

ECONOMY

ITEM NUMBER	5.3
SUBJECT	Review of the planning controls for the South Parramatta Heritage Conservation Area and adjoining areas
REFERENCE	F2014/00181 - D04666590
REPORT OF	Project Officer- Land Use Planning

PURPOSE:

The purpose of this report is:

- To update Council on the outcome of pre-statutory consultation undertaken for the South Parramatta Heritage Conservation Area (HCA) and adjoining areas.
- To seek Council's endorsement of the planning strategy for the South Parramatta HCA and adjoining areas.

RECOMMENDATION

a) That the planning proposal at **Attachment 1** to amend the Parramatta LEP 2011 as follows:

(i) To reduce the extent of the Heritage Conservation Area (HCA) (see **Figure 2**)

(ii) For land within the reduced HCA the planning proposal will seek to:

- amend the zoning from R3 Medium Density Residential to R2 Low Density Residential
- reduce the permitted FSR from 0.8:1 to 0.4:1
- reduce the permitted height from 11m to 7.5m
- limit Torrens title subdivision.

(iii) That for land on the north side of Boundary Street (shown shaded in orange Figure 9) the planning proposal will seek to:

- increase the FSR from 0.8:1 to 1.2:1
- increase permitted building height from 11m to 14m

be endorsed and forwarded for Gateway determination by the Department of Planning And Environment in accordance with section 56 of the Environmental Planning and Assessment Act 1979.

- b) **That** upon receipt of the Gateway determination the planning proposal be placed on public exhibition for a period of 28 days subject to compliance with any conditions of the Gateway determination.
- c) **That** Council advises NSW Department of Planning and Environment that the Interim General Manager will be exercising the plan making delegations for the planning proposal as authorised by Council on 26 November 2012.
- d) **Further, that** Council authorises the Interim General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan amendment process.

EXECUTIVE SUMMARY

1. The South Parramatta Heritage Conservation Area is of significance as the earliest remaining example in Parramatta of a speculative private subdivision related to the railway. The pattern of subdivision remains relatively intact and the lots contain a collection of intact early pre-1900 cottages. The single storey scale of most of its housing and associated shops, and the range of building styles, from the 1850s to the 1960s, clearly demonstrate the way in which the suburb gradually developed and allows its history to be experienced and understood.
2. The current development controls for the South Parramatta HCA contained in the Parramatta Local Environmental Plan 2011 (PLEP 2011) include a R3 Medium Density Residential zoning, a Height of Buildings (HOB) of 11m and a Floor Space Ratio (FSR) of 0.8:1. The controls are inconsistent with those in the Parramatta Development Control Plan 2011 (PDCP 2011) which aim to maintain the single storey scale and the historic pattern of development. This inconsistency has created uncertainty and ambiguity for landowners, potential developers and the community in general. Council therefore commenced a review of the South Parramatta HCA planning controls in February 2014.
3. The review led to a range of options and proposals for the South Parramatta HCA and that aimed to resolve the inconsistency in the planning controls. In summary the proposals provided for the following:
 - A reduction in the extent of the Heritage Conservation Area.
 - The retention of existing zoning, height and floor space ratio controls for land bordering the reduced heritage conservation area.
 - Increased height and floor space ratio controls for properties fronting the north side of Boundary Street.
 - The addition of buildings and 8 and 10 Alma Street to the heritage list.
 - Five different development scenarios for the reduced Heritage Conservation Area including:
 - **Scenario 1 (for single storey development)** which proposes a **R2** Low Density Residential zoning with a HOB of **4.5m** (except to the rear of properties north of Crimea Street which have a proposed HOB of 6m) and a FSR of **0.33:1**;
 - **Scenario 2 (for single storey development plus attic)** which proposes a **R2** Low Density Residential zoning with a HOB of **6m** and a FSR of **0.5:1**; and
 - **Scenario 3 (for double storey development for the rear part of sites)** which proposes a **R2** Low Density Residential zoning with a HOB of **7.5m** and a FSR of **0.33:1**.
 - **Scenario 4 (for two-storey townhouse development at rear of sites)**, which would retain the **R3** Medium Density Zoning with a HOB of **8m** (double storey, with no attics, for rear of sites) and a FSR of **0.4:1**.
 - **Scenario 5 (for attached or detached dual occupancy development)**, which proposes a **R2** Low Density Residential zoning with a HOB of **7.5 m** (double storey for rear of sites) and a FSR of **0.4:1**.
4. Council considered all the proposals detailed above and resolved on 26 April 2016 to undertake pre-statutory consultation with landowners in the South Parramatta HCA and adjoining areas. This consultation occurred from 4

October to 7 November 2016. Responses were received from 58 residents and are summarised as follows:

- A high proportion of residents (40%) seek to maintain the single storey character of the HCA. However, approximately 60% of the respondents seek to allow some form of development, including 38% in support of two storey development (including dual occupancy development) to meet housing and family needs.
- 62% support the proposal to reduce the extent of the HCA.
- 65% support the proposal to retain the current height of building and floor space ratio (FSR) controls for land adjoining the HCA.
- 55% support the proposed increase of height and FSR for land to the north of Boundary Street.
- 57% support the addition of dwellings at 8 and 10 Alma Street to the heritage list. However, both landowners of these properties advised that they oppose the heritage listing of their properties.

5. Council's Heritage Advisory Committee has considered the proposals for the HCA and its position is generally as follows:

- Whilst scenario 1 (single storey development) is the preferred option of the Committee, Scenarios 3 and 5 (two storey development) were considered generally appropriate.
- There is no support to exclude Lansdowne Street from the current boundary of the HCA.
- There is support to maintain the current height of building and FSR controls for land adjoining the HCA.
- There is no support to increase the height and FSR for land north of Boundary Street
- The proposed heritage listing of dwellings at 8 and 10 Alma Street is not supported.

6. Recommendations for a future planning strategy for the area have been informed by a number of factors including the need to achieve a consistency between the planning controls in the Parramatta LEP 2011 and those in the Parramatta DCP 2011 including the HCA and to ensure that proposals are compatible with the objectives of the HCA and promote heritage conservation. In addition, appropriate weight needs to be given to the responses of residents and of Council's Heritage Advisory Committee.

7. After further review and consideration of all relevant factors the following proposals are recommended:

- **A combination of Scenarios 3 and 5 for two storey development which allows for dual occupancy development, at the rear of properties.** Under these scenarios Council will seek to (for land within the reduced HCA);
 - amend the zoning from R3 Medium Density Residential to R2 Low Density Residential
 - reduce the permitted height from 11m to 7.5m and the FSR from 0.8:1 to 0.4:1.

The scenarios will preclude development such as townhouses and multi-dwelling housing that would be out of character in the HCA and ensure an

appropriate scale for new development. The heritage values of the HCA will be protected but some opportunities will be allowed for two storey development at the rear of properties.

- **A reduction in the extent of the HCA** as it reflects a heritage assessment and removes land of a different character and lesser conservation values than the rest of the HCA.
 - **The retention of the current height and FSR for land bordering the HCA** as it will provide an appropriate buffer between low density development in the HCA and a high density development envisaged for the Parramatta CBD.
 - **An increase in the maximum FSR from 0.8:1 to 1.2:1 and height from 11m to 14m for land on the north side of Boundary Street** as it will provide an appropriate transition to land to the south of Boundary Street and west of Railway Street under the Holroyd Local Environmental Plan 2013.
 - **Properties at 8 and 10 Alma Street should not be added to the heritage list** as the properties are not considered to be of exceptional historical importance or aesthetic significance and listing is opposed by the land owners of these properties. In addition, the dwellings will still be retained under provisions of the HCA.
8. It is recommended that Council endorse the planning proposal to amend Parramatta LEP 2011 to reflect the amendments outlined in paragraph 7 above. During the course of seeking Gateway determination for the planning proposal proposed amendments to Parramatta DCP 2011 will be prepared to provide appropriate controls for development to ensure that it is compatible with the objectives of the HCA. This will include detailed design measures such as setbacks, height, crossings, site coverage etc. The proposed amendments will be submitted for Council endorsement, once prepared.

BACKGROUND

9. The background to this matter was originally initiated by a report to Council on 8 September 2014 that sought Council's direction on the preparation of a planning proposal to amend Parramatta LEP 2011 as it affected the South Parramatta HCA and adjoining areas. Council endorsement was also sought to a number of amendments to Parramatta DCP 2011 for these areas. The need for amendments had arisen because of an identified inconsistency in the development controls for the South Parramatta HCA as set out in Parramatta LEP 2011 which zoned the area R3 Medium Density Residential with the height of buildings of 11m and a floor space ratio of 0.8:1 with the controls Parramatta DCP 2011 which aimed to maintain the single-storey scale and historic pattern of development.
10. A detailed background of the actions following 8 September 2014 up to April 2016 is included at **Attachment 2**. Action included consultation and workshops with Councillors and Council staff investigations into such matters as development options for the HCA and the heritage controls of other local government areas.
11. On 26 April 2016, a report to Council was prepared for consideration on a number of heritage related matters. This included identification of a range of

options and proposals for the South Parramatta HCA that aimed to resolve the above outlined inconsistency between the planning controls in Parramatta LEP 2011 and Parramatta DCP 2011. Council resolved in part:

That in relation to the South Parramatta Conservation Area:

1. Council undertake 'pre-statutory' landowner consultation with property owners within the South Parramatta Conservation Area and adjoining areas on proposals outlined in this report, including:

☐ *Scenarios 1, 2, 3, 4 and 5, or one or a mix of these scenarios, (Council to determine which scenarios) as detailed in the Background report included at Attachment 1;*

☐ *a reduction in the extent of the HCA; and*

☐ *the addition of dwellings at 8 and 10 Alma Street to the heritage schedule.*

2. That a report on the outcomes of the consultation be provided to Council.

NEED FOR STUDY

12. The current development controls for the South Parramatta HCA contained in the PLEP 2011 include a **R3** Medium Density Residential zoning, a Height of Buildings (HOB) of 11m and a Floor Space Ratio (FSR) of 0.8:1. The controls are inconsistent with and in some cases contradictory to those in the Parramatta DCP 2011 which aim to maintain the single storey scale and the historic pattern of development. This inconsistency has created uncertainty and ambiguity for landowners, potential developers and the community in general. Council officers therefore commenced a review of the South Parramatta HCA planning controls.
13. The South Parramatta HCA is of significance as a heritage area from both a subdivision pattern and a building perspective. It is the earliest remaining example in Parramatta of a speculative private subdivision related to the railway with an intact collection of early pre -1900 cottages. The single storey scale of most of the housing and associated shops, and the assortment of building styles, ranging from the 1850s to the 1960s, clearly demonstrate the way in which this suburb has gradually developed with the predominance of modest houses a key element in the historic significance of the area.
14. As with most areas in the Parramatta Local Government Area (LGA), South Parramatta HCA has been coming under increasing pressure for re-development. Over the years, a small number of two storey dwellings, dual occupancies and multi-unit developments have been permitted which have eroded the character of the area due to their varied scale and the associated lot amalgamations.
15. Whilst such developments are consistent with the current PLEP 2011 development standards for the area and those in place previously (PLEP 2001) they are at odds with Council's PLEP heritage conservation objective 'to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views' (Clause 5.10(1)(b) of PLEP 2011). Despite the inconsistent planning controls, the narrow allotment subdivision pattern and predominantly modest single storey nature of development has been substantially retained to date.

DEVELOPMENT OF PROPOSALS FOR CONSERVATION AREA AND ADJOINING AREAS

Boundary change of the Heritage Conservation Area

16. Initially, a heritage survey was undertaken by Council's Heritage Adviser which assessed the condition of the existing HCA and made a number of recommendations with regard to the extent of the HCA. The existing strip along Lansdowne Street was identified for potential removal because even though there are four heritage items, the character of the street with the adjacent three storey apartments is very different to that within the Heritage Conservation Area to the west and south west. It was also recommended that the Heritage Conservation Area be removed from the open space adjoining Glebe Street. Refer to **Figure 2** for the proposed changes to the Heritage Conservation Area.

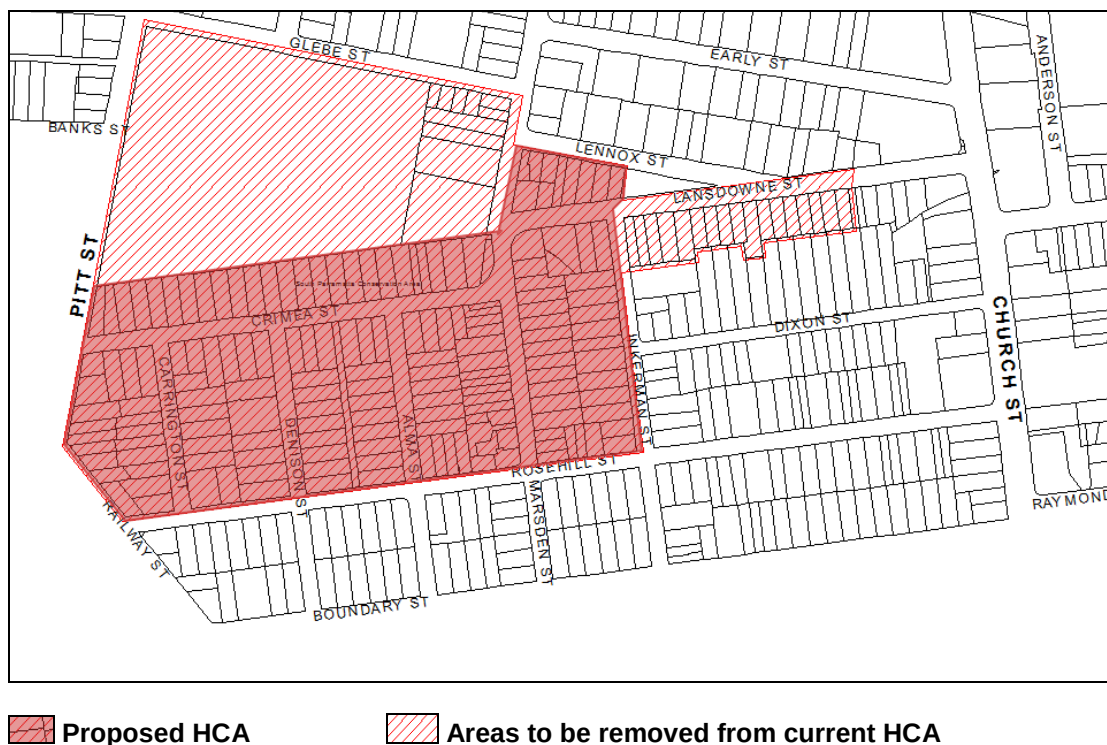


Figure 2: Proposal for the reduced HCA

Development of scenarios for reduced Heritage Conservation Area

17. Following the heritage survey, the Land Use Planning team together with the Heritage Adviser and Urban Design team prepared a number of broad development options for the areas covered by the revised HCA boundary.
18. The urban design research included a testing of varied development options, based on site visits and a review of existing built form, to determine building envelopes that retain the integrity of the conservation area character while still allowing development opportunities. The building envelopes informed design

principles and draft development controls for the precinct. Key principles that informed testing included:

- Ensure appropriate response to context and the significance of the conservation precinct.
 - Retain the street character of the heritage precinct. This may be achieved by retaining the one storey scale and built/landscape character of the heritage/ contributory items along the street.
 - Ensure appropriate scale/ bulk of development is located to the rear of the contributory/ significant item.
 - Ensure the street character does not present garages and minimises car parking and the extent of driveways at the front of the site.
 - Ensure sufficient inter-building separation to allow views to landscape and sky beyond the development.
 - Ensure adequate room for mature trees in the rear setback as well as encourage mature large canopied trees in the footpath, verge and front setback.
 - Achieve consistency of LEP and DCP controls.
19. The research included investigations into the planning controls for conservation areas in a number of inner-city LGAs in Sydney. These included City of Sydney, the former Leichhardt Municipal Council, former Marrickville Council and City of Canada Bay. The planning controls are outlined at **Attachment 3**. The controls and guidelines, generally included in the development control plans for these areas, provide that new development in heritage conservation areas should be compatible in scale with existing development, particularly contributory buildings. The Leichhardt and Marrickville controls have provisions specifically limiting the height of new development.
20. Arising from these investigations and consultation with Councillors, five scenarios were prepared to manage development in the South Parramatta HCA. The five scenarios are as follows:
- **Scenario 1** (single storey) proposes to reduce the HOB within the modified HCA from 11m to 4.5m (except to the rear of properties north of Crimea Street which have a proposed HOB of 6m) and to reduce the FSR from 0.8:1 to 0.33:1.
 - **Scenario 2** (single storey plus attic) proposes to reduce the HOB from 11m to 6m and the FSR from 0.8:1 to 0.5:1.
 - **Scenario 3** (double storey) proposes to reduce the height of buildings from 11m to 7.5m and FSR from 0.8:1 to 0.33:1. Under this scenario, the height limit of 7.5m would only apply to land located more than 20m from the front boundary. Land on the front part of a property within the first 20m would be subject to a height limit of 4.5 m.
 - **Scenario 4** (for two-storey townhouse development at rear of sites), which would retain the R3 Medium Density Zoning with a HOB of 8m (double storey, with no attics, for rear of sites) and a FSR of 0.4:1. This FSR, as modelled by Council's and Urban Design Team, will achieve an appropriate intensity and scale of

development and specifically preclude two-storey development in the front of sites.

- **Scenario 5** (for attached or detached dual occupancy development), which proposes a R2 Low Density Residential zoning with a HOB of 7.5 m (double storey for rear of sites) and a FSR of 0.4:1. This FSR will achieve an appropriate intensity and scale of development and specifically preclude two-storey development in the front of sites. Under this scenario only strata subdivision would be allowed not Torrens title subdivision.

21. The following figures show development possible under the five scenarios; sketch outlines in **Figure 3** and **4**, potential massing in **Figure 5** and **6** and streetscape views in **Figure 7** and **9**.

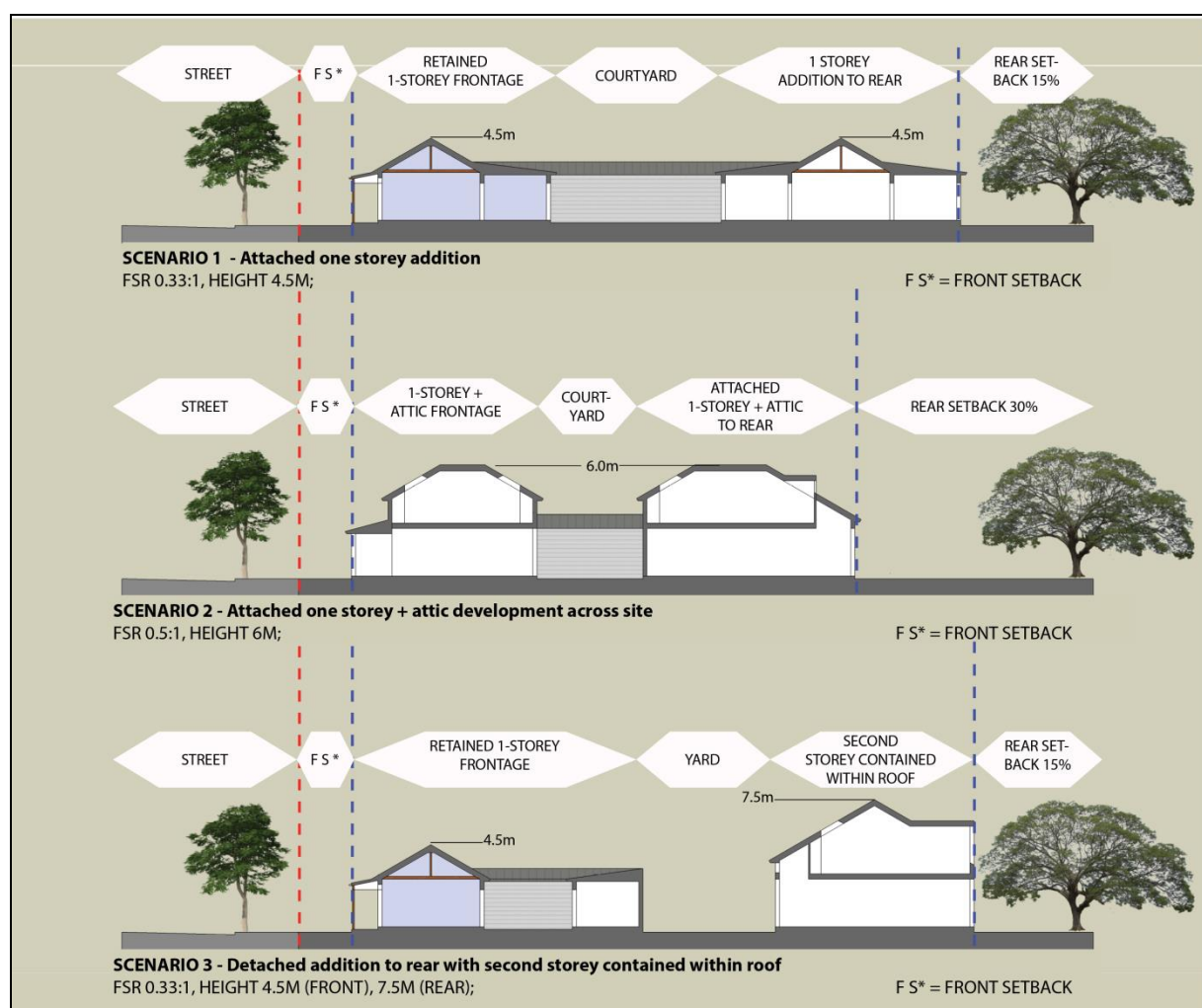


Figure 3: Diagrams of development under scenarios 1, 2 and 3

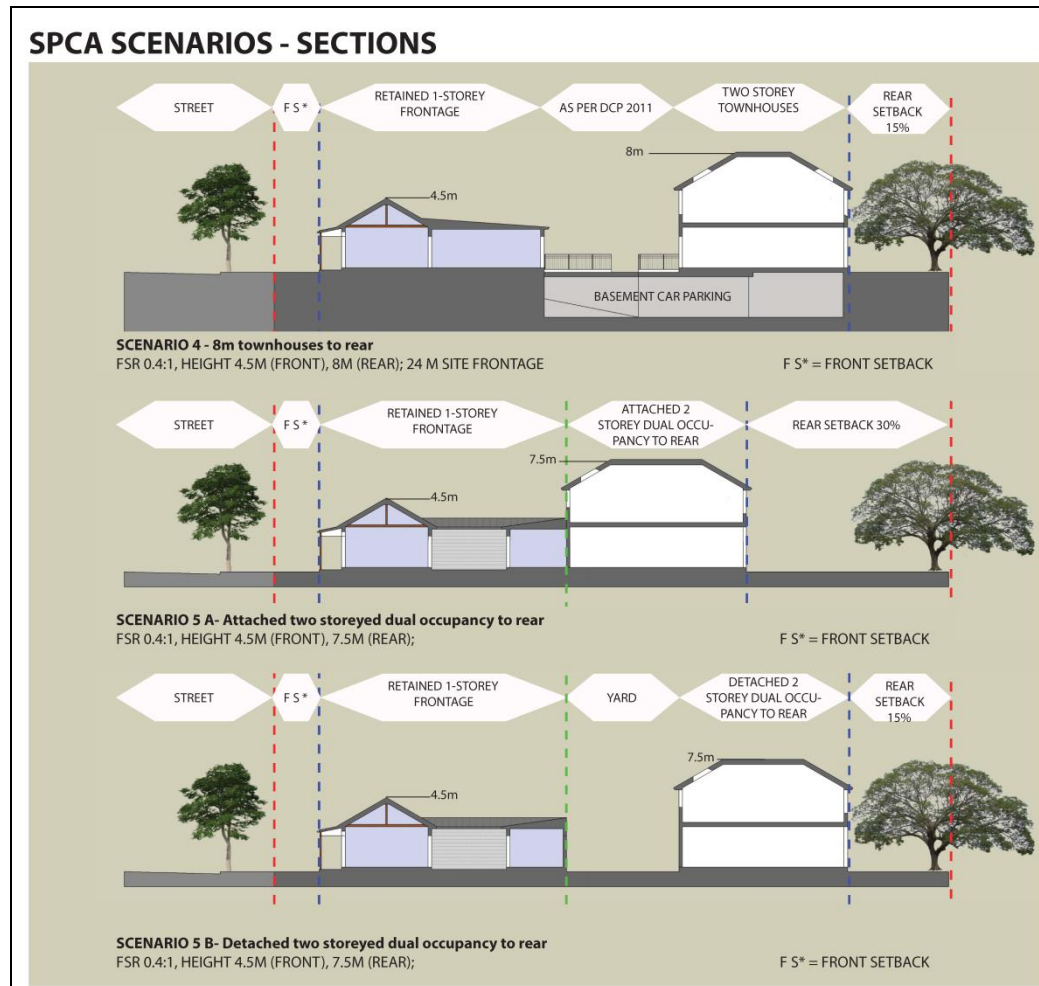


Figure 4: Diagrams of development under scenarios 4 and 5

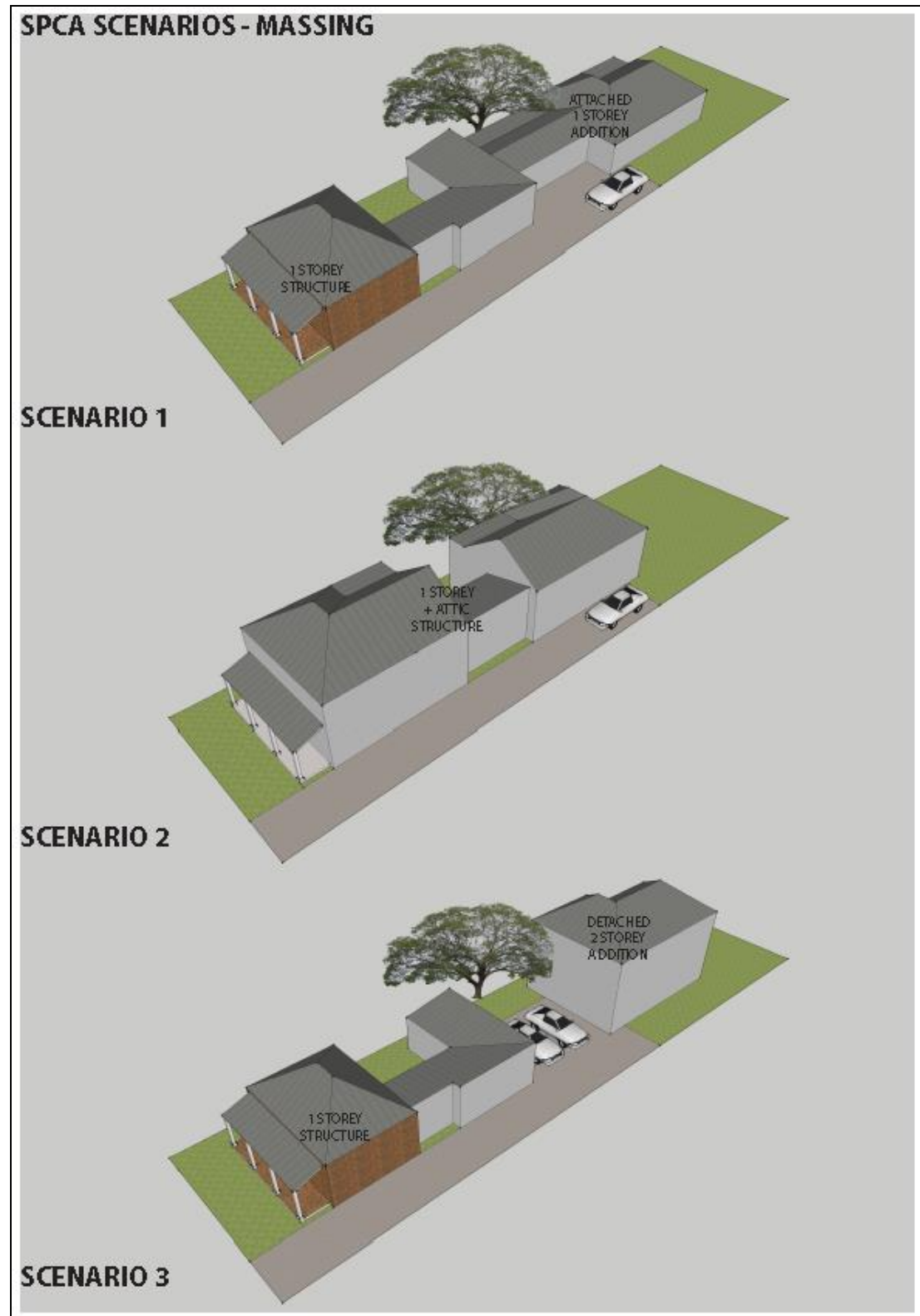


Figure 5: Views of potential massing under scenarios 1, 2 and 3

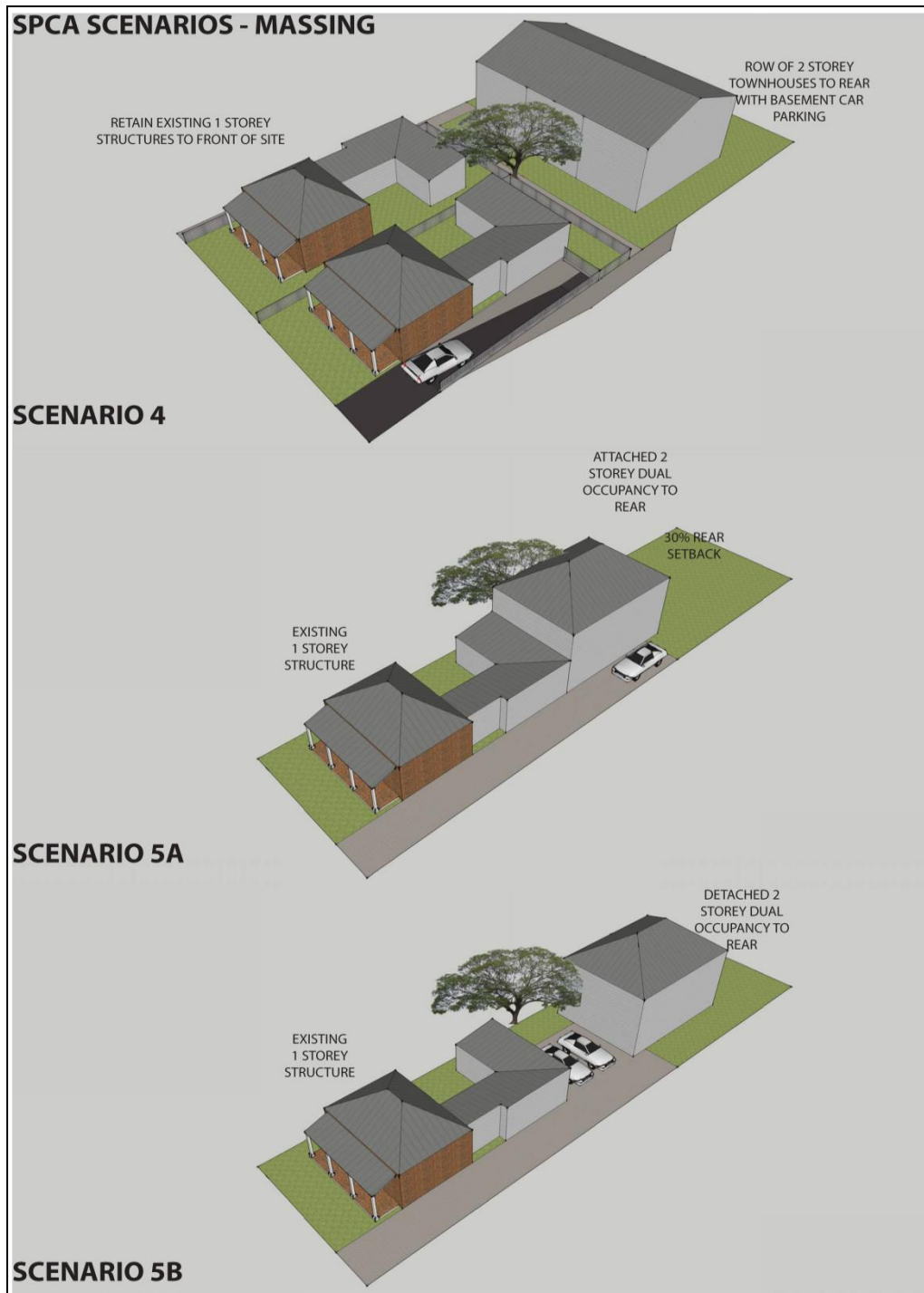


Figure 6: Views of potential massing under scenarios 4 and 5

SPCA SCENARIOS - STREETSCAPE**STREETSCAPE - SCENARIO 1**

FSR 0.33:1, HEIGHT 4.5M (6M TO REAR OF LOTS FRONTING CRIMEA ST)

**STREETSCAPE - SCENARIO 2**

FSR 0.5:1, HEIGHT 6M

**STREETSCAPE - SCENARIO 3**

FSR 0.33:1, HEIGHT 4.5M (FRONT) FOR 20M OF BUILDING OR 50% OF LOT DEPTH WHICHEVER IS GREATER & 7.5M (REAR)

Figure 7: Streetscape views of scenarios 1, 2 and 3

SPCA SCENARIOS - STREETSCAPE**STREETSCAPE - SCENARIO 4**

FSR 0.4:1, HEIGHT 4.5M (FRONT) FOR 20M OF BUILDING OR 50% OF LOT DEPTH WHICHEVER IS GREATER & A ROW OF TOWNHOUSES TO THE REAR (8M) WITH BASEMENT CAR PARKING. MIN SITE FRONTAGE IS 24M. REAR SETBACK IS 15% OF LOT DEPTH

**STREETSCAPE - SCENARIO 5A**

FSR 0.4:1, HEIGHT 4.5M (FRONT) FOR 20M OF BUILDING OR 50% OF LOT DEPTH WHICHEVER IS GREATER WITH ATTACHED TWO STOREYED ADDITION TO REAR (7.5M). REAR SETBACK IS 30% OF LOT DEPTH.

**STREETSCAPE - SCENARIO 5B**

FSR 0.4:1, HEIGHT 4.5M (FRONT) FOR 20M OF BUILDING OR 50% OF LOT DEPTH WHICHEVER IS GREATER WITH ATTACHED TWO STOREYED DUAL OCCUPANCY TO REAR (7.5M). REAR SETBACK IS 15% OF LOT DEPTH.

Figure 8: Streetscape views of scenarios 4 and 5

22. The relative advantages and disadvantages of the different scenarios are discussed further in **Attachment 4**. In each case Council staff were seeking to test the balance of how much development could be permitted while still retaining the key elements that make the precinct significant. Key elements

were the single-storey scale of development in the HCA and retention of the historic subdivision pattern.

Areas outside the Heritage Conservation Area

23. Land bordering the new boundary of the Heritage Conservation Area will retain the current planning controls – the R3 Medium Density Residential Zone, the permitted height of 11m (three stories) and the floor space ratio of 0.8:1. This land will act as a buffer between the low density development proposed for the Heritage Conservation Area and the high density development envisaged for the land to the north and east subject to review under the CBD Planning Framework.
24. The R3 Medium Density Residential Zone for the strip along Lansdowne Street, that is proposed to be removed from the HCA, is to be retained. Retaining this zoning will protect the four heritage listed properties in this part of the street.
25. For land fronting the north side of Boundary Street it is proposed to increase the floor space ratio from 0.8:1 to 1.2:1 and the building height from 11m to 14m (four storeys). This land will provide an appropriate transition to land under the control of Holroyd Local Environmental Plan 2013 that is zoned R4 High Density Residential, has floor space ratio of 1.2:1 and a permitted height of 15m.
26. These proposals are illustrated in **Figure 9**.

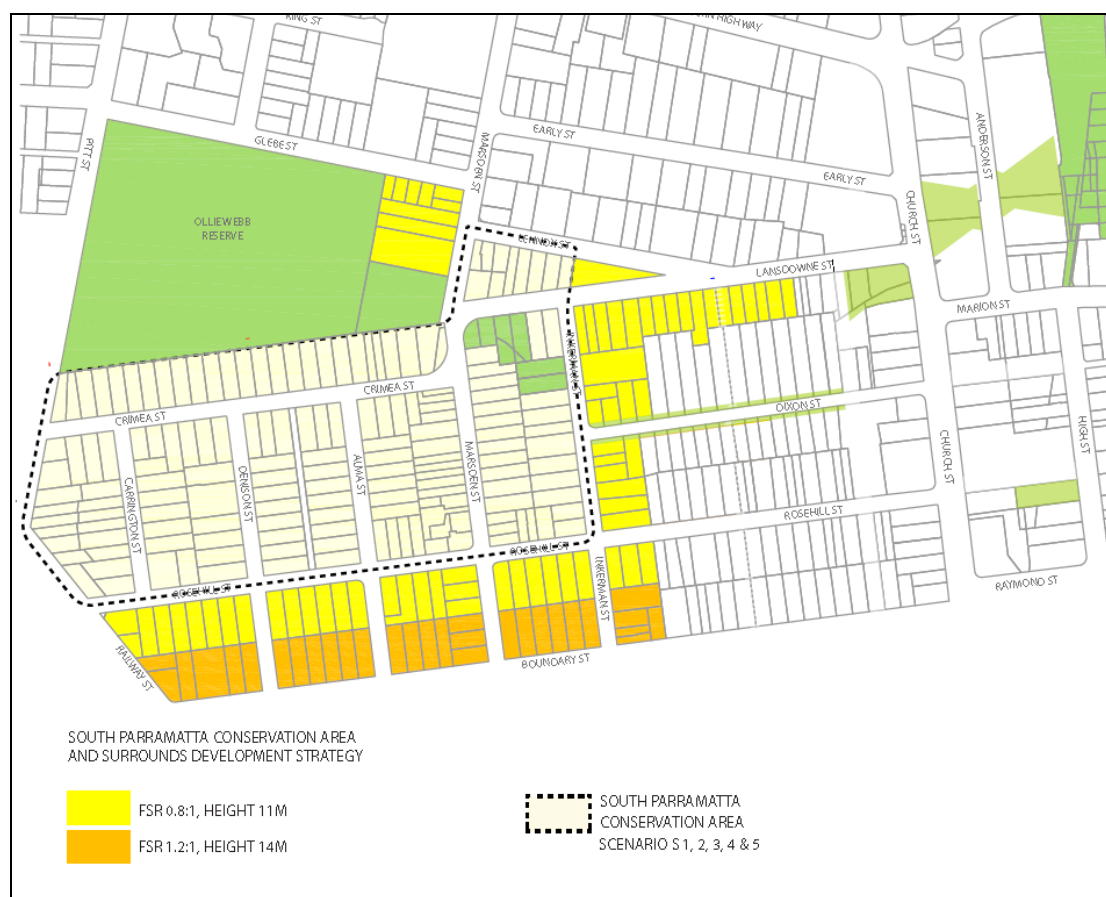


Figure 9: Scenarios plan

Proposed Heritage Items

27. Arising from the review by Council's Heritage Advisor of the HCA it was proposed that two Victorian period dwellings at 8 & 10 Alma Street should be added as individual heritage items to Schedule 5 of the PLEP 2011. These buildings were considered to meet the relevant criteria for heritage listing being of significance to the local area for historical, aesthetic and representativeness reasons. The houses were stated to strongly contribute to the streetscape and the conservation area character through their aesthetic values. Refer to **Figures 10** and **11**.



Figure 10: Location of the proposed heritage items at 8 and 10 Alma Street



Figure 11: Dwellings at 8 and 10 Alma Street proposed to be added to Schedule 5 as individual heritage items

PRE-STATUTORY CONSULTATION

28. Pre-statutory consultation was undertaken during the period 4 October to 7 November 2016 and included the following:

- Letters together with a brochure and feedback form were sent to all landowners within the red boundary in **Figure 12**. The brochure and feedback form are included at **Attachments 5** and **6**.
- Information was provided on Council's website including a feedback form that was able to be completed online.
- Drop-in sessions were held on 27 and 31 October 2017, to enable people to obtain further explanation and clarification of the proposals.
- Members of Council's Heritage Advisory Committee were invited to comment on the proposals during the pre-statutory period and the Committee further considered the proposals at its meeting on 15 February 2017.



Figure 12: Area of consultation with landowners

COMMUNITY RESPONSE

29. In total, 58 submissions were provided in response to the pre-statutory consultation. A summary of the submissions are provided at **Attachment 7** and a map showing the location of submission authors is provided at **Attachment 8**.
30. A tabulation of the responses to key questions in the feedback form and a summary of comments on these questions is provided below. It is noted that the total responses to the different questions is different as not all people responded to every question.

Boundary change of the Heritage Conservation Area

		Response Nos/%		Response Nos/%
Do you support the proposal to reduce the extent of the conservation area?		Yes 36 62%		No 22 37.9%
Total				58

A summary of the main comments provided by respondents on this issue is as follows:

- Agrees with Council that Lansdowne Street character is different and Ollie Webb Park does not need to be included in HCA. Supports Council's reasons for reducing extent of HCA
- Support subject to Ollie Webb Park green space being protected from future development. However, one comment acknowledges that green space was created later and does not have heritage significance.
- A reduction of the HCA will create opportunities for further development needed to modernise area.
- The entire HCA should be removed.
- A number of people seek that a number of different areas should be removed from the HCA and or heritage items removed:
 - Crimea Street should be removed from the HCA as the Street has a varied scale of development.
 - Properties on the north side of Lansdowne Street including those surrounded by Noller Park should be removed from the HCA.
- The HCA boundary must remain to preserve heritage character.

Scenarios for development

	Response Nos	Response %	Main development types
Scenario 1 – Single storey development	14	24.5%	
Scenario 2 – Single storey plus attic development	9	15.7%	Single-storey form 23 40.3%
Scenario 3 - Double storey development	9	15.7%	
Scenario 4 – Two storey townhouse development at rear of sites	10	17.5%	Townhouse 12 21%
Scenario 5A – Attached two storey dual occupancy development at rear of sites	1	1.7%	
Scenario 5B – Detached two storey dual occupancy development at rear of sites	12	21%	Two-storey form 22 38%
Other	1	1.7%	
	1	1.7%	
Total	57		

Land bordering the reduced Heritage Conservation Area

	Response Nos/%	Response Nos/%
Do you support the retention of a height of 11m and floor space ratio of 0.8:1 for land on the south side of Rosehill Street, the east side of Inkerman Street and the south side of Lansdowne Street (refer to Figure 8 of brochure)	Yes 34 65.3%	No 18 34.6%
Total		52

A summary of the main comments provided by respondents on this issue is as follows:

- The buffer is supported and will help mitigate the effects of higher buildings that would overshadow and detract from the heritage area.
- Further development could exacerbate parking problems, particularly on Rosehill Street.
- Supports, but nevertheless considers 8m (two storeys) more appropriate.
- More modern development with contemporary design is required.

- Increased development should be provided close to existing infrastructure and amenities. R4 apartments are sought and height should be increased to 14m and FSR to 1.2:1
- Permitted height will result in development overshadowing the heritage precinct and could aggravate parking issues in Rosehill Street.
- Areas adjoining other HCAs in the City of Parramatta are not subject to height restrictions. The Boundary and Rosehill Streets should have the same height restrictions to avoid a step in the skyline.

Land north of Boundary Street

	Response Nos/%	Response Nos/%
Do you support the increase of height from 11m to 14m and floor space ratio from 0.8:1 to 1.2:1 for land fronting the north side of Boundary Street (refer to Figure 8 of brochure)	Yes 30 55.5%	No 24 44.4%
Total		54

A summary of the main comments provided by respondents on this issue is as follows:

- The proposed changes will provide opportunities for development close to existing infrastructure and amenities and will meet demand for more affordable housing.
- The changes should allow for R4 apartments.
- The land is too close to the Heritage Conservation Area and development will detract from this Area.
- The proposed changes will cause overshadowing and loss of amenity for street.
- The proposed changes will aggravate traffic and parking problems in the street.
- The present controls should be retained and development limited to 3 storeys.

Heritage listing – 8 and 10 Alma Street

	Response Nos/%	Response Nos/%
Do you support the addition of dwellings at 8 and 10 Alma Street to the heritage list?	Yes 29 56.8%	No 22 43.1%
Total		51

A summary of the main comments provided by respondents on this issue is as follows:

- Homes have heritage value that will enhance character of the area and should be preserved and listed.
- The dwellings have no heritage value, detract from the area and should be demolished.
- The landowners of 8 and 10 Alma Street oppose heritage listing of their properties.
- Listing creates unfair restrictions for owners and the HCA is sufficient to preserve historic character.

31. Council's Heritage Advisory Committee has considered the proposals for the HCA and its position is generally as follows:

- Whilst scenario 1 (single storey development) is the preferred option, most members accept some form of development as it is likely to result in a greater long term support for the HCA. Scenarios 3 and 5 (two storey development) were considered generally appropriate.
- There is no support to exclude Lansdowne Street from the current boundary of the HCA as it is considered to have significant conservation values. This comment relates to properties on the south side of Lansdowne Street, being the eastern arm of the current HCA.
- There is support to maintain the current height of building and FSR controls for land adjoining the HCA.
- There is no support to increase the height and FSR for land north of Boundary Street as this land is considered to contain a number of properties of heritage value (note that there is one heritage listed property at 6 Boundary Street).
- The proposed heritage listing of dwellings at 8 and 10 Alma Street is not supported as they are not considered be of historical importance or to have exceptional aesthetic significance.

32. The key issues raised within the submissions by landowners and Council's Heritage Advisory Committee together with Council staff response are outlined below:

Issue	Council staff comment and recommendations
Extent of conservation area	
That Ollie Webb Reserve is at the risk of development with the reduction of the HCA	The reserve is zoned RE1 Public Recreation under Parramatta LEP 2011 and most forms of residential and commercial development are not permitted in this zone.
That Crimea Street should also be removed from the HCA	Crimea Street should be retained in the HCA for the following reasons: • The street forms part of the historic core of the HCA • The street is predominantly of a single story character although it does contain a number of neutral elements including modern two-storey houses, two-storey historic houses and several new single-storey houses • and most of the properties are listed and is contributory items in Parramatta DCP 2011
The properties fronting Lennox Street and Lansdowne Street and also Nos 5 and 7 Lansdowne Street should be removed from the HCA	That these identified properties should be retained in the HCA for the following reasons: • The properties form part of the historic core of the HCA (refer to figure) • most of the properties contain single-storey dwellings listed as contributory items in Parramatta DCP 2011
Properties at 9 to 41 Lansdowne Street proposed to be removed from the HCA	On balance, it is considered the properties should be removed from the HCA.

should be retained	It is acknowledged that this part of Lansdowne Street has a predominantly single storey character with all but two properties being identified as being contributory in Parramatta DCP 2011. Nevertheless, it is appropriate to remove the properties from the HCA all the following reasons: • The properties are not part of the historic core of the HCA. • As identified in the heritage assessment, properties opposite Lansdowne Street are occupied by three level apartment buildings that detract to some extent from the character of the HCA. • Properties to the rear in Dickson Street can be developed up to 3 storeys under the current height limits of Parramatta LEP 2011 that could detract from the HCA.
There is concern at the removal of heritage Item 519 at the corner of Glebe and Marsden Streets from the HCA	Whilst the properties are not proposed to be included in the HCA their significance will still continue to be protected by the heritage listing.
Scenarios	
Scenario 2	
Height should be increased to 8m and FSR increased to 0.5:1 and preferably 0.8:1	A height of 8m would be excessive and result in development at the front of properties that would be in conflict with the character of the area. It is noted that an FSR of 0.5:1 is proposed for this scenario. An FSR of 0.8:1 would be excessive in terms of the urban design modelling for the HCA.
Scenario 4	
The FSR of 0.8:1 should be retained	An FSR of 0.8:1 would be excessive in terms of the urban design modelling for the HCA.
1 and 3 Lennox Street should be removed from the heritage list, compensation should be provided for a reduction in building height from 11m to 8m, subdivision should be allowed at the rear of the two heritage listed cottages and an incentive should be made for the owners to assist in underground car parking and to resolving car parking problems in the area	The following comments are made on the issues raised: • The dwellings are considered to have heritage value and there is no reason to consider their delisting. The NSW State Heritage Inventory includes the following statement of significance on the houses: <i>The houses at 1,3 Lennox Street are of significance for the local area for historical reasons and as representative examples of early housing type now rare. They are rare examples of modest 1860s rental cottages roofed with slate. Built c. 1865, the houses are readily identifiable as part of historic building stock and contributes to the streetscape.</i> • Compensation cannot be paid under the NSW planning system for altering planning controls such as reducing building height.

	- It is considered that subdivision under Torrens title would conflict with the objective of the HCA to maintain the original pattern of subdivision, but strata subdivision could be permitted. - It is not the practice and it would be inappropriate for Council to provide an incentive to assist a land owner in providing underground car parking.
Buffer area	
Land within the buffer area should be rezoned R4 High Density Residential and height should be increased to 14m and FSR to 1.2:1	An R4 zone with increased height and FSR would be inappropriate and result in development that could overshadow and have a detrimental effect on the values of the conservation area
Land fronting Boundary Street	
The land is too close to the HCA and will detract from it	There is a buffer strip on the south side of Rosehill Street between land fronting Boundary Street and the HCA that will provide appropriate protection of the HCA. Development up to 4 storeys high on Boundary Street should not have any effect on the conservation values of the HCA
An increase in height and FSR could result in development that causes overshadowing and loss of amenity for the street	It is not considered that development permitted up to a height of 14m (four storeys) will cause overshadowing or loss of amenity for the street.
Increased development will aggravate traffic and parking conditions.	It has been estimated that the proposed increase in FSR from 0.8:1 to 1.2:1 could result in an additional 90 to 95 apartments on land fronting Boundary Street. Council's Traffic and Transport Unit has advised that a trip generation of 0.3 in the AM peak hour in this location (South Parramatta) could be assumed. Therefore, there is approximately 27 additional vehicle trips in the AM peak hour as a result of the proposed change of planning controls (approximately 22 departing sites and 5 entering sites). These trips can be modelled as part of the traffic studies being undertaken for the CBD planning framework.
The changes will have an adverse effect on properties with existing or potential heritage value	There is only one heritage listed property at 6 Boundary Street. However the owner of 45 Boundary Street suggests that this property should be assessed for heritage value. From a site inspection, the property appears to have aesthetic significance. It is proposed that the possibility of listing this property should be considered at a forthcoming housekeeping LEP review. Beyond these two properties, most of the houses on the north side of Boundary Street are single storey with no obvious heritage value
Heritage listing of 8 and 10 Alma Street	
The dwellings are not of strong historical significance.	The heritage assessments makes the following relevant statements: Both houses were historically tenanted

	by personalities who cannot be described as important in the course of NSW's (or local areas) cultural or natural history. • The houses demonstrate the history of the area, in that they present evidence of typical residential development in the area at the time of their creation. • Both houses strongly contribute to the streetscape and to the conservation area character through their aesthetic values. In particular: • 8 Alma Street exhibits representative features of the Victorian Gothic style of architecture of a high design quality. • 10 Alma Street exhibits representative features of craftwork of the Victorian period of architecture. In conclusion the houses are important for demonstrating the history of the area and contribute to the streetscape and conservation area character through their aesthetic values. Nevertheless, their historical and aesthetic values are not considered exceptional.
Listing creates unfair restrictions for owners and the HCA is sufficient to preserve historic character	Listing should not create unfair restrictions for owners. Landowners are not prevented from modernising, altering or developing their property – however changes must recognise the sites heritage significance. In addition, listing can provide the following benefits: • Owners may be eligible for grants from Council's local heritage fund. • The heritage listed property may be able to access conservation incentives to allow development, not normally permitted in the zone, providing it helps secure the conservation of the heritage property. However, it is agreed that the provisions of the HCA will be largely sufficient to preserve the heritage character of the subject dwellings. It is noted that within the provisions of the South Parramatta HCA both 8 and 10 Alma Street are identified as houses built from 1880s – 1895 buildings which are shown on the 1895 Detail Survey and must be retained, together with their original features.

CONCLUSION

Development scenarios

33. It is considered that **Scenario 1** (with a recommended HOB of 4.5m and a FSR of 0.33:1) is the best strategy for the South Parramatta HCA and adjoining

areas to promote heritage conservation and encourage urban development which respects the heritage elements in the area. Nevertheless, taking into account the weight of community feedback which strongly supports some form of development in the area, **Scenarios 3 and 5** (for two storey development including dual occupancy development at the rear of properties) are considered an acceptable alternate approach and are recommended. The scenarios should protect the heritage values of the HCA by maintaining the single-storey scale of development at the front of properties and the historic pattern of subdivision. In allowing some opportunities for development the scenarios are likely to result in a greater long term support for the HCA.

34. Under **Scenarios 3 and 5** land within the HCA would be down zoned from R3 Medium Density Residential to R2 Low Density Residential and permitted height would be reduced from 11m to 7.5m and FSR would be reduced from 0.8:1 to 0.4:1. These changes will help to achieve an appropriate level of consistency between the planning controls in the Parramatta LEP 2011 and those in the Parramatta DCP 2011 by providing for two-storey development at the rear of properties. Amendments will be required to the DCP to reflect and manage this provision.
35. As **Scenarios 3 and 5** provide landowners with a development concession in the HCA it is appropriate that any development applications for infill development should provide for the conservation and upgrade of the existing house on the property.
36. **Scenario 2** is not supported because by allowing increased height at the front of properties could conflict with the heritage values of the HCA and detrimentally affect streetscape.
37. The least favoured scenario is **Scenario 4** (townhouse development) that provides for the most intensive form of development. Through cumulative effects of increased scale and bulk of development and visual impact through loss of landscaping development under this scenario is likely to have unacceptable effects on the character of the HCA

Extent of HCA and buffer

38. It is recommended that the extent of the HCA be reduced as proposed. The reduction follows a detailed heritage assessment that will retain the historic core of the HCA but will remove areas that are out of character with and do not contribute to the heritage significance of the HCA.
39. The Heritage Advisory Committee does not support the removal of the eastern arm of Lansdowne Street from the HCA and it is acknowledged that this part of the street has a predominantly single-storey character with a large number of properties being identified as contributory in Parramatta DCP 2011. On balance, it is considered appropriate to remove this part of the street from the HCA as it is not part of the historical core of the HCA and it has experience a loss of character due to apartment and industrial development on the street.
40. It is recommended that the current height and FSR land bordering the HCA be retained as this land will act as a buffer between the low density development proposed for the HCA and the high density development envisaged the land to the north and east subject to review under the CBD Planning Framework.

Boundary Street – north side

41. It is considered that the permitted FSR should be increased from 0.8:1 to 1.2:1 and the building height increased from 11m to 14m for land fronting the north side of Boundary Street. The increases will provide an appropriate transition to land under the control of Holroyd LEP 2013 that is zoned R4 High Density Residential, has a floor space ratio of 1.2:1 and a permitted height of 15m. The change only provides for a small increase in intensity of development and should not detrimentally affect the amenities of the street. Any impacts should be able to be appropriately managed by controls in Parramatta LEP 2011 and Parramatta DCP 2011.

Heritage listing – 8 and 10 Alma Street

42. It is not considered that properties at 8 and 10 Alma Street should be added to the heritage list. Listing meets some of the necessary heritage criteria and is supported by a majority of residents. However listing is not supported by the land owners of these properties or by Council's Heritage Advisory Committee. The Committee does not consider the historical and aesthetic values of the houses to be exceptional. In addition, the dwelling must still be retained under provisions of the HCA.

NEXT STEPS

43. The planning proposal to amend Parramatta LEP 2011 has been prepared to reflect the development strategy identified in **Scenarios 3 and 5** and it provides for the reduction in extent of the HCA, maintains the height and FSR for land bordering the HCA and allows for increased FSR and height for land on the north side of Boundary Street. It is recommended that Council endorse this planning proposal.
44. In order to mitigate the potential negative aspects of development in **Scenarios 3 and 5** it is proposed to introduce a number of measures as an amendment to Parramatta DCP 2011. Measures such as the following will be included:
- Retention of the single storey height limit for the front part of properties.
 - Allowance for two-storey development at the rear of properties.
 - Appropriate controls relating to building scale and form and materials.
 - Measures for the conservation and upgrade of the existing house on the property.
 - Appropriate yards and setbacks.
 - Retention of evidence of the subdivision pattern in front areas of properties
 - Retention of front fences and landscaping
 - Provision for crossovers and passing bays only where they do not require changes to the built fabric and where they do not cross the subdivision line, and
 - Retention of general soft soil and landscaping requirements.

45. The proposed DCP amendments will be prepared during the period of seeking Gateway determination for the planning proposal and will then be submitted to Council for endorsement so that they can be exhibited with the planning proposal.

Paul Kennedy

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Service Manager Land Use Planning

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Director Strategic Outcomes and Development

ATTACHMENTS:

1	Planning proposal	25 Pages
2	Background	3 Pages
3	Other Council planning controls summary	3 Pages
4	Comparison table of advantages and disadvantages	2 Pages
5	Brochure	15 Pages
6	Feedback form	2 Pages
7	Submission summary	19 Pages
8	Map of submission authors	1 Page

REFERENCE MATERIAL



PLANNING PROPOSAL

REVIEW OF PLANNING CONTROLS IN SOUTH PARRAMATTA HERITAGE CONSERVATION AREA & ADJOINING AREAS



PARRAMATTA WE'RE BUILDING **AUSTRALIA'S NEXT GREAT CITY**

Planning Proposal –South Parramatta Heritage Conservation Area and adjoining areas

[insert Trim document No. (RZ/20##)]

2

Planning Proposal –South Parramatta Heritage Conservation Area and adjoining areas

Planning Proposal drafts

Proponent versions:

Council versions:

No.	Author	Version
1.	City of Parramatta Council	13 March 2017

[insert Trim document No. (RZ/##/20##)]

3

Planning Proposal –South Parramatta Heritage Conservation Area and adjoining areas

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Planning Proposal –South Parramatta Heritage Conservation Area and adjoining areas

INTRODUCTION

This planning proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan 2011*. It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment (DP&E) guides, 'A Guide to Preparing Local Environment Plans' (April 2013) and 'A Guide to Preparing Planning Proposals' (October 2012) and 'Guidance for merged councils on planning functions' (May 2016).

Background and context

This planning proposal relates to the South Parramatta Heritage Conservation Area (HCA) and the adjoining areas to the south and east of the HCA. The subject area is located to the south of Parramatta CBD near the Parramatta and Cumberland Council Local Government Area boundaries and is within the boundaries of the Parramatta Local Environmental Plan 2011 application area.

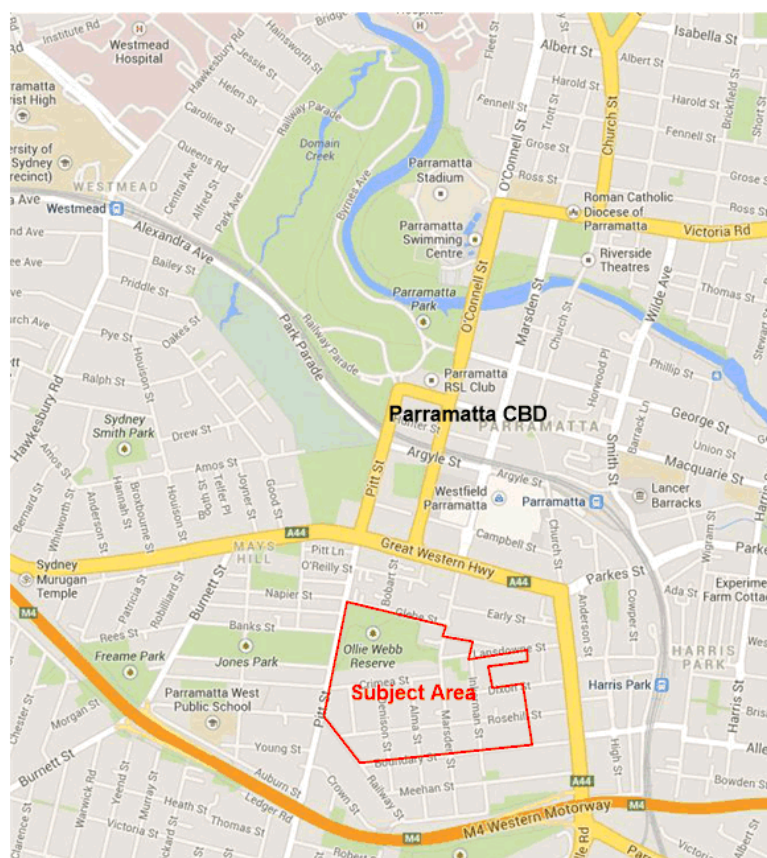


Figure 1: Locational Context Map

Source: Google Maps

The planning proposal seeks to resolve a number of inconsistencies between the existing development standards and planning controls for the HCA as set out in the Parramatta Local Environmental Plan (PLEP) 2011 and the Parramatta Development Control Plan (PDCP)

Planning Proposal –South Parramatta Heritage Conservation Area and adjoining areas

2011. Refer to **Attachment 2** for background information to this review (i.e. heritage significance of the HCA, the need for this review and an outline of the study area).

The planning proposal also seeks to ensure appropriate controls are in place in the areas immediately adjoining the HCA to enable the appropriate development of these areas having regard to their location relative to the HCA and adjoining precincts.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objectives of this planning proposal are:

- To address the existing anomalies in the PLEP 2011 development standards that apply to the HCA and which have the potential to adversely impact on the character and heritage significance of the HCA;
- To modify the HCA boundary to reflect the condition of the existing HCA in terms of its loss of character and heritage significance;
- To provide clear planning controls for future development within and adjoining the modified HCA;

PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to amend *Parramatta LEP 2011 (PLEP 2011)* in relation to the zoning, height, heritage provisions and floor space ratio controls.

In order to achieve the desired objectives the following amendments to the *PLEP 2011* would need to be made:

1. Amend the zone in the **Land Zoning Map** (Sheet LZN 5 & 10), as it relates to the reduced South Parramatta Heritage Conservation Area, from R3 Medium Density Residential to R2 Low Density Residential. Refer Figure 5 in Part 4 of this planning proposal.
2. Amend the maximum building height in the **Height of Buildings Map** (Sheet HOB 5 & 10), as it relates to the reduced South Parramatta Heritage Conservation Area, from 11 metres to 7.5 metres which equates to 1.5 storeys. Refer Figure 6 Part 4 of this planning proposal.
3. Amend the maximum FSR in the **Floor Space Ratio Map** (Sheet FSR_10), as it relates land on the north side of Boundary Street, Parramatta, from 0.8:1 to 0.4:1. Refer Figure 7 in Part 4 of this planning proposal.
4. Amend the maximum building height in the **Height of Buildings Map** (Sheet HOB 5 & 10), as it relates land on the north side of Boundary Street, Parramatta, from 11 metres to 14 metres which equates to 4 storeys. Refer Figure 6 in Part 4 of this planning proposal.

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5. Amend the South Parramatta Heritage Conservation Area in the **Heritage Map** by reducing the extent of the conservation area. Refer Figure 8 in Part 4 of this planning proposal.
6. Introduce a new site specific clause prohibiting Torrens Title subdivision for the reduced South Parramatta Heritage Conservation Area.

PART 3 – JUSTIFICATION

This part describes the reasons for the proposed outcomes and development standards in the planning proposal.

3.1 Section A - Need for the planning proposal

3.1.1 Is the Planning Proposal a result of any study or report?

Recognising the inconsistencies in the planning controls for the South Parramatta HCA set out in the PLEP 2011 and the PDCP controls, as well as the uncertainty and ambiguity that this is currently causing for landowners, potential developers and the general community, Council initiated a review of the South Parramatta HCA controls.

Upon identifying the inconsistencies, a heritage assessment of the HCA was undertaken and a number of development scenarios for the future development of the HCA were assessed. Following consideration by Council and pre-statutory consultation with landowners, the preferred scenarios to retain the HCA and amend the PLEP 2011 development standards accordingly was developed to form the basis of this planning proposal.

3.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

As noted above, the inconsistencies between the development standards in the PLEP and the planning objectives and controls of the PDCP are causing confusion as to what type and scale of development is appropriate in the HCA.

At present, the HCA is zoned predominantly for **R3** Medium Density Residential with a HOB of 11m and a FSR of 0.8:1. Having regard to the type of development permissible under the **R3** zoning (townhouses, multi-dwelling developments, etc) and the scale of development possible with a FSR of 0.8:1 and a building height of 11m, it is clear that the current development standards are not compatible the single storey nature and modest subdivision pattern of the HCA, key elements which contribute to the heritage significance of the area.

To resolve this conflict and to give appropriate weight to the responses received from residents during pre-statutory consultation it is proposed to accept scenarios that allow for two-storey development at the rear of properties in the HCA. Under these scenarios the

zoning would be reduced from R3 Medium Density Residential to R2 Low Density Residential and permitted height reduced from 11m to 7.5m and FSR from 0.8:1 to 0.4:1. Amendments are also proposed to Parramatta DCP 2011 to reflect and manage the provision of two-storey development at the rear of properties. These changes will ensure that PLEP development standards align with the PDCP controls.

Therefore, Council considers that the current planning proposal is the best means of achieving the objectives/intended outcomes for the HCA. The proposed amendment to the PLEP development standards will ensure the protection of the HCA and that future development in the HCA respects the character and the heritage significance of the area

3.2 Section B – Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the NSW Government's Plan for Growing Sydney and subregional strategy, State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

3.2.1 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

A Plan for Growing Sydney

On 14 December 2014, the NSW Government released 'A Plan for Growing Sydney' which outlines actions to achieve the Government's vision for Sydney which is a 'strong global city and a great place to live'.

In achieving this vision, A Plan for Growing Sydney has identified goals that Sydney will be:

- A competitive **economy** with world-class services and transport
- A city of **housing choice** with homes that meet our needs and lifestyles
- A **great place to live with** communities that are strong, healthy and well connected; and
- A sustainable and resilient city that protects the **natural environment** and has a balanced approach to the use of the land and resources

The proposed amendments to the PLEP 2011 will amend development standards that have the potential to adversely impact on the historical and heritage significance of the South Parramatta HCA with regard to future development. In this regard, this proposal is compliant under A Plan for Growing Sydney as it aims to promote and maintain European heritage.

While this planning proposal proposes to rezone approximately 8.7ha of land from **R3** (Medium Density residential) to **R2** (Low Density residential), this will have no impact on A Plan for Growing Sydney's delivery to achieve growth. In this regard, the following factors should be considered:

- The extent of the area proposed to be rezoned from **R3** to **R2** is limited in area in the context of the wider Metropolitan Area;

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- At present, development of the scale and density permissible under the current development standards in the PLEP would have a significant and unreasonable impact on the heritage and historical character of the HCA; and.
- The planned uplift in FSR and HOB on the lands immediately adjoining the HCA will help to offset the reduction in FSR and HOB within the HCA in terms of overall development yield from this part of the city.

Draft West Central District Plan

The Draft West Central District Plan (DWCDP) released in November 2016 outlines the Greater Sydney Commission's 20-year vision for the West Central District which comprises Blacktown, Cumberland, The Hills and City of Parramatta local government areas (LGAs).

The relevant actions and priorities within the DWCDP which are applicable to the Planning Proposal are:

Liveability Priority 1: Deliver West Central's 5 year housing targets.

Council's submission on the draft West Central District Plan included an analysis of the City of Parramatta's (CoP) performance against the 5 and 20 year dwelling targets. This analysis demonstrated that CoP is performing well above and beyond the targets. As such, the downzoning of the subject land from R3 to R2 will not impede Council's ability to meet the targets.

Action L13: Conserve and enhance environmental heritage including Aboriginal, European and natural.

This planning proposal is consistent with this action as the proposed amendments will assist in the protection of the historical and heritage significance of the South Parramatta HCA. The rezoning of the land from R3 Medium Density Residential to R2 Low Density residential will reduce conflicts between the conservation of the heritage values of the area and pressure for redevelopment.

Liveability Priority 7: Conserve heritage and unique local characteristics.

The subject land has been identified within the South Parramatta Heritage Conservation Area. The Planning Proposal will help to preserve the unique character of the area and the streetscape, and to reduce the likelihood that contributory items will be demolished.

3.2.2 Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?

The following strategic planning documents are relevant to the planning proposal.

Parramatta 2038 Community Strategic Plan

The *Parramatta 2038 Community Strategic Plan* recognises Parramatta as a city that carries a rich history where heritage assets help to shape the culture of the city and its identity. Through the conservation of heritage, Parramatta will work towards building upon its cultural life. The plan identifies a number of strategies to promote culture, one of which is identified as 'Distinct Places', the objective of which is to *'formulate great experiences and recognise, celebrate, and promote our dynamic history and heritage and unique places'*.

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This planning proposal is consistent with Council's local strategy as it aims to maintain the heritage significance of the HCA ensuring that future development aligns with the cultural and heritage values of the area.

3.2.3 Is the planning proposal consistent with the applicable State Environmental Planning Policies?

3.2.4

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to Table 1 below).

Table 1 – Comparison of planning proposals with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistent: Yes - ✓ No - ✗ or N/A	Comment
SEPP No 1 Development Standards	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 4 – Development Without Consent and Miscellaneous Exempt and Complying Development	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 6 – Number of Storeys in a Building	N/A	Standard instrument definitions apply.
SEPP No 55 Remediation of Land	✓	Not relevant to proposed amendment. May be relevant to future DAs.
SEPP 60 – Exempt and Complying Development	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 64 – Advertising and Signage	N/A	Not relevant to proposed amendment. May be relevant to future DAs.
SEPP No 65 Design Quality of Residential Flat Development	✓	Not relevant to the proposed amendment.
SEPP No.70 Affordable Housing (Revised Schemes)	N/A	Not relevant to proposed amendment.
SEPP (Affordable Rental Housing) 2009	N/A	Not relevant to proposed amendment.
SEPP (BASIX) 2004	N/A	Not relevant to the proposed amendment. May be relevant to future DAs.
SEPP (Exempt and Complying Development Codes) 2008	✓	May apply to future development of the site.
SEPP (Infrastructure) 2007	✓	May apply to future development of the site.
Sydney Regional Environmental Plan No 18–Public Transport Corridors	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	Not relevant to the proposed amendment. May be relevant to future DAs.
SEPP (Urban Renewal) 2010	✓	The lands which are the subject of this planning

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		proposal are partially located within the Granville potential precinct as identified by the Urban Renewal SEPP (lands east of Marsden Street). It should be noted, however, that the land is situated outside of the Urban Renewal Study Area for the Auto Alley Precinct. Any future development proposals in the area affected by this SEPP will be subject to assessment at the DA stage (where applicable). The criteria set out in Clause 10(3) of the SEPP requires an assessment of the potential of proposed development to restrict or prevent the following: - Development of the potential precinct for high density housing or commercial or mixed development. - The future amalgamation of sites for the purpose of any such development within the potential precinct - Access to or development of infrastructure, other facilities, and public domain areas associated with existing and future public transport in the potential precinct. The provisions of the current planning proposal will not compromise compliance of future development with this SEPP.
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3.2.5 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)

In accordance with Clause 117(2) of the *EP&A Act 1979* the Minister issues directions for the relevant planning authorities to follow when preparing planning proposals for new LEPs. The directions are listed under the following categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Regional planning
- Local plan making

The following directions are considered relevant to the subject Planning Proposal.

Table 2 – Comparison of planning proposals with relevant Section 117 Directions

Section	Comment	Compliance
2. Environment and Heritage		

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Direction 2.3 - Heritage Conservation	This planning proposal seeks to promote the conservation of the South Parramatta HCA. The proposed amendments will ensure the area's heritage and historical significance is maintained and that future development does not compromise the area. Whilst it is proposed to contract the HCA, it is considered that this will have a positive impact on the integrity of the HCA which is to be retained. The built up areas to be removed from the existing HCA have been extensively altered since the original subdivision and now add little to the character of the HCA or to its heritage value. By removing the areas which no longer contribute to the HCA (and which set an undesirable precedent for other such development in the HCA), it is considered that that integrity of the retained HCA will be strengthened.	Yes
3. Housing, Infrastructure and Urban Development		
Direction 3.1 - Residential Zones	While the planning proposal proposes to rezone the modified HCA from R3 Medium Density Residential to R2 Low Density Residential for the purpose of heritage conservation, the proposed increase in FSR and HOB outside the HCA will offset the decrease in development yield within the HCA. This proposal will not impact on the efficient use of existing infrastructure and services located on or in proximity to the conservation area. Due to the proximity of the area to Harris Park and Parramatta Interchanges, future development will benefit from access to these infrastructure services. Whilst the planning controls in the amended HCA will not encourage a variety and choice of housing types, the planning controls in the adjoining area will promote this.	Yes
Direction 3.4 - Integrating Land Use and Transport	Increased HOB and FSR throughout transition zones will facilitate the delivery of additional residential accommodation in proximity to existing transport interchanges (i.e. Parramatta and Harris Park station).	Yes
4. Hazard and Risk		
Direction 4.1 - Acid Sulfate Soils	Soils in the HCA are classified as Class 5 under the Acid Sulphate Soils designation in the PLEP 2011. All future development will be assessed against this SEPP at a DA stage.	Yes

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Direction 4.3 - Flood Prone Land	Council's current flood information indicates that most of the sites to south of Lansdowne Street, the rear of the sites to the north of Dixon Street and some lots to the north of Inkerman Street are affected by flooding, in particular the 20 year flood level and the high hazard flood path (Refer to Figure 9 over). Where development is permissible, appropriate design principles are set out in the existing PDCP to address flooding issues.	Yes
6. Local Plan Making		
Direction 6.1 - Approval and Referral Requirements	The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.	Yes
Direction 6.3 - Site Specific Provisions	The Planning Proposal does not introduce any site specific provisions.	Yes

3.3 Section C – Environmental, social and economic impact

This section considers the potential environmental, social and economic impacts which may result from the Planning Proposal.

1.3.1 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 South Parramatta HCA does not include any critical habitat, threatened species, populations or ecological communities. Therefore, this planning proposal will not pose any threat to the above.

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

This planning proposal may result in some environmental effects within the area of the reduced South Parramatta HCA. By rezoning land from R3 Medium Density Residential to R2 Low Density Residential it will no longer be possible to establish townhouses and multiunit housing in the area that conflicts with the character of the HCA. However, under the planning proposal it will be possible to establish two-storey additions and dual occupancy development at the rear of properties. Proposed amendments to Parramatta DCP 2011 will manage the effects of this development by retaining the single-storey scale of houses at the front of properties and ensuring that new development is sympathetic to the objectives of the HCA.

Whilst development is not currently permitted in high hazard flood zones, the Draft Floodplain Risk Management Policy will permit development in these areas where it is demonstrated that the new development reduces the risk of flooding compared to what is existing and that properties are not exposed to increased flood risk. Appropriate development principles are set out in the DCP to minimise environmental effects and flood related impacts and associated issues will be addressed at a DA stage.

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

The redevelopment of sites within the HCA for higher density development, though currently permissible under the existing zoning and FSR and HOB standards, is at odds with the HCA designation and the objectives of the PDCP to maintain the character of the area.

Therefore whilst it could be argued that the proposed amendments to the zoning, FSR and HOB will have some negative impact on the development potential and hence the future development yield of a site and the economic implications of same, this will be offset by amendments that allow for some redevelopment at the rear of properties in the HCA.

The amendments also recognise the positive economic and social impacts of retaining the HCA designation and maintaining the character of the area. A growing number of property market watchers have indicated that a moderate heritage overlay control (such as a heritage conservation area designation) can have a positive impact on property values and that there is evidence to suggest that such a designation actually enhances the value of a property¹. It is reasonable to conclude that architecturally uniform streetscapes can work to boost the value of individual houses and that a property within an intact period streetscape will be more attractive to a prospective buyer than the same house two streets away which may be sitting between a RFB and a modern townhouse. Whilst the proposed amendments seek to retain the existing buildings which contribute to the streetscape, and to maintain the existing scale and pattern of development at the front of properties, provision is made for two-storey development at the rear of properties that will meet the economic and social needs of existing owner occupiers.

Equally any argument that the proposed revisions to the FSR and HOB in the HCA will minimise the opportunities for new residential development is offset by the increase in FSR and HOB standards in the adjoining R4 zones will allow for the provision of more affordable housing in these areas.

1.4 Section D – State and Commonwealth Interests

1.4.1 Is there adequate public infrastructure for the planning proposal?

Any future development applications for redevelopment of this area (where applicable), will be subject to assessment under Clause 104 of the SEPP Infrastructure 2007. It is therefore considered that a traffic and transport assessment is not required to be undertaken.

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

¹ <http://news.domain.com.au/domain/home-investor-centre/heritage-homes-sell-at-a-premium-20110215-1aujt.html>

Planning Proposal –South Parramatta Heritage Conservation Area and adjoining areas

This planning proposal will be seeking views of State and Commonwealth authorities as part of its public exhibition. It is proposed to consult with NSW Office of Environment and Heritage and Cumberland Council.

PART 4 – MAPPING

This section contains the mapping for this planning proposal in accordance with the DP&E's guidelines on LEPs and Planning Proposals.

4.1 Existing controls

This section contains map extracts from *PLEP 2011* which illustrate the current controls applying to the South Parramatta Heritage Conservation Area and adjoining areas.

Planning Proposal – South Parramatta Heritage Conservation Area and adjoining areas



Figure 1– Existing zoning extracted from the *PLEP 2011* Land Zoning Maps

Figure 3 above illustrates the existing R3 medium density zone over the South Parramatta Heritage Conservation Area B4.

Planning Proposal –South Parramatta Heritage Conservation Area and adjoining areas



Figure 2 – Existing building heights extracted from the *PLEP 2011* Height of Buildings Maps

Figure 4 above illustrates the existing 11 metre height applying to the South Parramatta Heritage Conservation Area and adjoining areas.

Planning Proposal –South Parramatta Heritage Conservation Area and adjoining areas



Figure 3 – Existing floor space ratio extracted from the *PLEP 2011* Floor Space Ratio Map

Figure 5 above illustrates the existing 0.8:1 FSR which applies to the South Parramatta Heritage Conservation Area.

Planning Proposal – South Parramatta Heritage Conservation Area and adjoining areas

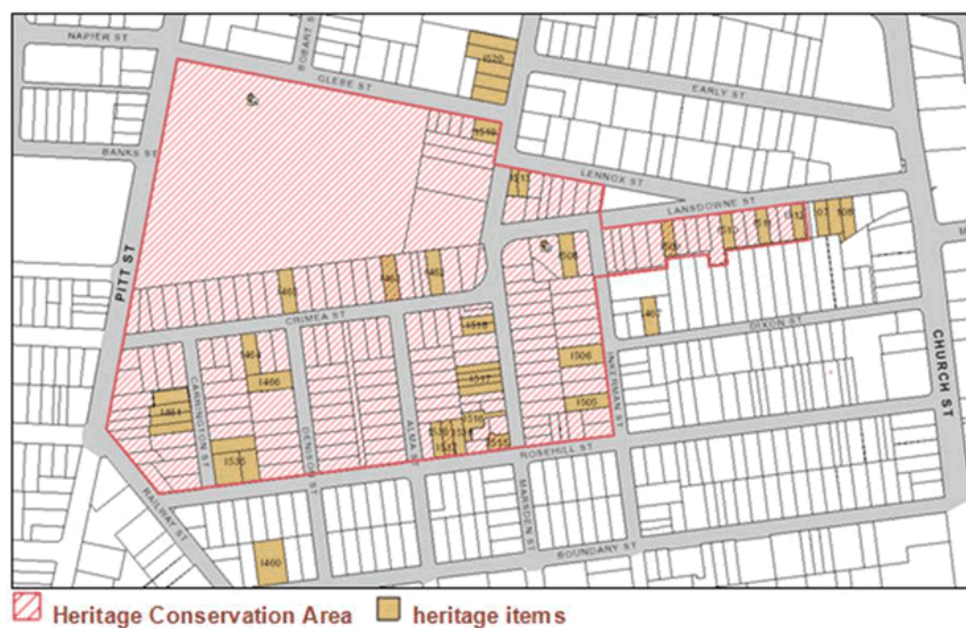


Figure 6 – Existing heritage items extracted from the PLEP 2011 Heritage Maps

Figure 4 above illustrates the South Parramatta Heritage Conservation Area and heritage sites which are located within an adjacent to this Area.

Planning Proposal –South Parramatta Heritage Conservation Area and adjoining areas

4.2 Proposed controls

The figures in this section (Figures 5 to 8) illustrate the proposed zoning, building height, floor space ratio and heritage changes sought by this planning proposal. The proposed maps amendments are set out below.

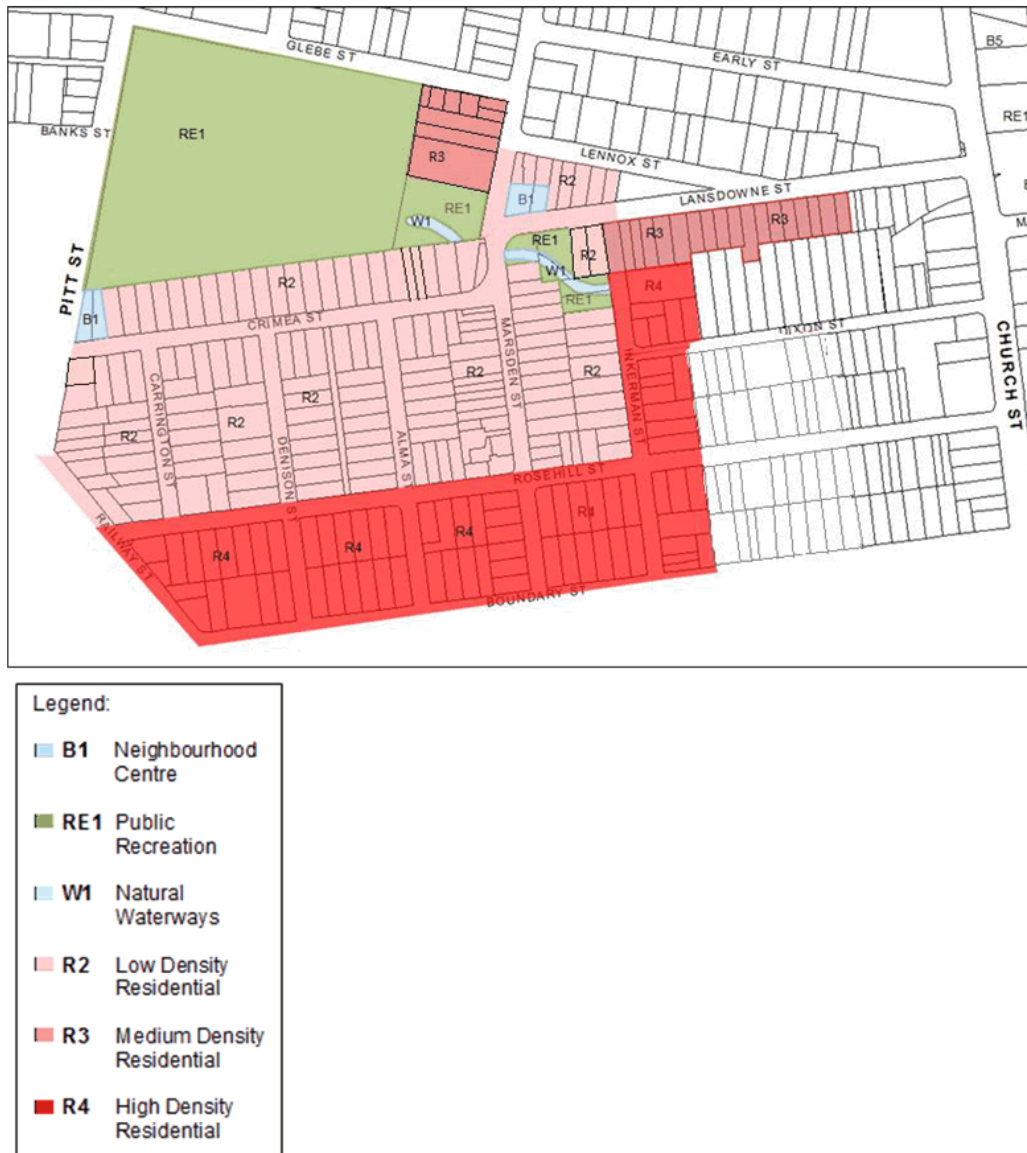


Figure 5 – Proposed amendment to the PLEP 2011 Land Zoning Map

Planning Proposal –South Parramatta Heritage Conservation Area and adjoining areas



Figure 6 – Proposed amendment to the PLEP 2011 Height of Building Map

[insert Trim document No. (RZ/##/20##)]

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Planning Proposal –South Parramatta Heritage Conservation Area and adjoining areas

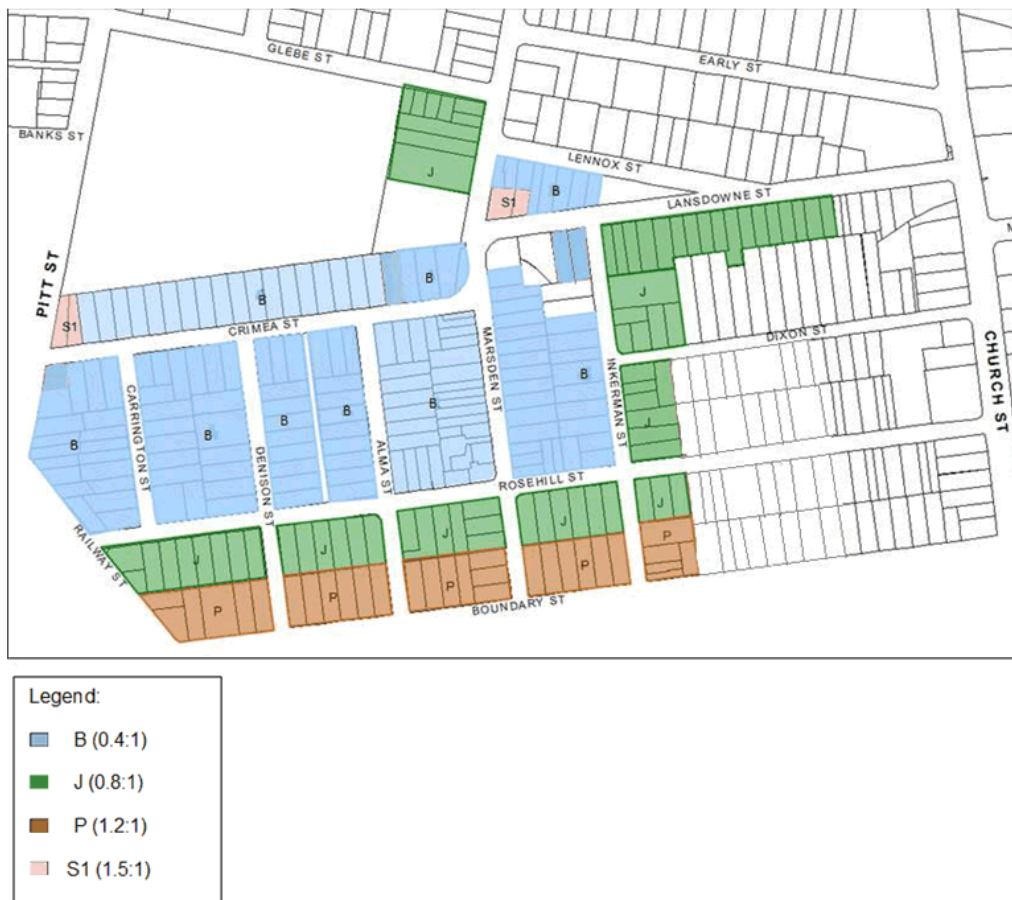


Figure 7 – Proposed amendment to the PLEP 2011 Floor Space Ratio Map

Planning Proposal –South Parramatta Heritage Conservation Area and adjoining areas

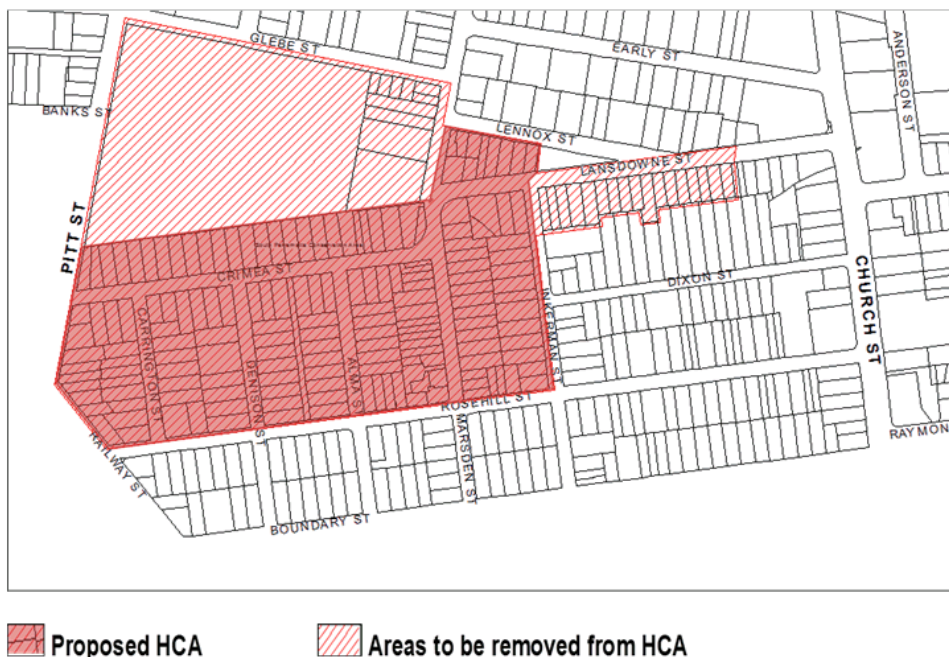


Figure 8 – Proposed amendment to the LEP 2011 Heritage Map

PART 5 – COMMUNITY CONSULTATION

The planning proposal (as revised to comply with the Gateway determination) is to be publicly available for community consultation.

Public exhibition is likely to include:

- newspaper advertisement;
- display on the Council's web-site; and
- written notification to landowners within the heritage conservation area and adjoining areas.

The gateway determination will specify the level of public consultation that must be undertaken in relation to the planning proposal including those with government agencies.

Pursuant to Section 57(8) of the *EP&A Act 1979* the Responsible Planning Authority must consider any submissions made concerning the proposed instrument and the report of any public hearing.

PART 6 – PROJECT TIMELINE

The detail around the project timeline is expected to be prepared following the referral to the Minister for review of the Gateway Determination.

Planning Proposal –South Parramatta Heritage Conservation Area and adjoining areas

The following steps are anticipated:

- Referral to Minister for review of Gateway determination
- Date of revised Gateway determination
- Commencement and completion dates for public exhibition period and government agency notification
- Consideration of submissions
- Consideration of proposal post exhibition and reporting to Council
- Submission to the Department to finalise the LEP
- Notification of instrument



Prepared by City of Parramatta

Planning Proposal –South Parramatta Heritage Conservation Area and adjoining areas

PARRAMATTA WE'RE BUILDING **AUSTRALIA'S NEXT GREAT CITY**

[insert Trim document No. (RZ/20##)]

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Attachment 2: Background

1. On 8 September 2014, a report was provided to Council dealing with the review of development controls affecting the South Parramatta Heritage Conservation Area and adjoining areas. Council resolved as follows:

“That consideration of this matter be deferred to allow Councillors, accompanied by relevant staff (including Heritage Officer), to tour South Parramatta to gain a better understanding of what is proposed for the precinct”.

2. At the conclusion of the Councillor’s bus tour of the subject areas on Saturday, 11 October 2014 there was a general consensus that:
 - the potential for allowing two storey development within the conservation area should be further explored and analysed; and
 - a community engagement strategy should be prepared enabling pre-statutory consultation for proposals for the South Parramatta Heritage Conservation area and adjoining areas.
3. On 13 October 2014, Council considered a report on the Dixon Street component of the Auto Alley Precinct. Council resolved as follows:
 - (a) **That** Council note the outcomes of the Councillor workshop on 17 September 2014 regarding the proposed planning controls for Dixon Street under the draft Auto Alley planning framework.
 - (b) **That** Council endorse the planning controls that are proposed for Dixon Street as part of the draft Auto Alley planning framework, and as shown in Attachment 1, for the purpose of preliminary community and public authority consultation.
 - (c) **That** Council adopt an FSR of 3:1 with complementary height controls and also the requirement to enter into a design competition for those properties on the north side of Dixon Street in the Auto Alley precinct (west of the proposed road).
 - (d) **Further, that** when considering the South Parramatta Study, the south side of Dixon Street be considered with what is being proposed in relation to this issue.
4. On 27 April 2015, a report was provided to Council on:
 - the results of investigations into the potential for two storey development in the South Parramatta Heritage Conservation Area (HCA);
 - a strategy for pre-statutory landowner consultation; and
 - potential FSR and height controls for land located between the South Parramatta HCA and the Auto Alley (Church Street) precinct to the east.

Council resolved on 27 April 2015: *That consideration of this matter be deferred for a month.*

5. Council, in response to the report of 27 April 2015, resolved on 25 May 2015:

That consideration of this matter be deferred for a month pending further advice by Council staff in relation to the South Parramatta Heritage Conservation Area.

Further, that information be provided by staff as to why the Heritage Advisor has recommended the addition of 2 properties to Schedule 5 of the PLEP 2001.

6. As a result of issues raised at the above mentioned meetings and during a Councillor briefing on 11 May 2015 Council officers have provided the following additional information to assist Council in considering the options:

- Planning controls for inner-city Local Government Areas (LGAs).
- An option for townhouse development at the rear of the heritage properties in the South Parramatta HCA.
- Council staff have developed a further option for attached and detached dual occupancy development which allows subdivision.

7. On 22 June 2015, a report was provided to Council on the results of further investigations into the review of development controls for the South Parramatta Heritage Conservation Area and adjoining areas. Council resolved as follows:

That consideration of this matter be deferred pending the holding of a workshop on this issue.

8. A Councillor workshop was held on 15 July 2015, which had the following outcomes in relation to the South Parramatta HCA:

- The five development scenarios for the HCA were discussed.
- HCA boundaries are proposed to be changed. The existing strip along Lansdowne Street is to be removed because even though there are four heritage items, the character of the street is very different to the HCA area to the west and south west. Also the HCA will be removed from the open space area adjoining Glebe Street.
- Owners of sites at 8 and 10, Alma Street will be consulted before the sites are formally heritage listed.

9. On 10 August 2015, the results of further investigations into the review of development controls for the South Parramatta HCA and adjoining areas were reported to Council. Council resolved:
- (a) *That the review of development controls for the land between Dixon Street (including the north side) and Boundary Street continue to be dealt with as part of the Parramatta CBD Planning Framework Review and that options for the transitional area be presented to Councillors at a workshop for the CBD Planning Framework Review project.*
 - (b) *Further, that the undertaking of 'pre-statutory' landowner consultation with property owners within the South Parramatta Conservation Area and adjoining areas on proposals outlined in this report, including:*
 - 1. *Scenarios 1, 2, and 3, as detailed in the report to Council of 27 April 2015 included at Attachment 1 and Scenarios 4 and 5 as detailed in the report to Council of 22 June 2015 included at Attachment 2;*
 - 2. *A reduction in the extent of the HCA*
 - 3. *The addition of dwellings at 8 and 10 Alma Street to the heritage schedule; and*
 - 4. *A report on the outcomes of the consultation*
- be deferred and considered in conjunction with part (a) above*

Attachment 3 - Other Council planning controls summary

Table1 - Development Controls for Inner City LGAs

LGAs	LEP/DCPs	Provisions
Leichardt Municipal Council	Leichardt LEP 2013, Leichardt DCP 2013	The LEP includes the provision for 19 heritage conservation areas throughout the Leichardt LGA. The DCP gives guidance on how to facilitate development that gives effect to the aims of the Leichardt LEP. This has been achieved by the identification of <i>Distinctive Neighbourhoods</i> which overlap with the heritage conservation areas. Development is required to be consistent with the desired future character objectives and controls for these neighbourhoods. Important objectives and controls are outlined as follows: • To ensure that all residential development is compatible with the scale, form, siting and materials of existing adjacent buildings. • Additions to an existing building are generally located to the rear or the side of the existing building when viewed from the principle street frontage; and subservient to the form of the existing building. • Maintain and enhance the scale and character of existing dwellings, consisting of mostly single storey Federation style dwellings and two storey Victorian terraces (as stated for areas in Annandale), but similar wording for other neighbourhoods to maintain existing scale of development. • Generally development is to be within a maximum building envelope of 3.6m or 6 m.
Marrickville Council	Marrickville LEP 2011, Marrickville DCP 2011	The LEP and DCP provides for 35 heritage conservation areas throughout this LGA. DCP controls aim to ensure future development within HCAs, including changes to and adaption of buildings will respect and not harm the significance of each HCA. Common controls for all HCAs provide that: • New development (including extensions to the rear) that will be visible from the street must be no higher than the existing roof form or height of the building and must not overwhelm the existing built form. • Extensions and alterations visible from the street must be consistent with the overall massing and form of the property (refer to specific style sheet) and must not dominate the existing building form.
City of Canada Bay	Canada Bay LEP 2013, City of Canada Bay DCP	The LEP provides for 24 HCAs throughout the City of Canada Bay LGA. The DCP includes detailed guidelines for conservation areas, which should be considered in conjunction with the description and analysis of the relevant conservation area. The guidelines provide that:

		- The scale of new development should relate to the scale of development of the adjacent or nearest contributory elements of the conservation area. - Development of a larger scale is allowable only if it can be demonstrated that the new development will not adversely impact publicly available views of the conservation area. - Additions and alterations to existing buildings that contribute to the character of the conservation area should not detract from the original form of the existing building as viewed from the public realm.
City of Sydney	Sydney LEP 2012, Sydney DCP 2012	The LEP provides for 73 HCAs throughout the City of Sydney LGA The DCP provides that: - New development in heritage conservation areas must be designed to respect neighbouring buildings and the character of the area, particularly roofscapes and window proportions. Infill development should enhance and complement existing character but not replicate heritage buildings. - Development within a heritage conservation area is to be compatible with the surrounding built form and urban pattern by addressing the heritage conservation area statement of significance and responding sympathetically to: (d) the type, siting, form, height, bulk, roofscape, scale, materials and details of adjoining or nearby contributory buildings; - Development within a heritage conservation area is to be consistent with policy guidelines contained in the Heritage Inventory Assessment Report for the individual conservation area. For example, the Glebe Point Heritage Conservation Area includes policies not to exceed the existing built scale and to encourage low impact single-storey additions. - Alterations and additions must not significantly alter the appearance of principal significant facades of a contributory building.

Table 2: LEP Controls for Conservation Areas

LGA	Sub area/conservation area	Zoning	Permitted Height	Permitted FSR
Leichardt Municipal Council	Annandale	R1 General Residential	Nil for area	0.6:1
	Balmain	R1 General Residential	Nil for area	0.7:1
Marrickville Council	Petersham	R2 Low Density Residential	9.5m	0.6:1
	South Dulwich Hill	R2 Low Density Residential	9.5m	0.6:1
City of Canada Bay	Drummoyne	R2 Low Density Residential/ R3 Medium Density Residential	8.5m	0.5:1
City of Sydney	Glebe	R1 General Residential	6m/9m	0.7:1/1.0:1
	Surry Hills	R1 General Residential/ B4 Mixed Use	Generally 9m/ 12m	1.5:1 for much of the area
Parramatta City Council	Epping HCAs	R2 Low Density Residential	9m	0.5:1
	North Parramatta	R2 Low Density Residential	9m	0.5:1
	Sorrell Street	R2 Low Density Residential (East)/R3 Medium Density Residential (west)	9m/11m	0.5:1/0.6:1
	Harris Park West	R2 Low Density Residential	generally 6m/9.2m	Nil
	Experiment Farm	R2 Low Density Residential	6m	Nil
	Elizabeth Farm	R2 Low Density Residential	6m	Nil
	Granville Residential Precinct	R2 Low Density Residential	9m	0.5:1
	Granville Civic Precinct	R2 Low Density Residential/B 4 Mixed Use	9m/12 m	0.5:1/0.8:1
	Blaxcell Estate	R2 Low Density Residential	9m	0.5:1

Attachment 4 - Comparison table of advantages and disadvantages

Scenarios	Advantages	Disadvantages
Scenario 1	- Will maintain the single storey scale of development in the HCA and protect its characteristic subdivision pattern - Provides for some flexibility by permitting a height up to 6m at the rear of Crimea Street	Offers little potential and design flexibility for future development in the HCA as the aim of this scenario is to maintain the single storey scale which characterises this HCA
Scenario 2	Offers some potential and design flexibility for future development – by allowing for attic development throughout the HCA	- Allowing increased height at the front of properties could conflict with the heritage values of the HCA and detrimentally affect streetscape - Does not allow for more intensive forms of residential development that land owners may seek to build
Scenario 3	- Offers the greatest degree of development and design flexibility for future development - The scenario has been carefully framed so as to minimise impact on the HCA	Although this option has been carefully formulated to minimise impact, future development could gradually detract from the single storey character of the HCA
Scenario 4 (townhouses)	- Offers a high degree of development potential and flexibility - Would retain heritage buildings and possibly allow for their increased maintenance and enhancement - Would allow an improved transition to the higher density development proposed for Auto Alley	- Will detract from the character of the HCA, particularly through: - development across site boundaries (minimum of two properties required) impacting on the existing significant subdivision pattern - cumulative effects of increased bulk and scale of development - additional traffic frequency - additional on-site parking and access requirements (and possibly highly intrusive ramps for basement car

		parking). The consequence would be notable visual impact through loss of landscaping and construction of hard surfaces
Scenario 5 (dual occupancy)	• Offers a reasonable degree of development potential and flexibility • Offers the potential for subdivision of the dual occupancy dwellings • Would retain heritage buildings and possibly allow for their increased maintenance and enhancement	• Could detract from the character of the HCA but less than Scenario 4, particularly through: ○ cumulative effects of increased bulk and scale of development ○ additional traffic frequency ○ additional on-site parking and access requirements. The consequence would be notable visual impact through loss of landscaping and construction of hard surfaces



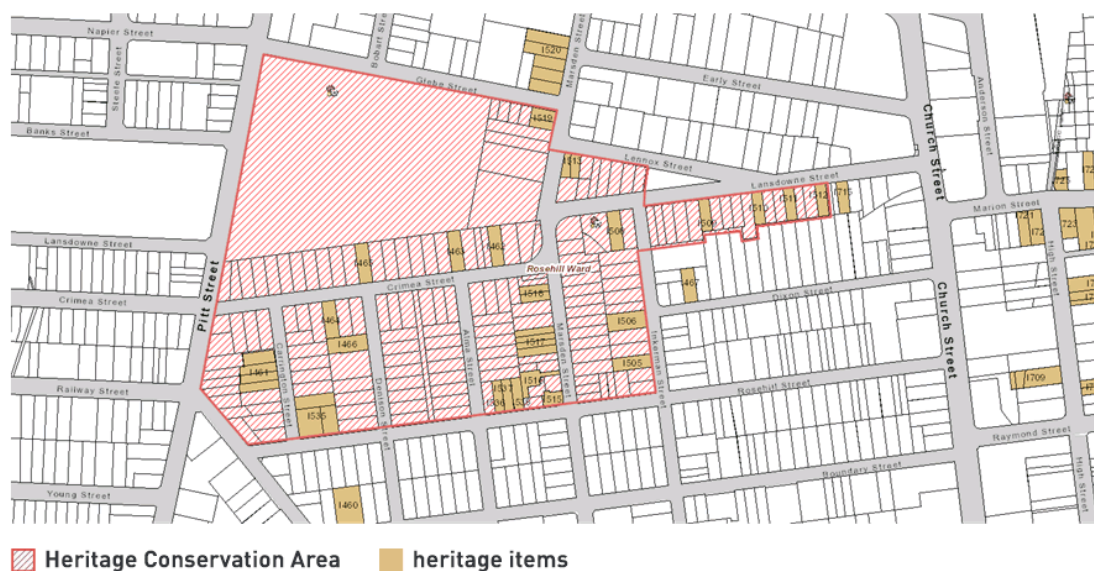
Have your say on proposals for the South Parramatta Heritage Conservation Area and adjoining areas

What is the South Parramatta Heritage Conservation Area?

The South Parramatta Heritage Conservation Area is:

- situated generally between, Rosehill and Glebe Streets and covers an area shown in Figure 1, that also includes a large number of heritage items.
- protected under the Parramatta Local Environmental Plan 2011 and Parramatta Development Control Plan 2011.
- one of a number of areas in the Parramatta Local Government Area where the history and unique attributes create a sense of place that is worth protecting.
- of significance because of its subdivision pattern and buildings. It is the earliest remaining example in Parramatta of a speculative private subdivision related to the railway with an intact collection of early pre -1900 cottages.
- subject to the following planning controls.
 - zoning – R3 Medium Density Residential. Permits multi-dwelling housing with consent.
 - floor space ratio - 0.8:1
 - height of buildings -11m (3 storeys)

Figure 1: South Parramatta Heritage Conservation Area and Heritage Items



Snapshot of proposals

- Reduce the extent of the Heritage Conservation Area.
- Propose five different development scenarios for the reduced Heritage Conservation Area.
- Add dwellings at 8 and 10 Alma Street to the heritage list.
- Generally retain existing zoning, height and floor space ratio controls for land bordering the reduced Heritage Conservation Area. But, increase height and floor space ratio controls for properties fronting the north side of Boundary Street.

What is the meaning of various planning terms?

- **Floor space ratio** is the ratio of a building's maximum total floor area to the size of the piece of land upon which it is built. For example, assuming a site size of 1000 m² and floor space ratio limit of 0.8:1 the allowed total building area for the site would be 800m².
- **A local environmental plan (LEP)** is a legal document prepared by Council and approved by the State Government to regulate the way in which all land may be used and protected through zoning and development controls and is the main tool to guide the future of communities.
- **A development control plan** provides detailed planning and design guidelines to support the planning controls in the LEP.

Why is the review being carried out?

A review of the South Parramatta Heritage Conservation Area was considered necessary because for the following reasons:

- There is an inconsistency in the current development controls in the Parramatta Local Environmental Plan 2011 and those in Parramatta Development Control Plan 2011 for the area. The Local Environmental Plan controls include a R3 Medium Density Residential zoning, a height of buildings of 11m (3 storeys) and a floor space ratio of 0.8:1. Controls in the Development Control Plan aim to maintain the single storey scale and the historic pattern of development and therefore discourage townhouse development or redevelopment that will allow the 0.8:1 floor space ratio to be achieved.
- This inconsistency has created uncertainty and ambiguity for landowners, potential developers and the community.
- Over the years, a small number of two storey dwellings, dual occupancies and multi-unit developments have been approved in the South Parramatta Heritage Conservation Area which has eroded the character of the area due to their varied scale and the associated lot amalgamations. These have set a precedent for similar development in the Heritage Conservation Area

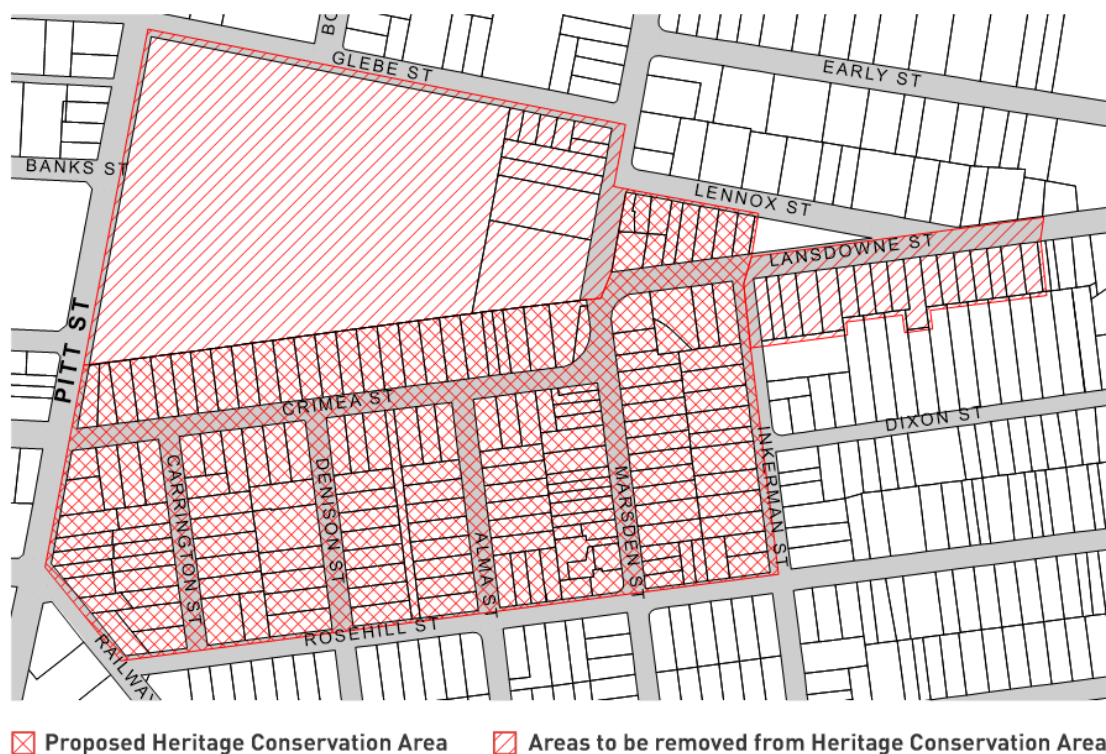
Council therefore commenced a review of the South Parramatta Heritage Conservation Area planning controls in February 2014.

The review included a heritage survey, urban design research and consultation with Councillors.

Boundary change of the Heritage Conservation Area

As a result of the review conducted the extent of the Heritage Conservation Area is proposed to be reduced. The existing strip along Lansdowne Street is to be removed because even though there are four heritage items, the character of this street is very different to that within the Heritage Conservation Area to the west and south west. It is also proposed that, the Heritage Conservation Area be removed from the open space area adjoining Glebe Street. Refer to Figure 2 for the proposed changes.

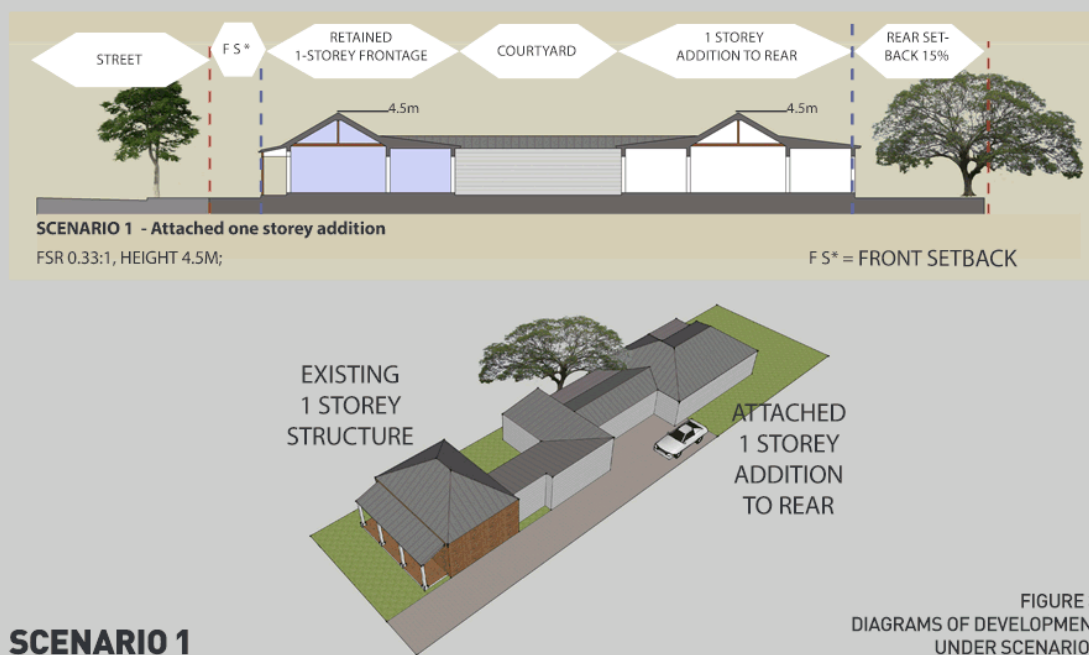
Figure 2: Proposal for the reduced HCA



Five scenarios for development – what is your preference?

Arising from the research undertaken a number of scenarios have been prepared of possible development options within the reduced South Parramatta Heritage Conservation Area. Scenario 1, with reduced development potential, should

provide the greatest degree of protection of the character of the Heritage Conservation Area. All other scenarios offer increased development potential with Scenario 4 offering the highest. Feedback is sought on your preferred scenario:



Scenario 1 (single storey) proposes:

- a change of zoning from R3 Medium Density to R2 Low Density Residential which means townhouse and villa development will not be permitted.
- a reduction in the height of buildings from 11m to 4.5m (except to the rear of properties north of Crimea Street

- which have a proposed height of buildings of 6m – which would allow single storey plus attic); and
- a reduction in the floor space ratio from 0.8:1 to 0.33:1. **(Refer to Figure 3)**

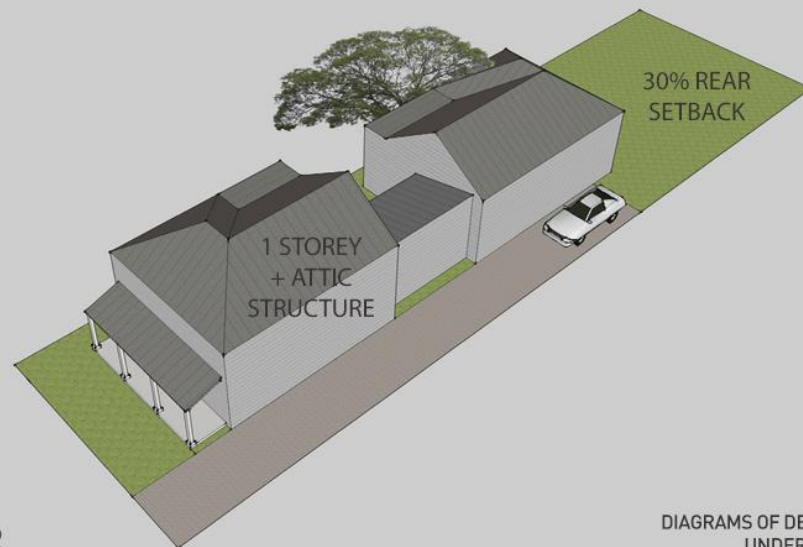
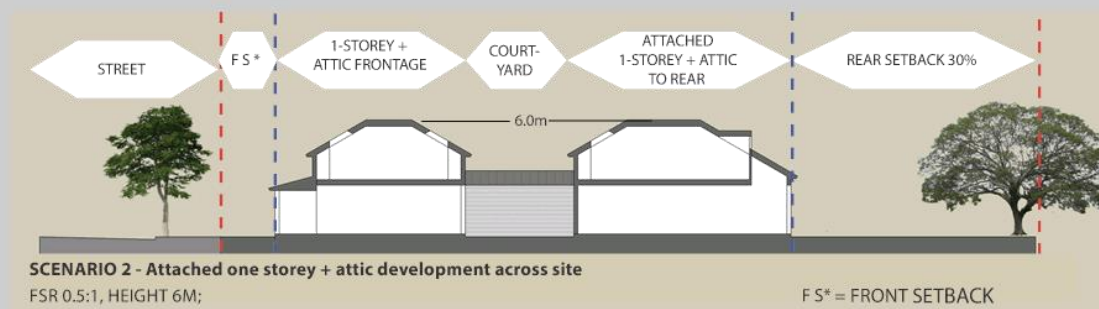
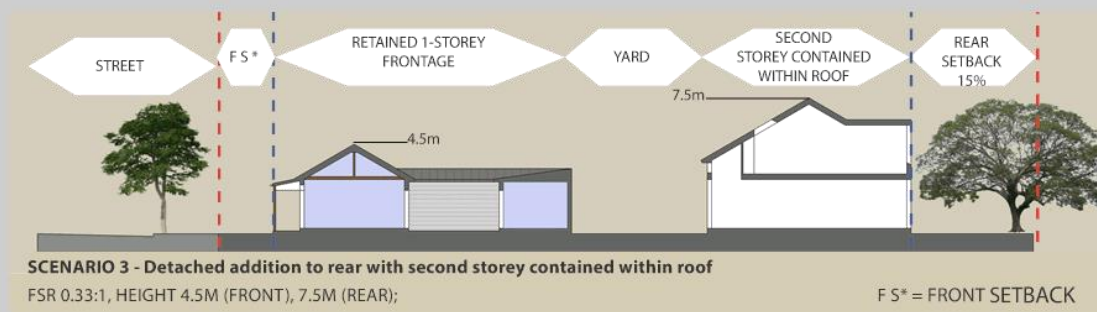


FIGURE 4:
DIAGRAMS OF DEVELOPMENT
UNDER SCENARIO 2

Scenario 2 (single storey plus attic) proposes:

- a change of zoning from R3 Medium Density to R2 Low Density Residential which means townhouse and villa development will not be permitted.
- a reduced height of buildings from 11m to 6m
- a reduced floor space ratio from 0.8:1 to 0.5:1.

(Refer to Figure 4)

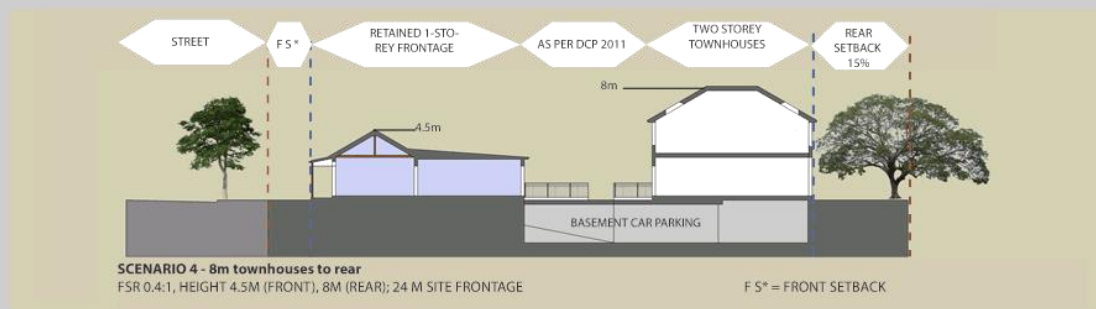
**SCENARIO 3**FIGURE 5:
DIAGRAMS OF DEVELOPMENT
UNDER SCENARIO 3

Scenario 3 (double storey) proposes:

- a change of zoning from R3 Medium Density to R2 Low Density Residential which means townhouse and villa development will not be permitted.
- a reduction in the height of buildings from 11m to 7.5m
- a reduction in the floor space ratio from 0.8:1 to 0.33:1

Under this scenario, the height limit of 7.5m would only apply to land 20m from the front boundary. Land on the front part of a property would be subject to a height limit of 4.5m.

(Refer to Figure 5)



Scenario 4 (two-storey townhouse development at rear of sites) proposes:

- to retain the R3 Medium Density Zoning
- a reduction in the height of buildings from 11m to 8m (double storey, with no attics, for rear of sites)
- a reduction in the floor space ratio from 0.8:1 to 0.4:1.

This scenario would specifically preclude two-storey development in the front of sites.
(Refer to Figure 6)

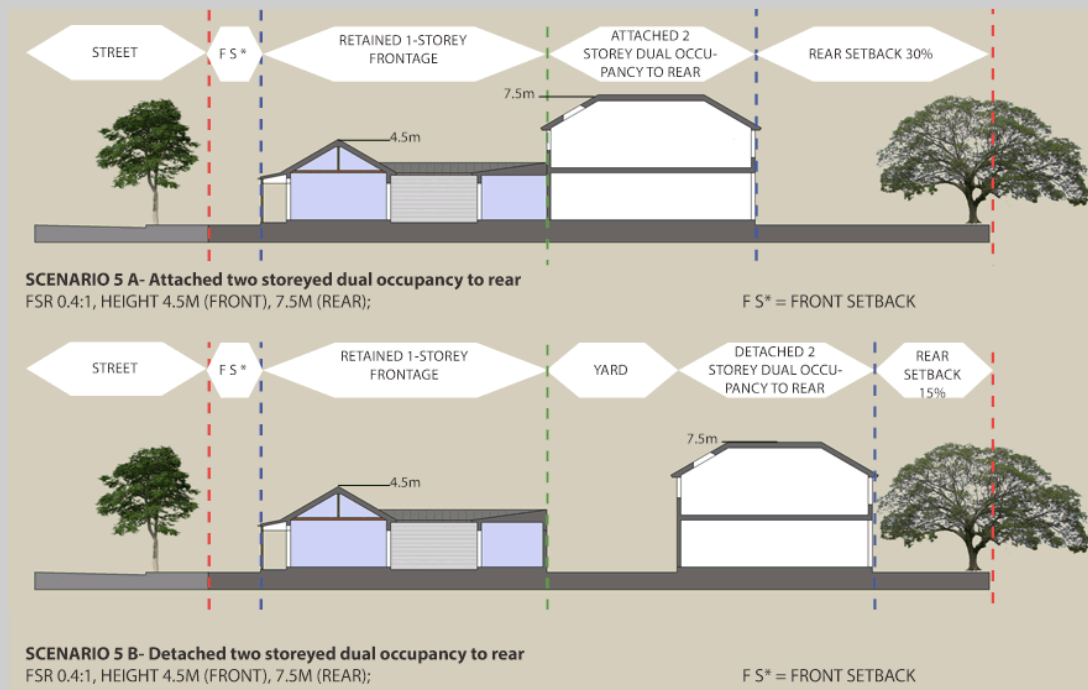


FIGURE 7:
DIAGRAMS OF DEVELOPMENT
UNDER SCENARIO 5

SCENARIO 5

Scenario 5 (attached or detached dual occupancy development) proposes:

- a change of zoning from R3 Medium Density to R2 Low Density Residential which means townhouse and villa development will not be permitted.
- a reduction in the height of buildings from 11m to 7.5m (double storey for rear of sites) and

- a reduction in the floor space ratio from 0.8:1 to 0.4:1.

Under this scenario two-storey development in the front of sites is precluded, but subdivision would be allowed.

(Refer to Figure 7 above and over page)

SCENARIO 5 (a)**SCENARIO 5 (b)**

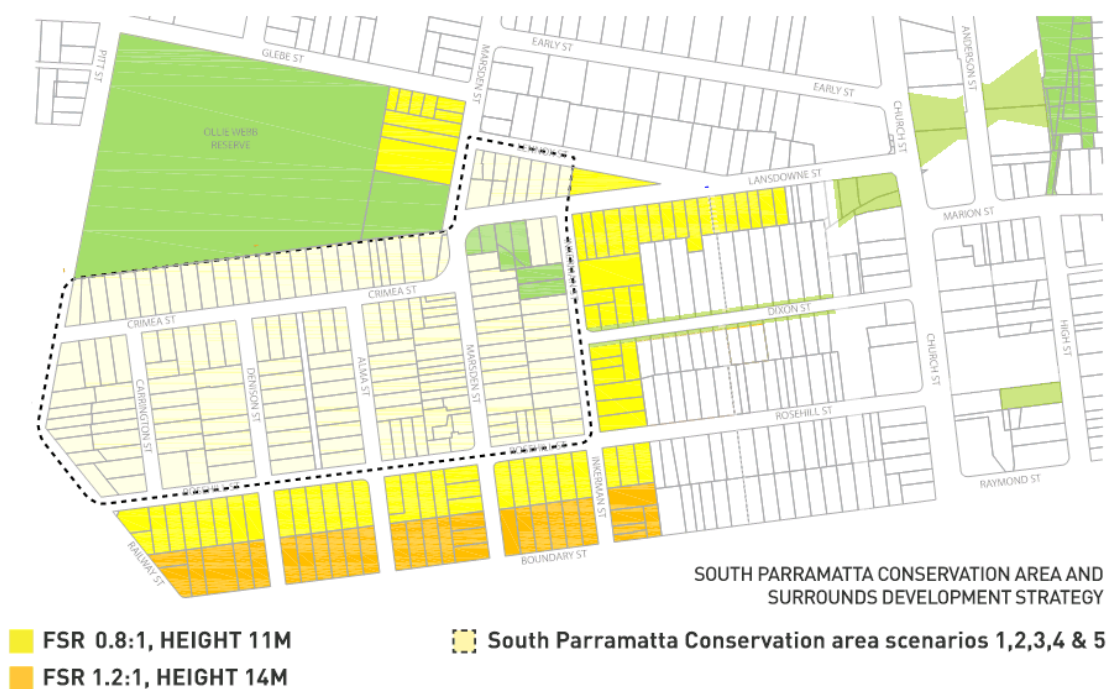
FIGURE 7:
DIAGRAMS OF DEVELOPMENT
UNDER SCENARIO 5

What happens to certain areas outside the heritage conservation area?

Generally land bordering and just outside the new boundary of the Heritage Conservation Area will retain the current controls for height of building and floor space ratio. This land will act as a buffer between the low density development proposed for the Heritage Conservation Area and the higher density development envisaged for the land to the north and east subject to review under the CBD Planning Framework and also to the south of Boundary Street and west of Railway Street under the Holroyd Local Environmental Plan 2013. **(Refer to Figure 8)**

- Land fronting the south side of Rosehill Street, the east side of Inkerman Street and south side of Lansdowne Street will retain a height of 11m (3 storeys) and floor space ratio of 0.8:1.
- However, for land fronting the north side of Boundary Street it is proposed to increase the floor space ratio from 0.8:1 to 1.2:1 and the building height from 11m to 14m (4 storeys). (Refer to Figure 8)

Figure 8: Scenarios plan



Addition of items to the heritage list

Consultation on whether dwellings at 8 and 10 Alma Street should be heritage listed in Parramatta Local Environmental Plan 2011 is also underway. These sites meet the relevant NSW Government criteria for heritage listing. The dwellings are generally:

- **historically significant** showing the history of the area and of typical residential development at time of building.
- **aesthetically significant** showing notable features of Victorian architecture.
- **representative**, being fine examples of their type.

Figure 9: Location of the proposed heritage items at 8 and 10 Alma Street





Figure 11: Dwellings at 8 and 10 Alma Street proposed to be added to Schedule 5 as individual heritage items

Next steps

- Feedback from consultation will be reviewed and reported to Council along with possible amendments to Parramatta Local Environmental Plan 2011 and Parramatta Development Control Plan 2011.
- Council will need to make a decision to proceed with one of the options discussed in this brochure.
- Amendments to the Parramatta Local Environmental Plan 2011 (known as a planning proposal) will be referred to the NSW Department of Planning and Environment to seek permission for them to be exhibited.
- The amendments will be placed on public exhibition and any person can make submissions or comments. This will provide you with another chance to comment. You will be able to provide feedback on the option Council has decided to pursue.
- Submissions or comments received will be considered and reported to Council. Once the amendments are finally endorsed by Council and finalised by the NSW State Government the new planning controls will come into effect.

How do I find out more?

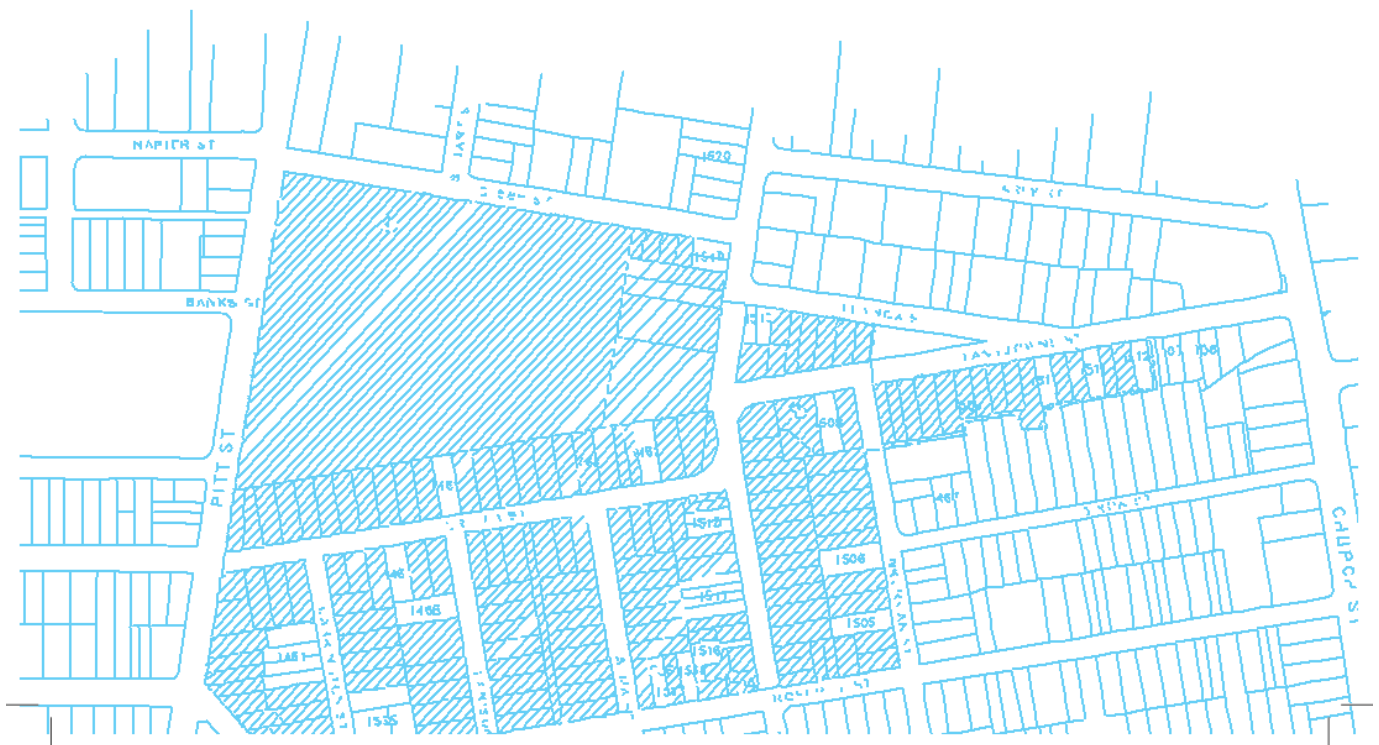
Attend a drop-in session to view the proposals and discuss with Council officers.

Thursday, 27 October 2016

Darug and Macquarie rooms, level 1,
Parramatta City Library
1 – 3 Fitzwilliam Street, Parramatta
1:30pm – 4pm

Monday, 31 October 2016

Darug and Macquarie rooms, level 1,
Parramatta City Library
1 – 3 Fitzwilliam Street, Parramatta
5:30pm – 7:30pm



How to have your say

We welcome your feedback and ideas on proposals for the South Parramatta Heritage Conservation Area and adjoining areas and in particular on your preferred development scenario. Feedback can be provided by:

- written comments; and or
- completion of the Feedback Form attached to your letter from Council.

These documents should be lodged by:

Post: Interim General Manager
Parramatta City Council P.O. Box 32
PARRAMATTA NSW 2124
Attn: Manager City Strategy

Email: council@parracity.nsw.gov.au quoting *Review of South Parramatta Heritage Conservation Area and Adjoining Areas* in subject line

Written comments and the Feedback Form are to be received by 4:30 p.m. on Monday, 7 November 2016.

The Feedback Form may also be completed online, up until 7 November 2016, on Council's website at: http://www.parracity.nsw.gov.au/your_council/news/on_exhibition

For further information please contact Council on (02) 9806 5093 or 9806 5635



Feedback Form**Proposals for the South Parramatta Heritage Conservation Area and adjoining areas****1. Scenarios for development**

Please tick (✓) **one** of the following scenarios as your preference

These scenarios are described in the brochure accompanying this document.

Scenarios for development	
Scenario 1 – Single storey development	
Scenario 2 – Single storey plus attic development	
Scenario 3 - Double storey development	
Scenario 4 – Two storey townhouse development at rear of sites	
Scenario 5A – Attached two storey dual occupancy development at rear of sites	
Scenario 5B – Detached two storey dual occupancy development at rear of sites	

Please state the reasons for your preference**2. Boundary change of the Heritage Conservation Area**

Please tick (✓) as appropriate

Do you support the proposal to reduce the extent of the conservation area?	Yes		No	
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Please state the reasons for your preference

3. Areas outside the heritage conservation area

Please tick (✓) as appropriate

Do you support the retention of a height of 11m and floor space ratio of 0.8:1 for land on the south side of Rosehill Street, the east side of Inkerman Street and the south side of Lansdowne Street (refer to Figure 8 of brochure)	Yes		No	
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Please state the reasons for your preference

Do you support the increase of height from 11m to 14m and floor space ratio from 0.8:1 to 1.2:1 for land fronting the north side of Boundary Street (refer to Figure 8 of brochure)	Yes		No	
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Please state the reasons for your preference

4. Addition of items to the heritage list

Please tick (✓) as appropriate

Do you support the addition of dwellings at 8 and 10 Alma Street to the heritage list?	Yes		No	
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Please state the reasons for your preference

Please provide your name and address details.

Name:.....

Address:.....

Attachment 6: Submission summary

58 responses

General comments

Crimea Street should be removed from the HCA.
Hopes that Council will continue their great work in restricting unsuitable developments for the area and continue to see our heritage as a legacy of those who have come before us. Keep local history for the locals who love it, not those who reject its true value. History lives.
There is no value in keeping the HCA. The area does not present as having any value, it looks old and ugly especially with too many high-rise buildings around
Would welcome a heritage expert visiting house at 45 Boundary Street, Granville to assess it for heritage value – property has recently been included in Parramatta LGA
The reduction in FSR within the HCA as a one size fits all doesn't make much sense leaving 50% or less to floor space is going to leave some places pretty cramped.
Displeased item 519 is to be removed from the HCA. This is a beautiful example of early settlement cottage architecture, which is unique to the area.
Crimea Street should be removed from the HCA as the street already has a varied scale of character and no longer meets conservation requirements.
Make it special, make it work. Reward contemporary good design, integration and heritage landscape qualities for front and back yards also.
Area should be renamed South Parramatta. It would alleviate confusion and show that area is valued.

Scenarios for development

Scenarios for development			
Scenario 1 – Single storey development	14	24.5%	
Scenario 2 – Single storey plus attic development	9	15.7%	Single-storey form 23 40.3%
Scenario 3 - Double storey development	9	15.7%	
Scenario 4 – Two storey townhouse development at rear of sites	10	17.5%	Townhouse 12 21%
Scenario 5A – Attached two storey dual occupancy development at rear of sites	1	1.7%	
Scenario 5B – Detached two storey dual occupancy development at rear of sites	12	21%	Two-storey form 22 38%
Other	1	1.7%	

	1	1.7%	
	57		57

Reasons for preference	Comments
Scenario 1 – Single storey development	• The character of the HCA must be retained as much as possible. There is plenty of land outside the HCA for development. • This is a very important unique historical area lots of heritage items that cannot be replaced. Something that is not broken should not be fixed. Council has not addressed the parking issue. • The majority of houses in the area are single-storey • The purpose of a heritage conservation area is to maintain the style of housing which already exists. It changes are permitted as proposed in scenarios 2 – 5, it makes the idea of a conservation area meaningless. • Retain single-storey development as extra development would mean more population and more cars. Streets cannot cope safely with more traffic especially in peak hours. • To maintain feng shui and to prevent the streets/roads being too busy. • Council has not fixed parking in area. This is a heritage conservation area. Too many heritage homes in this area. • Lower cost to build. • Do not want any changes to this very important HCA. Parking is a major problem that Council has not addressed. • To prevent widespread overdevelopment of a lovely suburb. • Like many areas in Sydney, if this conservation area is developed, the area will lose its heritage and character. • This will protect the heritage appeal of the area and preserve Parramatta's historical appearance. • The HCA contains the early design elements of the growing town centre. Town planning of the area reflects the unique features of the period that would be eroded if the development controls were to allow modern construction and subdivision.

	Summary • Scenario will protect heritage character, which is essentially single-storey. • Concern that additional development will exacerbate parking problems.
Scenario 2 – Single storey plus attic development	• The look of properties with antics will fit well into the area while providing more room for development • This type of dwelling is in keeping with heritage buildings and would not detract from overall heritage image • Prefers the higher floor space ratio provided in this option. Would prefer to allow 15% setback if there is enough of a courtyard between or to the site. • Second-storey additions within the main house should be permissible. The mix of styles in the HCA does not support keeping single-storey at front of blocks. Due to high ceilings and original homes, height should be increased to at least 8m. The requirement that additions not to be seen from the street should be removed. • Need an FSR of at least 0.5:1 and preferably 0.8:1 • Allows for an increase in density without detracting from the heritage value of the area by limiting the height and visibility from the street of buildings at rear. • Like the additions would not be seen from the front and take away from the look of the street. Don't like the reduction in FSR, satisfactory for some lots, but for smaller lots like mine doesn't leave much room for anything. • Wishes to avoid over development of land in this area and to continue to preserve the quality and condition of living that we have enjoyed. Also wish to avoid the view pollution of the skyline, to preserve historical and its aesthetic significance of the dwellings. • Important to encourage the retention of the historical buildings in South Parramatta to remind people of our heritage. There are still

	many good examples of houses of the era. Scenario 2 allows for the owners to increase the visibility of their houses by providing extra rooms upstairs – many other cottages were built early 1900 and do not really suffice for a family of the 21st century which now would like internal laundries, TV rooms, two bathrooms etc. Scenario 2 keeps the traditional backyard and garage, allowing residents to retain a reasonable backyard, keep pets and take pressure off the local parks. Summary Attic additions would be compatible with heritage character and provide more room for 21st century living. Individual comments seeking: ○ 15% setback ○ increase of height to 8m (due to high ceilings in original homes) ○ an FSR of 0.5: 1 and preferably 0.8:1
Scenario 3 - Double storey development	• Efficient land use • Maximum occupancy option per site • Want the front to remain one storey high and look as always looked. Double or single story at the rear will not be noticed from the front. • Housing size within the area is relatively small and not suitable for occupancy of 4+. An addition of standard two-storey housing allows for greater occupancy, while retaining the appearance of housing and heritage houses within the area. • All scenarios should be permissible. There are too many controls within the HCA and Council should consider removing the HCA restrictions in their entirety. • None of these scenarios suits our needs as would like garages to be at the front. With young children is difficult to take them in and out of the house especially in winter cold, wet windy weather. If garages are allowed at the front it would look better for the character of the street.

	Summary • The scenario is an efficient use of land that will retain character of HCA. • Comments from a number of individuals that all scenarios should be permissible and that none of scenarios suit needs.
Scenario 4 – Two storey townhouse development at rear of sites	• Can save land, resources and public services. Make Parramatta a new look city. • The two blocks of land adjoining the heritage house at 4 Rosehill Street are unique within this conservation area. Development of these blocks could be undertaken recognising them as a single unit. Scenario 4 would allow for more extensive opportunities to design buildings in a similar character to the existing heritage house. • Preference is scenario 4 and to retain the R3 medium density zoning and the FSR of 0. 8:1. It is unfair to decrease the current FSR. • Supports scenario 4 although the primary preference is the removal of heritage listing from 1 and 3 Lennox Street. Also expects fair and reasonable compensation for a reduction in building height from 11m to 8m. In addition insists on additional subdivision of the proposed two townhouses at the back of two heritage listed cottages. An incentive should also be made for owners to assist in undertaking underground car parking and the contribution to resolving street car parking problem in the area. • Excellent bus transport outside property, very close to primary and secondary schools and two major shopping centres in Parramatta and Merrylands. Excellent opportunity for people to live on a main street such as Pitt Street. However we oppose a reduction in the FSR. Seeks an FSR of 0. 8: 1. • To retain the R3 zoning and allow further development to assist with big family and modern living to meet the future housing crisis. • The least restrictive but retains heritage character. • More affordable townhouses and beneficial to the community.

	• Also support 5 also scenario 4 for R3 medium density zoning enables a reasonable infill to rear of site and limited multi -site, consolidation while rewarding the conservation of street frontage. • To use the land because of high prices in Parramatta – why not build units at the rear of properties. Summary • Scenario would encourage the development of modern affordable housing to meet family needs close to services and amenities. • A number of responses have sought the retention of the R3 Medium Density Zone with an FSR of 0.8:1. • One person's primary concern is the removal of the heritage listing from 1 and 3 Lennox Street. This person also seeks compensation for a reduction in building height from 11 m to 8 m, the ability to subdivide the rear of sections and incentive to provide underground car parking.
Scenario 5A – Attached two storey dual occupancy development at rear of sites	• Easier to move between units – especially in winter
Scenario 5B – Detached two storey dual occupancy development at rear of sites	• Available land should be developed so grandchildren can live in affordable housing • Looks balanced and will ensure privacy of both front and back occupants. More development is needed to accommodate demand • Better living • Allows a smaller level of development for owners without impacting on density and heritage values of the area. • Creates the opportunity to utilise land behind consisting house without impacting on the existing home by attachment or overdevelopment in creating townhouses and basement. Creates open space between dwellings. • Combine modern and conservation outlook. • Develop surplus land so grandchildren can live in affordable

	housing. • Utilises property effectively for needs of family. • Better floor space ratio. • Gives maximum living space for residents. • Seeks that Crimea Street should be removed from the HCA. As there is no value for enforcement since there has been a number of properties which have eroded the conservation character and hence no longer suit conservation requirements. Already there are a few two-storey dwellings on the street with double garages. This contradicts the DCP. There are also two commercial buildings on Crimea Street which does not fit the conservation character. Categorising Crimea Street as part of the HCA will prevent improved further construction and not add any value to Parramatta as a whole. In fact it would cause uncertainty for the landowner, the potential developer and the community as a whole.
Other	• Don't support any of scenarios. Want R4 residential apartments • Retain R3 zoning, FSR and height limits. And against all scenarios that significantly decrease the utility and therefore the value of the parcel of land due to the inability to develop a contemporary sized home. Am also against the possibility of being denied the same FSR and height benefits that are to be granted to landowners to the south and east of the HCA. As councils receive benefits from approved large-scale developments compensation is expected for the decreased utility and value of affected land should any of these scenarios be approved. Council should maintain zero site setbacks for lots less than 10m wide. Summary • Will create the opportunity to provide for development behind existing houses catering for the needs of families without impacting on heritage values. • Don't support any of scenarios and either seek an R4 or R3

	zoning. Also against scenarios that significantly decrease the utility and value of a parcel of land to develop a contemporary sized home.
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Boundary change of the Heritage Conservation Area

Do you support the proposal to reduce the extent of the conservation area?	Yes		36 62%	No	22 37.93%
Total					58

Reasons for preference

Yes

- The preference is for entire area to be removed from HCA
- Reasons for change are reasonable
- Don't see any good in conservation
- A smaller conservation area will be easier to maintain
- It could improve the look of those streets with new well designed properties, properties that fit in well with current themes of the heritage houses.
- More consistent with nearby buildings.
- Changes supported provided open space maintained
- Allows for more growth.
- These areas are close to main business area and could do with upgrading
- This area needs to be upgraded.
- Agrees with the document stating that Lansdowne Street character is different and the open space area does not need to be included.
- The area needs to develop.

- Supported because Parramatta is already being developed and we should live the future and keep the past in the history books.
- There are already numerous buildings in the area.
- Increase housing development to provide affordable housing close to existing infrastructure.
- Should also remove all properties on the north side of Lansdowne Street from the HCA, including those surrounded by Noller Park. Properties in this locality include two sizeable commercial buildings and only one semi-detached building of heritage value. 6a Lansdowne Street is vacant, 8 is a newly built home and the remaining three houses have no heritage value.
- Some of the larger buildings can be a barrier for the busy road sound.
- Logical
- Reduction of the HCA will aid development in the Parramatta area as it becomes a bigger CBD. It will encourage more modern developments and encourage people to purchase property within the area.
- Approved only if the Ollie Webb Park green space is protected from future development.
- Will give flexibility for development in the city.
- The entire HCA should be abolished. There is a large mix of style homes in the area and it doesn't make sense to have such restrictive controls over the entire area. Only properties that are heritage listed should have restrictive controls.
- Crimea Street should be removed from the HCA as the street has a varied scale. By trying to enforce it confusion will be caused for many stakeholders. There are a number of double storey houses with double garages at the front of this street.
- Green space created later in the heritage area does not have significance as there is no reference to the land development of the early part of the 20th century. With the close proximity of proposed Church Street development the eclectic designs of Lansdowne Street could be redefined.
- Crimea Street should also be removed from the HCA. Since there is no enforcement there have been a number of properties which have eroded the conservation character.
- The character of the area has already changed and with increasing population and demand this area needs to adapt to higher density dwellings.
- The reduction should be limited to 2 streets. There is a need to look to the future and not go backwards.

Summary

- Supports Council's reasons for reducing extent of HCA
- A number of people support reduction providing Ollie Webb Park green space is protected from future development. However, one comment acknowledges that green space was created later and does not have heritage significance.
- Will create opportunities for further development needed to modernise area.
- A number of people seek that the entire HCA should be removed whilst others seek that Crimea Street should be removed from the HCA as the Street has a varied scale of development.

No

- If changed, all should be changed. No value is seen in keeping the HCA in South Parramatta
- If Parramatta to be next great city no need to increase HCA
- Strongly believes that the open space in Glebe Street should be maintained. The existing strip of Lansdowne Street, from Inkerman Street, is less important, but if retained would prevent the heritage houses in that street being boxed in by four-storey units.
- Up to city planning to maximise the space/area to be utilised.
- Encroaches too closely to heritage homes.
- Disagrees with taking Ollie Webb Park out of the HCA, as this may allow open space to be eroded by future development.
- Need to retain character areas representative of pastimes. So much high-rise in Parramatta needs balance.
- Ollie Webb Reserve included in proposal. Vehemently opposed to excluding this area from the HCA as it must be retained in open space and not provide an opportunity for developers to get their hands on it.
- Fears that the Ollie Webb reserve will be taken over by developers to become a multi-storey residential complex further isolating the heritage precinct.
- Reduction should include all of HCA.

- The Park needs to be conserved.
- Park should remain as it is.
- Not enough information provided to support. The reasons given what support abolishing the entire HCA. There are a number of heritage listed properties in the area proposed to be removed.
- To preserve Parramatta's look and feel.
- The boundary must remain and not be reduced to preserve historical aesthetics and culture.
- The maximum area needs to be retained.
- Fine as is.
- By reducing the conservation area fear many original buildings may be lost and adds further pressure to continue this reduction in the future. Many residents who live in South Parramatta for its charm and convenience have spent much time and money preserving their houses and their facades.

Summary

- If there is to be any change, whole HCA should be removed.
- HCA boundary must remain to preserve heritage character.
- Opposed to removing Ollie Webb reserve from HCA

Other

Crimea Street should be excluded from the HCA due to the varied scale and nature of properties. There are a number of two-storey dwellings with double garages at the front and two commercial buildings which do not fit the conservation character. Categorising Crimea Street as part of the conservation area will prevent future construction not add any value to Parramatta as a whole and create uncertainty for the landowner and the community.

Areas outside the heritage conservation area

Do you support the retention of a height of 11m and floor space	Yes	No
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ratio of 0.8:1 for land on the south side of Rosehill Street, the east side of Inkerman Street and the south side of Lansdowne Street (refer to Figure 8 of brochure)	34 65.3%	18 34.6%
Total		52

Reasons for preference

Yes

- The buffer is a great idea and should be increased
- Increase population – the way to be a big city
- The area looks very old. Parramatta City needs modern high-rise buildings of 20 storeys
- Will keep the current look which is desirable and will mean new properties will blend in with others.
- Don't want any higher buildings as they would overshadow and detract from heritage area
- Concerns about overshadowing and for the street appearance in general. Creating Street canyons between tall buildings is not ideal.
- Up to city planning to maximise the space/area to be utilised.
- At the moment there is no dramatic effect on existing heritage homes if left as is.
- To graduate the perimeter of the HCA, so there isn't a sudden increase from low to high density ie. Provides a buffer and clear delineation between areas.
- Agree with the document that it will act as a buffer. Reducing the FSR and height in a certain area can devalue land in the area.
- The area needs to improve some contemporary design.
- Height appropriate
- Provisions appropriate
- Supports because it is current policy, but considers 8m (two storeys) more appropriate.
- There should be consistency in development in the above areas stated within the South Parramatta HCA
- Will not be consistent with other houses within the conservation area.
- Pro- development. Need more housing in well serviced areas such as Parramatta to address Sydney's lack of housing supply.

- To preserve suburbs existing atmosphere.
- As the residential area does not contain high-rise buildings, a height of over 11m would not suit the area, and would tower over the existing property, making the heritage houses non-visible.
- There is already high density development plan for auto alley. Limiting development on the streets bordering the heritage area will provide a transition zone and retain neighbourhood character.
- Some of the places already built are excessively large. Also parking is already bad on Rosehill Street and would only get worse if there were even more apartments built.
- The residents in Rosehill Street prefer less development.
- Parramatta is a growing city and needs to keep up with Sydney housing supply demands. Restrictive controls go against this.
- This must remain to act as a buffer between the proposed high density plans.
- Regulates compatibility adjoining the conservation area.
- If it is possible, would like to preserve the historical and aesthetic facade to surrounding area if possible as a change here would hinder the enjoyment of land by those living inside the HCA.
- While some do not like the idea of buildings towering over the conservation area, I understand the pressure to add to the housing stock by building units. This can be kept to the boundary, we can keep the few houses that remain.
- The population threshold would be limited if development controls restrict the value of the urban land utilisation.

Summary

- The buffer is supported and will help mitigate the effects of higher buildings that would overshadow and detract from heritage area.
- Further development could exacerbate parking problems, particularly on Rosehill Street.
- Supports, but nevertheless considers 8m (two storeys) more appropriate.
- More modern development with contemporary design is required.

No • Area needs more affordable housing close to existing infrastructure • Adjacent buildings would look really different • Prefer to increase to maximise living space • 11m (3 storey) would not agree with one storey in front of building. • Should increase height from 11m to 14m and FSR from 0.8:1 to 1.2:1. Utilises the land and public services. Make Parramatta City look better like a great city. • Want R4 apartments so would not like to see the building limitations increased. • Area needs more affordable housing close to existing infrastructure and amenities. • Height will completely overshadow the heritage precinct isolating it and destroying all privacy. Two storey would be acceptable. • With increases in floor space ratio there will be more development that will aggravate parking issues in Rosehill Street. • Like many areas around the city, adjacent properties to heritage areas have not been limited to height restrictions. Understand Council is concerned about the effect of shadowing, however both Boundary and Rosehill Streets should have the same height restrictions to avoid a step in the skyline. • Want to be able to build more than three storeys. Summary • Increased development should be provided close to existing infrastructure and amenities. R4 apartments are sought and height should be increased to 14m and FSR to 1.2:1 • Permitted height will result in development overshadowing the heritage precinct and could aggravate parking issues in Rosehill Street.

- Areas adjoining other HCAs in the city are not subject to height restrictions. The Boundary and Rosehill Streets should have the same height restrictions to avoid a step in the skyline.

Do you support the increase of height from 11m to 14m and floor space ratio from 0.8:1 to 1.2:1 for land fronting the north side of Boundary Street (refer to Figure 8 of brochure)	Yes 30 55.5%	No 24 44.4%
		54

Reasons for preference

Yes

- More development required close to existing infrastructure and amenities
- Increase population – the way to be a big city
- Strongly support. Parramatta needs high-rise buildings of 20 storeys
- More consistent with adjacent buildings
- Increases living space
- Neutralise the land, resources and services. Make Parramatta city look like a great city.
- There is a definite need to increase FSR and height in that area that needs modern apartment design, not like small blocks of units.
- Support going bigger into R4 apartments.
- Ideal solution.
- More affordable housing
- Appropriate change
- Pro- development. Need more housing in well serviced areas such as Parramatta to addressed Sydney's lack of housing supply.
- Matches the policy in Sydney. Need more living space as population increases in Sydney
- Support only if both Rosehill and Boundary Streets are the same height.

- The flow of commuters from this area to Harris Park station suggests that there is a need for more accommodation to be developed.
- Need to address lack of housing supply in Sydney.
- Seems reasonable. With planning being a “blunt instrument” for quality outcomes – every effort needs to be made to reward and encourage adaptive and incorporative conservation of older building stock and details outside the actual conservation area.
- Existing developments on Boundary Street already display similar design controls. An increase in FSR and building heights would fall in line with the areas current street appeal.
- Happy with four storeys and want the same.

Summary

- Will provide opportunities for development close to existing infrastructure and amenities and will meet demand for more affordable housing.
- Changes should allow for R4 apartments.
- Support only if development in Rosehill and Boundary Streets are the same height.
- Existing developments in Boundary Street already reflect the increased height and FSR.

No

- Land is too close to the HCA – it should be kept at the current restrictions.
- Too high compared with surrounding area
- Already high enough, make street look too dark and crowded
- Would detract from overshadow heritage area
- Concerned about overshadowing and for the street appearance in general. Creating Street canyons between tall buildings is not ideal.
- Too close to heritage homes.
- Boundary Street is already very congested – too narrow – to sustain a greater level of density. Traffic flow would need to be reviewed.

- The increase in density living in this location would not benefit the area. It is surrounded by low density living and zoning. Not close to any major bus routes, not fronting a main road and not close to the station.
- Retain 11m to keep it the same as the south side of Rosehill Street.
- If Rosehill Street was 2 storeys, then it will be better if Boundary Street was three-storey so that privacy could be maintained. Parramatta doesn't have to go crazy and have 3 and 4 storeys so near to a one storey preferred residential heritage area. Common sense please.
- Parking issues will only intensify with increased density in Boundary Street.
- No explanation or justification provided for this proposed change. Current controls for height and FSR should be retained.
- Needs to be consistent with all other houses on streets within conservation area.
- Stick to current limits to preserve suburb.
- The increase in height will shadow existing heritage houses.
- The area is directly opposite our house (45 Boundary Street) which while not listed as a heritage item should be. A height increase on this block will limit natural light and impact on the heritage character of our home.
- With all the apartments being built on Church Street and Great Western Highway questions why more land should be allocated to developers to cram in apartments.
- Must remain to act as a buffer between the proposed high density plans.
- View pollution and would cause increased traffic overflowing onto surrounding streets.
- I think this is a great disadvantage to residents who live along the south side of Boundary as their light/sun will be blocked completely. Not very welcoming to those residents from the formal Holroyd Council area who have just been pushed into Parramatta.

Summary

- Land is too close to and development will detract from heritage conservation area.
- Will cause overshadowing and loss of amenity for street.
- Will aggravate traffic and parking problems in the street.
- Present controls should be retained and development limited to 3 storeys.

Addition of items to the heritage list

Do you support the addition of dwellings at 8 and 10 Alma Street to the heritage list?	Yes 29 56.8%	No 22 43.1%
Total		51

Reasons for preference

Yes

- They appear to be good heritage items.
- Okay
- Weatherboard houses were part of the previous era and could be maintained with current building materials.
- Both buildings are representative of the type of dwellings originally found in this area and should be protected.
- Due to their vintage.
- Appear to be reasonably maintained homes that have retained their character that enhance the heritage significance of the locality.
- NA
- Delightful old houses representative of significant times/construction.
- They are suitable for inclusion reflecting earlier architectural styles.
- Should be included if meet heritage criteria.
- Heritage listing of properties will help contain character of the area.
- The appearance of No 8 is fantastic.
- More heritage is a good move for any suburb.
- Homes with heritage value should be preserved.
- The Victorian architecture of these dwellings should be conserved.
- The preservation of Parramatta's history and beautiful architecture is supported.
- These are worthy additions. The more the better. Many significant series of houses have been lost nearby in recent years eg. north corner of Glebe and Marsden, reducing the early 20 of century representation of brick and stone bungalows.

- By adding items to the heritage register will ultimately add to their value and the value of the HCA.
- Retention of any structure with heritage importance should continue, the need for Council to maintain heritage areas is important for residents who choose to live in a conservation area but also those generations to come.

Summary

- Homes have heritage value that will enhance character of the area and should be preserved and listed.

No

- Dwellings in bad condition and need to be demolished
- Property owner – 10 Alma Street – I believe it has no real benefits of my property being listed in the heritage listing. From personal experience, I believe by listing my property as a heritage listing, the property will decrease in value or cap in value in the future. So as the owner of 10 Alma Street I am strongly against us.
- Make the area like a slum
- Don't believe keeping old buildings is safe
- Prefer growth over heritage listing
- Up to city planning to maximise the space/area to be utilised.
- Unfair to create restrictions for existing owners. Being in the HCA is enough to reserve frontage to reflect its history.
- These types of houses can be found anywhere.
- No one cares about conservation and heritage
- Dwellings are in a very poor condition and need to be demolished or replaced.
- Issue should be dealt with between owners and Council.
- Property owner – 8 Alma Street – even though historical features are shown there have been many changes and renovation which makes the property no longer suitable to consider as a heritage item.
- Not enough information to support listing – why are they of local significance and what contribution do they make to the local area?

- They have no value to keep as heritage properties and too hard to maintain.
- No point seen to this addition.
- Do not support unless owners agree to heritage listing.
- The character of the area has already changed and with increasing population and demand, this area needs to adapt to higher density dwellings.
- They are horrible houses and should be knocked down. Something beautiful should be rebuilt.

Summary

- Dwellings in poor condition, detract from area and should be demolished.
- Dwellings have no heritage value and are common.
- Property owners oppose listing.
- Creates unfair restrictions for owners and the HCA is sufficient to preserve historic character.
- Conservation and heritage is less important than promoting growth in area.

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Map showing location of submission authors



Note: Map does not show the location of 13 submission authors – generally being outside area shown