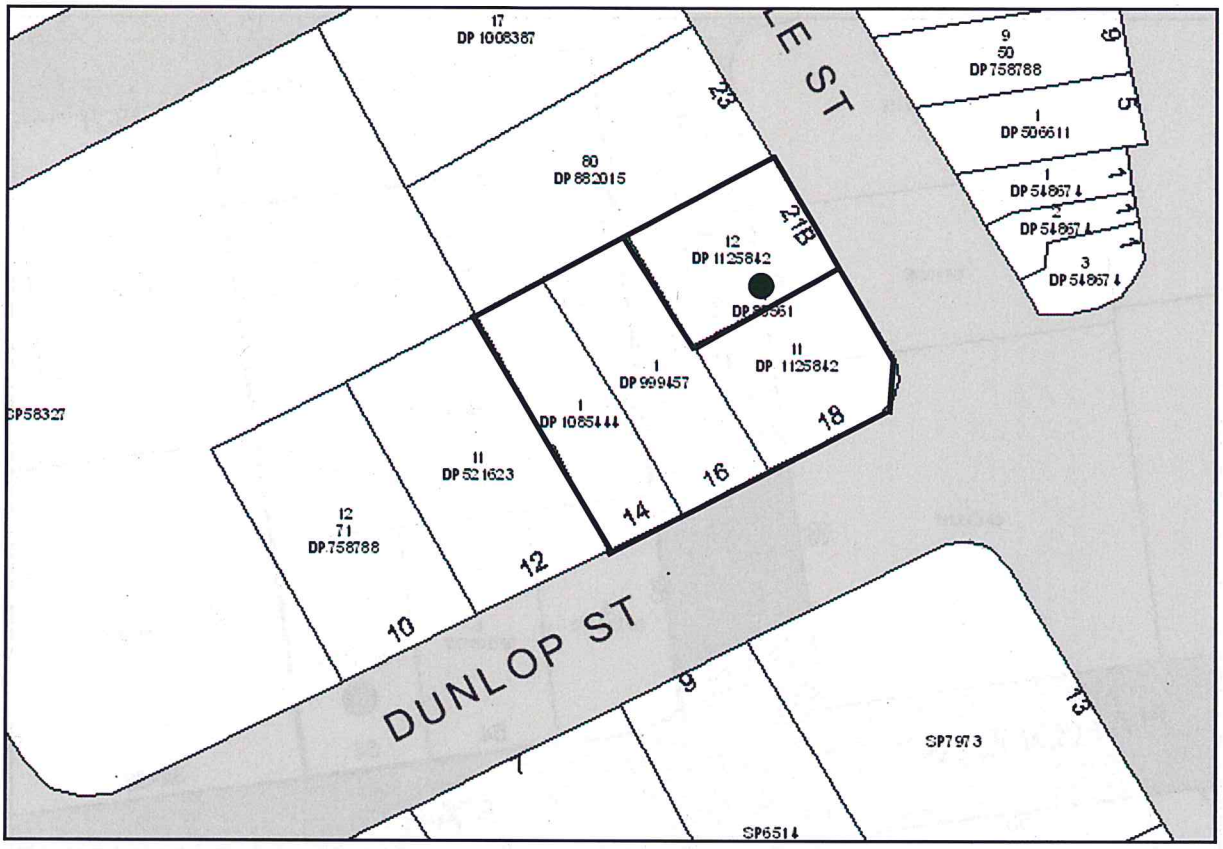
20. 66 and 68 Phillip Street, PARRAMATTA



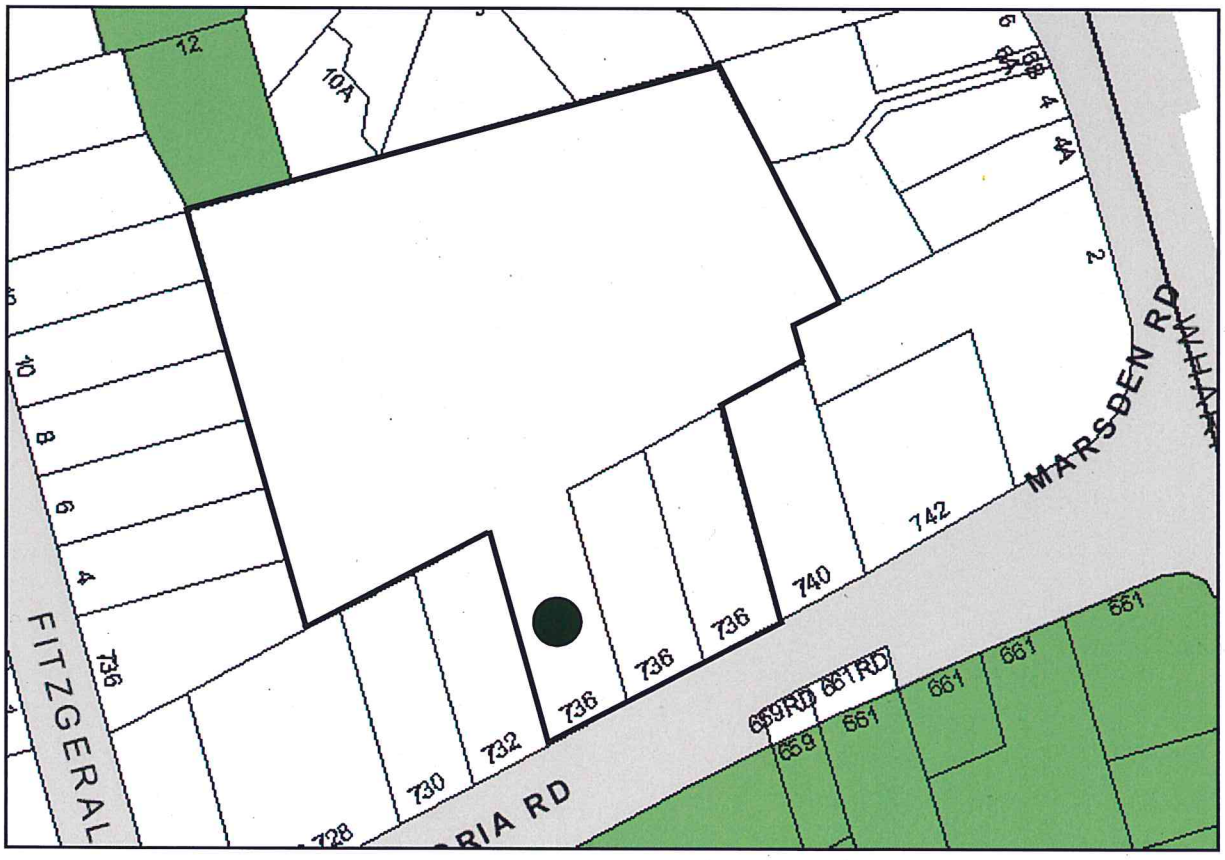
21. 70 and 74 Phillip Street, PARRAMATTA



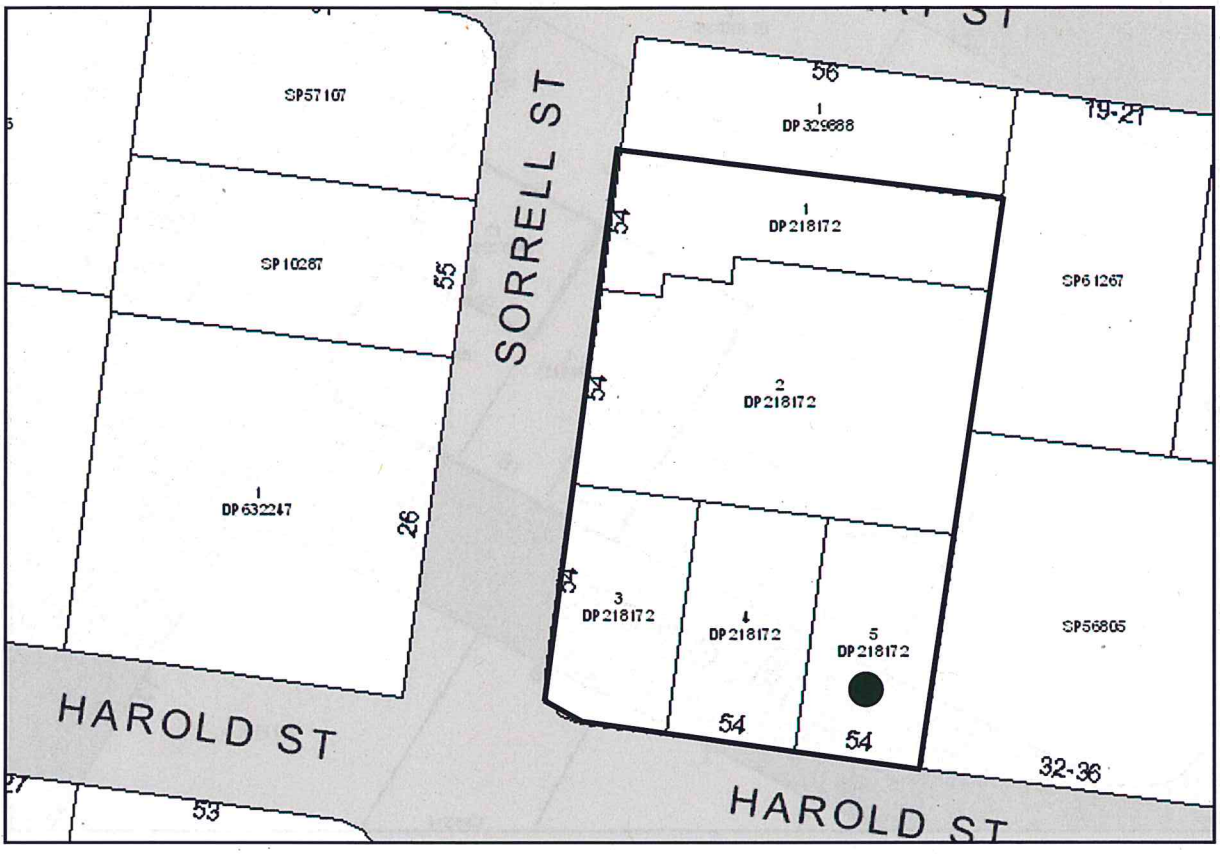
22. 16 Ross Street, PARRAMATTA



23. 14, 16 and 18 Dunlop Street, NORTH PARRAMATTA



24. 736 Victoria Road, ERMINGTON



25. 54 Sorrell Street, North PARRAMATTA