

PLANNING PROPOSAL TO AMEND SCHEDULE 5 ENVIRONMENTAL HERITAGE IN PARRAMATTA LOCAL ENVIRONMENTAL PLAN (LEP) 2011

INTRODUCTION

The planning proposal explains the intended effect of and justification for, a proposed amendment to Schedule 5 Environmental Heritage in Parramatta LEP 2011. Following a heritage assessment, this planning proposal seeks to remove the heritage listed item at 42 Bridge Street, Rydalmere. 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 remove the heritage listed item at 42 Bridge Street, Rydalmere from Schedule 5 Environmental Heritage of Parramatta LEP 2011.

EXPLANATION

It is proposed to remove one heritage item from Schedule 5 Environmental Heritage and associated Heritage Map of Parramatta LEP 2011 as outlined below and shown on the map at Attachment A.

Suburb	Item name	Address	Property description	Significance	Item number
Rydalmere	Sandstone Blocks	42 Bridge Street (part of)	Lot 2 DP 128739; Part Lots 211 and 304, DP 14244	Local	I578

JUSTIFICATION

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

The planning proposal has been the result of an assessment by Council's heritage advisor (see Attachment B), which shows that the item proposed to be removed from the heritage schedule of Parramatta LEP 2011 meets the NSW Government criteria for delisting. The general conclusions of the assessment are as follows:

- The heritage listing of the sandstone blocks does not satisfy the NSW Government listing criteria.
- The majority of stones stored at the Bridge Street depot appear as partly formed, or broken or damaged and presents little more than large sized rubble. Some stone however is relatively finely cut to size for a particular purposes, with indications that they were previously part of a building, or a utility structure. Individual stones are also identifiable as formerly part of kerbs and gutters.

- The sandstone blocks currently stored at this depot have been removed from their original context and do not have distinctive markings or inscriptions which would potentially allow for their association with a particular site, building or location. Furthermore, none of these stones have any association with the depot other than by mere fact that they were deposited there about two years ago.
- The loose sandstone blocks remnant of historic kerbs and gutters will continue to be stored at Council's depot and reused for repairs of listed kerbs and gutters and other historic structures as required. This action is in accordance with Council's current policy and is the adequate and appropriate use for this type of material, in a manner accepted by many local councils across NSW.
- Two stones associated with the heritage listing are of value: these comprise the pediment stone of Convict Barracks and the Gasworks Bridge memorial stones. However, these stones are not stored at and have no association with 42 Bridge Street, Rydalmere and will continue to be protected as part of Council's movable heritage collection at the Parramatta Heritage Centre.

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 a statutory amendment to Parramatta 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. An item no longer of heritage value would be removed. Elements of the item including the pediment stone of Convict Barracks and the Gasworks Bridge memorial stones will continue to be protected as part of Council's movable heritage collection. Loose sandstone blocks, particularly that remnant of historic kerbs and gutters, will continue to be stored at Council's depot and reused for repairs of listed kerbs and gutters and other historic structures as required.

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 removal of one item from the heritage schedule, but the protection of related heritage elements through non-statutory measures, is consistent with the general objective in the Sydney Metropolitan Strategy to:

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

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 removal of one item from the heritage schedule, but the protection of related heritage elements through non-statutory measures is consistent with the objective to conserve items, areas, objects and place of environmental heritage significance. Elements of the item including the pediment stone of Convict Barracks and the Gasworks Bridge memorial stones, which are not stored at or have any association with the site at 42 Bridge Street, Rydalmere, will continue to be protected as part of Council's movable heritage collection at the Parramatta Heritage Centre. Loose sandstone blocks, particularly that remnant of historic kerbs and gutters, will continue to be stored at Council's depot and reused for repairs of listed kerbs and gutters and other historic structures as required.

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 detrimental environmental effects which need to be managed and will have a number of positive effects. The proposal will help maintain the integrity of Schedule 5 Environmental Heritage in Parramatta LEP 2011. Elements of the

item including the pediment stone of Convict Barracks and the Gasworks Bridge memorial stones will continue to be protected as part of Council's movable heritage collection at the Parramatta Heritage Centre. Loose sandstone blocks, particularly that remnant of historic kerbs and gutters, will continue to be stored at Council's depots and reused for repairs of listed kerbs and gutters and other historic structures.

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

The planning proposal would have a number of positive social effects. The removal of one item that no longer meets the NSW Government listing criteria will assist in maintaining the integrity of the heritage schedules in Parramatta LEP 2011 and ensure the support of the community for heritage listed items in the Parramatta LGA. Blocks of high heritage value will continue to be protected as part of Council's movable heritage collection and loose sandstone blocks, particularly that remnant of historic kerbs and gutters, will continue to be stored at Council's depots and reused for repairs of listed kerbs and gutters and other historic structures as required.

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

It is proposed that consultation take place with the Heritage Branch of the Office of Environment and Heritage, Department of Premier and Cabinet. In addition, consultation will take place with Council's Heritage Advisory Committee.

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

Property to be removed from the heritage schedule

