



Our Reference: F2013/02004
Contact: Roy Laria
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Department of Planning & Environment
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18 July 2017

Via email: Catherine.VanLaeren@planning.nsw.gov.au

Dear Catherine,

RE: PARRAMATTA CBD PLANNING PROPOSAL – HERITAGE STUDY OF INTERFACE AREAS

I am writing to provide further advice and materials on a matter related to the Parramatta CBD Planning Proposal. This matter concerns additional heritage work Council has undertaken with the aim of supporting the finalisation and release of the Gateway determination for the Parramatta CBD Planning Proposal.

Council on 24 April 2017 provided advice and materials to the Department on four matters - value sharing, transport, flooding and heritage – related to the Parramatta CBD Planning Proposal. In relation to heritage, Council's letter advised:

Since the completion of the original Heritage Study (by consultants Urbis) and the adoption of the Parramatta CBD Planning Proposal in April last year, Council has received several site specific planning proposals within the CBD which have raised issues with heritage impacts within heritage "interface areas" at the edges of the new proposed CBD boundary. In addition Council has received advice from the Heritage Council of NSW in relation to the Parramatta CBD Planning Proposal which raises concerns in relation to the approach taken in the planning proposal for those areas.

In response to these issues, Council is undertaking a further Heritage Study to assess at a precinct scale the impact of the proposed controls on heritage items and heritage conservation areas within and adjacent to the Interface Areas. This study will include recommendations to ensure new growth and developments occur in a manner that protects and manages the city's heritage assets, and demonstrates consistency with Section 117 Direction 2.3 Heritage Conservation (Section 117(2) of the Environmental Planning and Assessment Act 1979). This study is planned to be finalised in early May.

Council officers suggest that a condition of the Gateway determination should require that:

- *this study be finalised prior to exhibition of the Parramatta CBD Planning Proposal;*
- *if necessary, the Parramatta CBD Planning Proposal be amended as a result of this study; and*
- *that the study be exhibited with the Parramatta CBD Planning Proposal (amended as necessary).*

The Heritage Study of the Interface Areas has been finalised by consultants Hector Abraham Architects and was reported to Council at its recent meeting on 11 July 2017 (Item 11.15: Parramatta Central Business District Heritage Interface Study). With regards to this item, Council resolved as follows:

- a) That Council endorses the "Parramatta CBD Heritage Study of Interface" Areas" provided at Attachment 1 for the purposes of forwarding to the Department of Planning and Environment as a supporting document to the Parramatta CBD Planning Proposal.*
- b) That Council endorses the document, "Council Response to the Parramatta CBD Heritage Study of Interface Areas" provided at Attachment 2 and that the Parramatta CBD Planning Proposal be updated accordingly prior to public exhibition.*
- c) That consultation on the "Parramatta CBD Heritage Study of Interface Areas" and the "Council Response to the Parramatta CBD Heritage Study of Interface Areas" occur as a part of the public exhibition of the Parramatta CBD Planning Proposal.*
- d) That the applicants of site specific planning proposals being assessed by Council which fall within the heritage interface areas of the Parramatta CBD be informed of the outcome of this report.*
- e) Further, that the Department of Planning and Environment be advised of this resolution to assist with its processing of the Gateway Determination of the Parramatta CBD Planning Proposal so as to facilitate public exhibition.*

The Parramatta CBD Heritage Study of Interface Areas is included at **Attachment 1** of this letter with the Council Response to the Parramatta CBD Heritage Study of Interface Areas included at **Attachment 2**. We have also included a copy of the Council report at **Attachment 3** for your information.

In light of the additional work undertaken and Council resolution, Council officers propose minor changes to the suggested Gateway conditions outlined in Council's letter dated 24 April 2017 as follows:

- the Parramatta CBD Planning Proposal be amended prior to public exhibition to reflect the changes outlined in the document, "Council Response to the Parramatta CBD Heritage Study of Interface Areas" provided at Attachment 2;
- that the study and Council response be exhibited with the Parramatta CBD Planning Proposal.

Conclusion

Based on previous advice from Department officers regarding information needed to finalise assessment of the Parramatta CBD Planning Proposal for Gateway determination, I trust the above and enclosed information is satisfactory in this regard, and will be of assistance in drafting Gateway conditions. If any further information is required on these or other matters, I would appreciate your advice to this effect as soon as is practicable.

The CBD Planning team would appreciate the opportunity to discuss these matters at your earliest convenience, and a meeting to do so has been arranged for 18 July 2017 at 2pm. If you require any additional information regarding the CBD Planning Proposal, please contact Roy Laria, Service Manager Strategic Planning, at 9806 5679 or by email at rlaria@cityofparramatta.nsw.gov.au.

Yours sincerely,



Roy Laria
Service Manager Strategic Planning

Attachments

1. Parramatta CBD Heritage Study of Interface Areas prepared by Hector Abraham Architects
2. Council Response to the Parramatta CBD Heritage Study of Interface Areas
3. Council Report: Parramatta Central Business District Heritage Interface Study (Item 11.15, 11 July 2017)