

PARRAMATTA CBD

Council Response to the Parramatta CBD Heritage Study of Interface Areas

July 2017

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Council Response to the Parramatta CBD Heritage Study of Interface Areas
Endorsed by Council on [insert date].

Introduction

This document is Council's response to the "Parramatta CBD Heritage Study of Interface Areas" prepared by Hector Abrahams Architects (HAA). It was formally adopted by Council on [insert meeting date].

The document consists of three parts, as follows:

Part 1 – Response to Study Recommendations

Part 2 – Proposed heritage clause

Part 3 – Recommended map updates

Council generally supports the majority of the HAA study recommendations, with the exception of those recommendations that are "outside the study scope", require separate investigative work, or where there is a compelling strategic planning argument for an alternate position.

The purpose of this document is to inform changes to the Draft Parramatta CBD Planning Proposal (2016).

PART 1 – RESPONSE TO STUDY RECOMMENDATIONS

No.	Study Recommendation	Response
General Recommendations:		
1	Include the words “and heritage values” in the objectives for B4 Mixed Use Zoning.	Supported. PP to be updated.
2	Specific heads of consideration for CBD development should be included in the standard heritage provisions of the LEP to give guidance to what constitutes an impact.	Supported. PP to be updated. Refer to proposed heritage clause at Part 2.
3	A Heritage Impact Statement should be prepared for any development potentially having any adverse impact upon an individually listed heritage item or conservation area. A key method of assessing the <u>impact</u> of a development upon a heritage item or conservation area is to consider the <u>relationship</u> between that new development and the item or area.	Supported. Clause 5.10 of the Parramatta LEP 2011 already requires this, and the PP to be updated to include additional heads of consideration as detailed above (refer to proposed heritage clause at Part 2).
4	For any lot amalgamation including or adjacent to a heritage item a Conservation Management Plan must be prepared and lodged with council for comment prior to the lodgement of a development application for the subdivision.	Supported. PP to be updated (refer to proposed heritage clause at Part 2). Requirement for a CMP will be required prior to issue of a development consent.
5	Revise the wording in the PP from “ <i>impacted by heritage</i> ” to “ <i>except where impacted by obligations not to impact negatively on heritage.</i> ”	Supported. PP to be updated.
6	Incentive height and FSR provisions should not be applied to conservation areas.	Supported. PP to be updated.
7	Heritage items should not be isolated as a result of development.	Supported. PP to be updated to include additional heads of consideration as detailed above (refer to proposed heritage clause at Part 2) with supporting provisions in the DCP.
8	Heritage controls must be included as part of any Design Excellence assessment involving or directly adjoining a heritage item.	Supported. Clause 7.10(4)(d)(iii) of the Parramatta LEP 2011 already requires this.

9	A heritage expert should form part of any Design Excellence jury for a proposal affecting a heritage item or heritage conservation area	Supported.
10	All of the setting of a house that contributes to its significance must be conserved.	Supported. This provision would be better placed in the DCP.
11	In all cases retain an area of deep soil landscape to the rear of an historic house large enough to plant an appropriate tree in order to retain the detached nature of the dwelling and the presence of a garden setting.	Supported. This provision would be better placed in the DCP.
12	Conserve historic setback patterns where they exist, and restore them where they have been concealed by later development.	Supported. This provision would be better placed in the DCP.
13	Interpret the historic subdivision pattern of a street in new developments that involve amalgamation of lots through careful architectural detailing.	Supported. This provision would be better placed in the DCP.
14	New developments are to retain the historic mode of address to the street in the vicinity of the development.	Supported. This provision would be better placed in the DCP.
15	Where a heritage item has been negatively impacted by past development, new development must include the reversal of the negative impact to the heritage item.	Supported. This provision would be better placed in the DCP.
16	Give priority to uses for heritage items that involve less change to significant fabric than uses that require more change.	Supported. This provision would be better placed in the DCP.
17	The retention of an entire building in a way that isolates it completely from its context is not acceptable.	Supported. This provision would be better placed in the DCP.
18	The existing balance of a street is to be preserved, particularly within and adjacent to conservation areas.	Supported. PP to be updated as per Height of Building (HOB) map amendments.
18	Preserve street trees and building setbacks, and balance of building heights, which contribute to the balance of a street.	Supported. This provision would be better placed in the DCP.
20	Specific heads of consideration for CBD development should be included in the standard heritage provisions to give guidance to what constitutes an appropriate transition to a heritage item or conservation area.	Supported. PP to be updated. Refer to proposed heritage clause at Part 2.

21	Preserve the historic hierarchy of streets.	Supported. This provision would be better placed in the DCP.
22	Amalgamation alone is not the only criteria as to whether a development may be suitably accommodated on a site.	Supported. This provision would be better placed in the DCP.
23	Some sites may require further amalgamation before a development may become appropriate in heritage terms.	Supported. PP to be updated. Refer to proposed heritage clause at Part 2.
24	Facade retention is not an acceptable development option for a heritage item.	Supported. This provision would be better placed in the DCP.
25	Any development that involves amalgamation with a heritage item must bestow some of the benefit of that development upon the heritage item.	Supported. This provision would be better placed in the DCP.
26	Development that overhanging the space above a heritage item is not permitted.	Supported. This provision would be better placed in the DCP.
27	Prioritise heritage conservation considerations in assessing developments that amalgamate heritage sites.	Supported. PP to be updated. Refer to proposed heritage clause at Part 2.
28	Ensure that heritage places do not become isolated due to a development.	Supported. This provision would be better placed in the DCP.
29	Retain the existing setbacks for all lots adjacent to a corner lot in any amalgamation proposal.	Supported. This provision would be better placed in the DCP.
30	Recognise the important role that corner sites play in terms of street address, street hierarchy, and connection points. In some instances a building of greater height and bulk will require a larger setback than existing to preserve the character of both streets.	Supported. This provision would be better placed in the DCP.
31	Generally preserve existing street setbacks in new developments to conserve street balance and character.	Supported. This provision would be better placed in the DCP.
32	Always retain a setback of deep soil zone to the rear of a heritage house sufficient for a tree to prevent its isolation as a result of any development.	Supported. This provision would be better placed in the DCP.
33	Recover historic street setbacks to regain streetscape qualities where these have been eroded.	Supported. This provision would be better placed in the DCP.
34	Increase setbacks adjacent to heritage items where historic setbacks are not recoverable.	Supported. This provision would be better placed in the DCP.

35	Give expression to historic subdivision patterns in all new development.	Supported. This provision would be better placed in the DCP.
36	Recovery of historic subdivision and setback patterns in the fabric of new developments.	Supported. This provision would be better placed in the DCP.
37	Modulate building form to prevent creation of a "wall" effect.	Supported. This provision would be better placed in the DCP.
38	Setback higher levels of tall development adjacent to public space to reduce bulk.	Supported. This provision would be better placed in the DCP.
39	Tall buildings not to front directly on to public reserves but to be separated by creation of an active street or path.	Supported. This provision would be better placed in the DCP.
40	Creation of active frontages to developments on multiple sides where appropriate.	Supported. This provision would be better placed in the DCP.
41	Preserve sky visibility between and around tall developments.	Supported. This provision would be better placed in the DCP.
42	Consideration of street width in any new development proposal to avoid creation of canyons.	Supported. This provision would be better placed in the DCP.
43	There must be no additional overshadowing of Experiment Farm as a result of CBD development at any time of the day.	Supported in part. PP to be updated to protect solar access between 10am and 2pm mid-winter. Protecting solar access into late afternoon will have significant adverse impacts on development yield in the Parramatta CBD.
44	There must be no additional overshadowing of the Elizabeth Farm site as a result of CBD development at any time of the day.	Supported in part. No change to the PP required. Council testing shows that Elizabeth Farm will not be affected by overshadowing due to development within the Parramatta CBD between 10am and 2pm mid-winter. Therefore, the application of a solar access plane to Elizabeth Farm is unnecessary and no change to the Council endorsed position of April 2016 is recommended.
45	There must be no additional overshadowing of Hambledon Cottage site as a result of Parramatta CBD development at any time of the day.	Supported in part. No change to the PP is required. As detailed above, Council testing shows that

		Hambledon Cottage will not be affected by overshadowing due to development within the Parramatta CBD between 10am and 2pm mid-winter. Therefore, the application of a solar access plane to Hambledon Cottage is unnecessary and no change to the Council endorsed position of April 2016 is recommended.
46	Incidental overshadowing of the Elizabeth Farm greater precinct as a result of development of the adjacent school may be permitted.	Supported. This provision would be better placed in the DCP.
47	The Parramatta CBD Planning Proposal Incentive FSR and Heights will be impacted by the above recommendations. Further testing is required by Council to ascertain the extent of solar access plane which would apply to the Parramatta CBD Planning Proposal to ensure protection of solar access to Elizabeth Farm, Experiment Farm and Hambledon Cottage.	Further testing prepared by Council to support recommended updates to the PP as detailed above (i.e. A new solar access plane). Refer to solar access map in Part 3.
48	The amount of solar access to Prince Alfred Square should be maximised as far as possible.	Supported in part. Solar access protection for Prince Alfred Square already exists in the PP based on detailed urban design analysis. No further change recommended.
49	The amount of solar access to the Parramatta River should be maximised as far as possible.	Supported in part. Solar access protection for Parramatta River already exists in the PP based on detailed urban design analysis. No further change recommended.
50	The location of defined Active street frontages should be extended to connect a network of heritage items and places throughout the interface areas.	Supported in part. This is better placed in the DCP to achieve a built form that is engaging through the design. Refer to active street frontage map in Part 3.
51	Pedestrian activity should be encouraged, particularly in the streets that intersect with northern Church Street and the riverbank.	Supported, with the exception of the riverbank due to flooding issues and detailed urban design work undertaken as part of the River Strategy.
52	Compile a CBD register of views that must be preserved.	An analysis of significant views has already been undertaken in the Heritage Study by Urbis (Appendix

		B). In addition, critical heritage views identified in the HAA study could be addressed in the DCP.
53	Views both to and from any adjacent heritage item must be considered as part of any development.	Supported. This provision would be better placed in the DCP.
54	Clay Cliff Creek should not be built over.	Supported. This provision would be better placed in the DCP.
55	The alignment of Clay Cliff Creek should be fully expressed in new adjacent development, regardless of height or scale.	Supported. This provision would be better placed in the DCP.
56	Clay Cliff Creek should be made a publically accessible corridor of land adjacent to the creek, with a view towards using the creek as a connecting element between existing green spaces in the city.	Supported. This provision would be better placed in the DCP.
North Parramatta Interface Area - Map Recommendations (shown on Maps 2, 3 and 4):		
57	Recommend FSR Map modifications (Page 83).	Supported, with the exception of the block bound by the River, Sorell, Lamont and Wilde Avenue. Part of this block is subject to a site-specific planning proposal. For the purposes of consistency with the internal assessment of that site specific planning proposal, it is recommended that this block adopt the FSR of 5.2:1 as recommended in the Urbis Heritage Study, together with the solar access plane to protect the southern bank of the River. The solar access plane will keep building heights lower at the River frontage, which achieves the same objective as proposed in the Hector Abrahams Study. The same FSR is recommended for the block opposite (5 Elizabeth Street). Refer to maps in Part 3.
58	Recommend Height Map modifications (Page 84)	Supported, with one exception being the block bounded by Villiers, Ross, Church and Victoria Road. For the purposes of consistency with the incentive FSR of 6:1, where the incentive no height limit should be retained. Refer to maps in Part 3.

North Parramatta Interface Area - LEP Recommendations:		
Special Interest Area 1 – Main Street (Church Street):		
59	The section of Church Street between Fennell and Grose Streets contains a cluster of heritage items. No new building work should be permitted in front of the west elevation of 446 Church Street (former Peacock Inn), and intrusive elements should be removed as part of any proposal.	Supported. This provision would be better placed in the DCP.
60	452-456 Church Street should have a 10m height limit to Church Street and a setback that ensures the heritage items either side do not become isolated as a result of inappropriate development.	Supported. PP to be updated. The 10m height limit to apply to first 10m of the site to align with the rear gutter of 446 Church Street. This is consistent with the map and principles in the HAA study.
61	Since development of the Fennell Street carpark is likely to impact the setting of heritage listed items to the south and west, taller buildings should be located to the east, along Church Street.	Supported. This provision would be better placed in the DCP.
Special Interest Area 2 – Prince Alfred Square:		
62	There must be no further increase in height or FSR to the site at the corner of Victoria Road and Villiers Street.	Supported. This site has been subject to a planning proposal which has recently been gazetted. The incentive FSR and incentive height will reflect that of the approved planning proposal, with no additional height and FSR beyond that, as per the recommendation.
63	Solar access to the park must be maximised.	Supported in part. A solar access plane for Prince Alfred Square already exists in the CBD planning proposal. This was based on detailed urban design analysis. No further change recommended.
Special Interest Area 3 – Institutional (Catholic):		
64	The proposal of a “blanket” FSR of 6.0 across the site with unlimited height controls is not acceptable in a precinct dominated by heritage listed items and bordering a conservation area. There should be no incentives within the controls for this place.	Supported. PP to be updated. Refer to maps in Part 3.
65	Retain the FSR and HoB in the North Parramatta Conservation Area at the existing level.	Supported. PP to be updated. Refer to maps in Part 3.
Special Interest Area 4 – Riverbank:		

66	Preserve the key historic view in this precinct is the view east from Marsden Street, showing Lennox Bridge and its riverside setting.	Supported. This provision would be better placed in the DCP.
67	Reduce the incentive FSR where Wilde Avenue meets the river to preserve the open nature of the River Foreshore Reserve in this area.	Supported. The incentive FSR will be removed from the Wilde Avenue road corridor.
68	Maintain the sky view behind Lennox Bridge when viewed from the west.	Supported. This provision would be better placed in the DCP.
Special Interest Area 5 – Sorrell Street:		
69	Remove the proposed “blanket” incentive FSR of 6.0 and unlimited incentive height from the conservation area	Supported. PP to be updated. Refer to maps in Part 3.
70	Maintain the current height limit of 11m and existing setbacks in order to preserve this conservation area.	Supported. PP to be updated. Refer to maps in Part 3.
Special Interest Area 6 – All Saint’s Precinct:		
71	The proposal of a “blanket” FSR of 6.0:1 across the site with unlimited height controls is not acceptable in a precinct dominated by heritage listed items. There should be no incentives within the controls for this place.	Supported. PP to be updated. Refer to maps in Part 3.
72	Retain the FSR and HoB at the existing level, to maintain consistency in approach with other Conservation Areas.	Supported. PP to be updated. Refer to maps in Part 3.
North Parramatta Interface Area - DCP Recommendations:		
Special Interest Area 1 – Main Street (Church Street):		
73	Amalgamation of lots must not result in isolation of heritage sites.	Supported. DCP to be updated.
74	Preserve the prominence of views to the termination points of the parks at each end.	Supported. DCP to be updated.
75	Step up the form of buildings and podiums with the topography of the street.	Supported. DCP to be updated.
76	Give expression to historic subdivision pattern in all development.	Supported. DCP to be updated.
77	Adhere to a common design of footpath surfaces, planting, lighting to unify the main street as a defined precinct.	Supported. DCP to be updated.
78	Maintain the varying width of the road.	Supported. DCP to be updated.

79	Preserve views to east and west along side streets by limiting the height of buildings on corner sites, particularly at Grose and Fennell Streets, to ensure an appropriate relationship to buildings on each street. A tower setback should be implemented at the corner.	Supported. DCP to be updated.
Special Interest Area 2 – Prince Alfred Square:		
80	Increase the level of sun to the park in winter.	Supported in part. A solar access plane for Prince Alfred Square already exists in the CBD planning proposal. This was based on detailed urban design analysis. No further change recommended.
81	Developments adjacent to the park are to address the park.	Supported. DCP to be updated.
82	Preserve views into and out of the park, including those to the Cathedral and the former Congregational Church.	Supported. DCP to be updated.
83	Retain existing views from the park of the steeples of St Patricks Cathedral and former Congregational Church against the sky in all directions.	Supported. DCP to be updated.
84	Preserve views to the park from Victoria Road where they already exist. To meet this requirement, future buildings on Victoria Street will require extra but not large setbacks.	Supported. DCP to be updated.
85	The taller part of any development on the Villiers Street and Victoria Road corner site, is to be placed to the east, towards the tall buildings of Church Street.	Supported. DCP to be updated.
Special Interest Area 3 – Institutional (Catholic):		
86	Retain the visual prominence of the steeple of St Patricks Cathedral against the sky when seen from Prince Alfred Square and Victoria Road.	Supported. DCP to be updated.
Special Interest Area 4 – Riverbank:		
87	New tower podiums along the upper northern bank to be separated to prevent development from forming a wall and limit overshadowing along the river.	Supported. DCP to be updated.
88	Preserve all existing openings of streets to the river.	Supported. DCP to be updated.
89	Plan for pedestrian routes down to the river.	Supported. DCP to be updated.

90	Re-establish all north-south street connections to the river.	Supported. DCP to be updated.
91	Consider key views at river bend in the siting of new towers to avoid impact on the visual amenity of the river	Supported. DCP to be updated.
92	All development is to have an active address to the river.	Supported. DCP to be updated.
Special Interest Area 5 – Sorrell Street:		
93	Give expression to historic subdivision patterns in any new development.	Supported. DCP to be updated.
94	Preserve all street trees and existing historic setbacks.	Supported. DCP to be updated.
95	Restrict setback of development at corners so as to permit visual connections to the Church Street ridge.	Supported. DCP to be updated.
Special Interest Area 6 – All Saint's Precinct:		
96	Retain the visual prominence of the steeple of All Saint's Church against the sky when seen from Victoria Road.	Supported. DCP to be updated.
South-East Parramatta Interface Area - Map Recommendations (shown on Maps 2, 3 and 4):		
97	Recommend FSR Map modifications.	Supported, with the exception of the recommendation to remove incentives from the north side of George Street. This recommendation is out of scope for this study (as it does not relate to transition to a HCA) and is inconsistent with significant analysis undertaken for site specific planning proposals in this area. Refer to maps in Part 3.
98	Recommend Height Map modifications.	Supported, with the exception of: the blocks bound by Parkes, Harris, Una and Wigram (northern section) and Parkes, Kendall, Wigram and Station Street East, where the current height of 28m has been used (instead of the 26m recommended by consultants). This is to ensure consistency with current base height controls.

		<p>As detailed above, the recommendation to reduce heights on the northern side of George Street is outside the study area and does not relate to transition to a HCA. It is also inconsistent with significant separate work which has been undertaken for separate site-specific planning proposals in this area.</p> <p>Refer to maps in Part 3.</p>
South-East Parramatta Interface Area - LEP Recommendations:		
Special Interest Area 7 – The eastern end of George Street and an important entry point to the city:		
99	Control development to not fall directly on the visual axis with Old Government House.	<p>As detailed above, the recommendation to remove incentives from the north side of George Street is not supported as it is out of scope for this study (as it does not relate to transition to a HCA) and is inconsistent with significant analysis undertaken for site specific planning proposals in this area. Refer to maps in Part 3.</p>
100	Preserve the historic spatial connection between the historic house Harrisford and the river, views of the riverbank, river and Gasworks Bridge from western part of George Street.	<p>As detailed above, the recommendation to remove incentives from the north side of George Street is not supported as it is out of scope for this study (as it does not relate to transition to a HCA) and inconsistent with significant analysis undertaken for site specific planning proposals in this area. Refer to maps in Part 3.</p>
101	Consider the listing of land on the southeast corner of Harris and George Streets as a heritage item on the LEP, considering its historic significance and archaeological potential. The land forms part of the State Heritage Register listing 01863 (Ancient Aboriginal and Early Colonial Landscape). Although outside of the scope of this study, this omission should be addressed as the land forms part of the curtilage to this Special Interest Area.	<p>This site is outside both the study area and CBD planning proposal area. A separate study would be required to investigate whether the site should be listed as a heritage item. This could be undertaken as a separate piece of work at a later date.</p>
Special Interest Area 8 – The edge of the CBD:		

102	New tall buildings must not create any additional overshadowing of the buildings and grounds of Experiment Farm, Elizabeth Farm or Hambledon Cottage. The Parramatta CBD Planning Proposal Incentive FSR and Heights will be impacted by the above recommendation. Further testing is required by Council to ascertain the extent of solar access plane which would apply to the Parramatta CBD Planning Proposal to ensure protection of solar access to these areas.	Supported with amendments as detailed above. PP to be updated. Refer to solar access map in Part 3.
103	The Clay Cliff Creek should not be built over.	Supported. This provision would be better placed in the DCP.
104	Extend the defined area of Active Street front to include the western side of Harris Street.	Supported in part. This is better placed in the DCP to achieve a built form that is engaging through the design. Refer to active street frontage map in Part 3.
105	All new buildings to address the east.	Supported. This provision would be better placed in the DCP.
Special Interest Area 9 – Buffer to Harris Park West Conservation Area:		
106	New tall buildings must not create any additional overshadowing of the buildings and grounds of Experiment Farm, Elizabeth Farm, or Hambledon Cottage. The Parramatta CBD Planning Proposal Incentive FSR and Heights will be impacted by the above recommendation. Further testing is required by Council to ascertain the extent of solar access plane which would apply to the Parramatta CBD Planning Proposal to ensure protection of solar access to these areas.	Supported with amendments as detailed above. PP to be updated. Refer to solar access map in Part 3.
107	Remove the incentive FSR from the conservation area.	Supported. PP to be updated. Refer to maps in Part 3.
108	Amend Incentive heights to be 26m /8 storey and 20m / 6 storey in order to preserve an effective buffer zone to the conservation area.	Supported, but PP to use 28m for the blocks bound by Parkes, Harris, Una and Wigram (northern section) and Parkes, Kendall, Wigram and Station Street East so as to ensure consistency with current base height controls. Refer to maps in Part 3.
109	The boundary of the Harris Park West conservation area should be redefined so as not to include the demolished zone along Kendall Street.	Supported. PP to be updated. Refer to maps in Part 3.

Special Interest Area 10 – Buffer to Harris Park West Conservation Area:		
110	The Clay Cliff Creek should not be built upon.	Supported. This provision would be better placed in the DCP.
South-East Parramatta Interface Area - DCP Recommendations:		
Special Interest Area 7 – The eastern end of George Street and an important entry point to the city:		
111	Maintain the podium controls and tower setbacks for George Street that are in place in the DCP.	This recommendation will be subject to further analysis by Council to inform the DCP in regard to appropriate podium controls and tower setbacks for George Street, including a review of how effective the current controls are and how they are being applied.
112	Reduce the FSR area at the eastern end of George Street in order to maintain both a view east from George Street, and a view west from George Street to Harrisford. Such a change would appear to be the only effective way remove incentives and preserve what are essentially vital setbacks to ensure the retention of historic views and relationships at the entry point to the CBD from the east.	As discussed above, the recommendation to remove incentives from the north side of George Street is not supported as it is out of scope for this study (as it does not relate to transition to a HCA) and inconsistent with significant analysis undertaken for site-specific planning proposals in this area. Refer to maps in Part 3.
113	Give expression to historic subdivision patterns in all new development.	Supported. DCP to be updated.
Special Interest Area 8 – The edge of the CBD:		
114	Control the bulk and nature of the architecture that fronts the street and the park to overcome isolation and alienation	Supported. DCP to be updated.
115	Make clear the shape and form of Clay Cliff Creek in all adjacent proposals on the part of the creek that falls into this precinct, regardless of height or scale.	Supported. DCP to be updated.
116	Do not erect buildings over the Clay Cliff Creek.	Supported. DCP to be updated.
Special Interest Area 9 – Buffer to Harris Park West Conservation Area:		
117	In all new development give expression to the historic subdivision pattern in the buildings	Supported. DCP to be updated.
118	Make clear the shape and form of Clay Cliff Creek in all adjacent proposals on the part of the creek that falls into this precinct, regardless of height or scale.	Supported. DCP to be updated.
119	Do not erect buildings over the Clay Cliff Creek.	Supported. DCP to be updated.

Special Interest Area 10 – Buffer to Harris Park West Conservation Area:		
120	Preserve view of Harris Park	Supported. DCP to be updated.
121	Development to address the landscape basis of the precinct	Supported. DCP to be updated.
122	The planning and form of development is to interpret the creek and its importance. This should include opening it up and bridging it, allowing pedestrians to walk and cross it.	Supported. DCP to be updated.
South-West Parramatta Interface Area - Map Recommendations (shown on Maps 8 and 9):		
123	Recommend FSR Map modifications (page 128).	Supported, PP to be updated. Refer to maps in Part 3.
124	Recommend Height Map modifications (page 129).	Supported, PP to be updated with one change to Marion Street where the HAA recommended base height of building control for part of the site be amended to apply a 'no height limit' given the varied base heights in the affected area and potential impact on the 'balanced street' objective. This will also facilitate improved urban design outcomes. Refer to maps in Part 3.
South-West Parramatta Interface Area - LEP Recommendations:		
Special Interest Area 11 – Auto Alley:		
125	The view west of open sky from Marion Street should be preserved. This would result in amended maximum heights to blocks on Church Street.	Supported. This provision would be better placed in the DCP. No change to the building height map is recommended.
126	Preserve the similar view (although with a higher possible limit) East from Lansdowne Street. Without a sky view at their respective ends, the heritage character of these streets will be compromised.	Supported. This provision would be better placed in the DCP. No change to the building height map is recommended.
Special Interest Area 12 – Marlon and High Street Village:		
127	Marion Street should be scheduled as a Heritage Conservation Area, and thus incentives should not apply in this zone.	A separate defined heritage study would be required to investigate whether Marion Street should be scheduled as a HCA. The study would assess the heritage significance of all existing building within the proposed heritage conservation area, including contributory significance and overall character. This could be

		undertaken by Council at a later date as a separate piece of work.
128	Preserve the open view of sky at the western end of Marion Street	Supported. This provision would be better placed in the DCP. No change to the building height map is recommended.
129	Preserve High Street as a residential street. It is unique in the Transition Areas as one of very few streets with centrally planted street trees.	Supported in part. The current zoning of High Street is B4 Mixed Use which permits inter alia commercial premises, shop top housing and residential flat buildings. As High Street is not identified on the Active Street Frontages map, residential only developments are permitted and therefore no change to the PP is recommended. An update to the PP is proposed to introduce a 12m height limit along both sides of High Street to the first 18m as recommended. This aligns with existing heritage buildings in the street.
Special Interest Area 13 – Dixon and Rosehill Street Suburban Precinct:		
130	Remove the 40m- 80m height limit backing on to a street of houses (in particular the Lansdowne Street conservation area)	Supported. PP to be updated. Refer to maps in Part 3.
South-West Parramatta Interface Area - DCP Recommendations:		
Special Interest Area 11 – Auto Alley:		
131	Retain the boulevard width in any future development by implementing defined setbacks and to avoid the creation of a "corridor" prior to arrival at the city.	Supported. DCP to be updated.
132	Modulate building form to prevent creation of a continuous wall of development.	Supported. DCP to be updated.
133	Set back higher levels of buildings adjacent to public space to reduce bulk.	Supported. DCP to be updated.
134	Define active frontages to developments on multiple sides of development.	Supported. DCP to be updated.
Special Interest Area 12 – Marion and High Street Village:		

135	Setbacks of all existing buildings and historic subdivision allotments to be retained and expressed in any development.	Supported. DCP to be updated.
136	Consider High Street and Jubilee Park as future pedestrian alternative to Auto Alley and scale accordingly.	Supported. DCP to be updated.
137	Set back Buildings adequately to preserve High Street trees, which appear as mature specimens in 1943 aerial imagery	Supported. DCP to be updated. Height controls for High Street are also to be added to PP. Refer to maps in Part 3.
138	Allow no overshadowing of house allotments in the precinct.	Recommend objective based DCP controls to guide siting of built form to minimise overshadowing of house allotments.
139	Separate adjacent development higher than six storeys so as to not form a wall.	Supported. DCP to be updated.
140	Preserve a view of the sky, ventilation and sun penetration between buildings as experienced from the precinct.	Supported. DCP to be updated.
141	Consider the impact of any development in terms of overshadowing and isolation of the Tottenham Street Conservation Area.	Supported. DCP to be updated.
Special Interest Area 13 – Dixon and Rosehill Street Suburban Precinct:		
142	Prepare specific controls for this area that will yield a buffer successful in the manner of Special Interest Area, the buffer to Harris Park West HCA. Retain smaller subdivision lot sizes and avoid combining of lots.	Supported. DCP to be updated. Refer to maps in Part 3.
143	Give expression to historic subdivision patterns in new development.	Supported. DCP to be updated.
Summary Recommendations regarding FSR and Height (page 132):		
North Parramatta Interface Area:		
144	Remove FSR and height incentives in Sorrell Street Conservation Area, Catholic Institutional Area (Precinct 3), and All Saints Church heritage items.	Supported. PP to be updated.
145	Remove incentives and retain existing FSR and Height at corner of Villiers Street and Victoria Road, in order to prevent overshadowing of Prince Alfred Square and St Patrick's Cathedral, and to retain prominence of Church Street precinct.	Supported. This site has been subject to a planning proposal which has recently been gazetted. The incentive FSR and incentive height will reflect that of the approved planning proposal, with

		no additional height and FSR beyond that, as per the recommendation. Refer to maps in Part 3.
146	Remove incentives to retain meaningful "open sky" river corridor from Lennox Bridge.	<p>The block bound by the River, Sorrell, Lamont and Wilde Avenue is subject to a site-specific planning proposal. For the purposes of consistency with the assessment of that site-specific planning proposal, it is recommended that this block adopt the FSR of 5.2:1 as recommended in the Urbis Heritage Study, together with the solar access plane to protect the southern bank of the River. The solar access plane will keep building height lower at the River frontage, which achieves the same objective as proposed in the HAA study. The same FSR is recommended for the block opposite (5 Elizabeth Street).</p> <p>Further to the above, the incentive FSR will be removed from the Wilde Avenue road corridor.</p> <p>Refer to maps in Part 3.</p>
South-East Parramatta Interface Area:		
147	Reconfigure boundary of conservation area at intersection of Kendall and Ada Streets to remove listing from demolished area.	Supported. PP to be updated. Refer to maps in Part 3.
148	Remove FSR and Height incentives from Ada Street conservation area.	Supported. PP to be updated. Refer to maps in Part 3.
149	Change incentive height for important buffer zone between Una, Harris, Parkes and Wigram Streets.	Supported, but PP to use 28m for the blocks bound by Parkes, Harris, Una and Wigram (northern section) and Parkes, Kendall, Wigram and Station Street East so as to ensure consistency with current base height controls. Refer to maps in Part 3.
South-West Parramatta Interface Area:		
150	Remove incentive FSR and Height from Marion Street heritage item cluster.	Supported with respect to FSR including the 12m incentive height

		<p>of building control apply for the first 18 metres of the site. However, the recommendation that the current base height of building control (18, 26 and 54 metres) become the incentive height of the building control for the rear portion of the sites along Marion Street (that have an incentive FSR of 2:1) is not supported. This is because it is inconsistent with the report recommendation for 'balanced streets' and recovering historic street hierarchy, and may lead to poor urban design outcomes. It is therefore recommended that the incentive height of building control is 'no height limit' for the portion of the site excluded from the 12 metre height limit. The application of the 12m height limit to the first 18m of the site is consistent with the map and principles in the HAA study.</p> <p>Refer to maps in Part 3.</p>
151	Maintain "open sky" at western end of Marion Street and eastern end of Lansdowne Street.	Supported. DCP to be updated. No changes recommended to height maps.
152	Reduce incentive height to northern side of Lennox Street, and to other areas as shown to provide adequate transition to Marsden Street.	Supported. PP to be updated. Refer to maps in Part 3.
153	Consider impact of tall buildings on High Street, in particular on the centrally planted street trees.	Supported. PP to be updated. The application of the 12m height limit to the first 18m of the site is consistent with the map and principles in the HAA study. Refer to maps in Part 3.

PART 2 – PROPOSED HERITAGE CLAUSE

7.21 Managing heritage impacts

(1) Objective

To ensure that development in the Parramatta City Centre demonstrates an appropriate relationship to heritage items and heritage conservation areas that responds positively to heritage fabric, the street and the wider area.

(2) Land to which this clause applies

This clause applies to any development on land in the Parramatta City Centre which includes or is directly adjacent to a heritage item or heritage conservation area.

(3) Heads of consideration – Impact on heritage

- (a) Development consent must not be granted to the erection of a building on land to which this clause applies unless the consent authority has considered the *impact* of the development on heritage items or heritage conservation areas.
- (b) In considering what constitutes an *impact* on a heritage item or heritage conservation area, the following heads of consideration must be considered in the assessment of any development application on land to which this clause applies:
 - (i) Immediate relationship – The impact upon the built fabric or within or adjacent to the lot of that heritage item, or impact upon a property located with a heritage conservation area, must be considered.
 - (ii) Street relationship – Where development is visible from the street elevation, the impact upon the street must be considered, and in the case of a corner site (or a site that is adjacent to a corner), then the impact upon both streets must be considered.
 - (iii) Area relationship – Where a development is of a certain height and is adjacent to a heritage conservation area or cluster of individually listed heritage items, then the impact of that development upon the significance of the heritage conservation area or heritage items must be considered.

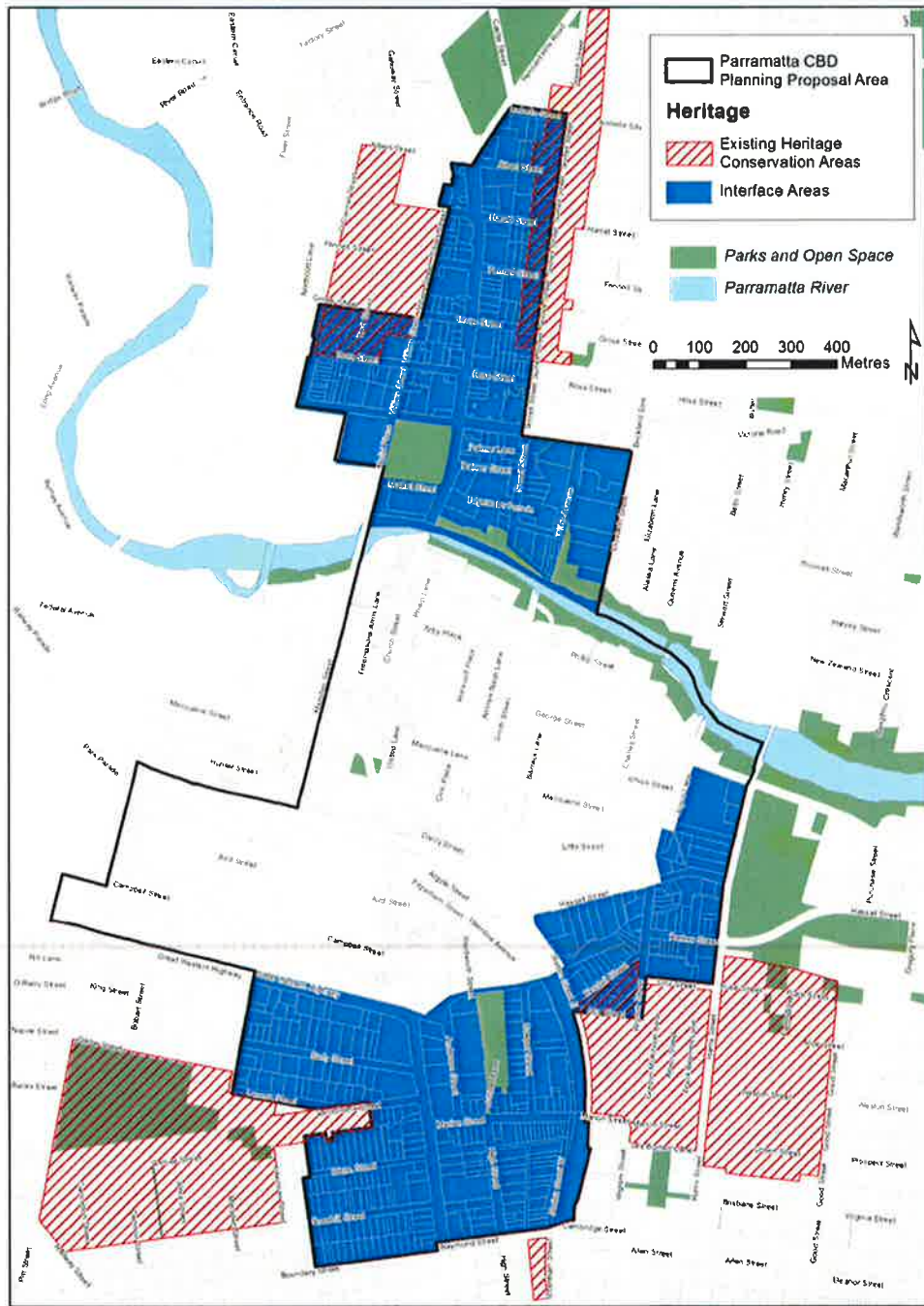
(4) Heritage assessment

- (a) Development consent must not be granted to the erection of a building on land to which this clause applies unless the consent authority has considered:
 - (i) a heritage impact statement; and
 - (ii) in the case of any development involving a lot amalgamation including or adjacent to a heritage item, a conservation management plan.
- (b) The heritage impact statement should address the following:
 - (i) 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;
 - (ii) an area of context of heritage items and heritage conservation areas that is large enough to capture all potential impacts; and
 - (iii) important heritage relationships, as identified in the heads of consideration in clause (3).

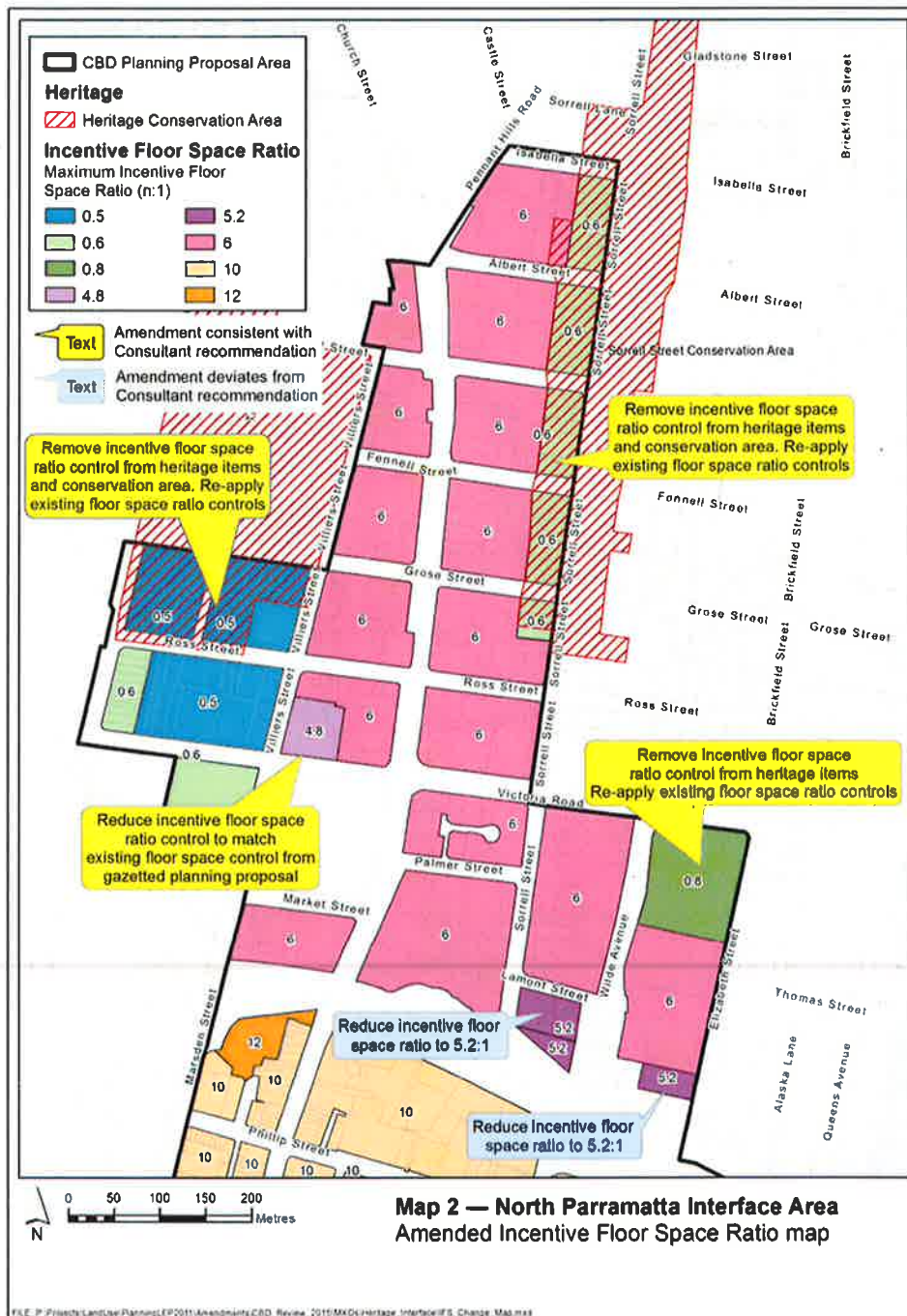
- (c) Where a conservation management plan is required in accordance with clause 4(a)(ii), it should include conservation policies and management mechanisms that address the following:
 - (i) whether further lot amalgamation is required before a development may become appropriate in heritage terms; and
 - (ii) whether heritage conservation considerations have been prioritised in assessing developments that amalgamate heritage sites.

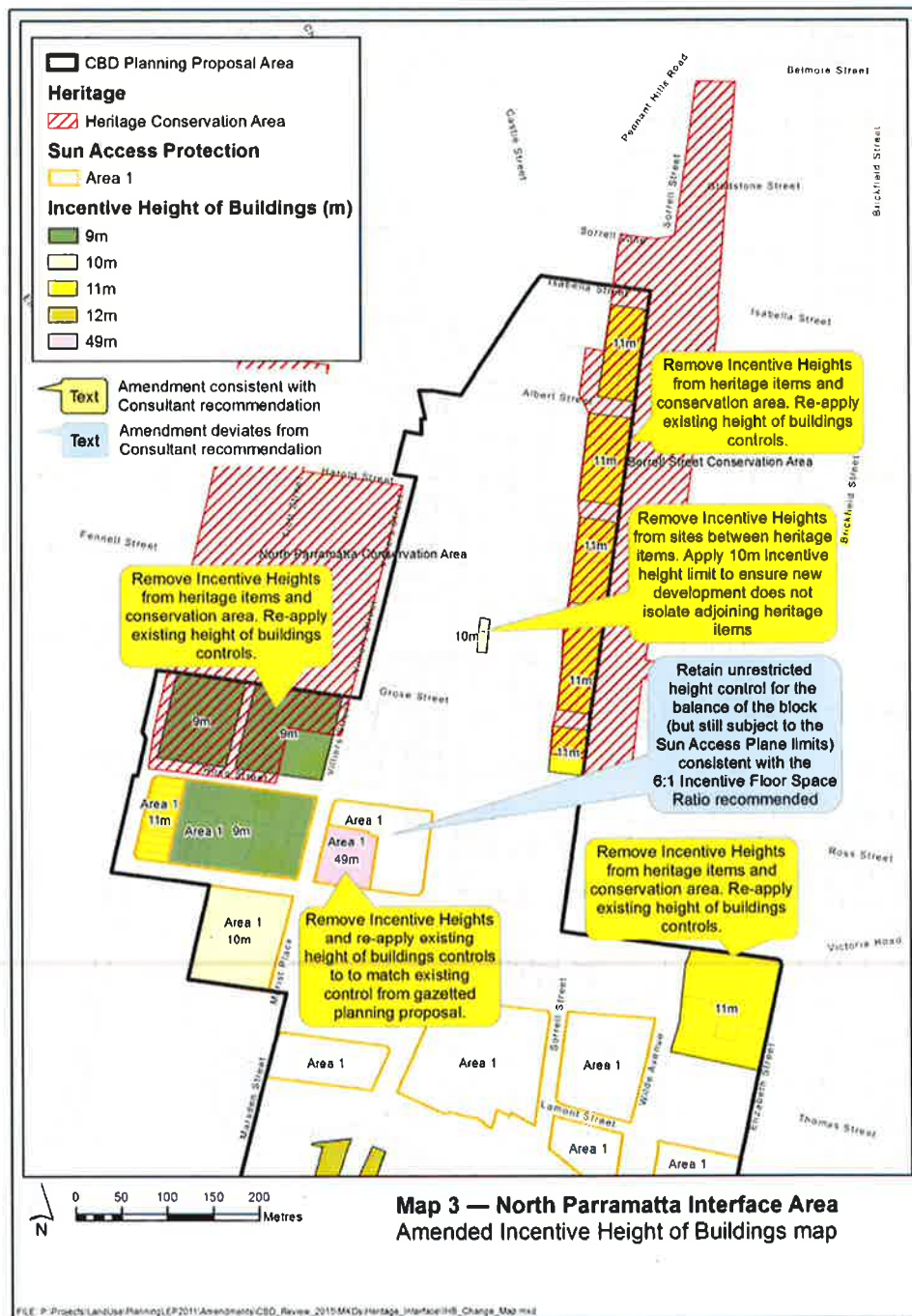
PART 3 – RECOMMENDED MAP UPDATES

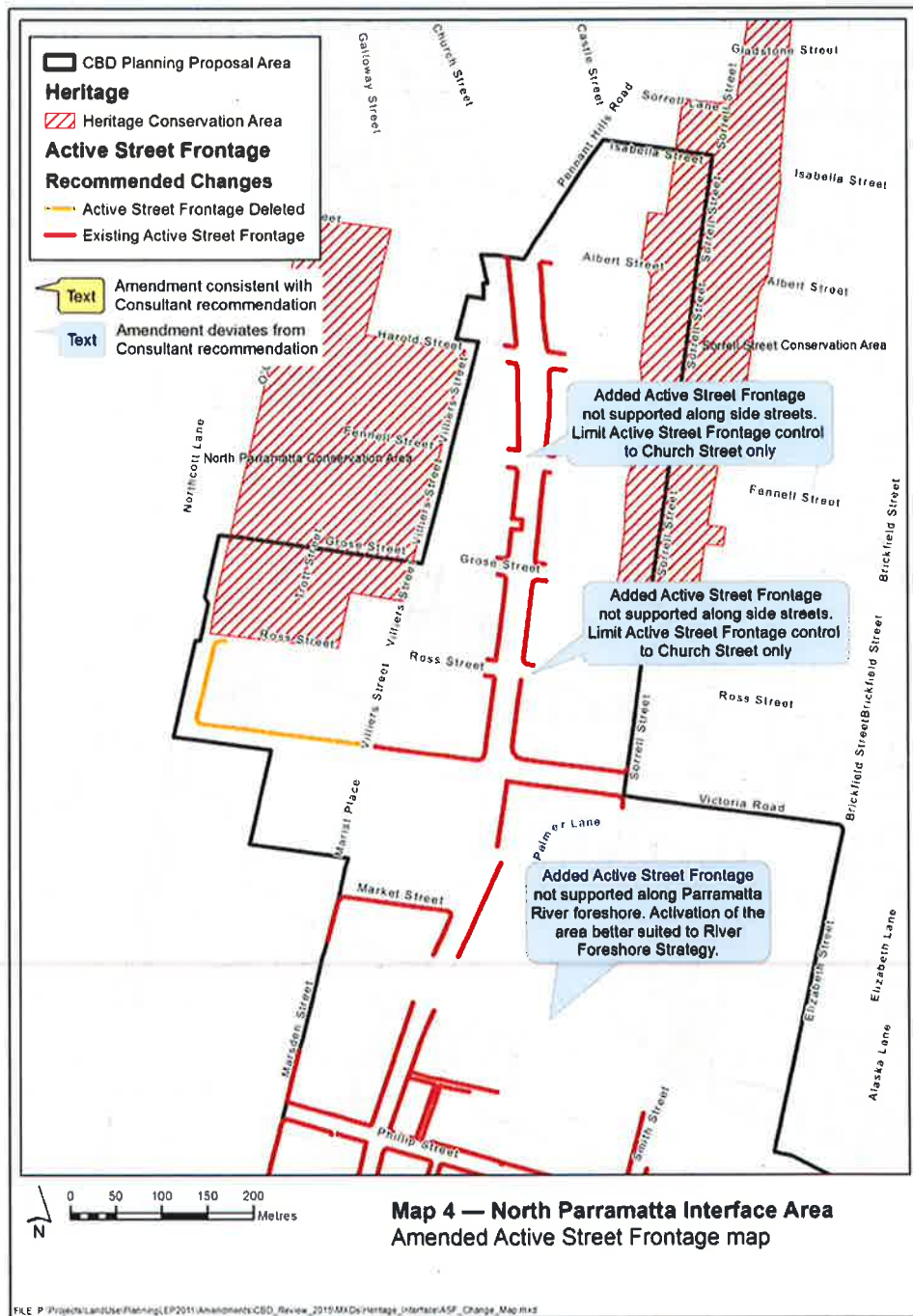
Map 1 — Parramatta CBD Heritage Study of Interface Areas Locality Map

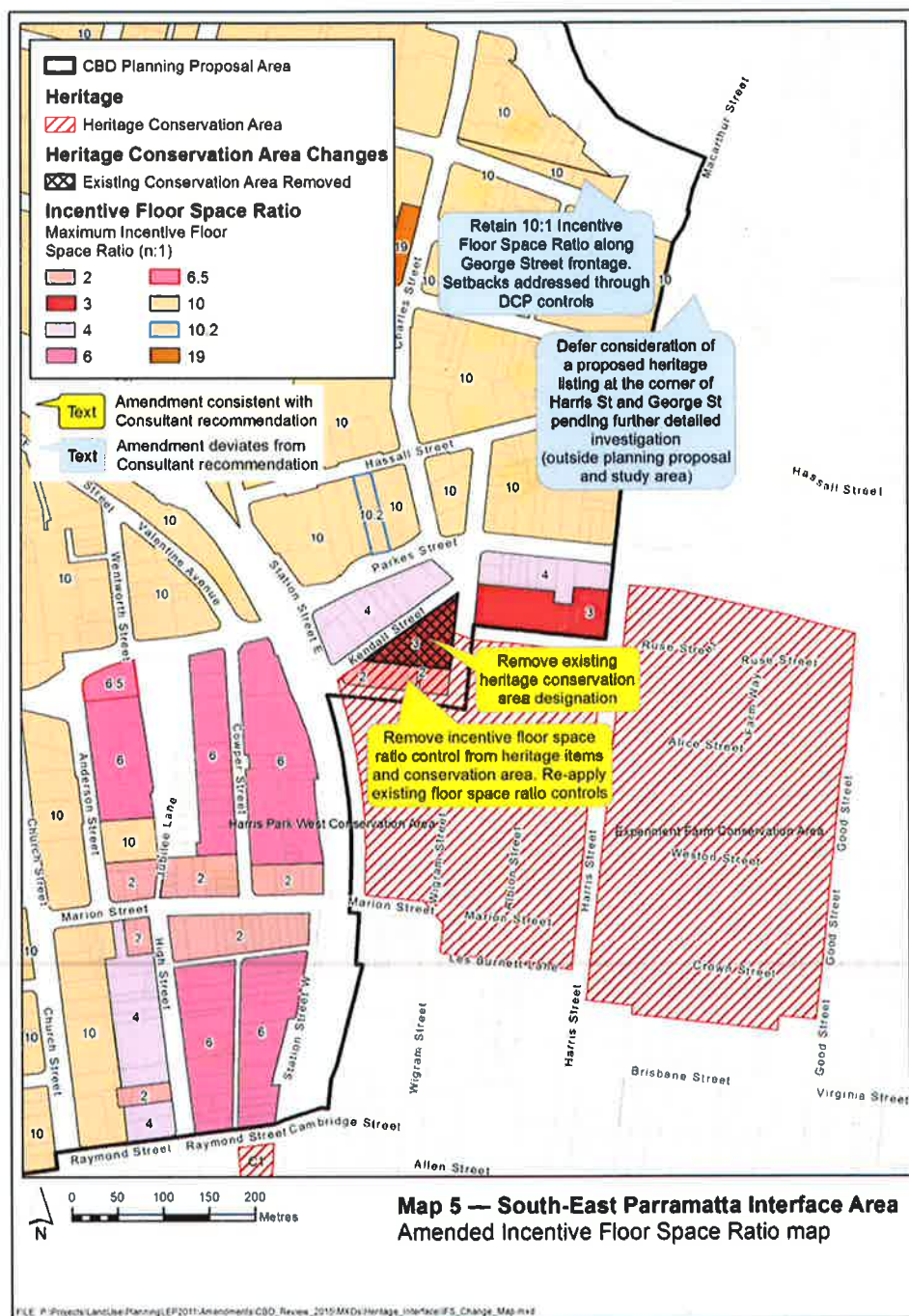


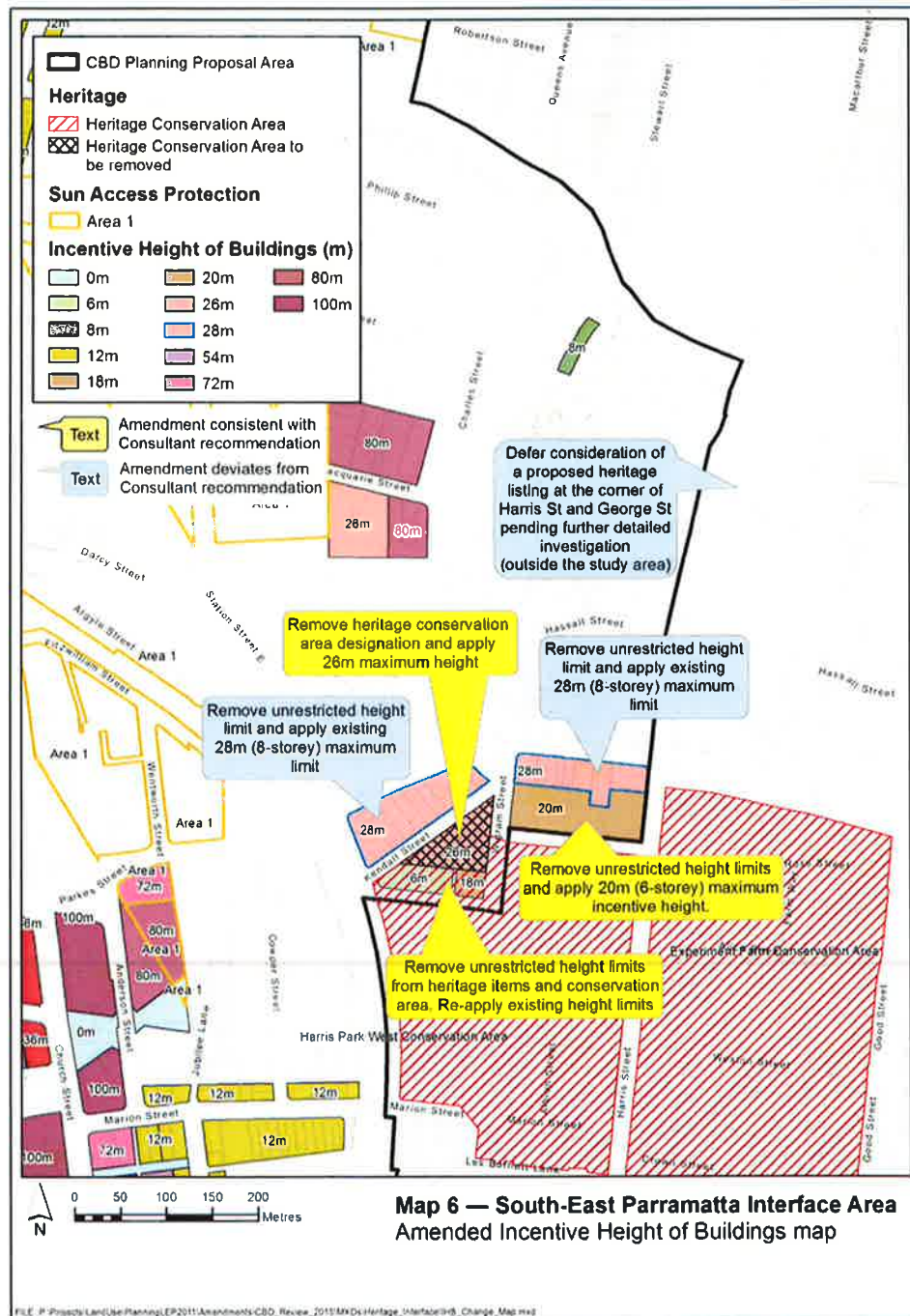
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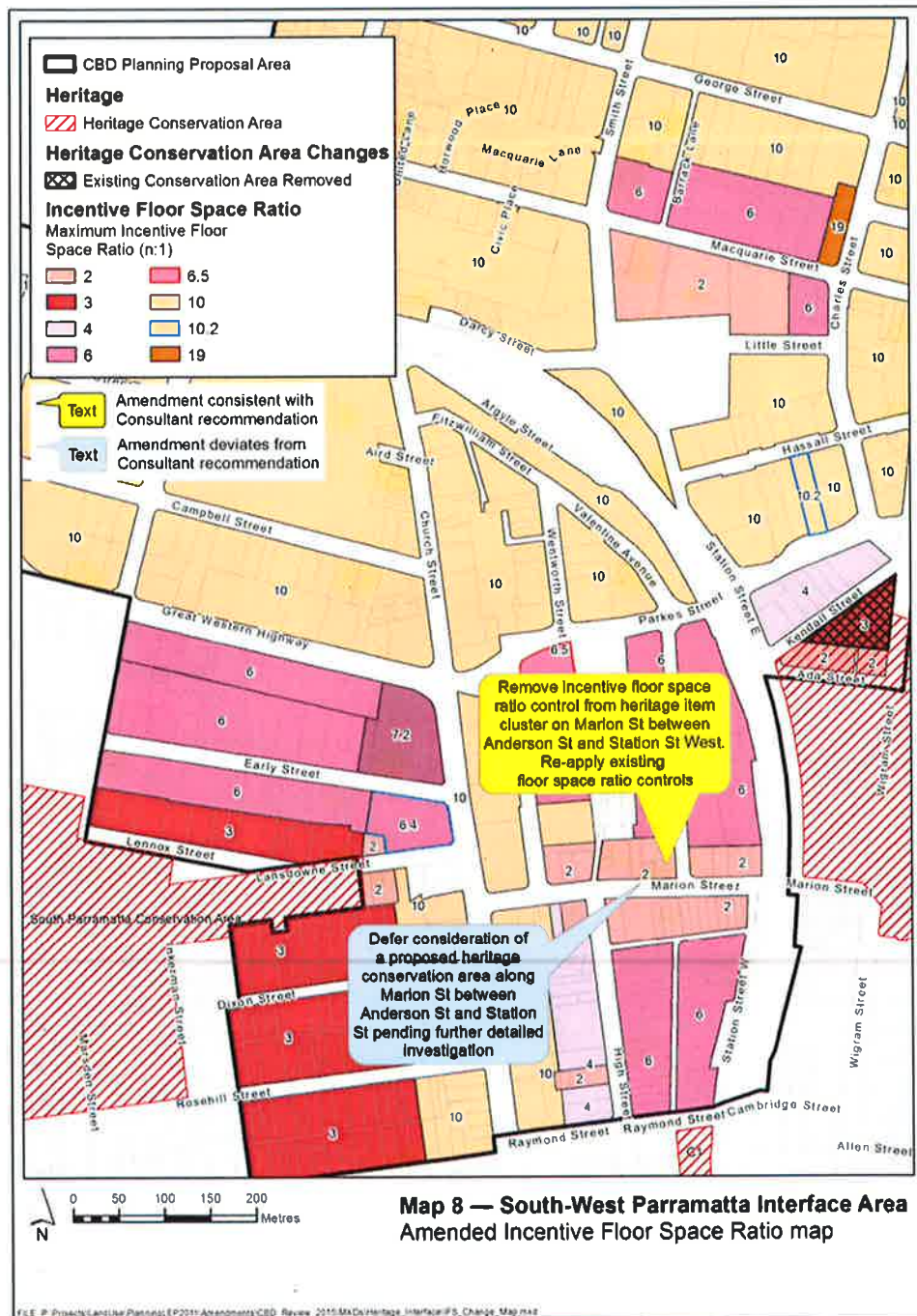




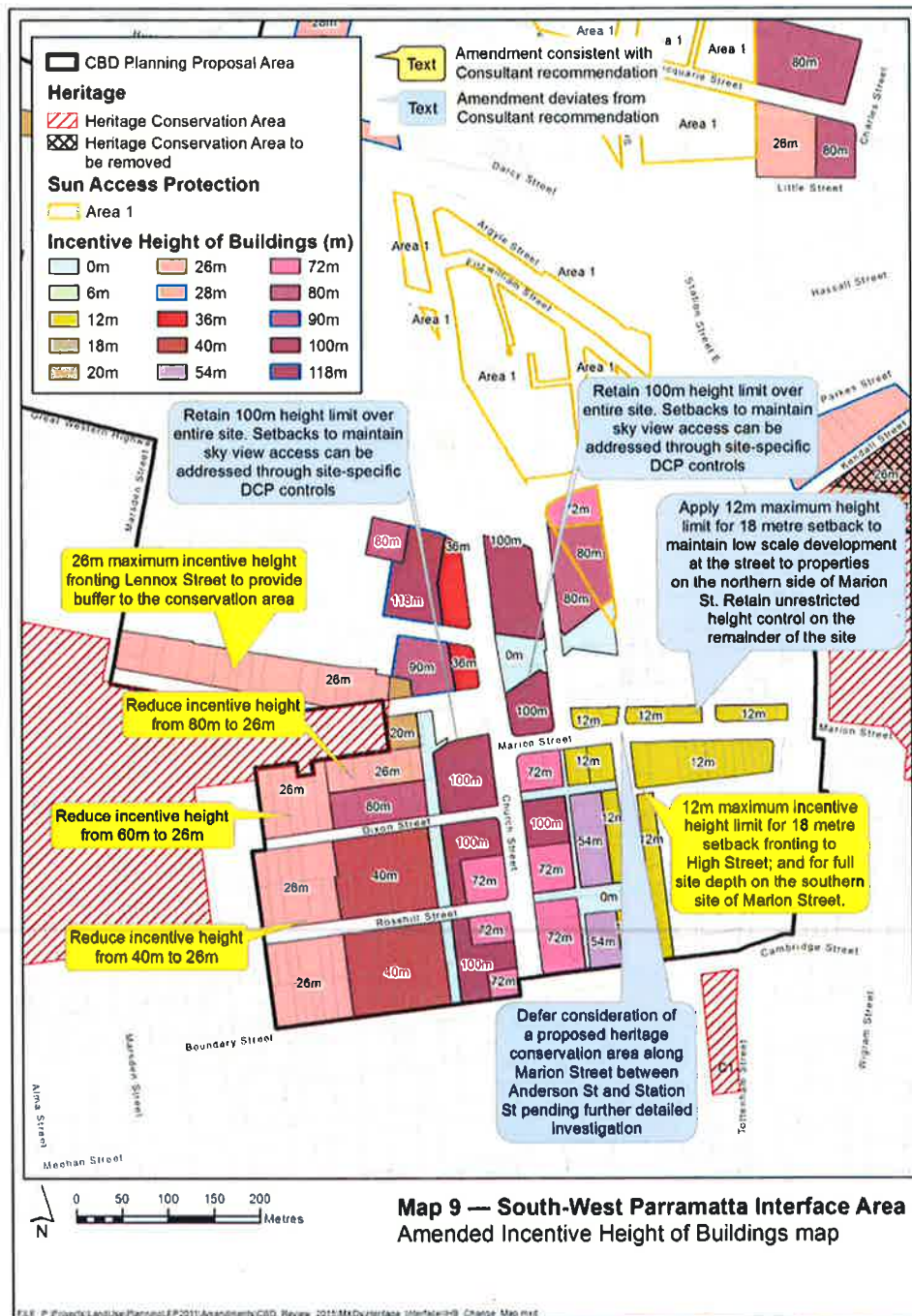








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