



Cover Sheet and Instructions for Scanning Documents to an Objective File

File Number 14/17063

File Name Leichhardt City Council/08-10-2014/Leichhardt Council - Planning Pr

Printed By Richard Hammond

Printed On 9/10/2014

Scanning Instructions

1. Place File Scanning Cover Sheet on top of the document(s) to be scanned.
 2. Follow the scanning instructions located on the Multi-Functional Device.
 3. Note that for each batch of documents all scanned pages are created as one single PDF document in Objective. Use the Cover Sheet multiple times to split scanned documents into individual documents (or print multiple Cover Sheets).
 4. The scanned documents should now appear in the file detailed above.
 5. When scanning is complete please login to Objective and check the integrity and quality of the scanned document(s) before filing the physical document.
-

Filing Original Documents for Business or Legal Reasons

If DoP Policy states the physical document needs to be maintained on a physical file please do one of the following:

- a) If the file is in your custody place this document in the file.
 - b) If the file is held in Central Records bind the scanned document with this Cover Sheet and send to the Records Office. Also complete the next section to enable the Records Officer to file the document.
-

Instructions to Records Officer (tick one of the following):

- ☐ Please register a new physical file, add this document to it, and return the file to
- ☐ Please retrieve the physical file numbered as above, add this document to the file, then return the file to its current location.
- ☐ Please add this document to the Day Box for date/...../.....

Please provide your details:

Name:

Signature:

Title:

Date:



Planning Proposal

Leichhardt Local Environmental Plan 2013

**Amend Leichhardt Local Environmental Plan 2013 to rectify an
administration error - Parramatta Road Heritage Conservation
Area 'C2'.**

September 2014

Table of Contents

Introduction	3
Background.....	3
Site Identification	5
Delegation.....	6
Part 1 – Objectives.....	8
Part 2 – Explanation of Provisions.....	8
Part 3 – Justification.....	8
A. Need for the Planning Proposal.....	8
B. Relationship to Strategic Planning Framework.....	8
C. Environmental, Social and Economic Impact.....	10
D. State and Commonwealth Interests.....	10
Part 4 - Mapping.....	11
Part 5 – Community Consultation.....	12
Part 6 – Timeline	14
Attachment 1 – History of the Parramatta Road Conservation Area	
Attachment 2 - LEP Heritage Maps 1995-2004	
Attachment 3 - "Promoting Local Identity along Parramatta Road", NSW Heritage Office.	
Attachment 4 - List of Affected Properties	
Attachment 5 - 73A Department Response	

1.0 Introduction

This planning proposal seeks to identify the Parramatta Road Conservation Area on the Heritage Map of the Leichhardt Local Environmental Plan 2013. It is highlighted that the conservation area is currently identified in Part 2 of Schedule 5 Environmental Heritage to the Leichhardt LEP 2013. Therefore, only a mapping amendment is required by this planning proposal.

The proposal will rectify a mapping error which removed the Parramatta Road Conservation Area from the Heritage Map when the Leichhardt Local Environmental Plan 2013 was gazetted. As the conservation area is currently not identified on the Heritage Map of the Leichhardt LEP 2013, the area is not protected by the provisions contained within Clause 5.10 Heritage Conservation of the LLEP 2013.

Additionally, Section 149 certificate information regarding the Conservation Area status is currently compromised.

2.0 Background

Leichhardt Local Environmental Plan (LEP) 2013

In February 2014, the Leichhardt LEP 2013 was published on the NSW Legislation website giving effect to the plan and repealing LEP 2000.

In April 2014, it was discovered that Sheet 5 of the Heritage Map did not identify the Parramatta Road Conservation Area. Further investigations revealed an error had occurred in the transference of GIS data from Council to the NSW Department of Planning and Environment prior to the plan being made. Notwithstanding, the version of the Heritage Map that were placed on public exhibition and adopted in the post-exhibition report by Council *did* display the Parramatta Road Conservation Area.



Figure 1: Exhibited Draft LEP 2012 HER 005 Map

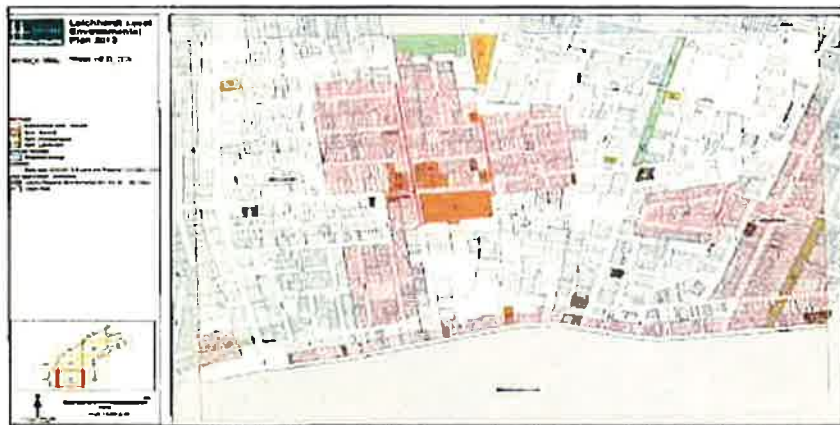


Figure 2: LEP 2013 HER map 005 Presented to Council for final adoption

To rectify this mapping error, on the 30 May 2014 Council requested that the NSW Department of Planning & Environment expedite amendments to the Leichhardt LEP 2013 under s. 73A of the *Environmental Planning and Assessment Act 1979*. A response letter from the NSW Department of Planning & Environment was received on the 14 August 2014, which determined that the mapping error should be progressed as a planning proposal through the Gateway Process under s.55 of the Act. This letter is provided as Attachment 5.

The Department's response noted that:

"The Conservation Area (Parramatta Road) was exhibited with the Draft Leichhardt LEP 2013 shown on Heritage Map 005, and listed in Schedule 5, from 17th December 2012 to the 28th February 2013. The Gateway will consider previous community engagement when determining the requirements of the determination.

14/17623

3.0 Site Identification

Council is proposing to reinstate the Parramatta Road Conservation Area as identified in Figure 3 below (for a list of all properties affected please refer to Attachment 4).

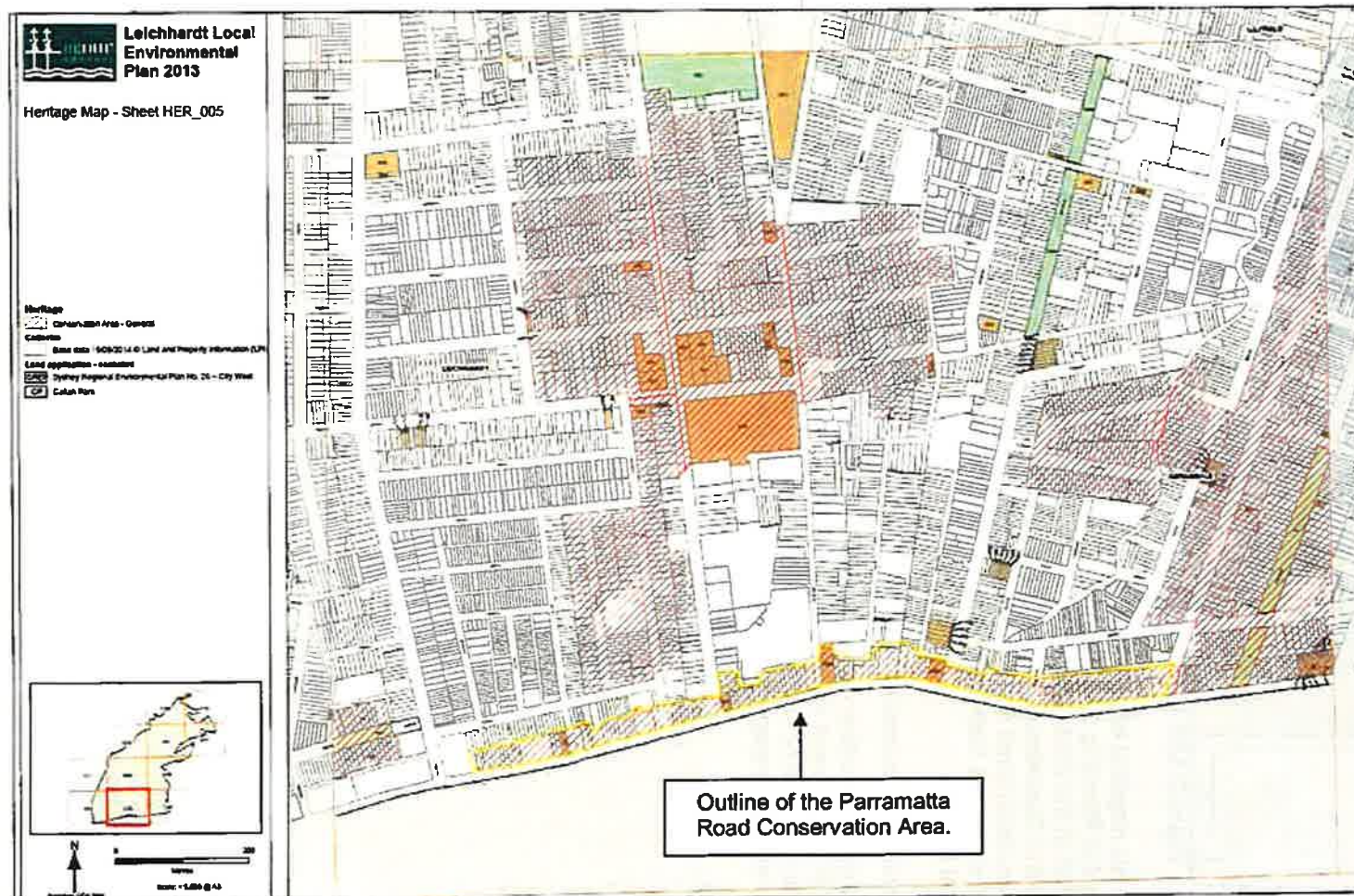


Figure 3: Proposed Amendment to Sheet 5 of the Heritage Map within the Leichhardt Local Environmental Plan 2013

4.0 Delegation of Plan Making Functions to Council

Council is seeking an authorisation to make the plan for this planning proposal. The following response to the evaluation criteria is in support of this request;

(NOTE – where the matter is identified as relevant and the requirement has not been met, council is attach information to explain why the matter has not been addressed)	Council Response		Department Assessment	
	Y/N	Not Relevant	Agree	Not Agree
Is the planning proposal consistent with the Standard Instrument Order 2006?	Y			
Does the planning proposal contain an adequate explanation of the intent, objectives, and intended outcome of the proposed amendment?	Y			
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Y			
Does the planning proposal contain details related to proposed consultation?	Y			
Is the planning proposal compatible with an endorsed regional or sub-regional planning strategy endorsed by the Director-General?	Y			
Does the planning proposal adequately address any consistency with all relevant S117 Planning Direction?	Y			
Is the planning proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Y			
Minor Mapping Error Amendments				
Does the planning proposal seek to address a minor mapping error and contain all appropriate maps that clearly identify the error and the manner in which the error will be addressed?	Y			
Heritage LEPs				
Does the planning proposal seek to add or remove a local heritage item and is it supported by a strategy/study endorsed by the Heritage Office?	N			
Does the planning proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?	Y			
Does the planning proposal potentially impact on an item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?	N			
Reclassifications				
Is there an associated spot rezoning with the reclassification?	N			
If yes to the above, is the rezoning consistent with an endorsed Plan of Management (POM) or strategy?		NA		
Is the planning proposal proposed to rectify an anomaly in a classification?	N			
Will the planning proposal be consistent with an adopted POM or other strategy related to the site?		NA		
Will the draft LEP discharge any interests in public land under section 30 of the <i>Local Government Act, 1993</i> ?		NA		
If so, has council identified all interests; whether any rights or interests will be extinguished; any trusts and covenants relevant to the site; and, included a copy of the title with the planning proposal?		NA		
Has the council identified that it will exhibit the planning proposal in accordance with the department's Practice Note (PN 09-003) <i>Classification and reclassification of public land through a local environmental plan and Best Practice Guidelines for LEPs and Council Land</i> ?		NA		
Has council acknowledged in its planning proposal that a Public		NA		

Hearing will be required and agreed to hold one as part of its documentation?				
Spot Rezoning				
Will the planning proposal result in a loss of development potential for the site (ie reduced FSR or building height) that is not supported by an endorsed strategy?	N			
Is the rezoning intended to address an anomaly that has been identified following the conversion of a principal LEP into a Standard Instrument LEP Format?		NA		
Matter in an existing LEP and if so, does it provide enough information to explain how the issue that lead to the deferral has been addressed?		NA		
If yes, does the planning proposal contain sufficient documented justification to enable the matter to proceed?		NA		
Does the planning proposal create an exception to a mapped development standard?	N			
Section 73A Matters				
Does the proposed instrument- a) Correct an obvious error in the principal instrument consisting of a misdescription, the inconsistent numbering of provisions, a wrong cross-reference, a spelling error, a grammatical mistake, the insertion of obviously missing words, the removal of obviously unnecessary words or a formatting error?; b) Address matters in the principal instrument that are of a consequential, transitional machinery or other minor nature?; or c) Deal with matters that do not warrant compliance with the conditions precedent for the making of the instrument because they will not have any significant adverse impact on the environment or adjoining land?	Y			

Part 1 – Objectives

The primary objective of this planning proposal is to ensure the *Leichhardt Local Environmental Plan 2013* correctly displays the Parramatta Road Conservation Area on Heritage Map Sheet 005. This is to ensure the area remains protected under clause 5.10 Heritage Conservation of the LEP so the area's heritage significance is retained for future generations.

Part 2 – Explanation of Provisions

The aims of this planning proposal will be achieved through amending the Heritage Map Sheet 005 of the *Leichhardt Local Environmental Plan 2013*. This is the only proposed amendment of this planning proposal.

Part 3 – Justification

Section A – Need for planning proposal

Q1. *Is the planning proposal a result of any strategic study or report?*

No, this planning proposal is to correct an administrative error in the "translation" of the Leichhardt LEP 2000 into the Standard Instrument's Leichhardt LEP 2013. The conservation area was exhibited along with the draft exhibition of the LEP 2013, and also consequently adopted in the post exhibition report by Council. Due to an error in the transfer of GIS data to the NSW Department of Planning and Environment it was omitted from the LEP Maps which were published on the NSW legislation website.

Q2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The proposal addresses the LEP mapping error. It will protect the heritage significance of the conservation area and remove the risk of adverse development outcomes. In addition, it will ensure information displayed on the section 149 Certificates is correct and up to date.

Q3. *Will the net community benefit outweigh the cost of implementing and administering the planning proposal?*

The planning proposal will provide important social benefits associated with preserving an area of significance to the history of not only Leichhardt, but also of the greater Sydney Region. The 20th Century built environment of Parramatta Road is largely preserved along this corridor and this planning proposal will ensure its continuation into the future.

Section B – Relationship to strategic planning framework.

Q4. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

The planning proposal is consistent with the State Government's Metropolitan Strategy to 2036, the Draft Inner West Subregional Strategy and the Draft Metropolitan Strategy for Sydney 2031. It is considered that there is no change to policy as the change is only to reflect current practices.

Objectives	Response
B3.3 Provide for the protection and adaptive reuse of heritage items in centres undergoing renewal.	The retention of the conservation area along Parramatta Road will protect heritage significance of the local area as the centre and transport corridor evolve.
H4.1 Identify heritage landscapes in Sydney and develop appropriate responses to plan for their protection and interpretation in the preparation of Subregional Strategies and LEPs.	The incorporation of the Parramatta Road Conservation Area will serve to identify the area as heritage significant area on a planning instrument.

Draft Metropolitan Strategy 2031 (currently on exhibition)	
Objective	Response
7.3 Identify significant heritage precincts to inform future planning	Identifies the Parramatta Road Conservation Area as an area of significance.
7.4 Work with local councils to facilitate heritage protection schemes.	This proposal rectifies a previous mapping error and seeks to facilitate heritage protection schemes.

Inner West Draft Subregional Strategy	
Action	Response
E - Environmental, Heritage and Resources	
E6.1 Provide a consistent approach to identify and protect Sydney's cultural heritage.	The Parramatta Conservation Area has been consistently represented in the relevant local environment plans since 1990. This planning proposal serves to continue to protect this area.
E6.2 Recognise where Sydney's cultural heritage contributes to its character and manage change appropriately to reinforce local distinctiveness.	The conservation area seeks to preserve its local and historical significance.

Q5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The planning proposal is consistent with the following objectives within Council's Community Strategic Plan *Leichhardt 2025+*

<i>Leichhardt 2025+</i>	
<i>Place where we live and work</i>	
- Our town plan and place plans optimise the potential of our area through integrating the built and natural environment with a vision of how we want to live as a community and how areas should develop to meet future needs. - A clear, consistent and equitable planning framework and process is provided that enables people to develop our area according to a shared vision for the community. - An integrated planning process is promoted to make planning easier for the community and to establish a service that people want to use.	

Q6. Is the planning proposal consistent with applicable state environmental planning policies?

The planning proposal is not directly relevant to any applicable State Environmental Planning Policies, however identification of the heritage conservation area on the Heritage

Map of Leichhardt LEP 2013 will ensure that certain development types, deemed inappropriate in conservation areas, can no longer be carried out within the subject area under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

SEPP Title	Applicable	Consistent
1. Development Standards	No	N/A
4. Development without Consent and Miscellaneous Complying Development	No	No
6. Number of Storeys in a Building	No	N/A
14. Coastal Wetlands	No	N/A
15. Rural Landsharing Communities	No	N/A
19. Bushland in Urban Areas	No	N/A
21. Caravan Parks	No	N/A
22. Shops and Commercial Premises	No	N/A
26. Littoral Rainforests	No	N/A
29. Western Sydney Recreation Area	No	N/A
30. Intensive Agriculture	No	N/A
32. Urban Consolidation (Redevelopment of Urban Land)	No	N/A
33. Hazardous and Offensive Development	No	N/A
36. Manufactured Home Estates	No	N/A
39. Spit Island Bird Habitat	No	N/A
41. Casino Entertainment Complex	No	N/A
44. Koala Habitat Protection	No	N/A
47. Moore Park Showground	No	N/A
50. Canal Estate Development	No	N/A
52. Farm Dams and Other Works in Land and Water Management Plan Areas	No	N/A
53. Metropolitan Residential Development	No	N/A
55. Remediation of Land	No	N/A
59. Central Western Sydney Regional Open Space and Residential	No	N/A
60. Exempt and Complying Development	No	N/A
62. Sustainable Aquaculture	No	N/A
64. Advertising and Signage	No	N/A
65. Design Quality of Residential Flat Development	No	N/A
70. Affordable Housing (Revised Schemes)	No	N/A
71. Coastal Protection	No	N/A
SEPP Affordable Rental Housing 2009	No	N/A
SEPP Building Sustainability Index: BASIX 2004	No	N/A
Exempt and Complying Development Codes) 2008	No	N/A
Housing for Seniors or People with a Disability 2004	No	No
SEPP Infrastructure 2007	No	No
SEPP Kosciuszko National Park – Alpine Resorts 2007	No	N/A
SEPP Major Development 2005	No	No
SEPP Mining, Petroleum Production and Extractive Industries 2007	No	N/A
SEPP Penrith Lakes Scheme 1989	No	N/A
SEPP Rural Lands 2008	No	N/A
SEPP Sydney Region Growth Centres 2006	No	N/A
SEPP Temporary Structures 2007	No	No
SEPP Urban Renewal 2010	No	No
SEPP Western Sydney Employment Area 2009	No	N/A
SEPP Western Sydney Parklands 2009	No	N/A

Consideration of deemed State Environmental Planning Policies (SEPPs) (former Regional Environmental Plans (REPs))

REP Title	Applicable	Consistent
8. Central Coast Plateau Areas	No	N/A
9. Extractive Industry (No 2—1995)	No	N/A
16. Walsh Bay	No	N/A
18. Public Transport Corridors	No	N/A
19. Rouse Hill Development Area	No	N/A
20. Hawkesbury-Nepean River (No 2—1997)	No	N/A
24. Homebush Bay Area	No	N/A
25. Orchard Hills	No	N/A
26. City West	No	N/A
28. Parramatta	No	N/A
30. St Marys	No	N/A
33. Cooks Cove	No	N/A
SREP Sydney Harbour Catchment 2005	No	N/A

Q7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 Directions)?

The planning proposal is consistent with the applicable Ministerial Directions (s.117 Directions) No. 2.3 *Heritage Conservation*, No. 6.1 *Approval and Referral Requirements*, and 7.1 *Implementation of the Metropolitan Strategy*. These have been outlined in the table below.

Consideration of Ministerial Directions

s.117 Direction Title	Applicable	Consistent	Comments
1. Employment & Resources			
1.1 Business and Industrial Zones	No	NA	
1.2 Rural Zones	No	NA	
1.3 Mining, Petroleum Production and Extractive Industries	No	NA	
1.4 Oyster Aquaculture	No	NA	
1.5. Rural lands	No	NA	
2. Environment & Heritage			
2.1 Environment Protection Zones	No	N/A	
2.2 Coastal protection	No	N/A	
2.3 Heritage Conservation	Yes	Yes	This planning proposal contains provisions that facilitate the conservation of items, places, buildings, works, relics, or precincts of environmental heritage significance to an area which has been identified in a study of the environmental heritage of the area. Attachments 1, 2 and 3 outline the heritage significance of this area.
2.4 Recreation Vehicle Areas	No	N/A	
3. Housing Infrastructure & Urban Development			
3.1 Residential Zones	No	N/A	
3.2 Caravan Parks and Manufactured Home Estates	No	N/A	
3.3 Home Occupations	No	N/A	

s.117 Direction Title	Applicable	Consistent	Comments
3.4 Integrating Land Use & Transport	No	N/A	
3.5 Development near licensed aerodromes	No	N/A	
3.6 Shooting Ranges	No	N/A	
4. Hazard & Risk			
4.1 Acid Sulphate Soils	No	N/A	
4.2 Mine Subsidence and Unstable land	No	N/A	
4.3 Flood Prone Land	No	N/A	
4.4 Planning for Bush Fire Protection	No	N/A	
5. Regional Planning			
5.1 Implementation of Regional Strategies	No	N/A	
5.2 Sydney Drinking Water Catchments	No	N/A	
5.3 Farmland of State and Regional Significant on the NSW Far North Coast	No	N/A	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	No	N/A	
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	No	N/A	
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	No	N/A	
5.8 Second Sydney Airport: Badgerys Creek	No	N/A	
6. Local Plan Making			
6.1 Approval and Referral Requirements	Yes	Yes	Consistent with the terms of this direction.
6.2 Reserving Land for Public Purposes	No	N/A	
6.3 Site Specific Provisions	No	N/A	
7. Metropolitan Planning			
Implementation of the Metropolitan Strategy	Yes	Yes	Consistent with the terms of this direction see Q3.

Section C – Environmental, social and economic impact

Q8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The proposal does not apply to land that has been identified as containing critical habitat or threatened species, populations or ecological communities, or their habitats.

Q9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The proposal of minor significance and will not have any environmental effects. Where future development applications are lodged, a full merit assessment of environmental effects will be made at the development assessment stage.

Q10. How has the planning proposal adequately addressed any social and economic effects?

Given the nature of the proposal it is not expected that it will have any adverse social or economic effects.

Section D – State and Commonwealth interests

Q11. Is there adequate public infrastructure for the planning proposal?

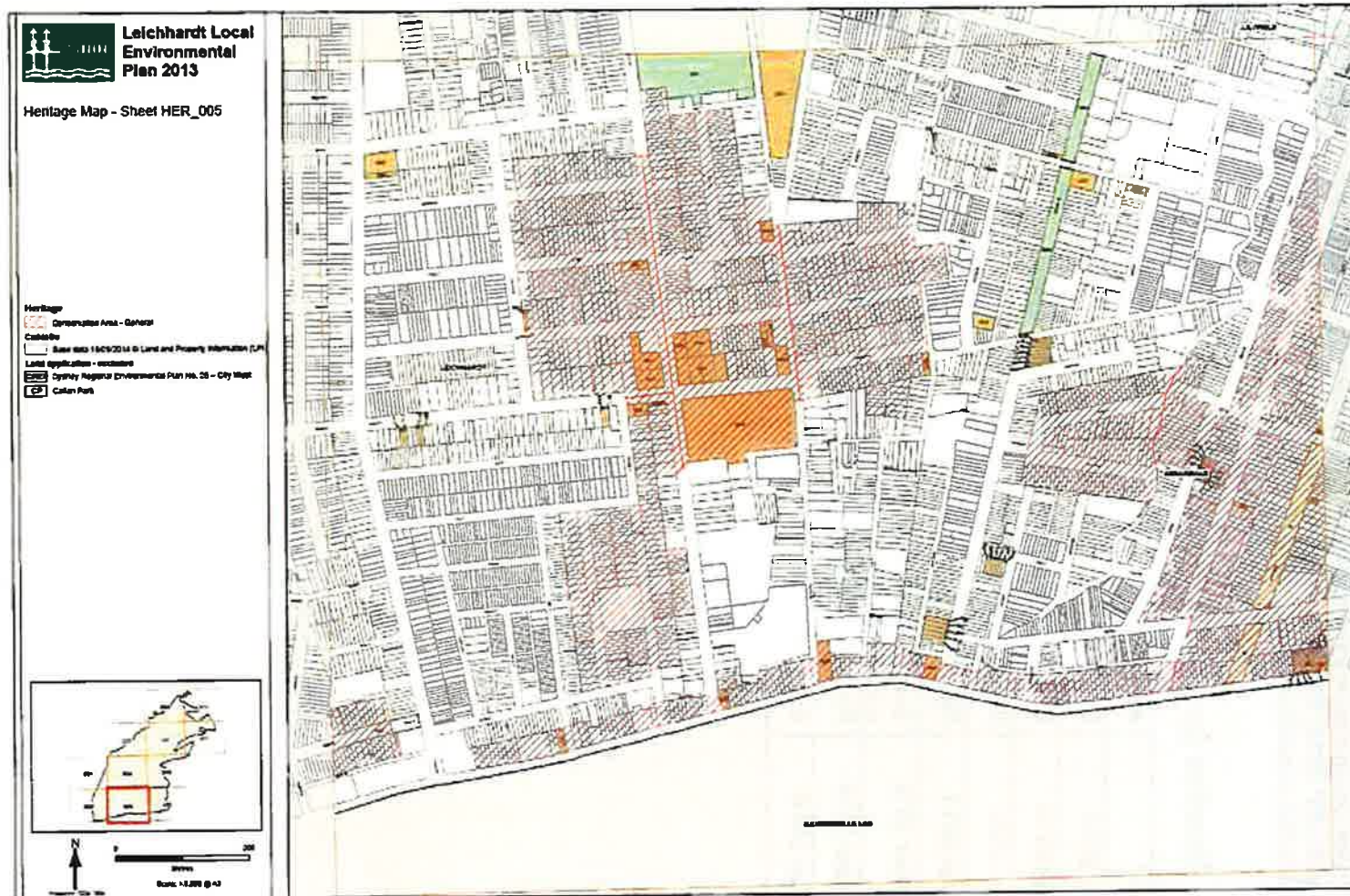
Given the nature of the proposal amending a heritage mapping error only, it will not generate increased need for public infrastructure.

Q12. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Consultation was carried out as part of the exhibition of the Draft Leichhardt Local Environmental Plan 2012. This planning proposal is to amend a mapping error which arose prior to the publication of the Leichhardt LEP 2013. The NSW Heritage Office may be consulted following the issue of a gateway determination.

Part 4 – Mapping

To give effect to the change outlined in the planning proposal, the Heritage Map (Sheet 5) of the LLEP 2013 requires amendment as per the map below.



Part 5 – Community Consultation

The planning proposal is considered to be low impact in that it simply rectifies a mapping error made prior to the publication of the Leichhardt LEP 2013. It is outlined in "*A guide to preparing local environmental plans*" that community consultation for a low impact planning proposal is usually 14 days.

In this particular circumstance the plans have already been on Public Exhibition along with the Leichhardt LEP 2013, therefore the Department may consider the repeat of this prior public consultation unnecessary.

Part 6 – Timeline (provisional if public exhibition is required)

Timeframe	Action
7 st October 2014	Receive Gateway Determination
14 th October 2014	Public Authority Consultation (to be determined)
21 st October 2014	Public Exhibition (to be determined)
7 th November 2014	Review of Submissions
14 th November 2014	Submit Report to the Parliamentary Counsel to prepare drafting and finalisation of LEP
30 th November 2014	Report to Council
1 st December 2014	Submit to NSW Planning & Environment for plan to be made

Attachment 1 – History of the Parramatta Road Conservation Area

Significance of the Conservation Areas of Leichhardt

The Leichhardt local government area (LGA) is of heritage significance because it collectively demonstrates the first surge of suburban growth on the edge of the city which sprang from the consolidation of wealth initiated by the 1850s gold rush. That surge combined with the expansion of port and industrial activity, governed development which caused the subdivision and demolition of the large villa estates to create Leichhardt's suburbs.

The history of this suburban growth, beginning tentatively in East Balmain in the 1840s and continuing through to about 1939 is best illustrated in the 19 conservation areas where most of that original suburban development remains. Through their intactness these remarkable collections of building provide the 'diary' of the area's development. From them, the growth of Leichhardt over this 100 year period from 1940 to 1939 can be read.

Brief Overview of Existing Heritage Provisions in Leichhardt

The first heritage controls were proposed in 1974 under the Leichhardt Planning Scheme which was prepared following resident action by an Independent Council. A change of Council resulted in the scheme being withdrawn and the new Council prepared an amended scheme which was adopted in 1976, however, the Planning and Environment Commission rejected this plan.

A new plan was prepared and brought into effect in 1979; however it was subject to substantial community objection, and a public hearing found it unsatisfactory which resulted in the preparation of draft LEP 1982. The initial draft was rejected by the Department of Planning but an amended plan, Local Environmental Plan No. 20 (LEP20), was gazetted in June, 1984. This document formed the basis of the heritage controls in Leichhardt with the heritage provisions being modelled on work established by the National Trust.

Whilst LEP20 was not primarily a heritage control document, it did introduce a number of specific controls to conserve items and areas of heritage significance. Importantly, it defined Conservation Areas with controls. After LEP20 was gazetted a number of Development Control Plans were introduced to guide development however comprehensive information on heritage items and conservation areas was absent.

As a result, the Heritage Study of Leichhardt Municipality was commissioned by Leichhardt Municipal Council on 13 February, 1989, and in May 1990 Volume 1 was finalised. The heritage study reveals the Parramatta Road Conservation area (as seen over the page) and noted that;

"Parramatta Road Conservation Area have been put in effect according to the gazettal of LEP No. 42 and Draft LEP No. 25" page 213 May 1990.

Further investigation into the matter revealed draft Amendment 25 was never made; however, the amendment regarding the Parramatta Conservation Area was progressed through Amendment No. 42 to the LEP20 and was gazetted on the 9 February 1990 as Government Gazetted No. 21.

LEICHHARDT
EXISTING L.E.P. CONSERVATION AREAS (shaded) and PROPOSED CONSERVATION AREAS
(dotted)

N.B. MAP IS DIAGRAMMATIC ONLY

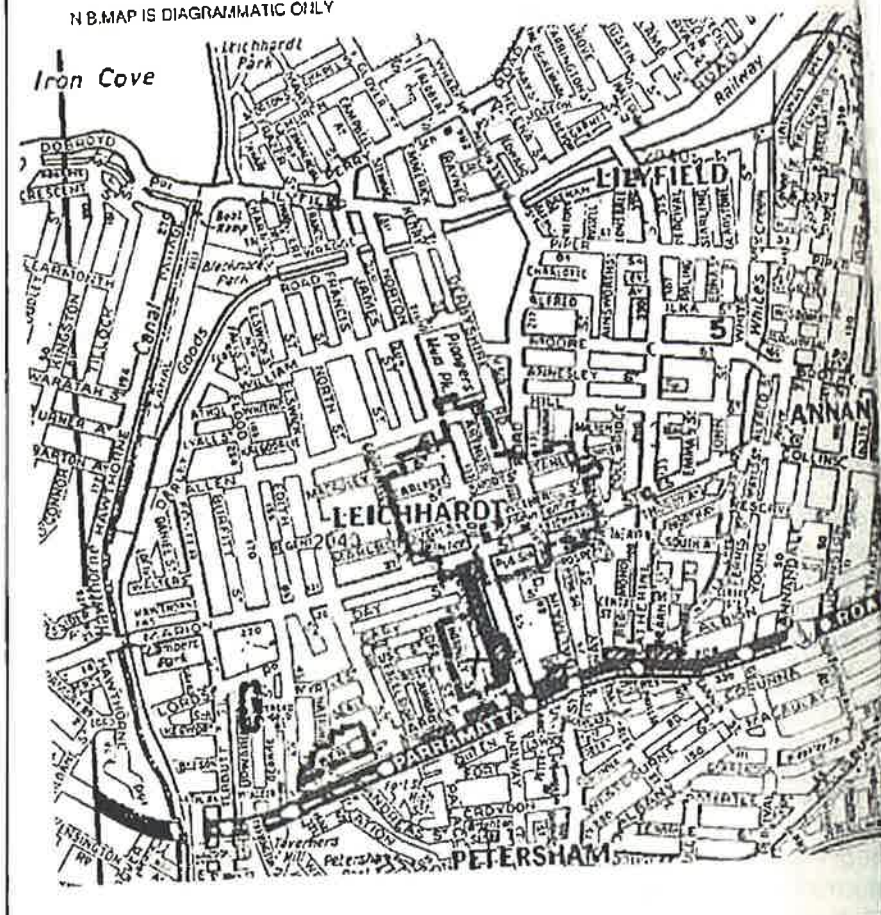
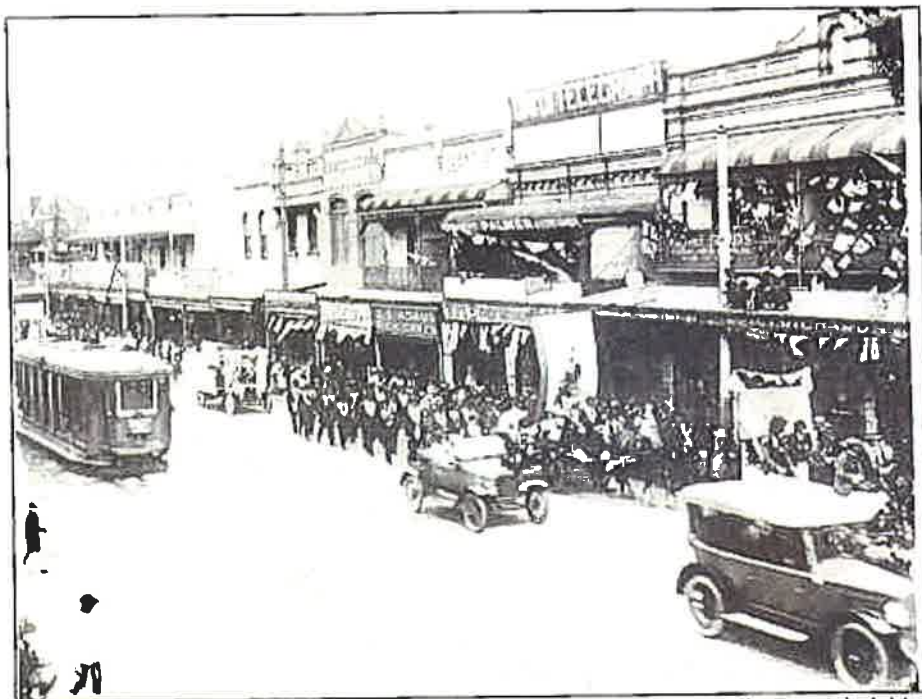


Figure 1: Excerpt taken from Leichhardt Heritage Study 1990 illustrating the Parramatta Road Conservation Area.

History of Parramatta Road Conservation Area

The following pages display images taken from the publication known as '*Leichhardt: An era in Picture - Illustration of photography by J.G Park*', by Barry Groom and Warren Wickman, published by the University of Sydney, 1982. These images display the heritage significance of the conservation area along Parramatta Road.



Figures 2&3: Municipal Jubilee Procession passing along Parramatta Road, Leichhardt,
Date: 29th October 1921.





Figure 4: Electric tram running along Parramatta Road (Solling & Reynolds, 1997 '*Leichhardt – On the Margins of the City*', published by Allen & Unwin, pg 49).

The Parramatta Road Conservation area was identified as a conservation area in LEP Amendment No. 42 to the repealed Leichhardt LEP No. 20 1984, which came into effect under the Government Gazette No. 21 on the 9 February 1990. Since this time, the conservation area has continued to be shown on heritage and conservation areas mapping including; Leichhardt draft LEP 1998 and LEP 2000, as displayed in Attachment 2.

The NSW Heritage Office has endorsed the heritage conservation of significant areas along Parramatta Road, too which Leichhardt's Parramatta Road Conservation Area is defined in its publication '*Promoting Local Identity along Parramatta Road*' 2005 pages 1&3 (see Attachment 3).

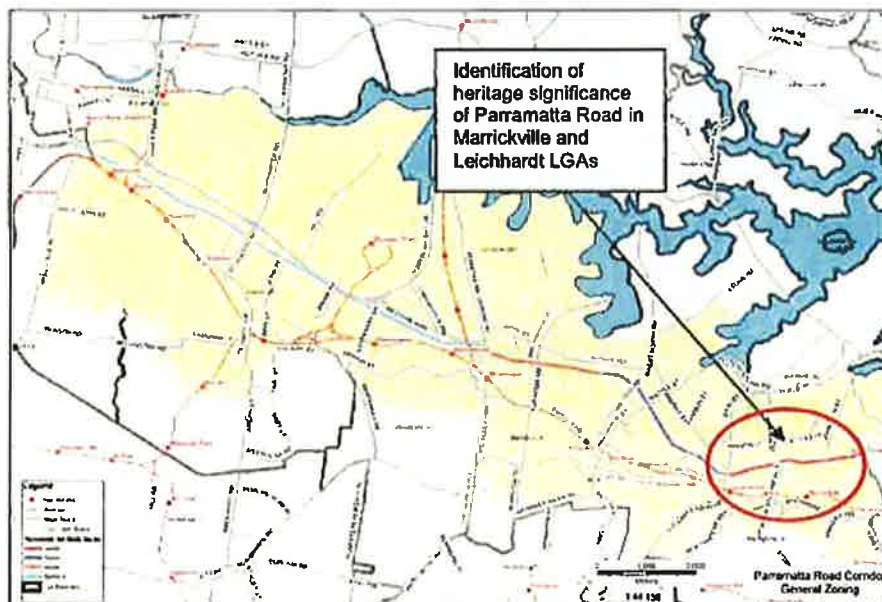


Figure 5: Map taken from NSW Heritage Office Publication that identifies the heritage significance of the Parramatta Road Conservation Area (page 3).

158

* Include Title Page
Attachment 2-

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

LEICHHARDT

LOCAL ENVIRONMENTAL PLAN No. 117

THIS PLAN AMENDS LEICHHARDT LOCAL ENVIRONMENTAL PLAN No. 20

SCALE 1:6000

0 100 200 300 400 500 600 700 800 900 1000 Metres

CONSERVATION AREAS

CONSERVATION AREA

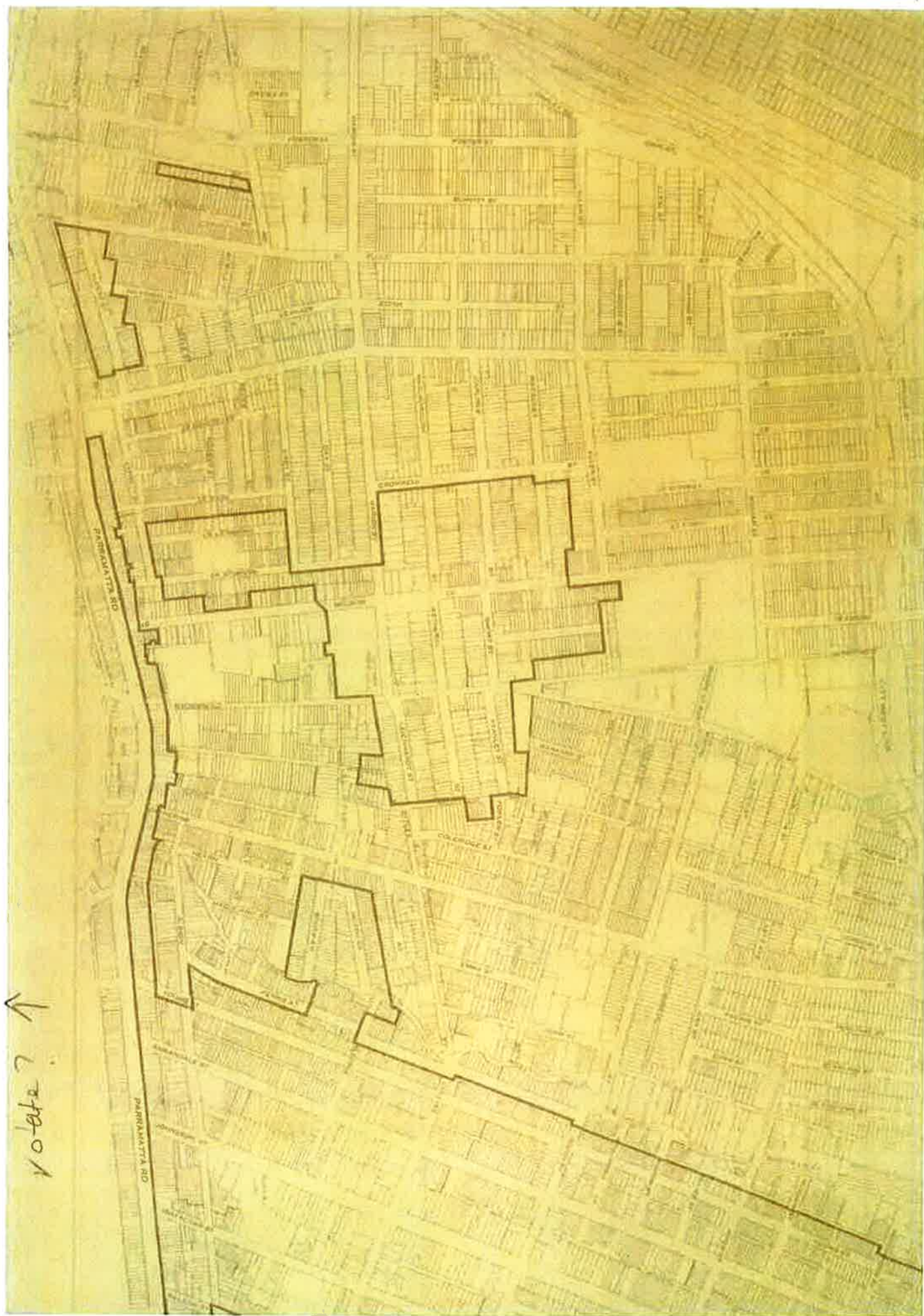


Certified under the Northern Territory Environmental Planning and Assessment Act, 1979. Made 1995.
Certified in accordance with the Environmental Planning and Assessment Act, 1979 and Regulations.

Plan may be amended by the Northern Territory Land Administration Commission.



vote? ↑



152

LEICHHARDT

DRAFT LOCAL ENVIRONMENTAL PLAN 1998

SCALE 1 : 6 000

CONSERVATION AREAS and URBAN DESIGN SIGNIFICANT AREAS MAP

Urban Design Significant Areas



Conservation Areas



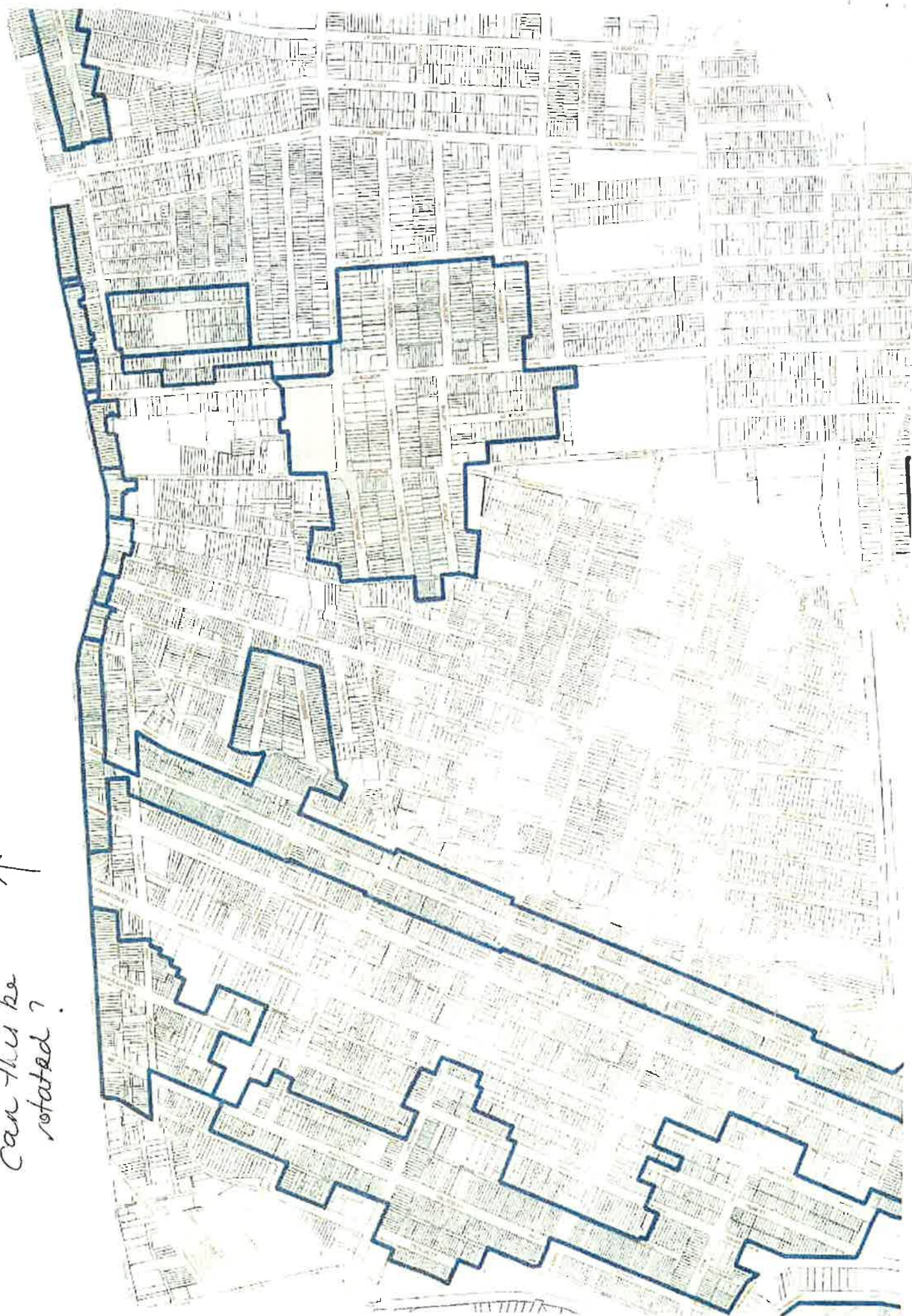
IMPORTANT

This Local Environmental Plan is subject to amendment by State, Regional and Local Planning instruments. Map users should contact Leichhardt Council to verify planning information.

Zone map compiled by Environmental Management Division of Leichhardt Municipal Council using digital cadastre map base supplied by New South Wales Land Information Centre, Bathurst.



Can this be rotated?



154

LEICHHARDT

RAFT LOCAL ENVIRONMENTAL PLAN 1998

SCALE 1 : 6 000

HERITAGE CONSERVATION MAP

Conservation areas



Heritage Items:

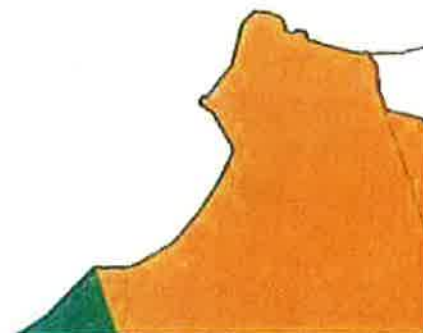
- Buildings
- Archaeological
- Landscape
- Other

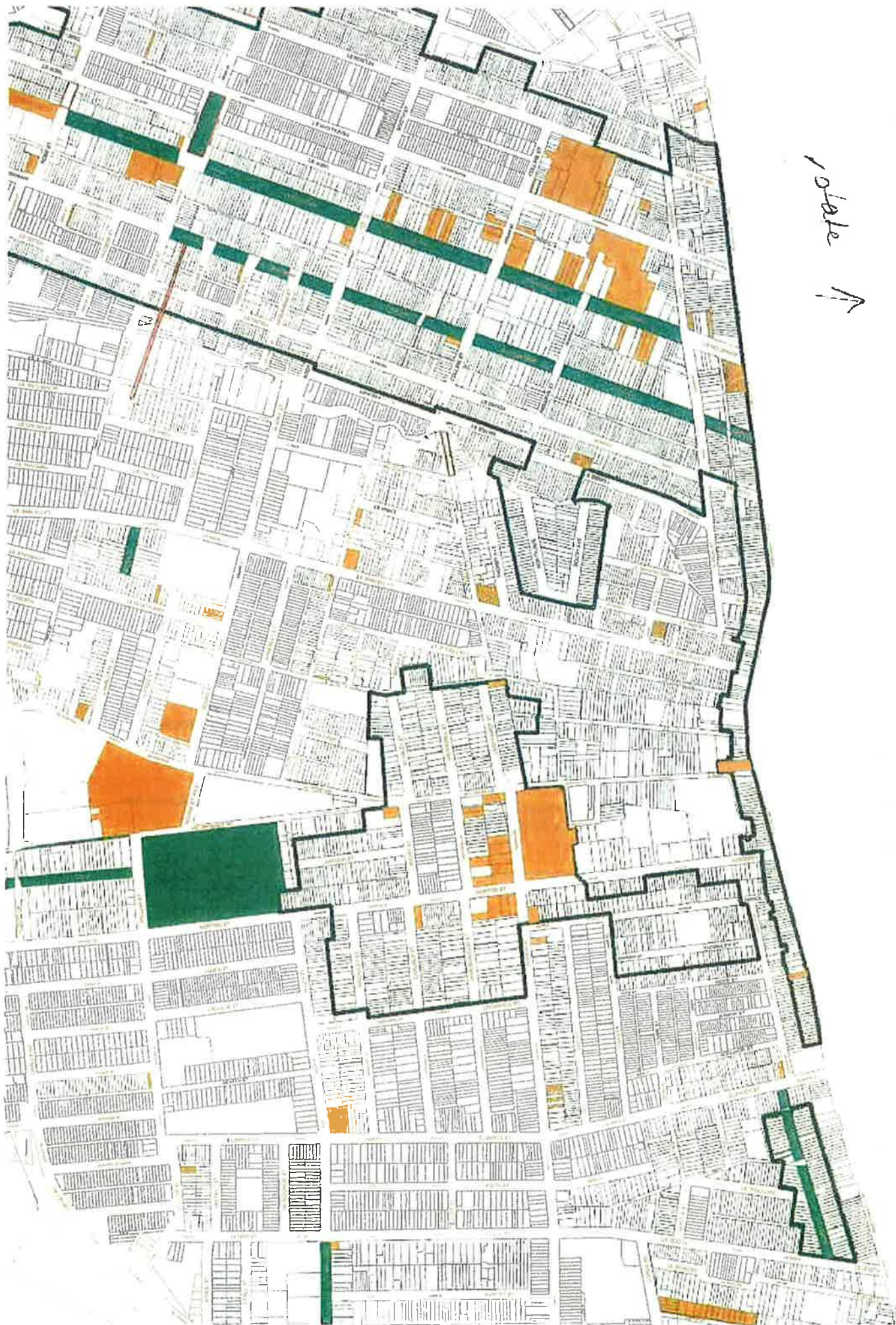


IMPORTANT

This Local Environmental Plan is subject to amendment by State, Regional and Local Planning instruments. Map users should contact Leichhardt Council to verify planning information.

Zone map compiled by Environmental Management Division of Leichhardt Municipal Council using digital cadastre map base supplied by New South Wales Land Information Centre, Bathurst.





100000
↑

LEICHHARDT

LOCAL ENVIRONMENTAL PLAN 2000 HERITAGE CONSERVATION MAP ISSUED FEBRUARY 2002

Conservation Areas



Heritage Items:

- Buildings
- Archaeological
- Landscape
- Other
- Aboriginal Sites



NB: Some properties are affected by more than one Heritage category. Refer to Heritage Schedule.

SCALE 1 : 6 000

IMPORTANT

This Local Environmental Plan is subject to amendment by State, Regional and Local Planning instruments. Map users should contact Leichhardt Council to verify planning information.

Zone map compiled by Corporate Services Division of Leichhardt Municipal Council using digital cadastre map base supplied by DITM Land Information Centre. COPYRIGHT Land Information Centre and Leichhardt Council 1999. All rights reserved. Date Printed: 5th April 2002.

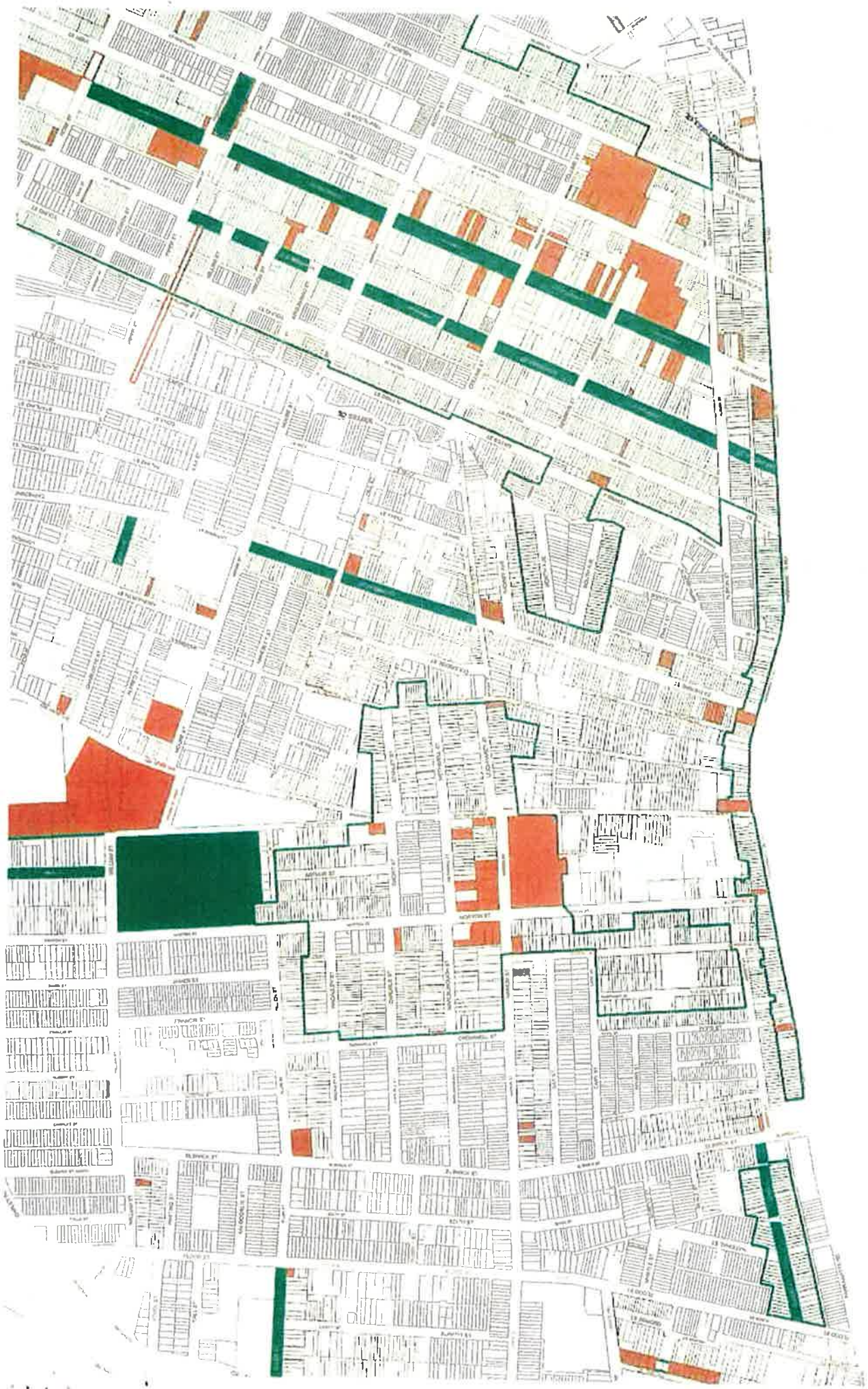
DISCLAIMER

This map has been compiled from various sources and the publisher and/or contributors accept no responsibility for any injury, loss or damage arising from its use or errors or omissions therein. While all care is taken to ensure a high degree of accuracy, users are invited to notify any map discrepancies.

Minister for Urban Affairs and Planning, Sydney,

2002





rotate ↗

* Include Title Page
Attachment 3. . .

PROMOTING LOCAL IDENTITY ALONG PARRAMATTA ROAD



NSW
Heritage Office



NSW
Heritage Office

Helping the community to conserve our heritage

Acknowledgement

Written by:

Deborah Arthur and Ed Beebe
NSW Heritage Office

Special thanks to:

Deborah Kempe, Pamela Hubert,
Glen Cowell, Robin Hedditch,
Marcus Rowan, Con Colcot,
David Hazeldine, Rachel Leung,
Sarah Balfe, Peta Lilburne, Victoria Throp,
Dennis McManus, Lianne Hall,
Stewart Watters, Murray Brown,
Cameron White, Susan Macdonald,
and Reece McDougall
for their advice and comment.

Disclaimer

Any representation, statement, opinion or advice, expressed or implied in this publication is made in good faith but on the basis that the State of New South Wales, its agents and employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement or advice referred to above.

© Crown copyright 2005

Printed July 2005

Front Cover: from top

Parramatta Road, New South Wales
Photograph by Deborah Arthur

Ashfield Park, Parramatta Road, Ashfield, New South Wales
Photograph by Deborah Arthur

Goodman's Building, 2-12 Johnston Street, corner Parramatta Road, Annandale, New South Wales
Photograph by Deborah Arthur

CONTENTS

1. Introduction.....	1
2. Removal of unsympathetic elements.....	5
3. Site interpretation	6
4. Repairs and reinstatement of lost elements	8
5. Painting.....	10
6. Signage	12
7. Lighting	15
8. Sympathetic infill development	17
9. Street surfaces and furniture.....	19
10. References and additional reading.....	21
11. Glossary	24
ANNEXURE A – HERITAGE OFFICERS.....	26
ANNEXURE B – INTERPRETATION POLICY.....	27
Approach to interpretation	27
Interpretive audience.....	27
Interpretive themes	28
Interpretive media	29
Interpretive sign type and design	30
Interpretive sign location.....	31
ANNEXURE C – PAINT SCHEME.....	33
Background	33
Victorian: 1840s to 1890s	34
Edwardian/Federation: 1900s to 1910s	36
Between the wars: 1920s to 1930s	37

PROMOTING LOCAL IDENTITY ALONG PARRAMATTA ROAD

1. Introduction

This document provides guiding principles, which aim to reclaim the local identity of Parramatta Road. It is designed to assist local councils and property owners revitalise sites along Parramatta Road through appropriate conservation and enhancement work, and to encourage a vibrant and evolving community where both heritage and development are sustained. An enhanced streetscape improves the quality of the built environment, ensuring shared public spaces are accessible, appealing and welcoming to everyone. Heritage has the potential to improve our quality of life, by improving our understanding of the past and ourselves.

Parramatta Road has been identified by the Department of Infrastructure, Planning and Natural Resources as a corridor with the potential for renewal and improvement as part of the Sydney Metropolitan Strategy. Any planning along the Parramatta Road corridor should address buildings and other heritage items of either local or state significance. Five State government agencies and eight local government agencies are involved in the project to revitalise the road, and they have formed the Parramatta Road Task Force.

Parramatta Road was one of the earliest colonial transport routes in Australia. It linked the two original European settlements at Sydney Cove and Parramatta. Early development took place along this corridor and it is not surprising that there are many heritage items in the area today. Parramatta Road is therefore an important road for NSW and is also host to a rich and diverse urban heritage, which contributes to the local character of the areas it serves. Along the Parramatta Road corridor there are approximately 146 items on the State Heritage Register and 3747 statutory-listed items on local environmental plans or regional environmental plans.

The renewal and revitalisation of Parramatta Road provides an opportunity to enhance the local community's sense of identity and urban character through the conservation of heritage and sympathetic new development. All heritage items require cyclical maintenance to ensure a sustainable future. Non-heritage items also require similar maintenance work. However, heritage items may require a different or more careful approach to maintenance and repair, and if this is lacking there can be serious consequences in terms of loss of heritage value, local identity and character.

The Parramatta Road corridor has been divided into four sectors by the Parramatta Road Task Force:

- **Sector 1 – Marrickville and Leichhardt Councils**

This sector includes state significant sites listed on the State Heritage Register such as the Goodman's Building (corner Parramatta Road and Johnson Street, Annandale). Other locally significant buildings, areas and features are included on council's local environmental plan.

The buildings fronting Parramatta Road in this sector mostly consist of densely packed late-Victorian and Edwardian/Federation two and three-storey attached commercial premises. There are some attached and detached residences and other features such as parks.

The character of the wider corridor includes some commercial buildings on main roads, but on minor roads there are mostly attached and detached residences.

- **Sector 2 – Ashfield and Canada Bay Councils**

This sector includes state significant sites listed on the State Heritage Register such as Yasmar (185 Parramatta Road, Haberfield). The suburb of Haberfield (excluding most of the properties fronting Parramatta Road) has been listed as a heritage conservation area under the Ashfield Local Environmental Plan. Other locally significant buildings, areas and features are included on council's local environmental plan.

The buildings fronting Parramatta Road in this sector are predominantly late-Victorian, Edwardian/Federation and Between the Wars two and three-storey attached commercial premises that are more widely spaced. There are more attached and detached residences and other features such as parks as well as more open late-twentieth century commercial and light industrial sites.

The character of the wider corridor includes some commercial buildings on main roads, but on minor roads there are mostly attached and detached residences.

- **Sector 3 – Burwood and Canada Bay Councils**

This sector includes state significant sites listed on the State Heritage Register, and other locally significant buildings, areas and features that are included on council's local environmental plan.

The buildings fronting Parramatta Road in this sector include a wide variety of types. They are mainly open late-twentieth century commercial and light industrial sites with some residences and areas of attached and detached commercial premises dating from the Victorian era to the mid-twentieth century.

The character of the wider corridor includes some commercial buildings and industrial sites on main roads, but on minor roads there are mostly attached and detached residences.

- **Sector 4 – Canada Bay, Strathfield, Auburn and Parramatta Councils**

This sector includes state significant sites listed on the State Heritage Register, and other locally significant buildings, areas and features that are included on council's local environmental plan.

This sector of Parramatta Road has a wide variety of sites dominated by large commercial and light industrial sites. Some earlier commercial premises remain but these are sparse. More recent medium density residential complexes occur occasionally on re-used commercial sites.

The character of the wider corridor includes some commercial buildings and industrial sites on main roads, but on minor roads there are mostly attached and detached residences.

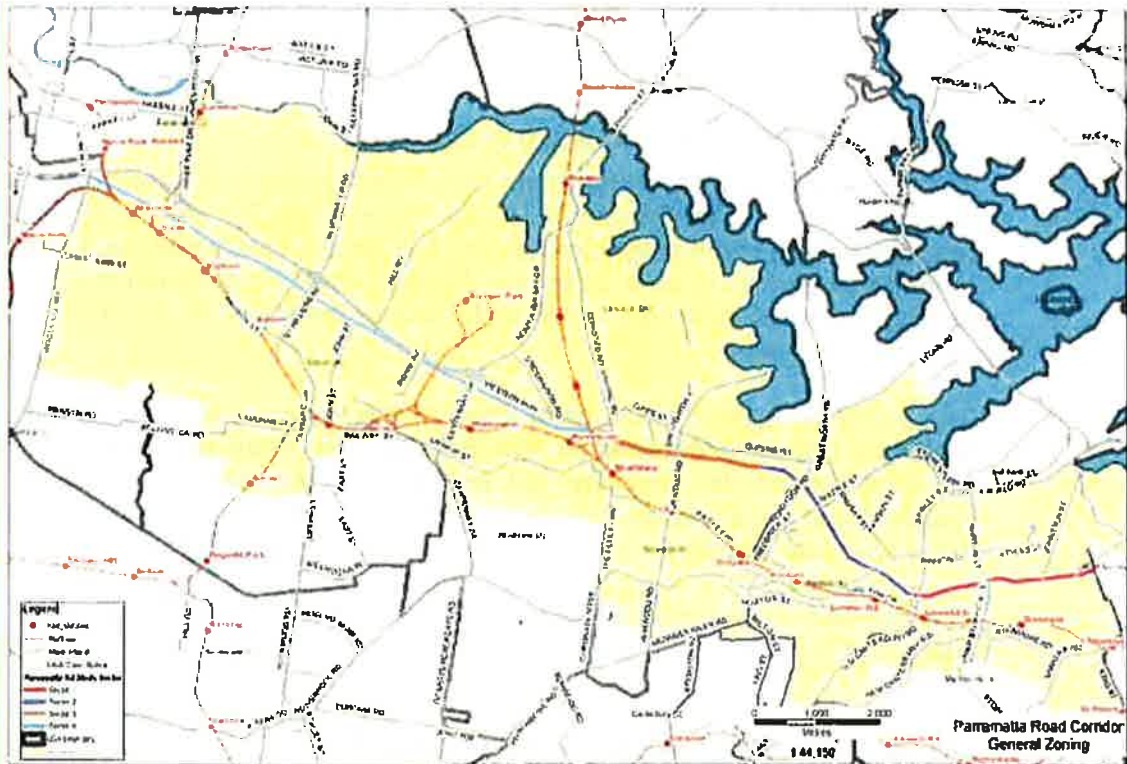


Figure 1 – Location of four sectors along the Parramatta Road corridor

Illustration courtesy of Department of Infrastructure, Planning and Natural Resources

All works to heritage items must be preceded by a logical planning process, summarised as:

- understanding significance (including investigation, assessment and development of a statement of significance);
- developing conservation policies (including balancing user needs and resources against condition, and most importantly, significance); and
- implementing the policies through any necessary works and ongoing maintenance.

Inherent in the *Heritage Act 1977 (NSW)* and *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* are principles that are fundamental to planning for the care of heritage items and places.

These guidelines are arranged in the order that work should generally be carried out:

- removal of unsympathetic elements;
- site interpretation;
- repairs and reinstatement of lost elements;
- painting;
- signage;
- lighting;
- sympathetic infill development; and
- street surfaces and furniture.

References, additional reading and a glossary of terms follow these guidelines.

These guidelines and other heritage publications can be downloaded from the Heritage Office website: www.heritage.nsw.gov.au.

The guidelines should be used in conjunction with relevant policies and procedures of local councils, including the advice of local heritage officers and advisors, prior to the commencement of work on a project. The roles, names and contact details of current heritage officers are listed in Annexure A.

Although these guidelines were prepared for the Parramatta Road Task Force, the general principles can be transferred to any main street in the metropolitan area.

2. Removal of unsympathetic elements

Introduction

Unsympathetic elements are those that have altered the original fabric of the building, leading to a loss of heritage significance and historic character. Unsympathetic elements that have been added to a building, such as larger windows, infill, and verandahs, should be removed to highlight the original historic character and enhance the building's aesthetics.

Benefits

The removal of unsightly elements that conceal or inappropriately alter a building's character will enhance its appearance and heritage significance, and assist in developing local character and identity.

Typical Unsympathetic Elements

a. Later additions

- Any mid-twentieth century lightweight cladding that obscures earlier intact facades should be removed from a building.
- Effort should be made to take out any unsympathetic infill that blocks original verandahs and porches.

b. Services

- Re-route, bundle and conceal unsympathetic services and cables.
- Replace air-conditioning package units positioned in windows with split systems and position the fan unit unobtrusively.

Figure 2 – The Valley, Brisbane – uncoordinated and excessive signs, and air-conditioning units positioned in windows

Photograph by Elizabeth Vines



Air-conditioning units

Projecting signs

3. Site interpretation

Introduction

Interpretation means all the ways of telling a story and explaining what is important about a place. Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

One of the aims of the Heritage Office is to improve the quality and accessibility of archaeological work in New South Wales, and to encourage the interpretation and education of archaeological sites. However, interpretation can be used at any site to show facets such as previous or current uses, or activities.

Benefits

Interpretation enhances understanding and enjoyment of heritage items by appealing to different audiences, different levels of experience and knowledge and different learning styles. It is a means of sharing and passing on the knowledge of Australian history, culture and values.

Guidance

Various forms of mixed media, such as signs, publications, souvenirs, and open days, can all be forms of telling a story about Parramatta Road or individual sites or buildings which will appeal to the community that uses Parramatta Road.

The Heritage Office will publish the *Heritage Interpretation Guidelines* in late 2005. This document can currently be downloaded from the Heritage Office website in its draft form. The draft document has been endorsed by the Heritage Council, November 2004.

The Heritage Office has produced an Interpretation Policy for Parramatta Road (Annexure B).

Figure 3 – The Royal Mint, Sydney; historic features from previous uses of the building left in situ as a form of site interpretation

Photograph by Yvonne Kaiser-Glass





Figure 4 – Interpretive Signs, Walsh Bay, Sydney; includes a map, historic photograph and explanatory text; located to assist the public to interpret the site in its current form

Photograph by Yvonne Kaiser-Glass



Figure 5 – Historical walking tour brochures; includes a map and descriptive text; allow people to understand the context of existing buildings and natural sites with respect to certain themes in Sydney

City of Sydney publications

4. Repairs and reinstatement of lost elements

Introduction

The Heritage Office wants to encourage a respectful approach to heritage buildings, which should not prevent repairs or changes to buildings from being innovative and interpretive.

If changes are proposed to a building the Heritage Office advises a cautious approach, where as much as necessary and as little as possible is changed. Existing significant details and fabric should be repaired rather than replaced. If significant fabric is required to be removed, it should be done as a temporary measure with the intention of reinstatement in the future.

The replacement of services, such as wiring and plumbing, should aim to use existing service routes or replace existing surface mounted services without damaging or removing significant fabric. New services should be installed inconspicuously to cause least damage to the fabric, and grouped together to minimise impacts.

New work should be recognisable as new work on close inspection, so as not to confuse the historical development of the building, but should not affect the integrity of the item.

Benefits

The repair and reinstatement of a building's lost elements will enhance its appearance and heritage significance.

Guidance

- Repair and reinstatement of lost elements is encouraged, such as:
 - doors and windows;
 - awnings, verandahs and window hoods;
 - moulded and applied masonry and timber details; and
 - shop fronts.
- Where posted verandahs were a strong contributor to local character, reconstruction of lost verandahs is encouraged.
- Posted verandahs should not be constructed on buildings that originally featured cantilevered awnings, such as buildings that date from the 1920s and 1930s.
- When reinstating or repairing lost elements, historic research and photographs should guide detailing of replacement.
- Where sufficient information is not available to accurately guide design of lost elements and their reinstatement, new work should be based on sympathetic additions or alterations that are appropriate to the historic character of the building. Speculation about lost elements is not encouraged, and should only occur if backed up by historical documents or photographs.

- Modern design and materials can be used if proportions and details are harmonious with the historic context. Colour, texture and tone can unify a new design.

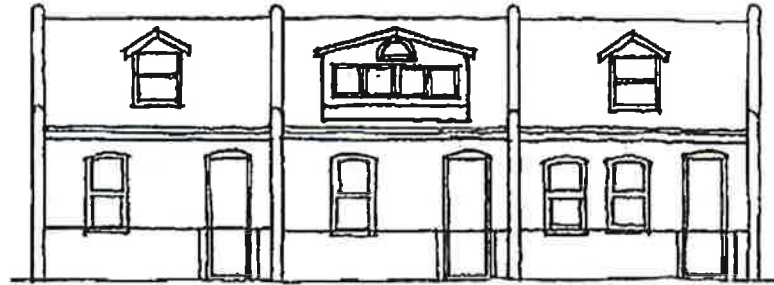


Figure 6 – The dormer window on the middle building is too large and does not complement the form and character of the adjoining buildings

Illustration courtesy of South Sydney Council



Figure 7

Three stages of building improvement to the Wendts building in Broken Hill:

- (a) prior to conservation;
- (b) upgrade of façade above the verandah; and
- (c) original colour scheme reinstated, paint removed from brickwork, and verandah strengthened and extended.

Photographs by Elizabeth Vines

5. Painting

Introduction

Cleaning and repainting can significantly improve the appearance of a building and enhance the streetscape. Nineteenth and early-twentieth century buildings were usually designed using paint to highlight decoration, and repainting in appropriate colours can reinforce their character and architectural features.

Benefits

Repainting can physically protect a building, reinforce its architectural form and meaning, and positively affect the way people perceive it.

Guidance

- Use historic research and photographs to guide decisions.
- Preferably undertake on-site investigation using paint scrapes to understand any surviving paint layers and colour schemes.
- Before new paint finishes are considered, the current finishes should be evaluated. Where the existing paint or other finishes are of heritage significance, careful consideration may be required to preserve them.
- Prepare surface by removing loose and flaky paint, but try not to remove all evidence of earlier painted layers unless the layers are unstable or the work is intended to uncover obscured architectural detail.
- In some cases, cleaning and/or paint removal may be necessary to remove soiling in order to locate building defects and decay, and to specify repair works.
- Cleaning and paint removal must be carried out by suitably qualified and experienced contractors.
- Cleaning of heritage items as part of cyclical maintenance shall only include the removal of surface deposits, organic growths or graffiti.
- Try to avoid the use of cement-based lime-wash finishes and recognise the parts of the building that should be repainted with low sheen paints, such as walls, or gloss finishes, such as timber joinery.
- Avoid the use of chemical paint removers where possible.
- Do not paint surfaces that are currently unpainted and were intended to be unpainted, such as face brickwork and roughcast render.
- New colour schemes do not need to imitate full historic schemes, but should still evoke colours and tonal range.

- New painting that employs a different colour scheme and finish type from an earlier scheme must ensure the paint or finish type, details of surface preparation and paint or finish removal will not adversely affect the heritage significance of the item.

The Heritage Office has produced paint scheme guidelines for properties along Parramatta Road (Annexure C).



Unpainted building

Painted building

Figure 8 – The Rocks, Sydney; original brick or stone buildings were intended to have unpainted façades

Photograph by Elizabeth Vines



Figure 9

Before and after photographs of Cobley's Store, Canowindra, NSW

Photos courtesy of Dr Arcot Kumar

6. Signage

Introduction

Existing signs, whether freestanding, attached to a heritage item or painted on it may be an important part of an older building. Such signage should be retained in situ and conserved as necessary. Where signs have a relationship with the item that is integral to its significance, this relationship should not be obscured.

New signage should be sensitively located, scaled and detailed so as not to obscure, damage or disturb the integrity of the heritage item. Some local councils have their own policies on signage for heritage items and it will be necessary to satisfy their requirements.

Benefits

Signage that is significant to the building's fabric and has been conserved enhances the building's historic character. Clear and concise signage on street fronts avoids clutter and assists in locating properties.

Guidance

- Use signage to enhance the character of the building as well as to impart information.
- Use historic research and photographs to guide decisions.
- Retain and protect any early painted signage.
- If possible, use existing signs or motifs that are part of the building's original design.
- Position signs in logical and clear positions.
- Avoid large signs that overwhelm the building façade and obscure architectural features, or signs that project out from the façade.
- Avoid internally illuminated signs.
- Use signage colours that complement the building's presentation.
- If possible, apply signs to traditional positions such as parapet panels, the face of awnings or verandah fascias, below awnings or on shop front panels.
- Use restrained corporate signage and integrate with the building's character.

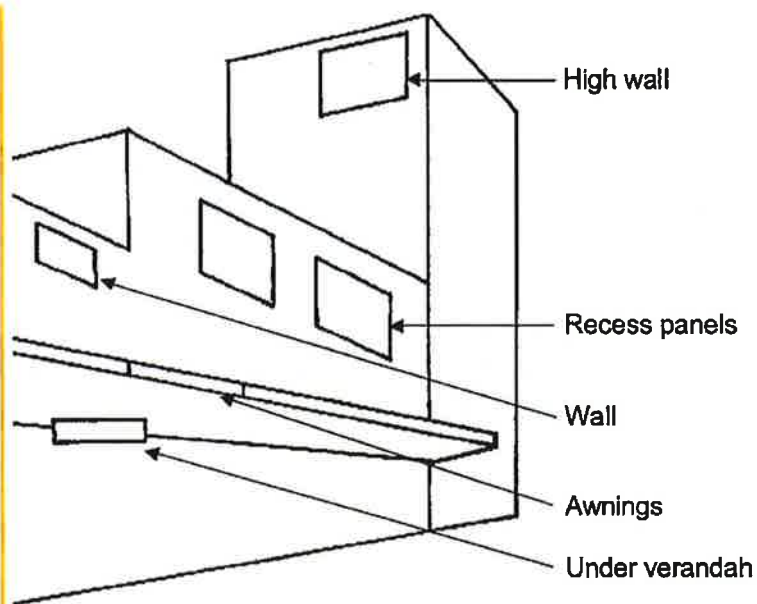


Figure 10 – Traditional positions of signs on a building

Based on diagram by Department of Planning

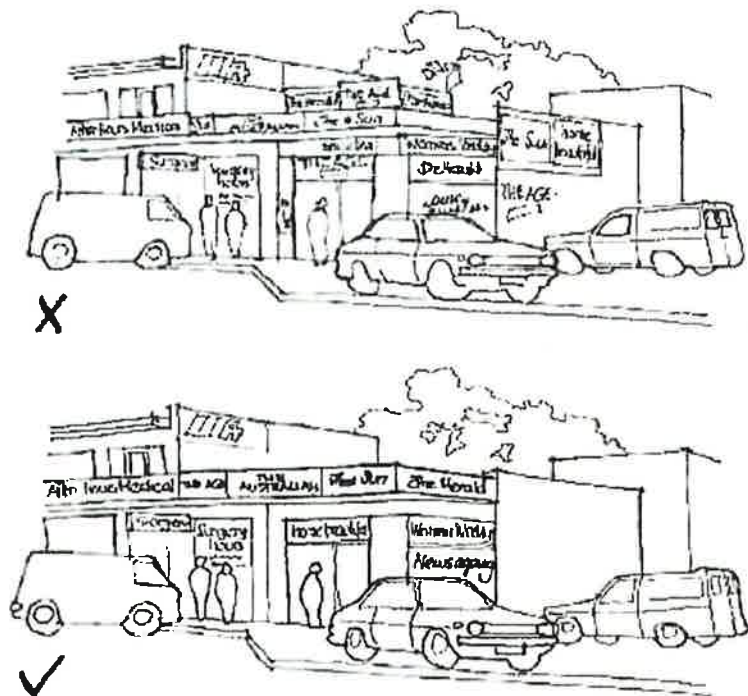


Figure 11 – Reducing sign clutter

Illustration courtesy of Department of Planning



Figure 12 – McDonalds, Rome, Italy; restrained corporate signage used on a heritage building

Photograph by Elizabeth Vines

7. Lighting

Introduction

Sensitively located external lighting is used for buildings to improve security and safety, and to provide an identity for the building. Lighting is also used along the streetscape and within parks to improve security and safety, and to provide an identity for the open space.

Benefits

Thoughtfully designed lighting will highlight and enhance a building, streetscape or open space, and its features and define its sense of space.

Guidance

- Use external lighting not only to illuminate, secure and identify the building, but also to enhance the character of the building and highlight architectural features by its positioning, intensity and colour.
- Position light fittings and the cables unobtrusively so they do not spoil or damage the appearance of the building.
- Implement, where possible, any local area lighting scheme intended to enhance and unify a local area such as façade and under-awing lighting.



Illuminative lighting

Figure 13 – This typical example of an English pub shows lighting above the cornice being used to illuminate and identify the building

Photograph by Elizabeth Vines

Security lighting

Figure 14 – Ashfield Park,
Parramatta Road, Ashfield;
Lighting used along walkways
and throughout park

Photograph by Deborah Arthur



8. Sympathetic infill development

Introduction

Sympathetic infill development should maintain and enhance an area's distinctive identity and sense of place and protect the special qualities that give the place character. New buildings or additions should be designed in a way that respects the old while reflecting the new and meeting the amenity needs of its users.

To achieve a successful infill design new development should consider the following design criteria:

1. character;
2. scale;
3. form;
4. siting;
5. materials and colour; and
6. detailing.

Benefits

Sympathetic infill can accommodate new development and change, and also enhance the appearance and heritage significance of existing buildings and precincts.

Guidance

The Heritage Office and Royal Australian Institute of Architects have recently published *Design in Context: Guidelines for Infill Development in the Historic Environment*. Direct reference to this comprehensive publication is recommended. It can be purchased from the Heritage Office for \$25, and orders can be placed by telephoning (02) 9873 8500 from June 2005.



Figure 15 – New infill building in historic district; No. 1 Fire Station, Castlereagh Street, Sydney; best practice example due to the size, scale and fabric of the new infill building

Photograph by Nathaneal Hughes



Figure 16 – New building at rear of Orange Courthouse, Orange; sympathetic new work undertaken

Photograph by Peter Armstrong, Project Architect

9. Street surfaces and furniture

Introduction

The design, position, quantity, quality and type of street surfaces and furniture can assist in attracting people to public spaces. Selective lighting, paved footpaths, vegetation, seating and other public amenities can add to the ambience and character of a place.

If original materials are present, such as kerbing or pavement, they should be retained wherever possible, as they contribute to local character. New materials should be appropriate to the area and include ongoing maintenance.

Benefits

Well designed and illuminated public spaces help to manage security and ensure that an area is an attractive and friendly place to use and visit during the day or night.

Guidance

- Encourage imaginative, useful and sympathetic street furniture to unify precincts, and create local identity and character, such as bollards, drinking fountains, seats, garbage bins and street lights.
- Street lights should be unobtrusive wherever possible or concealed behind architectural features (i.e. in a light well on the footpath to highlight a tree).
- Trees and other plantings can improve the appearance of areas and play a crucial role for the environment. However, plantings should only be used when they can make a positive addition to the streetscape.
- Public art can play a major role in revitalising an area and fostering street life. Commissioning public art should include a clear brief that considers lighting, landscaping and scale. Public art can be a way of interpreting the heritage of the place in a creative way.



Figure 17 – Example of seating and litter bins at Jetty Road, Glenelg, South Australia, which was part of the upgrade of their main road

Photograph by Elizabeth Vines

Figure 18 – Example of planting, paving, bike racks and fencing at this pedestrian crossing at Norton Street, Leichhardt

Photograph by Deborah Arthur



10. References and additional reading

NOTE: This is not an exhaustive list of material. The Heritage Office encourages property owners to contact their local council to get specific advice about policies and procedures in their area. The listed publications are available at the Heritage Office and are either downloadable from the website (www.heritage.nsw.gov.au) under 'Publications and Forms' or can be accessed through the library, details under 'Research' on the website. For council publications, please refer to their individual websites.

Heritage Office Publications

NSW Heritage Office 1998, *Street Smart: Corporate Development in Historic Town Centres*, NSW Heritage Office, Sydney, NSW.

NSW Heritage Office 2002, *Local Government: Heritage Guidelines*, NSW Heritage Office, Sydney, NSW.

NSW Heritage Office and Department of Urban Affairs and Planning 1996, *History and Heritage*, NSW Heritage Office and Department of Urban Affairs and Planning, Sydney, NSW.

NSW Heritage Office and Heritage Council of NSW 1996, *Altering Heritage Assets*, Heritage Council Policy No. 2, NSW Heritage Office and Heritage Council of NSW, Sydney, NSW.

NSW Heritage Office and Royal Australian Institute of Architects NSW Chapter 2005, *Design in Context: Guidelines for Infill Development in the Historic Environment*, NSW Heritage Office and Royal Australian Institute of Architects, Sydney, NSW.

NSW Heritage Office 2005, *Heritage Interpretation Guidelines*, NSW Heritage Office, Sydney, NSW.

Council Publications

Ashfield Municipal Council 1985, *Ashfield Local Environmental Plan*, Ashfield Municipal Council, Sydney, NSW.

Ashfield Municipal Council 1985, *Development Control Plan for Heritage Conservation*, Ashfield Municipal Council, Sydney, NSW.

Ashfield Municipal Council 1995, *Haberfield Heritage Conservation Area Development Control Plan*, Ashfield Municipal Council, Sydney, NSW.

Ashfield Municipal Council 1998, *Control of Advertisements and Advertising Structures: Development Control Plan and Locals Approvals Policy*, Ashfield Municipal Council, Sydney, NSW.

Auburn Council 2000, *Auburn Development Control Plan*, Auburn Council, Sydney, NSW.

Auburn Council 2000, *Auburn Local Environmental Plan*, Auburn Council, Sydney, NSW.

Burwood Council 1979 (amended 2005), *Burwood Planning Scheme Ordinance*, Burwood Council, Sydney, NSW.

- Burwood Council 1999, *Commercial Buildings: Locality/Streetscape Analysis*, Burwood Council, Sydney, NSW.
- Burwood Council 2001, *Development Control Plan No. 9: Advertising Signs*, Burwood Council, Sydney, NSW.
- City of Canada Bay Council 1986 (amended 2004), *Drummoyne Local Environmental Plan*, City of Canada Bay Council, Sydney, NSW.
- City of Canada Bay Council 1999 (amended 2004), *Drummoyne Comprehensive Development Control Plan*, City of Canada Bay Council, Sydney, NSW.
- City of Canada Bay Council 1999, *Heritage Conservation Policy Concord*, City of Canada Bay Council, Sydney, NSW.
- City of Canada Bay Council 2003, *Drummoyne Heritage and Conservation Controls*, City of Canada Bay Council, Sydney, NSW.
- Leichhardt Council 2000, *Leichhardt Development Control Plan*, Leichhardt Council, Sydney, NSW.
- Leichhardt Council 2000, *Leichhardt Local Environmental Plan*, Leichhardt Council, Sydney, NSW.
- Marrickville Council 1982 (amended 2001), *Code for the Control and Erection of Signs and Advertising Structures*, Marrickville Council, Sydney, NSW.
- Marrickville Council 2001 (amended 2004), *Marrickville Local Environmental Plan 2001*, Marrickville Council, Sydney, NSW.
- Marrickville Council 2003, *Business Centres Development Control Plan 28*, Marrickville Council, Sydney, NSW.
- Parramatta City Council 1996, *Parramatta Local Environmental Plan (Heritage and Conservation)*, Parramatta City Council, Sydney, NSW.
- Parramatta City Council 2001, *Parramatta Development Control Plan 2001*, Parramatta City Council, Sydney, NSW.
- Parramatta City Council 2001, *Parramatta Local Environmental Plan*, Parramatta City Council, Sydney, NSW.
- South Sydney Council 1998, *Development Control Plan*, South Sydney Council, Sydney, NSW.
- Strathfield Council 1999, *Strathfield Development Control Plan No. 7: Erection and Display of Advertising Signs and Structures*, Strathfield Council, Sydney, NSW.
- Strathfield Council 2003, *Strathfield Local Environmental Plan*, Strathfield Council, Sydney, NSW.
- Strathfield Council 2005, *Development Control Plan No. 20 - Parramatta Road Corridor*, Strathfield Council, Sydney, NSW.

Books, Brochures and Websites

- Apperly, R., Irving, R. and Reynolds, P. 1989, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus and Robertson Publishers, Sydney, NSW.
- Australia ICOMOS 1999, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS, Melbourne, Vic.

Department of Infrastructure, Planning and Natural Resources 2004, *Parramatta Road Task Force*, Department of Infrastructure, Planning and Natural Resources, Sydney, NSW, available at:
www.metrostrategy.nsw.gov.au/dev/ViewPage.action?siteNodeId=59&languageId=1&contentId=196

Department of Planning 1991, *Outdoor Advertising*, Department of Planning, Sydney, NSW.

Department of Urban Affairs and Planning 1995, *Controls for Outdoor Advertising*, Department of Urban Affairs and Planning, Sydney, NSW.

English Heritage 2000, *Streets for All: A Guide to the Management of London's Streets*, English Heritage, London.

Evans, I., Lucas, C. and Stapleton, I. 1984, *Colour Schemes for Old Australian Houses*, The Flannel Flower Press, Sydney, NSW.

Evans, I. 1989, *Getting the Details Right: Restoring Australian Houses 1890s-1920s*, The Flannel Flower Press, Yeronga, Qld.

Ministry for Planning and Environment ND, *A Painting Guide for Victorian Era Houses*, Ministry for Planning and Environment, Melbourne, Vic.

National Trust 2004, *Main Street*, National Trust, Washington DC, available at:
www.mainstreet.org

The Ministry for Planning and Environment ND, *A Painting Guide for Victorian Era Houses*, The Ministry for Planning and Environment, Melbourne, Vic.

Travis Partners (Architects) 1991, *Lithgow Main Street Study for the Council of Greater Lithgow*, Travis Partners, Sydney, NSW.

Vines, E. 1996, *Streetwise: A Practical Guide for the Revitalisation of Commercial Heritage Precincts and Traditional Main Streets in Australian Cities and Towns*, Peacock Publications, Adelaide, SA.

Paint Catalogues

Haymes Paint ND, *Authentic Heritage Colour*, Haymes Paint, Ballarat, Vic.

Pascol Paints ND1, *Heritage Colours for Old Australian Buildings 1820-1930*, Rosebery, NSW.

Pascol Paints ND2, *Traditional Heritage Colour Chart*, Pascol Premium Paint, Rosebery, NSW.

Solver Paints ND, *Heritage Palette*, Solver Paints, Adelaide, SA.

11. Glossary

NOTE: This section defines key heritage terms used in this document and is based on the Burra Charter and Heritage Office joint publications.

Conservation

Conservation means all the processes of looking after a place so as to retain its heritage significance.

Conservation Policies

Once the statement of heritage significance has been completed and approved, it is advisable to prepare a conservation policy. This looks at the opportunities and constraints arising from significance and indicates how changes can be made whilst still conserving and enhancing that significance.

Fabric

Fabric means all the physical material of the place including components, fixtures, contents and objects.

Heritage

Heritage consists of those places and objects that we as a community have inherited from the past and want to hand on to future generations. Our heritage gives us a sense of living history and provides a physical link to the work and way of life of earlier generations. It enriches our lives and helps us to understand who we are today.

Heritage Act 1977 (NSW)

The Heritage Act is the statutory framework for the identification and conservation of heritage in NSW. The act also describes the composition and powers of the Heritage Council.

Heritage Item

Heritage items, which include landscapes, buildings, structures, relics, places and other works, are valuable cultural resources that are not renewable and are becoming increasingly scarce. They inspire present and future generations and therefore need careful consideration by owners, managers and the community.

Heritage Precinct

A heritage precinct is an area or part of an area which is of heritage significance.

Heritage Significance

Heritage significance means aesthetic, historic, scientific, cultural, social, archaeological or natural value for past, present and future generations.

Historic Character

The combination of particular characteristics or special qualities of a place related to its period or style of construction.

Historic Context

A heritage item needs to be considered in the context of the history and historical geography of the area surrounding it. When identifying the heritage items of a given area, a purely visual approach is inadequate. It is important to understand the underlying historical influences which have shaped and continue to shape the area.

Local Environmental Plans

A local environmental plan translates the recommendations of a heritage study (identification and assessment of heritage items) into a legal document that provides a broad framework for future management of the area's heritage. The local environmental plan is prepared in principles laid down in the *Environmental Planning and Assessment Act 1979* and the model local environmental plan prepared by the Heritage Council.

Maintenance

Maintenance means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Paint Finishes

Paint finishes are renewable surface coatings which rarely remain unaltered during a building's evolution. Owners and occupiers apply new paint finishes in accordance with changing fashions and to give a fresh, clean appearance to surfaces which have become soiled through use and natural aging.

Reconstruction

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric.

Regional Environmental Plans

Regional environmental plans are prepared by the Director-General of the Department of Urban Affairs and Planning and made by the Minister for Urban Affairs and Planning following public exhibition. It deals with matters important to a specific region such as land use, development and the conservation of heritage places.

Restoration

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by assembling existing components without the introduction of new material.

Setting

Setting is the area around a heritage place or item that contributes to its heritage significance. It may include views to and from the heritage item. The listing boundary of a heritage item does not always include the whole of its setting.

State Heritage Register

The State Heritage Register is a list of items of state heritage significance kept by the Heritage Council of NSW in accordance with the Heritage Act.

Statement of Heritage Significance

Before planning alterations or other changes to heritage items, it is necessary to first understand the reasons for its heritage status. A statement of heritage significance is central to developing a conservation and development strategy, known as a conservation management plan.

ANNEXURE A – HERITAGE OFFICERS

All Sydney metropolitan councils have officers with heritage expertise. Therefore, local councils should be the first source of information on heritage matters in local areas. Some councils also have heritage advisors who work part-time and provide additional heritage expertise. Heritage officers for the eight councils involved in the Parramatta Road Task Force are listed below.

Council	Heritage Officers	Phone	Email	Address
Ashfield	Con Colcot	9716 1800	ashcncl@ashfield.nsw.gov.au	PO Box 1145, Ashfield NSW 2131
Auburn	Peta Lilburne	9735 1222	auburncouncil@auburn.nsw.gov.au	PO Box 118, Auburn NSW 1835
Burwood	Sarah Balfe	9911 9911	council@burwood.nsw.gov.au	PO Box 240, Burwood NSW 1805
Canada Bay	Marjorie Ferguson	9911 6555	council@canadabay.nsw.gov.au	Locked Bag 1470, Drummoyne NSW 1470
Leichhardt	Marcus Rowan	9367 9222	leichhardt@lmc.nsw.gov.au	PO Box 45, Leichhardt NSW 2040
Marrickville	Robin Hedditch	9335 2222	council@marrickville.nsw.gov.au	PO Box 14, Petersham NSW 2049
Parramatta	Kate Nelson	9806 5000	council@parracity.nsw.gov.au	PO Box 32, Parramatta NSW 2124
Strathfield	David Hazeldine	9748 9999	council@strathfield.nsw.gov.au	PO Box 120, Strathfield NSW 2135

Table 1 – Heritage Officers current as of July 2005

ANNEXURE B – INTERPRETATION POLICY

This section outlines a policy for interpretation of sites/items along the Parramatta Road corridor so as to provide coherence and reinforce the heritage significance of the area. As outlined in section 3 of this document, interpretation means all the ways of telling a story and explaining what is important about a place. Various forms of mixed media, such as signs, publications, souvenirs, and open days, can all be forms of telling a story.

Approach to interpretation

The following 12 broad approaches are recommended as they offer a systematic approach to interpretation (NSW Heritage Office 2005):

1. interpretation, people and culture – respect for the special connections between people and sites/items;
2. significance – understand the significance of a site/item;
3. records and research – use existing records on the site/item, research additional information, and make the records and research publicly available;
4. audience – explore, respect and respond to the identified audience;
5. themes – make reasoned choices about themes, ideas and stories;
6. engage the audience – stimulate thought and dialogue, provoke response and enhance understanding;
7. context – research and understand the physical, historical, spiritual and contemporary context of the site/item and related sites/items, and respect local amenity and culture;
8. sustainability – develop interpretation that sustains the significance of the site/item, its character and authenticity;
9. conservation planning – integrate interpretation in conservation planning and in all subsequent stages of a conservation project;
10. maintenance, evaluation and review – include interpretation in the ongoing management of a site/item and provide for regular maintenance, evaluation and review;
11. skills and knowledge – involve people with relevant skills, knowledge and experience; and
12. collaboration – collaborate with organisations and the local community.

Interpretive audience

The audience along the Parramatta Road corridor includes:

- moving road traffic such as cars, trucks, buses and other vehicle drivers and passengers who would view the whole road as a moving linear experience (linked to other parts of Sydney and beyond as part of their journey) with items such as buildings and other features occurring as brief highlights;
- regular and transient pedestrians who would view the road more slowly than vehicles but still see it as a moving linear experience focusing on the character of the local environment. These people would have more time to absorb the local highlights such as buildings and other features;
- local residents who are likely to have a greater emotional attachment to the local character and features; and

- commercial property owners and tenants who may not only be emotionally attached to the local character but could also view the whole road as an economic artery to be used on a daily basis.

Interpretive themes

Signs could be erected based on New South Wales historical themes:

Australian Theme	NSW Theme	Sign Theme Examples
1. Tracing the natural evolution of Australia	Environment - naturally evolved	Historic events; Ecologically important environment
2. Peopling Australia	Aboriginal cultures and interactions with other cultures	Historic events; Famous persons; Trade route
	Convict	Convict-built structures
	Ethnic influences	Folk festival site; Ethnic community hall
	Migration	Detention centre; Migrant hostel
3. Developing local, regional and national economies	Agriculture	Rural landscape; Famous persons
	Commerce	Bank; Shop; Market place; Aboriginal trading places
	Communication	Post office; Telephone exchange
	Environment - cultural landscape	Market garden; Landscape type
	Events	Historic events such as celebrations, protests or memorials
	Exploration	Famous persons; Camp sites; Aboriginal trade route
	Fishing	Seafood factory; Fish shop
	Forestry	Saw mill; Forested area
	Health	Hospital; Pharmacy; Medical school
	Industry	Factory; Industrial machinery
	Mining	Mine; Quarry; Manager's office
	Pastoralism	Pastoral station; Shearing shed
	Science	Laboratory; Botanical garden; Fossil site; Archaeological research site
	Technology	Domestic appliances; Museum collection; Aboriginal places evidencing changes in tool types
	Transport	Railway station; Coach stop; Bridge; Wharf; Toll gate
4. Building settlements, towns and cities	Towns, suburbs and villages	Town plan; Civic centre; Market place; Boundary fence; Subdivision pattern
	Land tenure	Stone wall; Survey mark; Fences
	Utilities	Water pipeline; Windmill; Cess pit
	Accommodation	Apartments; Cottages; Former house site (archaeological)

Australian Theme	NSW Theme	Sign Theme Examples
5. Working	Labour	Trade Union office; Strike site; Nurses station
6. Educating	Education	School; University campus; Sports field; Hall of residence
7. Governing	Defence	Battle ground; RAFF base; War memorials; Parade ground
	Government and administration	Municipal chamber; Site of key Federation event; Protest site
	Law and order	Courthouse; Police Station; Goal complex; Detention centre
	Welfare	Orphanage; Retirement home; Public housing
8. Developing Australia's cultural life	Domestic life	Domestic artefact scatter; Garden tools; Pet grave; Asylum
	Creative endeavour	Theatre; Work of art; Concert hall; Rotunda; Craftwork
	Leisure	Passenger rail carriage; Dance hall; Hotel; Picnic place
	Religion	Church; Rectory; Synagogue; Carved tree; Burial ground
	Social institutions	Masonic hall; Public library; Art gallery; Community centre
	Sport	Oval; Race course; Tennis Court; Bowling Green; Swimming pool
9. Marking the phases of life	Birth and death	Birth control clinic; Funeral parlour; Burial register; Disaster site
	Persons	Place of residence; Birthplace of famous person; Place dedicated to the memory of a person (e.g. hospital wing, sporting field)

Table 2 – Australian and New South Wales historical themes and examples of sign themes for the Parramatta Road corridor

Interpretive media

Various forms of mixed media, such as signs, publications, souvenirs, and open days can all be forms of telling a story. Any of these forms of interpretive media could be used in the Parramatta Road corridor.

By following the 12 broad approaches to interpretation above, interpretive signs could engage the mixed audience frequenting the area. The benefit of interpretive signs over other media for this area is that they can be installed for an open space or a building, providing a visual cue for people, whilst providing coherence and reinforcing the diverse heritage significance of the Parramatta Road corridor. Signs can add to people's quality of life by drawing their attention to the area's rich history, allowing a mixed audience to view them.

A singular design for interpretive signs along the corridor is recommended as it would ensure a quality designed product that instils pride and a sense of place in the local community and clear communication to visitors. Interpretive signs along the corridor could be incorporated into tourism projects such as heritage trails where not only individual councils benefit, but the region as a whole.

Interpretive sign type and design

Two types of interpretive signs are recommended for the Parramatta Road corridor: free-standing and wall mounted. The free-standing sign is essentially the same as the wall mounted sign, but it has a plinth to raise its height. The sign would have a uniform design to ensure consistency and reinforce the heritage significance for the corridor.

The detailed design of an interpretive sign for the Parramatta Road corridor could be part of a future funded project through the Heritage Office.

The main elements of the sign's design should include:

- title;
- date;
- interpretive text;
- photograph;
- Heritage Office logo; and
- council logo.

The sign should be fabricated steel and finished in vitreous enamel. Vitreous enamel finishes are generally low maintenance and the signs can be cleaned with most non-abrasive commercial cleaning products.

The plinth for free-standing plaques should be constructed of steel, and the wall mounted plaques would be fixed to any structure with steel brackets. Free-standing signs may require new footings. Mounting options would be site specific and should be assessed as such. All fixings should be concealed and joints made water sealed to avoid deterioration or damage.

The graphic design of the sign should not only have a common layout but also a clear format that includes:

- the overall layout and presentation should be identifiable along the road, but should also include:
 - colour selection to unify precincts; and
 - text and images to focus on local issues.
- the elements of any sign should include:
 - graphics screen-printed on the sign and coated using a vitreous enamel process;
 - font for all text on the sign to be FF Celeste Small Text as it is a classic font that is ideal for signage applications;
 - taking into account the placement of any signs, suggested font sizes and styles could be: title (130 points and bold); date (80 points and bold); and text (50 points and regular); and
 - if certain words or titles do not fit in the allocated areas, a new graphic layout should be submitted for approval to the relevant authorities.

Interpretive sign location

An initial site assessment should be carried out when the sign is designed to select the most appropriate type and location for the sign. Careful consideration should be given to placement and orientation of the sign, so as not to obstruct an item or obstruct view of the road or other features on the landscape. The signs should be located so as to have maximum exposure to pedestrian and road traffic.

The following are examples of sign placement along the Parramatta Road corridor:

Sector 1

Wall mounted sign on corner of building

Figure 19 – Commercial building

Photograph by Stewart Watters



Sector 2

Sign mounted on gate

Figure 20 – State Heritage Register site

Photograph by Stewart Watters



Sector 3

Free-standing sign with plinth

Figure 21 – Residential properties

Photograph by Stewart Watters



Sector 4

Free-standing sign with plinth



Figure 22 – Heritage item

Photograph by Deborah Arthur

ANNEXURE C – PAINT SCHEME

Background

This section provides broad guidance for the painting of the exterior of buildings along the Parramatta Road corridor. A freshly painted building using a carefully chosen paint scheme should capture the spirit of a building and bring it and its locality to life. The intention of this explanation is not to provide specific colour schemes for buildings. Several publications have already provided this information and several major paint companies in Australia offer paint schemes for existing buildings by providing a range of colours to choose from that are suitable for nineteenth and early-twentieth century buildings. Refer to Paint Catalogues in the reference list for suggested paint schemes and paint colours. Instead, this information is provided to describe broad approaches to painting a building using colours that will refresh and enhance an existing building and best present its features.

Until the early 1930s there was no common standard for colours (Pascol Paints ND1; Pascol Paints ND2). The names of many colours were known but not what the colour looked like at the time. Early painters would often mix their own colours from formulas, so shades of particular colours may vary between buildings. The British Standard System is a well known method to identify and compare colours of which there are two series, BS 2600 and BS 381C. Many of the colours in the British Standards are repeated in the Australian Standard AS 2700, although colour names may have changed. Colours can be identified using AS 2700 and should be able to be tinted as required.

Painting existing building requires knowledge of what paints to use and in what fashion. Paint schemes for various periods in Australian history are provided as a guide to use when caring for old buildings. The type of paint finish depends on the surface and its location on a building. External features of a building such as masonry are best painted with a low sheen or satin finish. Timber work may be painted in a gloss finish.

The following broad historical periods provide a guide for typical paint schemes for buildings (mostly commercial) along the Parramatta Road corridor:

- Victorian 1840s to 1890s;
- Edwardian/Federation 1900s to 1910s; and
- Between the Wars 1920s to 1930s.

To inform the choice of new colours it is advantageous to not only understand a building's architecture and features but also research earlier paint schemes. To do this, paint scrapes can be taken from various locations on a building such as walls, ceilings, posts or gutters. In addition further information about earlier paint schemes can be gained from researching old photographs. Even if you find a black and white photograph you may still be able to understand the arrangement of light and dark tones on certain features of a building.

The Heritage Office encourages traditional paint schemes informed by historic principles of the period. The application of traditional colour schemes will best complement and enhance the character of existing heritage buildings. While the reinstatement of an earlier paint scheme allows a fuller understanding of a building's historical features and enriches its presentation, sometimes it is not feasible to completely re-create an earlier scheme. In this instance, new paint schemes can be

simple and still enhance a building so long as they are based on an understanding of a building's style, composition, architectural features, and the colours and tones used are based on informed decisions by preliminary research and analysis.

For the predominant buildings along the Parramatta Road corridor, dating from the nineteenth to the early-twentieth centuries, the following general principles can be used:

- a building usually features a base colour that was used for the body of the building with joinery and decoration highlighted with one, two or more contrasting or subtly differentiated colours;
- painted walls often featured a flat finish and joinery a gloss finish;
- it is better not to paint original unfinished materials such as stonework, brickwork and render;
- masonry that is painted where it was originally unpainted can have the paint stripped (using techniques not to damage the mortar joints) or repainted to resemble the original colour of the material;
- joinery and gutters such as doors, windows, barges, eaves and fascias, were almost never left unpainted;
- downpipes were painted to blend with the wall colour;
- where a chimney stack is painted it should match the wall colour; and
- chimneys often featured rendered mouldings which can be subtly differentiated with darker tones or colours.

Victorian: 1840s to 1890s

Commercial buildings from the mid to late-nineteenth century featured a wide variety of building styles such as, Classical, Italianate and sometimes Gothic, often with a great range of applied decoration, characterised towards the end of the century by greater embellishment. Nevertheless, the colours that were used and their combinations were generally consistent throughout the period.

There was an increased use of multiple colours or polychromatic schemes increasing towards the end of this period. Predominantly used colours include buffs, rich creams, ochres and stones, contrasted with deeper or lighter tones on mouldings, cornices and ornamental work.

Masonry wall surfaces, such as brick, render or stone were either unpainted or rendered and sometimes scribed with lines to imitate stone courses.

Door and window joinery, fascias, gutters and verandahs were contrasted in deep greens, dark bronze greens, Indian reds and dark browns. Darker colours were sometimes combined on the one building or contrasted against lighter colours to add interest.

Towards the end of the nineteenth century front doors were commonly painted in two tones such as light and dark shades.

The use of two or more colours was common on verandah roofs in the 1890s. The upper surface might be striped, while the underside be would painted in an eau-de-nil or similar shade.

The treatment of weatherboards was similar to masonry walls but often featured a greater range of colours. In addition to stone colours, buffs and ochres, grey greens, rich browns and russet colours were used.



Figure 23 – Commercial building, c. 1880s; featuring painted surfaces and details in contrasting colours

Photo by Stewart Watters



Figure 24 – Commercial building, c. 1890s; featuring painted surfaces with no contrasting colour for details

Photo by Stewart Watters

Edwardian/Federation: 1900s to 1910s

Commercial buildings from the early-twentieth century featured a variety of building styles such as Classical, Arts and Craft and sometimes Gothic. Buildings in this period are often characterised by naturally finished materials such as a tiled roof, face brick and stone, and roughcast. Less colour was used on walls and masonry was unpainted. There was a movement away from elaborate Victorian ornamentation towards simpler decoration and forms. Nevertheless, late-Victorian colours still influenced this period.

The use of one wall colour with two trim colours was common. Roughcast and render were either unpainted or if painted pale creams, ochres or off-whites were used. Weatherboards were mostly painted in rich creams, pale browns and mid browns, sometimes with darker highlights. Pale to mid grey greens were less common.

Door and window joinery generally displayed browns, mid blue greens and mid yellow greens, while red browns and Indian reds were less common. Window joinery was often two tones, such as a brown or green frame with a white or cream sash. In general, joinery was painted a lighter colour with darker highlights.

Marseilles terracotta tiles or slate were common roofing materials. Where corrugated iron was used it was often painted tile red. Chimneys were often face brick or stone, and unpainted. Rendered mouldings and string courses were generally painted and highlighted with colour. Gutters were painted with a darker paint, as were small details such as mouldings on barge boards. Downpipes were painted in with wall colours.

Verandahs were often supported by brick piers or arches. Similar colours to doors and windows were used on verandah joinery, sometimes with contrasting dark colours for columns with lighter colours for friezes and fretwork.



Figure 25 –
Commercial
building, c. 1910s;
featuring some
sections with
painted face brick

Photo by Stewart
Watters



Figure 26 – Mixed
commercial building
with residences on
the first floor, c.
1912; featuring
unpainted face
brick

Photo by Ed Beebe

Between the wars: 1920s to 1930s

There was a wide variety of architectural styles during this period including Classical, Georgian Revival, Art Deco, Californian, Mediterranean/Spanish Mission and Moderne. Each style had its own distinctive decoration and colour range.

There was a minor revolution in the use of colours. On one hand there was a revival of vibrant Colonial colours with a movement away from the restrained Edwardian/Federation period. A wide range of colours were available including many more primary colours which fostered more flexibility towards the use of colour and decoration.

Although it is difficult to generalise, buildings often featured simple paint schemes with one or two paint colours. Californian inspired styles emphasised unadorned natural materials with few embellishments. Rich creams, pale greens, pinks and terracotta colours were used on rendered walls for Mediterranean/Spanish Mission style buildings. Moderne style buildings generally used light colours such as off-whites and creams, sometimes with carefully placed darker trim.

Roughcast and stucco was often painted with off-whites contrasting with unpainted brick or stone walls. Weatherboards were frequently dark stained or if painted were coloured with cream or buff colours.

Joinery was predominantly mid browns and greens and rich stone colours. Door and window joinery on Californian inspired styles was mostly dark browns and greens, with an increasing use of lighter colours from the late 1930s onwards.

Roofs often featured terracotta tiles with painted timber eaves. Chimneys were generally unpainted and gutters were painted with a dark colour to provide accent. Verandah joinery including beams was generally painted in a lighter colour.



Figure 27 – Art deco garage, c. 1930s; featuring painted rendered walls and distinctive horizontal banded moulded decoration

Photo by Stewart Watters



**Figure 28 – Commercial building, c. 1930s;
featuring restrained planar rendered
decoration**

Photo by Deborah Arthur



**Figure 29 – Restrained interwar classical suburban post office building, c. 1930s; featuring
carefully composed face brick with painted rendered decoration**

Photo by Ed Beebe

Attachment 4

List of properties within the Parramatta Conservation Area;

Ref. No	Address	Suburb	Lot Number & Deposited Plan Number.
1	329-333 Parramatta Road	LEICHHARDT NSW 2040	Cnr Lot 1 DP 80993, LOT 2 DP 81630 INTEREST IN ROW
2	329-333 Parramatta Road	LEICHHARDT NSW 2040	Cnr Lot 1 DP 80993, LOT 2 DP 81630 INTEREST IN ROW
3	335 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 205912
4	337 Parramatta Road	LEICHHARDT NSW 2040	Lot 337 DP 1108547
5	339 Parramatta Road	LEICHHARDT NSW 2040	LOT 1 DP 89335 INTEREST IN ROW
6	Rear 347-349 Parramatta Road	LEICHHARDT NSW 2040	HOSTEL
7	Multiple Occupancy	347-349 Parramatta Road	Lot 1 DP 1036081, SHOP AND HOSTEL
8	Multiple Occupancy	347-349 Parramatta Road	Lot 1 DP 1036081, SHOP AND HOSTEL
9	347 Parramatta Road	LEICHHARDT NSW 2040	SHOP
10	277 Parramatta Road	LEICHHARDT NSW 2040	LOT A DP 313160 SUBJECT TO ROW AFF BY OVERHANGING, Lot 28 DP 654556
11	277 Parramatta Road	LEICHHARDT NSW 2040	LOT A DP 313160 SUBJECT TO ROW AFF BY OVERHANGING, Lot 28 DP 654556
12	351-353 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 76228, Lot 1 DP 89212
13	351-353 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 76228, Lot 1 DP 89212
14	351-353 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 76228, Lot 1 DP 89212
15	351-353 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 76228, Lot 1 DP 89212
16	355 Parramatta Road	LEICHHARDT NSW 2040	LOT 1 DP 784499 SUBJ TO PARTY WALL
17	329-333 Parramatta Road	LEICHHARDT NSW 2040	Cnr Lot 1 DP 80993, LOT 2 DP 81630 INTEREST IN ROW
18	329-333 Parramatta Road	LEICHHARDT NSW 2040	Cnr Lot 1 DP 80993, LOT 2 DP 81630 INTEREST IN ROW
19	357 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 794587
20	359 Parramatta Road	LEICHHARDT NSW 2040	Lot 14 DP 1081175
21	2 Young Street	ANNANDALE NSW 2038	Lot 11 DP 456777, Lot 12 DP 456777
22	2 Young Street	ANNANDALE NSW 2038	Lot 11 DP 456777, Lot 12 DP 456777
23	361 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 89488
24	Multiple Occupancy	177-181 Parramatta Road	Lot 1 DP 446501, 3 SHOPS 3 FLATS AND GARAGES
25	Multiple Occupancy	177-181 Parramatta Road	Lot 1 DP 446501, 3 SHOPS 3 FLATS AND GARAGES
26	177 Parramatta Road	ANNANDALE NSW 2038	Pt Lot 1 DP 446501, SHOP 177
27	177 Parramatta Road	ANNANDALE NSW 2038	Pt Lot 1 DP 446501, SHOP 177
28	179 Parramatta Road	ANNANDALE NSW 2038	Pt Lot 1 DP 446501, SHOP 179
29	179 Parramatta Road	ANNANDALE NSW 2038	Pt Lot 1 DP 446501, SHOP 179
30	181 Parramatta Road	ANNANDALE NSW 2038	Pt Lot 1 DP 446501, SHOP 181
31	181 Parramatta Road	ANNANDALE NSW 2038	Pt Lot 1 DP 446501, SHOP 181
32	363 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 90126
33	365 Parramatta Road	LEICHHARDT NSW	Lot 1 DP 200472

Ref. No	Address	Suburb	Lot Number & Deposited Plan Number.
		2040	
34	2 Young Street	ANNANDALE NSW 2038	Lot 11 DP 456777, Lot 12 DP 456777
35	2 Young Street	ANNANDALE NSW 2038	Lot 11 DP 456777, Lot 12 DP 456777
36	Dual Occupancy	11 Norton Street	LOT 1 DP 718094 EASEMENT(S), TWO TENANCIES
37	Dual Occupancy	11 Norton Street	LOT 1 DP 718094 EASEMENT(S), TWO TENANCIES
38	11A Norton Street	LEICHHARDT NSW 2040	FIRST FLOOR COMMERCIAL
39	11 Norton Street	LEICHHARDT NSW 2040	GROUND FLOOR SHOP
40	367 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 83705
41	287 Parramatta Road	LEICHHARDT NSW 2040	Cnr Lot 5 DP 78603
42	189A Parramatta Road	ANNANDALE NSW 2038	Lot C DP 178462
43	369 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 1074028
44	189 Parramatta Road	ANNANDALE NSW 2038	Lot B DP 178462
45	191 Parramatta Road	ANNANDALE NSW 2038	Lot A DP 178462
46	283-285 Parramatta Road	LEICHHARDT NSW 2040	Lot X DP 913623
47	Multiple Occupancy	195 Parramatta Road	Lot B DP 414345, Flats 1-3
48	Multiple Occupancy	195 Parramatta Road	Lot B DP 414345, Flats 1-3
49	2/195 Parramatta Road	ANNANDALE NSW 2038	Flat 2
50	1/195 Parramatta Road	ANNANDALE NSW 2038	Flat 1
51	3/195 Parramatta Road	ANNANDALE NSW 2038	Flat 3
52	371 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 554320
53	197 Parramatta Road	ANNANDALE NSW 2038	Lot A DP 414345
54	199 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 926904
55	373-375 Parramatta Road	LEICHHARDT NSW 2040	Lot 14 DP 1012098
56	201 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 926906
57	203 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 926905
58	205-207 Parramatta Road	ANNANDALE NSW 2038	Lot 6 DP 661837, Lot 1 DP 907800
59	205-207 Parramatta Road	ANNANDALE NSW 2038	Lot 6 DP 661837, Lot 1 DP 907800
60	281 Parramatta Road	LEICHHARDT NSW 2040	Lot 281 DP 624739
61	205-207 Parramatta Road	ANNANDALE NSW 2038	Lot 6 DP 661837, Lot 1 DP 907800
62	205-207 Parramatta Road	ANNANDALE NSW 2038	Lot 6 DP 661837, Lot 1 DP 907800
63	9 Norton Street	LEICHHARDT NSW 2040	Lot 2 DP 718094
64	279 Parramatta Road	LEICHHARDT NSW 2040	Lot Z DP 913623, Lot 1 DP 912845
65	279 Parramatta Road	LEICHHARDT NSW 2040	Lot Z DP 913623, Lot 1 DP 912845
66	209 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 126305
67	211 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 980476
68	215 Parramatta Road	ANNANDALE NSW 2038	Lot 4 DP 569171
69	259 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 126466

Ref. No	Address	Suburb	Lot Number & Deposited Plan Number.
70	217 Parramatta Road	ANNANDALE NSW 2038	Lot 3 DP 569171
71	257 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 916075
72	267 Parramatta Road	LEICHHARDT NSW 2040	LOT B DP313160 INTEREST IN ROW OVERHANGING GUTTERS
73	265 Parramatta Road	LEICHHARDT NSW 2040	LOT C DP 313160 INTEREST IN ROW
74	219 Parramatta Road	ANNANDALE NSW 2038	Lot 2 DP 569171
75	253 Parramatta Road	ANNANDALE NSW 2038	Pt Lot 1 DP 915574
76	255 Parramatta Road	ANNANDALE NSW 2038	Pt Lot 1 DP 915574
77	221 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 569171
78	223 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 526712
79	251 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 921180
80	227A Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 2710
81	341 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 534563
82	307-309 Parramatta Road	LEICHHARDT NSW 2040	Lot B DP 158098, Lot 2 DP 303623
83	307-309 Parramatta Road	LEICHHARDT NSW 2040	Lot B DP 158098, Lot 2 DP 303623
84	303 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 303623
85	301 Parramatta Road	LEICHHARDT NSW 2040	Lot 3 DP 34065, Lot 4 DP 34065
86	301 Parramatta Road	LEICHHARDT NSW 2040	Lot 3 DP 34065, Lot 4 DP 34065
87	301 Parramatta Road	LEICHHARDT NSW 2040	Lot 3 DP 34065, Lot 4 DP 34065
88	301 Parramatta Road	LEICHHARDT NSW 2040	Lot 3 DP 34065, Lot 4 DP 34065
89	297 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 972909
90	289-295 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 91076
91	Dual Occupancy	183 Parramatta Road	Lot 501 DP 621161, SHOP AND FLAT
92	183B Parramatta Road	ANNANDALE NSW 2038	Flat 1
93	Dual Occupancy	183 Parramatta Road	Lot 501 DP 621161, SHOP AND FLAT
94	183A Parramatta Road	ANNANDALE NSW 2038	SHOP
95	3 Norton Street	LEICHHARDT NSW 2040	Lot 10 DP 3582
96	379 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 534872
97	381 Parramatta Road	LEICHHARDT NSW 2040	LOT 7 DP 3582 EASE FOR SEWERAGE CROSS EASE INT ROW
98	383 Parramatta Road	LEICHHARDT NSW 2040	LOT 6 DP 3582 APPT ROW
99	385 Parramatta Road	LEICHHARDT NSW 2040	Lot 5 DP 3582
100	241 Parramatta Road	ANNANDALE NSW 2038	LOT 3 DP 108278 SUB TO ROW
101	243A Parramatta Road	ANNANDALE NSW 2038	LOT 4 DP 108278 SUB TO ROW
102	245 Parramatta Road	ANNANDALE NSW 2038	LOT 5 DP 108278 INT IN A ROW
103	245A Parramatta Road	ANNANDALE NSW 2038	Cnr Lot 6 DP 108278, Lot 7 DP 108278, Cnr Lot 8 DP 108278
104	245A Parramatta Road	ANNANDALE NSW 2038	Cnr Lot 6 DP 108278, Lot 7 DP 108278, Cnr Lot 8 DP 108278
105	245A Parramatta Road	ANNANDALE NSW 2038	Cnr Lot 6 DP 108278, Lot 7 DP 108278, Cnr Lot 8 DP 108278
106	4 Jarrett Street	LEICHHARDT NSW	Lot 13 SP 69736

Ref. No	Address	Suburb	Lot Number & Deposited Plan Number.
		2040	
107	Strata Scheme	4-16 Jarrett Street	CP for Lot 1-38 SP 69736 CROSS EASEMENT
108	2/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 15 SP 69736
109	8/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 30 SP 69736
110	7/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 29 SP 69736
111	19/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 28 SP 69736
112	24/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 35 SP 69736
113	13/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 17 SP 69736
114	21/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 34 SP 69736
115	18/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 25 SP 69736
116	23/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 36 SP 69736
117	20/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 27 SP 69736
118	14/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 16 SP 69736
119	3/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 20 SP 69736
120	16/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 18 SP 69736
121	9/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 31 SP 69736
122	10/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 32 SP 69736
123	1/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 14 SP 69736
124	4/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 21 SP 69736
125	12/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 38 SP 69736
126	5/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 23 SP 69736
127	22/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 33 SP 69736
128	15/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 19 SP 69736
129	17/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 26 SP 69736
130	6/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 24 SP 69736
131	11/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 37 SP 69736
132	10A Jarrett Street	LEICHHARDT NSW 2040	Lot 22 SP 69736
133	10 Jarrett Street	LEICHHARDT NSW 2040	Lot 1 SP 69736
134	12A Jarrett Street	LEICHHARDT NSW 2040	Lot 2 SP 69736
135	12 Jarrett Street	LEICHHARDT NSW 2040	Lot 3 SP 69736
136	14 Jarrett Street	LEICHHARDT NSW 2040	Lot 5 SP 69736
137	14A Jarrett Street	LEICHHARDT NSW 2040	Lot 4 SP 69736
138	16 Jarrett Street	LEICHHARDT NSW 2040	Lot 6 SP 69736
139	Shop 1/419-427 Parramatta Road	LEICHHARDT NSW 2040	Lot 7 SP 69736
140	Shop 2/419-427 Parramatta Road	LEICHHARDT NSW 2040	Lot 8 SP 69736
141	Shop 5/419-427 Parramatta Road	LEICHHARDT NSW 2040	Lot 11 SP 69736
142	Shop 3/419-427 Parramatta Road	LEICHHARDT NSW	Lot 9 SP 69736

Ref. No	Address	Suburb	Lot Number & Deposited Plan Number.
		2040	
143	Shop 4/419-427 Parramatta Road	LEICHHARDT NSW 2040	Lot 10 SP 69736
144	Shop 6/419-427 Parramatta Road	LEICHHARDT NSW 2040	Lot 12 SP 69736
145	387 Parramatta Road	LEICHHARDT NSW 2040	Lot 4 DP 3582
146	Norton Hotel	391-393 Parramatta Road	Lot 1 DP 455745, Lot 2 DP 3582
147	Norton Hotel	391-393 Parramatta Road	Lot 1 DP 455745, Lot 2 DP 3582
148	389 Parramatta Road	LEICHHARDT NSW 2040	Lot 3 DP 3582
149	389 Parramatta Road	LEICHHARDT NSW 2040	Lot 3 DP 3582
150	Norton Hotel	391-393 Parramatta Road	Lot 1 DP 455745, Lot 2 DP 3582
151	Norton Hotel	391-393 Parramatta Road	Lot 1 DP 455745, Lot 2 DP 3582
152	245A Parramatta Road	ANNANDALE NSW 2038	Cnr Lot 6 DP 108278, Lot 7 DP 108278, Cnr Lot 8 DP 108278
153	245A Parramatta Road	ANNANDALE NSW 2038	Cnr Lot 6 DP 108278, Lot 7 DP 108278, Cnr Lot 8 DP 108278
154	245A Parramatta Road	ANNANDALE NSW 2038	Cnr Lot 6 DP 108278, Lot 7 DP 108278, Cnr Lot 8 DP 108278
155	2 Norton Street	LEICHHARDT NSW 2040	FIRST FLOOR OFFICE
156	2A Norton Street	LEICHHARDT NSW 2040	SHOP 2
157	Multiple Occupancy	395 Parramatta Road	Cnr Lot 1 DP 655801, 2 SHOPS AND FIRST FLOOR OFFICE
158	Multiple Occupancy	395 Parramatta Road	Cnr Lot 1 DP 655801, 2 SHOPS AND FIRST FLOOR OFFICE
159	395 Parramatta Road	LEICHHARDT NSW 2040	SHOP 1
160	397 Parramatta Road	LEICHHARDT NSW 2040	Lot 2 Sec 1 DP 612
161	399 Parramatta Road	LEICHHARDT NSW 2040	LOT D DP 347300 CROSS EASEMENTS
162	401 Parramatta Road	LEICHHARDT NSW 2040	LOT C DP 347300 CROSS EASEMENTS
163	403 Parramatta Road	LEICHHARDT NSW 2040	Lot B DP 312095
164	405 Parramatta Road	LEICHHARDT NSW 2040	Lot 5 Sec 1 DP 612
165	407 Parramatta Road	LEICHHARDT NSW 2040	Lot 6 Sec 1 DP 612
166	409 Parramatta Road	LEICHHARDT NSW 2040	Lot 10 DP 1010240
167	239 Parramatta Road	ANNANDALE NSW 2038	Lot A DP 440944
168	411 Parramatta Road	LEICHHARDT NSW 2040	Lot 8 DP 1079459
169	413 Parramatta Road	LEICHHARDT NSW 2040	Lot 9 Sec 1 DP 612
170	3 Renwick Street	LEICHHARDT NSW 2040	Lot 2 DP 500333
171	447-451 Parramatta Road	LEICHHARDT NSW 2040	LOT 504 DP 852233 SUBJ TO EASEMENTS
172	Multiple occupancy	453-461 Parramatta Road	Lot 502 DP 852233 SUBJ TOROW & EASEMENTS, Lot 503 DP 852233 SUBJ TO EASEMENTS, Part Lot 1 DP 1187848, Flats 1-2 and shops 1-3
173	Multiple occupancy	453-461 Parramatta Road	Lot 502 DP 852233 SUBJ TOROW & EASEMENTS, Lot 503 DP 852233 SUBJ TO EASEMENTS, Part Lot 1 DP 1187848, Flats 1-2 and shops 1-3
174	Multiple occupancy	453-461 Parramatta Road	Lot 502 DP 852233 SUBJ TOROW & EASEMENTS, Lot 503 DP 852233 SUBJ TO EASEMENTS, Part Lot 1 DP 1187848, Flats 1-2 and shops 1-3

Ref. No	Address	Suburb	Lot Number & Deposited Plan Number.
175	2/455-457 Parramatta Road	LEICHHARDT NSW 2040	Flat 2
176	1/455-457 Parramatta Road	LEICHHARDT NSW 2040	Flat 1
177	455-457 Parramatta Road	LEICHHARDT NSW 2040	Shop 2
178	Multiple Occupancy	417 Parramatta Road	Cnr Lot 1 Sec 2 DP 612, THREE SHOPS AND FIRST FLOOR RESIDENCE
179	Flat 417 Parramatta Road	LEICHHARDT NSW 2040	FIRST FLOOR RESIDENCE
180	Multiple Occupancy	417 Parramatta Road	Cnr Lot 1 Sec 2 DP 612, THREE SHOPS AND FIRST FLOOR RESIDENCE
181	Shop 417 Parramatta Road	LEICHHARDT NSW 2040	RESTAURANT
182	8 Renwick Street	LEICHHARDT NSW 2040	SHOP 8
183	10 Renwick Street	LEICHHARDT NSW 2040	SHOP 10
184	415 Parramatta Road	LEICHHARDT NSW 2040	Cnr Lot 1 DP 500333
185	229 Parramatta Road	ANNANDALE NSW 2038	Lot 2 DP 2710
186	231 Parramatta Road	ANNANDALE NSW 2038	Lot 3 DP 2710
187	Dual Occupancy	247A Parramatta Road	Lot 1 DP 919427, SHOP AND FLAT
188	Shop 247A Parramatta Road	ANNANDALE NSW 2038	SHOP
189	Dual Occupancy	247A Parramatta Road	Lot 1 DP 919427, SHOP AND FLAT
190	Flat 247A Parramatta Road	ANNANDALE NSW 2038	Flat 1
191	233 Parramatta Road	ANNANDALE NSW 2038	Lot 5A DP 1628
192	Strata Scheme	247 Parramatta Road	CP for Lot 1-2 SP 32823
193	1/247 Parramatta Road	ANNANDALE NSW 2038	Lot 1 SP 32823
194	2/247 Parramatta Road	ANNANDALE NSW 2038	Lot 2 SP 32823
195	245A Parramatta Road	ANNANDALE NSW 2038	Cnr Lot 6 DP 108278, Lot 7 DP 108278, Cnr Lot 8 DP 108278
196	245A Parramatta Road	ANNANDALE NSW 2038	Cnr Lot 6 DP 108278, Lot 7 DP 108278, Cnr Lot 8 DP 108278
197	245A Parramatta Road	ANNANDALE NSW 2038	Cnr Lot 6 DP 108278, Lot 7 DP 108278, Cnr Lot 8 DP 108278
198	2A Young Street	ANNANDALE NSW 2038	Lot 21 DP 548363
199	7 Norton Street	LEICHHARDT NSW 2040	Lot 12 DP 3582
200	185 Parramatta Road	ANNANDALE NSW 2038	Lot B DP 325891
201	187 Parramatta Road	ANNANDALE NSW 2038	Lot A DP 325891
202	5 Norton Street	LEICHHARDT NSW 2040	Lot 11 DP 3582
203	279 Parramatta Road	LEICHHARDT NSW 2040	Lot Z DP 913623, Lot 1 DP 912845
204	279 Parramatta Road	LEICHHARDT NSW 2040	Lot Z DP 913623, Lot 1 DP 912845
205	377 Parramatta Road	LEICHHARDT NSW 2040	Lot 2 DP 534872
206	237 Parramatta Road	ANNANDALE NSW 2038	LOT B DP 440944 SUB TO ROW
207	Bald Faced Stag Hotel	343-345 Parramatta Road	Lot 1 DP 551017
208	311-313 Parramatta Road	LEICHHARDT NSW 2040	Lot A DP 158098
209	315 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 995753
210	327 Parramatta Road	LEICHHARDT NSW 2040	LOT B DP 386252 OVERHANGING PIPES & STRUCTURE EAVE
211	307-309 Parramatta Road	LEICHHARDT NSW 2040	Lot B DP 158098, Lot 2 DP 303623

Ref. No	Address	Suburb	Lot Number & Deposited Plan Number.
212	307-309 Parramatta Road	LEICHHARDT NSW 2040	Lot B DP 158098, Lot 2 DP 303623
213	325 Parramatta Road	LEICHHARDT NSW 2040	LOT 21 DP 554304 ROC CROSS OVERHANGING EAVES & GUT
214	277 Parramatta Road	LEICHHARDT NSW 2040	LOT A DP 313160 SUBJECT TO ROW AFF BY OVERHANGING, Lot 28 DP 654556
215	277 Parramatta Road	LEICHHARDT NSW 2040	LOT A DP 313160 SUBJECT TO ROW AFF BY OVERHANGING, Lot 28 DP 654556
216	429 Parramatta Road	LEICHHARDT NSW 2040	Lot A DP 102648
217	431 Parramatta Road	LEICHHARDT NSW 2040	LOT 1 DP 555935 CROSS EASEMENT
218	433 Parramatta Road	LEICHHARDT NSW 2040	LOT 2 DP 555935 CROSS EASEMENT
219	435-437 Parramatta Road	LEICHHARDT NSW 2040	LOT B DP360506 SUBJ TO ROW
220	439-441 Parramatta Road	LEICHHARDT NSW 2040	LOT 11 & 12 SEC 2 DP 612 INTL FROM EASEMENT
221	439-441 Parramatta Road	LEICHHARDT NSW 2040	LOT 11 & 12 SEC 2 DP 612 INTL FROM EASEMENT
222	439-441 Parramatta Road	LEICHHARDT NSW 2040	LOT 11 & 12 SEC 2 DP 612 INTL FROM EASEMENT
223	439-441 Parramatta Road	LEICHHARDT NSW 2040	LOT 11 & 12 SEC 2 DP 612 INTL FROM EASEMENT
224	4/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 4 SP 75710
225	18/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 18 SP 75710
226	11/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 11 SP 75710
227	6/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 6 SP 75710
228	23/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 23 SP 75710
229	24/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 24 SP 75710
130	5/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 5 SP 75710
131	21/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 21 SP 75710
132	19/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 19 SP 75710
133	10/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 10 SP 75710
134	1/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 SP 75710
135	3/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 3 SP 75710
136	12/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 12 SP 75710
137	13/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 13 SP 75710
138	2/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 2 SP 75710
139	20/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 20 SP 75710
140	9/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 9 SP 75710
141	15/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 15 SP 75710
142	Strala Scheme	469-483 Parramatta Road	CP for Lot 1-36 SP 75710
143	17/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 17 SP 75710
144	16/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 16 SP 75710
145	14/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 14 SP 75710
146	22/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 22 SP 75710
147	7/469-475 Parramatta Road	LEICHHARDT NSW	Lot 7 SP 75710

Ref. No	Address	Suburb	Lot Number & Deposited Plan Number.
		2040	
148	8/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 8 SP 75710
149	25/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 25 SP 75710
150	Level 1, 477 Parramatta Road	LEICHHARDT NSW 2040	Lot 30 SP 75710
151	477 Parramatta Road	LEICHHARDT NSW 2040	Lot 28 SP 75710
152	479 Parramatta Road	LEICHHARDT NSW 2040	Lot 29 SP 75710
153	Level 1, 479 Parramatta Road	LEICHHARDT NSW 2040	Lot 31 SP 75710
154	Suite 1-7/481-483 Parramatta Road	LEICHHARDT NSW 2040	Lot 33 SP 75710
155	Suite 1-7/481-483 Parramatta Road	LEICHHARDT NSW 2040	Lot 32 SP 75710
156	Suite 1-7/481-483 Parramatta Road	LEICHHARDT NSW 2040	Lot 34 SP 75710
157	Level 2, 481-483 Parramatta Road	LEICHHARDT NSW 2040	Lot 36 SP 75710
158	Level 1, 481-483 Parramatta Road	LEICHHARDT NSW 2040	Lot 35 SP 75710
159	443 Parramatta Road	LEICHHARDT NSW 2040	Lot 13 Sec 2 DP 612
160	445 Parramatta Road	LEICHHARDT NSW 2040	Lot 14 Sec 2 DP 612
161	Multiple occupancy	453-461 Parramatta Road	Lot 502 DP 852233 SUBJ TOROW & EASEMENTS, Lot 503 DP 852233 SUBJ TO EASEMENTS, Part Lot 1 DP 1187848, Flats 1-2 and shops 1-3
162	Multiple occupancy	453-461 Parramatta Road	Lot 502 DP 852233 SUBJ TOROW & EASEMENTS, Lot 503 DP 852233 SUBJ TO EASEMENTS, Part Lot 1 DP 1187848, Flats 1-2 and shops 1-3
163	Multiple occupancy	453-461 Parramatta Road	Lot 502 DP 852233 SUBJ TOROW & EASEMENTS, Lot 503 DP 852233 SUBJ TO EASEMENTS, Part Lot 1 DP 1187848, Flats 1-2 and shops 1-3
164	453 Parramatta Road	LEICHHARDT NSW 2040	Shop 1
165	2/455-457 Parramatta Road	LEICHHARDT NSW 2040	Flat 2
166	1/455-457 Parramatta Road	LEICHHARDT NSW 2040	Flat 1
167	Multiple occupancy	453-461 Parramatta Road	Lot 502 DP 852233 SUBJ TOROW & EASEMENTS, Lot 503 DP 852233 SUBJ TO EASEMENTS, Part Lot 1 DP 1187848, Flats 1-2 and shops 1-3
168	Multiple occupancy	453-461 Parramatta Road	Lot 502 DP 852233 SUBJ TOROW & EASEMENTS, Lot 503 DP 852233 SUBJ TO EASEMENTS, Part Lot 1 DP 1187848, Flats 1-2 and shops 1-3
169	Multiple occupancy	453-461 Parramatta Road	Lot 502 DP 852233 SUBJ TOROW & EASEMENTS, Lot 503 DP 852233 SUBJ TO EASEMENTS, Part Lot 1 DP 1187848, Flats 1-2 and shops 1-3
170	459-461 Parramatta Road	LEICHHARDT NSW 2040	Shop 3
171	Taverners Hill Hotel	463 Parramatta Road	Lot 1 DP 551353, Lot 1 Sec 3 DP 612, Lot 2 Sec 3 DP 612
172	Taverners Hill Hotel	463 Parramatta Road	Lot 1 DP 551353, Lot 1 Sec 3 DP 612, Lot 2 Sec 3 DP 612
173	Taverners Hill Hotel	463 Parramatta Road	Lot 1 DP 551353, Lot 1 Sec 3 DP 612, Lot 2 Sec 3 DP 612
174	Taverners Hill Hotel	463 Parramatta Road	Lot 1 DP 551353, Lot 1 Sec 3 DP 612, Lot 2 Sec 3 DP 612
175	Taverners Hill Hotel	463 Parramatta Road	Lot 1 DP 551353, Lot 1 Sec 3 DP 612, Lot 2 Sec 3 DP 612
176	Taverners Hill Hotel	463 Parramatta Road	Lot 1 DP 551353, Lot 1 Sec 3 DP 612, Lot 2 Sec 3 DP 612

Ref. No	Address	Suburb	Lot Number & Deposited Plan Number.
177	467 Parramatta Road	LEICHHARDT NSW 2040	Lot 4 Sec 3 DP 612, Lot 1 DP 983848
178	467 Parramatta Road	LEICHHARDT NSW 2040	Lot 4 Sec 3 DP 612, Lot 1 DP 983848
179	465 Parramatta Road	LEICHHARDT NSW 2040	Lot B DP 302029
180	467 Parramatta Road	LEICHHARDT NSW 2040	Lot 4 Sec 3 DP 612, Lot 1 DP 983848
181	467 Parramatta Road	LEICHHARDT NSW 2040	Lot 4 Sec 3 DP 612, Lot 1 DP 983848
182	485 Parramatta Road	LEICHHARDT NSW 2040	Lot 103 DP 1039507
183	487 Parramatta Road	LEICHHARDT NSW 2040	Lot 2 DP 228974
184	489 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 228974
185	491 Parramatta Road	LEICHHARDT NSW 2040	LOT A DP 400085 SUBJ TO EASEMENT
186	493 Parramatta Road	LEICHHARDT NSW 2040	LOT B DP 400085 SUBJ TO EASEMENT
187	495-497 Parramatta Road	LEICHHARDT NSW 2040	LOT 18 & 19 SEC 3 DP 612 SUBJ TO EASEMENT
188	495-497 Parramatta Road	LEICHHARDT NSW 2040	LOT 18 & 19 SEC 3 DP 612 SUBJ TO EASEMENT
189	503 Parramatta Road	LEICHHARDT NSW 2040	LOT 3 DP 220054 SUBJ TO EASEMENT
190	505 Parramatta Road	LEICHHARDT NSW 2040	LOT 2 DP 220054 SUBJ TO EASEMENT
191	507 Parramatta Road	LEICHHARDT NSW 2040	LOT 1 DP 220054 SUBJ TO EASEMENT
192	Taverners Hill Hotel	463 Parramatta Road	Lot 1 DP 551353, Lot 1 Sec 3 DP 612, Lot 2 Sec 3 DP 612
193	Taverners Hill Hotel	463 Parramatta Road	Lot 1 DP 551353, Lot 1 Sec 3 DP 612, Lot 2 Sec 3 DP 612
194	Taverners Hill Hotel	463 Parramatta Road	Lot 1 DP 551353, Lot 1 Sec 3 DP 612, Lot 2 Sec 3 DP 612
195	8/225 Parramatta Road	ANNANDALE NSW 2038	Lot 8 SP 83952
196	4/225 Parramatta Road	ANNANDALE NSW 2038	Lot 4 SP 83952
197	6/225 Parramatta Road	ANNANDALE NSW 2038	Lot 6 SP 83952
198	5/225 Parramatta Road	ANNANDALE NSW 2038	Lot 5 SP 83952
199	3/225 Parramatta Road	ANNANDALE NSW 2038	Lot 3 SP 83952
200	Strata Scheme	225 Parramatta Road	CP for Lot 1-8 SP 83952
201	7/225 Parramatta Road	ANNANDALE NSW 2038	Lot 7 SP 83952
202	2/225 Parramatta Road	ANNANDALE NSW 2038	Lot 2 SP 83952
203	1/225 Parramatta Road	ANNANDALE NSW 2038	Lot 1 SP 83952
204	499 Parramatta Road	LEICHHARDT NSW 2040	Lot 20 DP 1156302
205	501 Parramatta Road	LEICHHARDT NSW 2040	Lot 21 DP 1156302
206	495-497 Parramatta Road	LEICHHARDT NSW 2040	LOT 18 & 19 SEC 3 DP 612 SUBJ TO EASEMENT
207	495-497 Parramatta Road	LEICHHARDT NSW 2040	LOT 18 & 19 SEC 3 DP 612 SUBJ TO EASEMENT



Planning & Environment

Mr Peter Conroy
Director, Environmental and Community Management
Leichhardt Council
PO Box 45
LEICHHARDT NSW 2040

14/10997

Dear Mr Conroy

I refer to Council's request of 30 May 2014 to expedite amendments to the *Leichhardt Local Environmental Plan (LEP) 2013* under s.73A of the *Environmental Planning and Assessment Act 1979* ("the Act") to correct a mapping error in Heritage Map 005 of the LEP and make wording changes to *Schedule 2 Exempt Development*.

Following an assessment of the matters and advice received from the Department's Legal Services Branch, I have determined that both the correction of the mapping error and the wording changes should be progressed as a planning proposal through the Gateway rather than under s.73A of the Act.

It is therefore recommended that Council resubmit the insertion of the *Parramatta Road Heritage Conservation Area* into Heritage Map 005 as a planning proposal under section 55 of the Act. I note that the *Conservation Area* was exhibited with the Draft Leichhardt LEP 2013 shown on Heritage Map 005, and listed in Schedule 5, from 17th December 2012 to the 28th February 2013. The Gateway will consider previous community engagement when determining the requirements of the determination.

It is also recommended that Council resubmit the proposed wording changes as a planning proposal under section 55 of the Act. The submission should include additional clarification of what the significant adverse impacts are likely to be if the changes proposed are not made, with specific regard to the heritage significance of listed items and conservation areas.

If you have any questions regarding this matter, I have arranged for Ms Helen Wilkins, of the Department's Metropolitan Delivery (CBD) branch to assist you. Ms Wilkins can be contacted on 8575 4102 or helen.wilkins@planning.nsw.gov.au.

Yours sincerely

12 August 2014

James Mathews
Acting Director
Metropolitan Delivery (CBD)
Housing, Growth and Economics

Contact: Vasiliki Andrews
Phone: 9367 9114
Date: 30 May 2014



ABN: 92 379 942 845
7-15 Wetherill Street, Leichhardt NSW 2040
PO Box 45, Leichhardt NSW 2040
Phone: (02) 9367 9222 Fax: (02) 9367 9111

Minister for Planning
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001



Attention: Lee Mulvey, Director – Metropolitan Delivery Program

Dear Madam,

Re: Request to expedite amendments to *Leichhardt Local Environmental Plan 2013* under section 73A of *Environmental Planning and Assessment Act 1979* for:

- Correction of a minor mapping error Heritage Map 005
- Amendments to Schedule 2 Exempt Development - heritage provisions

The *Leichhardt Local Environmental Plan (LEP) 2013* was published on the 23 December 2013 and commenced on the 3 February 2014.

Minor mapping error Heritage Map 005

Council has recently become aware that the Parramatta Road Conservation Area is listed in the Heritage Schedule of *Leichhardt LEP 2013* but is not shown on the published Heritage map 005 by red hatching and labelled C2. This is an error.

Council has investigated this issue and found that the maps sent to Planning and Environment for the finalisation of LEP on the 2 December 2013 and 23 December 2013 were incorrect. It is noted that the exhibited LEP maps did show this area as a Conservation Area (Refer to Council's dedicated LEP website <http://lmclep.nsw.gov.au/maps/introduction/>).

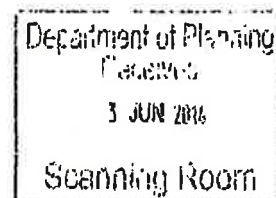
Council now requests that the Minister of Planning amend the *Leichhardt LEP 2013* under section 73A(1)(a) of the *Environmental Planning and Assessment Act 1979* to correct the error on Heritage Map 005.

In addition, Council requests that in future Planning and Environment officers only liaise with Council's Strategic Planning Team and not Council's GIS section when drafting instruments.

Schedule 2 Exempt Development - heritage provisions

Council has also become aware that the exempt development provisions in relation to heritage matters were changed by Planning and Environment immediately prior to the making of the Plan.

The heritage provisions in Schedule 2 Exempt development of the *Leichhardt LEP 2013* are now as follows:



"Minor routine maintenance of heritage items or on land in heritage conservation areas

(1) Must comprise one or more of the following works:

- (a) repainting existing painted surfaces,*
- (b) the repair of a window, glazing areas or a door,*
- (c) the repair or replacement of non-structural wall cladding,*
- (d) the repair of a balustrade or fence,*
- (e) the replacement of a timber paling fence located behind the building fence,*
- (f) the repair of existing roof sheeting or replacement of broken or damaged tiles, or*
- (g) the repair of existing landscape structures and retaining walls by either repointing (reinstating mortar) or the introduction of matching materials, which comprise less than 5% of the external surface,*
- (h) the installation of insulation material in the ceiling, floor or wall of a building where it can be easily removed and does not involve disturbance of, damage to or removal of existing fabric,*
- (i) the replacement of services such as cabling, plumbing, wiring or fire services that use existing service routes, cavities or voids, or replace existing surface-mounted services but do not involve damage to, or the removal of, significant fabric,*
- (j) if the land is in a heritage conservation area—the installation of lightweight perforated security screens or grills on a door or window, or a security door that does not include roller shutters.*

(2) Must not comprise the making of, or an alteration to the size of, any opening in a wall or roof, such as a doorway, window or skylight.

(3) Must not affect the means of egress from the building in an emergency.

(4) Must not affect any fire resisting components of the building.

(5) If repointing in sandstone, must use soft mortar (being lime rich or composite mortar).

(6) Materials and colours must, where possible, be the same or similar to existing materials and colours and consistent with the style and age of the building.

(7) Replacement glass must meet any applicable Australian Standards."

Council has particular concerns about possible unintended consequences that are likely to arise from the following clauses:

- Clause (1)(c) – the new control allows for repair or replacement of ALL non-structural wall cladding. This was not Council's intention which previously only related to the repair (or replacement where such cladding cannot be easily repaired) of non-structural wall cladding.
- Clause (1)(j) – this allows for lightweight perforated security screens or grills on a door or window, or a security door (that does not include roller shutters) to be installed in Conservation Areas. Council only intended to allow the installation of screens or grills to doors and windows subject to design and pattern requirements if the door or window concerned is visible from the public domain.
- Clause (6) the new control requires that materials and colours must be consistent with existing style and age of the building 'where possible'. The insertion of 'where possible' will be interpreted subjectively and its inclusion seems to be contrary to the spirit of other changes in the controls.

These are all to be
corrected by the corrected map
(P.A. CA)
- confirmed by Kate Miles
@ Council 22/10/14.

X

Attachment 4

road

List of properties within the Parramatta Conservation Area;

Ref. No	Address	Suburb	Lot Number & Deposited Plan Number.
1	329-333 Parramatta Road	LEICHHARDT NSW 2040	Cnr Lot 1 DP 80993, LOT 2 DP 81630 INTEREST IN ROW
2	329-333 Parramatta Road	LEICHHARDT NSW 2040	Cnr Lot 1 DP 80993, LOT 2 DP 81630 INTEREST IN ROW
3	335 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 205912
4	337 Parramatta Road	LEICHHARDT NSW 2040	Lot 337 DP 1108547
5	339 Parramatta Road	LEICHHARDT NSW 2040	LOT 1 DP 89335 INTEREST IN ROW
6	Rear 347-349 Parramatta Road	LEICHHARDT NSW 2040	HOSTEL
7	Multiple Occupancy	347-349 Parramatta Road	Lot 1 DP 1036081, SHOP AND HOSTEL
8	Multiple Occupancy	347-349 Parramatta Road	Lot 1 DP 1036081, SHOP AND HOSTEL
9	347 Parramatta Road	LEICHHARDT NSW 2040	SHOP
10	277 Parramatta Road	LEICHHARDT NSW 2040	LOT A DP 313160 SUBJECT TO ROW AFF BY OVERHANGING, Lot 28 DP 654556
11	277 Parramatta Road	LEICHHARDT NSW 2040	LOT A DP 313160 SUBJECT TO ROW AFF BY OVERHANGING, Lot 28 DP 654556
12	351-353 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 76228, Lot 1 DP 89212
13	351-353 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 76228, Lot 1 DP 89212
14	351-353 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 76228, Lot 1 DP 89212
15	351-353 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 76228, Lot 1 DP 89212
16	355 Parramatta Road	LEICHHARDT NSW 2040	LOT 1 DP 784499 SUBJ TO PARTY WALL
17	329-333 Parramatta Road	LEICHHARDT NSW 2040	Cnr Lot 1 DP 80993, LOT 2 DP 81630 INTEREST IN ROW
18	329-333 Parramatta Road	LEICHHARDT NSW 2040	Cnr Lot 1 DP 80993, LOT 2 DP 81630 INTEREST IN ROW
19	357 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 794587
20	359 Parramatta Road	LEICHHARDT NSW 2040	Lot 14 DP 1081175
21	2 Young Street	ANNANDALE NSW 2038	Lot 11 DP 456777, Lot 12 DP 456777
22	2 Young Street	ANNANDALE NSW 2038	Lot 11 DP 456777, Lot 12 DP 456777
23	361 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 89488
24	Multiple Occupancy	177-181 Parramatta Road	Lot 1 DP 446501, 3 SHOPS 3 FLATS AND GARAGES
25	Multiple Occupancy	177-181 Parramatta Road	Lot 1 DP 446501, 3 SHOPS 3 FLATS AND GARAGES
26	177 Parramatta Road	ANNANDALE NSW 2038	Pt Lot 1 DP 446501, SHOP 177
27	177 Parramatta Road	ANNANDALE NSW 2038	Pt Lot 1 DP 446501, SHOP 177
28	179 Parramatta Road	ANNANDALE NSW 2038	Pt Lot 1 DP 446501, SHOP 179
29	179 Parramatta Road	ANNANDALE NSW 2038	Pt Lot 1 DP 446501, SHOP 179
30	181 Parramatta Road	ANNANDALE NSW 2038	Pt Lot 1 DP 446501, SHOP 181
31	181 Parramatta Road	ANNANDALE NSW 2038	Pt Lot 1 DP 446501, SHOP 181
32	363 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 90126
33	365 Parramatta Road	LEICHHARDT NSW	Lot 1 DP 200472

Ref. No	Address	Suburb	Lot Number & Deposited Plan Number.
		2040	
34	2 Young Street	ANNANDALE NSW 2038	Lot 11 DP 456777, Lot 12 DP 456777
35	2 Young Street	ANNANDALE NSW 2038	Lot 11 DP 456777, Lot 12 DP 456777
36	Dual Occupancy	11 Norton Street	LOT 1 DP 718094 EASEMENT(S), TWO TENANCIES
37	Dual Occupancy	11 Norton Street	LOT 1 DP 718094 EASEMENT(S), TWO TENANCIES
38	11A Norton Street	LEICHHARDT NSW 2040	FIRST FLOOR COMMERCIAL
39	11 Norton Street	LEICHHARDT NSW 2040	GROUND FLOOR SHOP
40	367 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 83705
41	287 Parramatta Road	LEICHHARDT NSW 2040	Cnr Lot 5 DP 78603
42	189A Parramatta Road	ANNANDALE NSW 2038	Lot C DP 178462
43	369 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 1074028
44	189 Parramatta Road	ANNANDALE NSW 2038	Lot B DP 178462
45	191 Parramatta Road	ANNANDALE NSW 2038	Lot A DP 178462
46	283-285 Parramatta Road	LEICHHARDT NSW 2040	Lot X DP 913623
47	Multiple Occupancy	195 Parramatta Road	Lot B DP 414345, Flats 1-3
48	Multiple Occupancy	195 Parramatta Road	Lot B DP 414345, Flats 1-3
49	2/195 Parramatta Road	ANNANDALE NSW 2038	Flat 2
50	1/195 Parramatta Road	ANNANDALE NSW 2038	Flat 1
51	3/195 Parramatta Road	ANNANDALE NSW 2038	Flat 3
52	371 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 554320
53	197 Parramatta Road	ANNANDALE NSW 2038	Lot A DP 414345
54	199 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 926904
55	373-375 Parramatta Road	LEICHHARDT NSW 2040	Lot 14 DP 1012098
56	201 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 926906
57	203 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 926905
58	205-207 Parramatta Road	ANNANDALE NSW 2038	Lot 6 DP 661837, Lot 1 DP 907800
59	205-207 Parramatta Road	ANNANDALE NSW 2038	Lot 6 DP 661837, Lot 1 DP 907800
60	281 Parramatta Road	LEICHHARDT NSW 2040	Lot 281 DP 624739
61	205-207 Parramatta Road	ANNANDALE NSW 2038	Lot 6 DP 661837, Lot 1 DP 907800
62	205-207 Parramatta Road	ANNANDALE NSW 2038	Lot 6 DP 661837, Lot 1 DP 907800
63	9 Norton Street	LEICHHARDT NSW 2040	Lot 2 DP 718094
64	279 Parramatta Road	LEICHHARDT NSW 2040	Lot Z DP 913623, Lot 1 DP 912845
65	279 Parramatta Road	LEICHHARDT NSW 2040	Lot Z DP 913623, Lot 1 DP 912845
66	209 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 126305
67	211 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 980476
68	215 Parramatta Road	ANNANDALE NSW 2038	Lot 4 DP 569171
69	259 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 126466

Ref. No	Address	Suburb	Lot Number & Deposited Plan Number.
70	217 Parramatta Road	ANNANDALE NSW 2038	Lot 3 DP 569171
71	257 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 916075
72	267 Parramatta Road	LEICHHARDT NSW 2040	LOT B DP313160 INTEREST IN ROW OVERHANGING GUTTERS
73	265 Parramatta Road	LEICHHARDT NSW 2040	LOT C DP 313160 INTEREST IN ROW
74	219 Parramatta Road	ANNANDALE NSW 2038	Lot 2 DP 569171
75	253 Parramatta Road	ANNANDALE NSW 2038	Pt Lot 1 DP 915574
76	255 Parramatta Road	ANNANDALE NSW 2038	Pt Lot 1 DP 915574
77	221 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 569171
78	223 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 526712
79	251 Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 921180
80	227A Parramatta Road	ANNANDALE NSW 2038	Lot 1 DP 2710
81	341 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 534563
82	307-309 Parramatta Road	LEICHHARDT NSW 2040	Lot 8 DP 158098, Lot 2 DP 303623
83	307-309 Parramatta Road	LEICHHARDT NSW 2040	Lot 8 DP 158098, Lot 2 DP 303623
84	303 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 303623
85	301 Parramatta Road	LEICHHARDT NSW 2040	Lot 3 DP 34065, Lot 4 DP 34065
86	301 Parramatta Road	LEICHHARDT NSW 2040	Lot 3 DP 34065, Lot 4 DP 34065
87	301 Parramatta Road	LEICHHARDT NSW 2040	Lot 3 DP 34065, Lot 4 DP 34065
88	301 Parramatta Road	LEICHHARDT NSW 2040	Lot 3 DP 34065, Lot 4 DP 34065
89	297 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 972909
90	289-295 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 91076
91	Dual Occupancy	183 Parramatta Road	Lot 501 DP 621161, SHOP AND FLAT
92	183B Parramatta Road	ANNANDALE NSW 2038	Flat 1
93	Dual Occupancy	183 Parramatta Road	Lot 501 DP 621161, SHOP AND FLAT
94	183A Parramatta Road	ANNANDALE NSW 2038	SHOP
95	3 Norton Street	LEICHHARDT NSW 2040	Lot 10 DP 3582
96	379 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 534872
97	381 Parramatta Road	LEICHHARDT NSW 2040	LOT 7 DP 3582 EASE FOR SEWERAGE CROSS EASE INT ROW
98	383 Parramatta Road	LEICHHARDT NSW 2040	LOT 6 DP 3582 APPT ROW
99	385 Parramatta Road	LEICHHARDT NSW 2040	Lot 5 DP 3582
100	241 Parramatta Road	ANNANDALE NSW 2038	LOT 3 DP 108278 SUB TO ROW
101	243A Parramatta Road	ANNANDALE NSW 2038	LOT 4 DP 108278 SUB TO ROW
102	245 Parramatta Road	ANNANDALE NSW 2038	LOT 5 DP 108278 INT IN A ROW
103	245A Parramatta Road	ANNANDALE NSW 2038	Cnr Lot 6 DP 108278, Lot 7 DP 108278, Cnr Lot 8 DP 108278
104	245A Parramatta Road	ANNANDALE NSW 2038	Cnr Lot 6 DP 108278, Lot 7 DP 108278, Cnr Lot 8 DP 108278
105	245A Parramatta Road	ANNANDALE NSW 2038	Cnr Lot 6 DP 108278, Lot 7 DP 108278, Cnr Lot 8 DP 108278
106	4 Jarrett Street	LEICHHARDT NSW	Lot 13 SP 69736

Ref. No	Address	Suburb	Lot Number & Deposited Plan Number.
		2040	
107	Strata Scheme	4-16 Jarrett Street	CP for Lot 1-38 SP 69736 CROSS EASEMENT
108	2/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 15 SP 69736
109	8/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 30 SP 69736
110	7/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 29 SP 69736
111	19/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 28 SP 69736
112	24/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 35 SP 69736
113	13/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 17 SP 69736
114	21/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 34 SP 69736
115	18/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 25 SP 69736
116	23/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 36 SP 69736
117	20/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 27 SP 69736
118	14/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 16 SP 69736
119	3/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 20 SP 69736
120	16/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 18 SP 69736
121	9/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 31 SP 69736
122	10/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 32 SP 69736
123	1/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 14 SP 69736
124	4/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 21 SP 69736
125	12/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 38 SP 69736
126	5/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 23 SP 69736
127	22/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 33 SP 69736
128	15/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 19 SP 69736
129	17/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 26 SP 69736
130	6/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 24 SP 69736
131	11/6-8 Jarrett Street	LEICHHARDT NSW 2040	Lot 37 SP 69736
132	10A Jarrett Street	LEICHHARDT NSW 2040	Lot 22 SP 69736
133	10 Jarrett Street	LEICHHARDT NSW 2040	Lot 1 SP 69736
134	12A Jarrett Street	LEICHHARDT NSW 2040	Lot 2 SP 69736
135	12 Jarrett Street	LEICHHARDT NSW 2040	Lot 3 SP 69736
136	14 Jarrett Street	LEICHHARDT NSW 2040	Lot 5 SP 69736
137	14A Jarrett Street	LEICHHARDT NSW 2040	Lot 4 SP 69736
138	16 Jarrett Street	LEICHHARDT NSW 2040	Lot 6 SP 69736
139	Shop 1/419-427 Parramatta Road	LEICHHARDT NSW 2040	Lot 7 SP 69736
140	Shop 2/419-427 Parramatta Road	LEICHHARDT NSW 2040	Lot 8 SP 69736
141	Shop 5/419-427 Parramatta Road	LEICHHARDT NSW 2040	Lot 11 SP 69736
142	Shop 3/419-427 Parramatta Road	LEICHHARDT NSW	Lot 9 SP 69736

Ref. No	Address	Suburb	Lot Number & Deposited Plan Number.
		2040	
143	Shop 4/419-427 Parramatta Road	LEICHHARDT NSW 2040	Lot 10 SP 69736
144	Shop 6/419-427 Parramatta Road	LEICHHARDT NSW 2040	Lot 12 SP 69736
145	387 Parramatta Road	LEICHHARDT NSW 2040	Lot 4 DP 3582
146	Norton Hotel	391-393 Parramatta Road	Lot 1 DP 455745, Lot 2 DP 3582
147	Norton Hotel	391-393 Parramatta Road	Lot 1 DP 455745, Lot 2 DP 3582
148	389 Parramatta Road	LEICHHARDT NSW 2040	Lot 3 DP 3582
149	389 Parramatta Road	LEICHHARDT NSW 2040	Lot 3 DP 3582
150	Norton Hotel	391-393 Parramatta Road	Lot 1 DP 455745, Lot 2 DP 3582
151	Norton Hotel	391-393 Parramatta Road	Lot 1 DP 455745, Lot 2 DP 3582
152	245A Parramatta Road	ANNANDALE NSW 2038	Cnr Lot 6 DP 108278, Lot 7 DP 108278, Cnr Lot 8 DP 108278
153	245A Parramatta Road	ANNANDALE NSW 2038	Cnr Lot 6 DP 108278, Lot 7 DP 108278, Cnr Lot 8 DP 108278
154	245A Parramatta Road	ANNANDALE NSW 2038	Cnr Lot 6 DP 108278, Lot 7 DP 108278, Cnr Lot 8 DP 108278
155	2 Norton Street	LEICHHARDT NSW 2040	FIRST FLOOR OFFICE
156	2A Norton Street	LEICHHARDT NSW 2040	SHOP 2
157	Multiple Occupancy	395 Parramatta Road	Cnr Lot 1 DP 655801, 2 SHOPS AND FIRST FLOOR OFFICE
158	Multiple Occupancy	395 Parramatta Road	Cnr Lot 1 DP 655801, 2 SHOPS AND FIRST FLOOR OFFICE
159	395 Parramatta Road	LEICHHARDT NSW 2040	SHOP 1
160	397 Parramatta Road	LEICHHARDT NSW 2040	Lot 2 Sec 1 DP 612
161	399 Parramatta Road	LEICHHARDT NSW 2040	LOT D DP 347300 CROSS EASEMENTS
162	401 Parramatta Road	LEICHHARDT NSW 2040	LOT C DP 347300 CROSS EASEMENTS
163	403 Parramatta Road	LEICHHARDT NSW 2040	Lot B DP 312095
164	405 Parramatta Road	LEICHHARDT NSW 2040	Lot 5 Sec 1 DP 612
165	407 Parramatta Road	LEICHHARDT NSW 2040	Lot 6 Sec 1 DP 612
166	409 Parramatta Road	LEICHHARDT NSW 2040	Lot 10 DP 1010240
167	239 Parramatta Road	ANNANDALE NSW 2038	Lot A DP 440944
168	411 Parramatta Road	LEICHHARDT NSW 2040	Lot 8 DP 1079459
169	413 Parramatta Road	LEICHHARDT NSW 2040	Lot 9 Sec 1 DP 612
170	3 Renwick Street	LEICHHARDT NSW 2040	Lot 2 DP 500333
171	447-451 Parramatta Road	LEICHHARDT NSW 2040	LOT 504 DP 852233 SUBJ TO EASEMENTS
172	Multiple occupancy	453-461 Parramatta Road	Lot 502 DP 852233 SUBJ TOROW & EASEMENTS, Lot 503 DP 852233 SUBJ TO EASEMENTS, Part Lot 1 DP 1187848, Flats 1-2 and shops 1-3
173	Multiple occupancy	453-461 Parramatta Road	Lot 502 DP 852233 SUBJ TOROW & EASEMENTS, Lot 503 DP 852233 SUBJ TO EASEMENTS, Part Lot 1 DP 1187848, Flats 1-2 and shops 1-3
174	Multiple occupancy	453-461 Parramatta Road	Lot 502 DP 852233 SUBJ TOROW & EASEMENTS, Lot 503 DP 852233 SUBJ TO EASEMENTS, Part Lot 1 DP 1187848, Flats 1-2 and shops 1-3

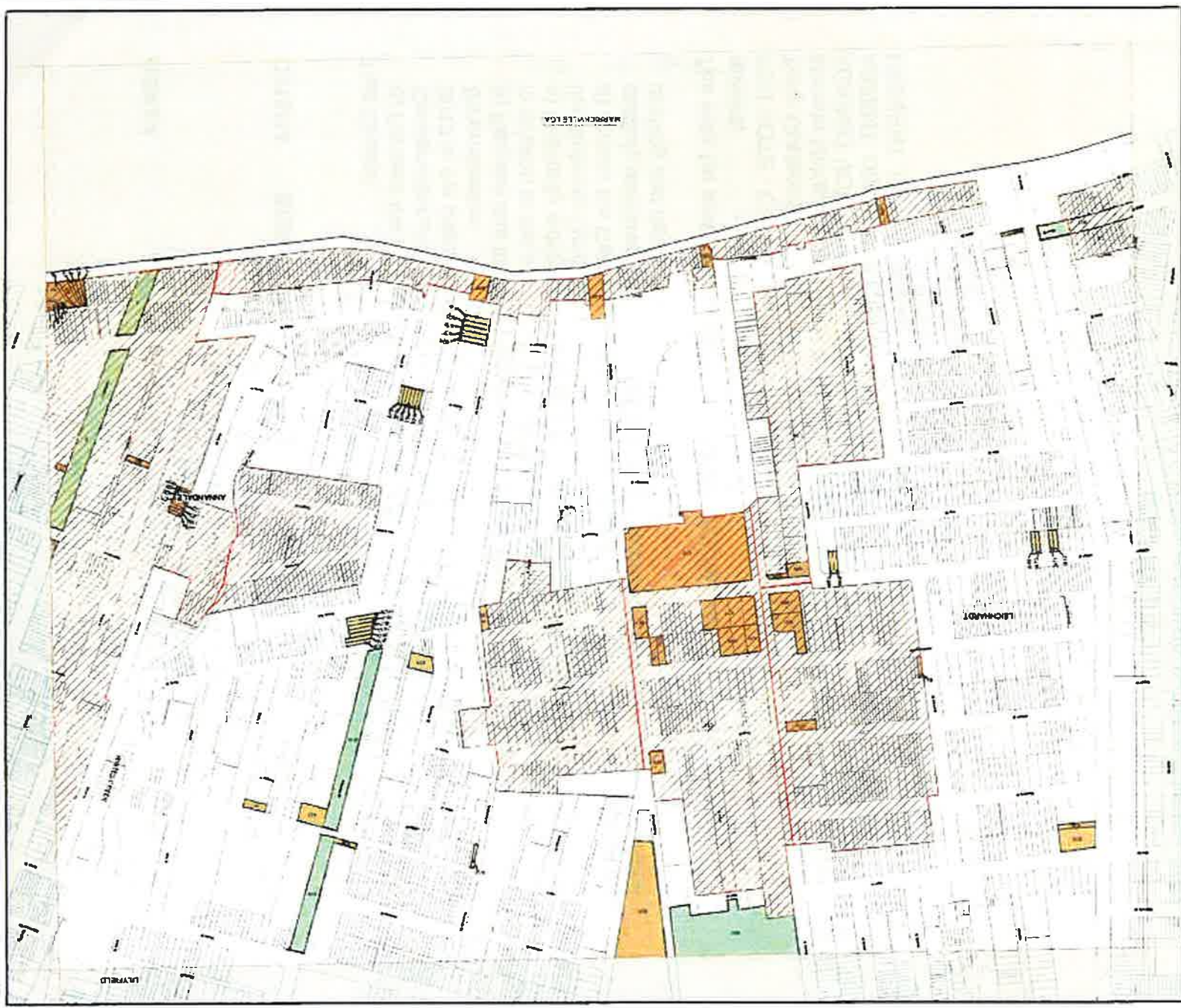
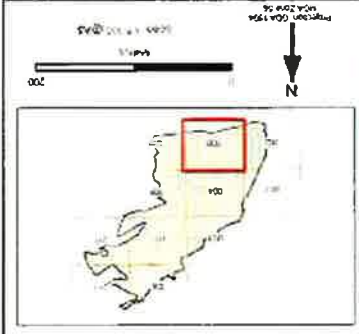
Ref. No	Address	Suburb	Lot Number & Deposited Plan Number.
175	2/455-457 Parramatta Road	LEICHHARDT NSW 2040	Flat 2
176	1/455-457 Parramatta Road	LEICHHARDT NSW 2040	Flat 1
177	455-457 Parramatta Road	LEICHHARDT NSW 2040	Shop 2
178	Multiple Occupancy	417 Parramatta Road	Cnr Lot 1 Sec 2 DP 612, THREE SHOPS AND FIRST FLOOR RESIDENCE
179	Flat 417 Parramatta Road	LEICHHARDT NSW 2040	FIRST FLOOR RESIDENCE
180	Multiple Occupancy	417 Parramatta Road	Cnr Lot 1 Sec 2 DP 612, THREE SHOPS AND FIRST FLOOR RESIDENCE
181	Shop 417 Parramatta Road	LEICHHARDT NSW 2040	RESTAURANT
182	8 Renwick Street	LEICHHARDT NSW 2040	SHOP 8
183	10 Renwick Street	LEICHHARDT NSW 2040	SHOP 10
184	415 Parramatta Road	LEICHHARDT NSW 2040	Cnr Lot 1 DP 500333
185	229 Parramatta Road	ANNANDALE NSW 2038	Lot 2 DP 2710
186	231 Parramatta Road	ANNANDALE NSW 2038	Lot 3 DP 2710
187	Dual Occupancy	247A Parramatta Road	Lot 1 DP 919427, SHOP AND FLAT
188	Shop 247A Parramatta Road	ANNANDALE NSW 2038	SHOP
189	Dual Occupancy	247A Parramatta Road	Lot 1 DP 919427, SHOP AND FLAT
190	Flat 247A Parramatta Road	ANNANDALE NSW 2038	Flat 1
191	233 Parramatta Road	ANNANDALE NSW 2038	Lot 5A DP 1628
192	Strata Scheme	247 Parramatta Road	CP for Lot 1-2 SP 32823
193	1/247 Parramatta Road	ANNANDALE NSW 2038	Lot 1 SP 32823
194	2/247 Parramatta Road	ANNANDALE NSW 2038	Lot 2 SP 32823
195	245A Parramatta Road	ANNANDALE NSW 2038	Cnr Lot 6 DP 108278, Lot 7 DP 108278, Cnr Lot 8 DP 108278
196	245A Parramatta Road	ANNANDALE NSW 2038	Cnr Lot 6 DP 108278, Lot 7 DP 108278, Cnr Lot 8 DP 108278
197	245A Parramatta Road	ANNANDALE NSW 2038	Cnr Lot 6 DP 108278, Lot 7 DP 108278, Cnr Lot 8 DP 108278
198	2A Young Street	ANNANDALE NSW 2038	Lot 21 DP 548363
199	7 Norton Street	LEICHHARDT NSW 2040	Lot 12 DP 3582
200	185 Parramatta Road	ANNANDALE NSW 2038	Lot B DP 325891
201	187 Parramatta Road	ANNANDALE NSW 2038	Lot A DP 325891
202	5 Norton Street	LEICHHARDT NSW 2040	Lot 11 DP 3582
203	279 Parramatta Road	LEICHHARDT NSW 2040	Lot Z DP 913623, Lot 1 DP 912845
204	279 Parramatta Road	LEICHHARDT NSW 2040	Lot Z DP 913623, Lot 1 DP 912845
205	377 Parramatta Road	LEICHHARDT NSW 2040	Lot 2 DP 534872
206	237 Parramatta Road	ANNANDALE NSW 2038	LOT B DP 440944 SUB TO ROW
207	Bald Faced Stag Hotel	343-345 Parramatta Road	Lot 1 DP 551017
208	311-313 Parramatta Road	LEICHHARDT NSW 2040	Lot A DP 158098
209	315 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 995753
210	327 Parramatta Road	LEICHHARDT NSW 2040	LOT B DP 386252 OVERHANGING PIPES & STRUCTURE EAVE
211	307-309 Parramatta Road	LEICHHARDT NSW 2040	Lot B DP 158098, Lot 2 DP 303623

Ref. No	Address	Suburb	Lot Number & Deposited Plan Number.
212	307-309 Parramatta Road	LEICHHARDT NSW 2040	Lot B DP 158098, Lot 2 DP 303623
213	325 Parramatta Road	LEICHHARDT NSW 2040	LOT 21 DP 554304 ROC CROSS OVERHANGING EAVES & GUT
214	277 Parramatta Road	LEICHHARDT NSW 2040	LOT A DP 313160 SUBJECT TO ROW AFF BY OVERHANGING, Lot 28 DP 654556
215	277 Parramatta Road	LEICHHARDT NSW 2040	LOT A DP 313160 SUBJECT TO ROW AFF BY OVERHANGING, Lot 28 DP 654556
216	429 Parramatta Road	LEICHHARDT NSW 2040	Lot A DP 102648
217	431 Parramatta Road	LEICHHARDT NSW 2040	LOT 1 DP 555935 CROSS EASEMENT
218	433 Parramatta Road	LEICHHARDT NSW 2040	LOT 2 DP 555935 CROSS EASEMENT
219	435-437 Parramatta Road	LEICHHARDT NSW 2040	LOT B DP360506 SUBJ TO ROW
220	439-441 Parramatta Road	LEICHHARDT NSW 2040	LOT 11 & 12 SEC 2 DP 612 INTL FROM EASEMENT
221	439-441 Parramatta Road	LEICHHARDT NSW 2040	LOT 11 & 12 SEC 2 DP 612 INTL FROM EASEMENT
222	439-441 Parramatta Road	LEICHHARDT NSW 2040	LOT 11 & 12 SEC 2 DP 612 INTL FROM EASEMENT
223	439-441 Parramatta Road	LEICHHARDT NSW 2040	LOT 11 & 12 SEC 2 DP 612 INTL FROM EASEMENT
224	4/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 4 SP 75710
225	18/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 18 SP 75710
226	11/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 11 SP 75710
227	6/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 6 SP 75710
228	23/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 23 SP 75710
229	24/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 24 SP 75710
130	5/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 5 SP 75710
131	21/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 21 SP 75710
132	19/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 19 SP 75710
133	10/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 10 SP 75710
134	1/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 SP 75710
135	3/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 3 SP 75710
136	12/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 12 SP 75710
137	13/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 13 SP 75710
138	2/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 2 SP 75710
139	20/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 20 SP 75710
140	9/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 9 SP 75710
141	15/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 15 SP 75710
142	Strata Scheme	469-483 Parramatta Road	CP for Lot 1-36 SP 75710
143	17/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 17 SP 75710
144	16/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 16 SP 75710
145	14/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 14 SP 75710
146	22/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 22 SP 75710
147	7/469-475 Parramatta Road	LEICHHARDT NSW	Lot 7 SP 75710

Ref. No	Address	Suburb	Lot Number & Deposited Plan Number.
		2040	
148	8/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 8 SP 75710
149	25/469-475 Parramatta Road	LEICHHARDT NSW 2040	Lot 25 SP 75710
150	Level 1, 477 Parramatta Road	LEICHHARDT NSW 2040	Lot 30 SP 75710
151	477 Parramatta Road	LEICHHARDT NSW 2040	Lot 28 SP 75710
152	479 Parramatta Road	LEICHHARDT NSW 2040	Lot 29 SP 75710
153	Level 1, 479 Parramatta Road	LEICHHARDT NSW 2040	Lot 31 SP 75710
154	Suite 1-7/481-483 Parramatta Road	LEICHHARDT NSW 2040	Lot 33 SP 75710
155	Suite 1-7/481-483 Parramatta Road	LEICHHARDT NSW 2040	Lot 32 SP 75710
156	Suite 1-7/481-483 Parramatta Road	LEICHHARDT NSW 2040	Lot 34 SP 75710
157	Level 2, 481-483 Parramatta Road	LEICHHARDT NSW 2040	Lot 36 SP 75710
158	Level 1, 481-483 Parramatta Road	LEICHHARDT NSW 2040	Lot 35 SP 75710
159	443 Parramatta Road	LEICHHARDT NSW 2040	Lot 13 Sec 2 DP 612
160	445 Parramatta Road	LEICHHARDT NSW 2040	Lot 14 Sec 2 DP 612
161	Multiple occupancy	453-461 Parramatta Road	Lot 502 DP 852233 SUBJ TOROW & EASEMENTS, Lot 503 DP 852233 SUBJ TO EASEMENTS, Part Lot 1 DP 1187848, Flats 1-2 and shops 1-3
162	Multiple occupancy	453-461 Parramatta Road	Lot 502 DP 852233 SUBJ TOROW & EASEMENTS, Lot 503 DP 852233 SUBJ TO EASEMENTS, Part Lot 1 DP 1187848, Flats 1-2 and shops 1-3
163	Multiple occupancy	453-461 Parramatta Road	Lot 502 DP 852233 SUBJ TOROW & EASEMENTS, Lot 503 DP 852233 SUBJ TO EASEMENTS, Part Lot 1 DP 1187848, Flats 1-2 and shops 1-3
164	453 Parramatta Road	LEICHHARDT NSW 2040	Shop 1
165	2/455-457 Parramatta Road	LEICHHARDT NSW 2040	Flat 2
166	1/455-457 Parramatta Road	LEICHHARDT NSW 2040	Flat 1
167	Multiple occupancy	453-461 Parramatta Road	Lot 502 DP 852233 SUBJ TOROW & EASEMENTS, Lot 503 DP 852233 SUBJ TO EASEMENTS, Part Lot 1 DP 1187848, Flats 1-2 and shops 1-3
168	Multiple occupancy	453-461 Parramatta Road	Lot 502 DP 852233 SUBJ TOROW & EASEMENTS, Lot 503 DP 852233 SUBJ TO EASEMENTS, Part Lot 1 DP 1187848, Flats 1-2 and shops 1-3
169	Multiple occupancy	453-461 Parramatta Road	Lot 502 DP 852233 SUBJ TOROW & EASEMENTS, Lot 503 DP 852233 SUBJ TO EASEMENTS, Part Lot 1 DP 1187848, Flats 1-2 and shops 1-3
170	459-461 Parramatta Road	LEICHHARDT NSW 2040	Shop 3
171	Taverners Hill Hotel	463 Parramatta Road	Lot 1 DP 551353, Lot 1 Sec 3 DP 612, Lot 2 Sec 3 DP 612
172	Taverners Hill Hotel	463 Parramatta Road	Lot 1 DP 551353, Lot 1 Sec 3 DP 612, Lot 2 Sec 3 DP 612
173	Taverners Hill Hotel	463 Parramatta Road	Lot 1 DP 551353, Lot 1 Sec 3 DP 612, Lot 2 Sec 3 DP 612
174	Taverners Hill Hotel	463 Parramatta Road	Lot 1 DP 551353, Lot 1 Sec 3 DP 612, Lot 2 Sec 3 DP 612
175	Taverners Hill Hotel	463 Parramatta Road	Lot 1 DP 551353, Lot 1 Sec 3 DP 612, Lot 2 Sec 3 DP 612
176	Taverners Hill Hotel	463 Parramatta Road	Lot 1 DP 551353, Lot 1 Sec 3 DP 612, Lot 2 Sec 3 DP 612

Ref. No	Address	Suburb	Lot Number & Deposited Plan Number.
177	467 Parramatta Road	LEICHHARDT NSW 2040	Lot 4 Sec 3 DP 612, Lot 1 DP 983848
178	467 Parramatta Road	LEICHHARDT NSW 2040	Lot 4 Sec 3 DP 612, Lot 1 DP 983848
179	465 Parramatta Road	LEICHHARDT NSW 2040	Lot B DP 302029
180	467 Parramatta Road	LEICHHARDT NSW 2040	Lot 4 Sec 3 DP 612, Lot 1 DP 983848
181	467 Parramatta Road	LEICHHARDT NSW 2040	Lot 4 Sec 3 DP 612, Lot 1 DP 983848
182	485 Parramatta Road	LEICHHARDT NSW 2040	Lot 103 DP 1039507
183	487 Parramatta Road	LEICHHARDT NSW 2040	Lot 2 DP 228974
184	489 Parramatta Road	LEICHHARDT NSW 2040	Lot 1 DP 228974
185	491 Parramatta Road	LEICHHARDT NSW 2040	LOT A DP 400085 SUBJ TO EASEMENT
186	493 Parramatta Road	LEICHHARDT NSW 2040	LOT B DP 400085 SUBJ TO EASEMENT
187	495-497 Parramatta Road	LEICHHARDT NSW 2040	LOT 18 & 19 SEC 3 DP 612 SUBJ TO EASEMENT
188	495-497 Parramatta Road	LEICHHARDT NSW 2040	LOT 18 & 19 SEC 3 DP 612 SUBJ TO EASEMENT
189	503 Parramatta Road	LEICHHARDT NSW 2040	LOT 3 DP 220054 SUBJ TO EASEMENT
190	505 Parramatta Road	LEICHHARDT NSW 2040	LOT 2 DP 220054 SUBJ TO EASEMENT
191	507 Parramatta Road	LEICHHARDT NSW 2040	LOT 1 DP 220054 SUBJ TO EASEMENT
192	Taverners Hill Hotel	463 Parramatta Road	Lot 1 DP 551353, Lot 1 Sec 3 DP 612, Lot 2 Sec 3 DP 612
193	Taverners Hill Hotel	463 Parramatta Road	Lot 1 DP 551353, Lot 1 Sec 3 DP 612, Lot 2 Sec 3 DP 612
194	Taverners Hill Hotel	463 Parramatta Road	Lot 1 DP 551353, Lot 1 Sec 3 DP 612, Lot 2 Sec 3 DP 612
195	8/225 Parramatta Road	ANNANDALE NSW 2038	Lot 8 SP 83952
196	4/225 Parramatta Road	ANNANDALE NSW 2038	Lot 4 SP 83952
197	6/225 Parramatta Road	ANNANDALE NSW 2038	Lot 6 SP 83952
198	5/225 Parramatta Road	ANNANDALE NSW 2038	Lot 5 SP 83952
199	3/225 Parramatta Road	ANNANDALE NSW 2038	Lot 3 SP 83952
200	Strata Scheme	225 Parramatta Road	CP for Lot 1-8 SP 83952
201	7/225 Parramatta Road	ANNANDALE NSW 2038	Lot 7 SP 83952
202	2/225 Parramatta Road	ANNANDALE NSW 2038	Lot 2 SP 83952
203	1/225 Parramatta Road	ANNANDALE NSW 2038	Lot 1 SP 83952
204	499 Parramatta Road	LEICHHARDT NSW 2040	Lot 20 DP 1156302
205	501 Parramatta Road	LEICHHARDT NSW 2040	Lot 21 DP 1156302
206	495-497 Parramatta Road	LEICHHARDT NSW 2040	LOT 18 & 19 SEC 3 DP 612 SUBJ TO EASEMENT
207	495-497 Parramatta Road	LEICHHARDT NSW 2040	LOT 18 & 19 SEC 3 DP 612 SUBJ TO EASEMENT

Heritage
 Conservation Area - General
 Cadastre
 Base data 15/08/2014 C Land and Property Information (LPI)
 Land application - excluded
SE3 Sydney Regional Environmental Plan No. 20 - Clay West
CP Cullen Park



ITEM 3.4

**PLANNING PROPOSAL TO AMEND LEP 2013 TO RECTIFY
AN ADMINISTRATIVE ERROR - PARRAMATTA ROAD
HERITAGE CONSERVATION AREA 'C2'**

C313/14 RESOLVED BYRNE / STAMOLIS

That Council:

- a) Forward the attached Planning Proposal to reinstate the Parramatta Road Conservation Area 'C2' on Sheet 005 the Heritage Map of the Leichhardt LEP 2013 to the Department of Planning & Environment seeking Gateway Determination.
- b) Request that the Department of Environment delegate plan making functions, in relation to the subject planning proposal, to Council.
- c) Publically exhibit the Planning Proposal in accordance with the requirements of the Gateway Determination.
- d) Should the Gateway Determination state that the proposal does not need to be publicly exhibited, allow the plan to proceed to the Parliamentary Counsel for final drafting and reported back to Council.

The vote for and against the above RESOLUTION is shown below for the record;

FOR VOTE - Cr Darcy Byrne, Cr Linda Kelly, Cr Frank Breen, Cr Simon Emsley, Cr Tony Costantino, Cr Vera-Ann Hannaford, Cr John Jobling, Cr John Stamolis, Cr Michele McKenzie, Cr Daniel Kogoy, Cr Craig Channells, Cr Rochelle Porteous

AGAINST VOTE - Nil

ABSENT. DID NOT VOTE - Nil

PRESENT. DID NOT VOTE - Nil

PLANNING PROPOSAL TO AMEND LEP 2013 TO RECTIFY AN ADMINISTRATIVE ERROR - PARRAMATTA ROAD HERITAGE CONSERVATION AREA 'C2'

Division	Environment and Community Management
Author	Manager Environment and Urban Planning
Meeting date	23 rd September 2014
Strategic Plan Key Service Area	Place Where We Live And Work

SUMMARY AND ORGANISATIONAL IMPLICATIONS

Purpose of Report	To advise Council that a Planning Proposal is required to amend Leichhardt Local Environmental Plan 2013 Heritage Map to rectify an administrative error.
Background	The Leichhardt Local Environmental Plan 2013 was published on 3 February 2014. The LEP maps were provided electronically to the Department of Planning and Environment and the information relating to the Parramatta Road Heritage Conservation Area known as 'C2' on Sheet 005 of the Heritage Map, was incorrectly communicated. The Department of Planning and Environment advised on 8 September 2014 that the matter cannot be dealt with as an expedited amendment and that a Planning Proposal must be submitted for Gateway Determination.
Current Status	Initial Report to Council
Relationship to existing policy	The Leichhardt Local Environmental Plan 2000 included the Parramatta Road Heritage Conservation Area and the exhibited Draft Local Environmental Plan 2013 also identified the Conservation Area. A Planning Proposal has been prepared to rectify the error made upon the gazettal of LEP 2013. The proposed amendment to the LEP 2013 does not seek to change Council policy or practice.
Financial and Resources Implications	NIL
Recommendation	1. That Council resolves to: a) Forward the attached Planning Proposal to reinstate the Parramatta Road Conservation Area 'C2' on Sheet 005 the Heritage Map of the Leichhardt LEP 2013 to the Department of Planning & Environment seeking Gateway

	Determination. b) Request that the Department of Environment delegate plan making functions, in relation to the subject planning proposal, to Council. c) Publically exhibit the Planning Proposal in accordance with the requirements of the Gateway Determination. d) Should the Gateway Determination state that the proposal does not need to be publicly exhibited, allow the plan to proceed to the Parliamentary Counsel for final drafting and reported back to Council.
Notifications	In accordance with the Gateway Determination.
Attachments	Attachment 1 - Planning Proposal Amdt No. 7 Attachment 2 - Proposed Heritage Map

Purpose of Report

To advise Council that a Planning Proposal is required to amend Leichhardt Local Environmental Plan 2013 Heritage Map to rectify an administrative error which occurred when the LEP was published on 3 February 2014. The error resulted in the Parramatta Road Conservation Area being removed from the map.

Recommendations

That Council resolves to:

- a) Forward the attached Planning Proposal to reinstate the Parramatta Road Conservation Area 'C2' on Sheet 005 the Heritage Map of the Leichhardt LEP 2013 to the Department of Planning & Environment seeking Gateway Determination.
- b) Request that the Department of Environment delegate plan making functions, in relation to the subject planning proposal, to Council.
- c) Publically exhibit the Planning Proposal in accordance with the requirements of the Gateway Determination.
- d) Should the Gateway Determination state that the proposal does not need to be publicly exhibited, allow the plan to proceed to the Parliamentary Counsel for final drafting and reported back to Council. Background

Background

The Leichhardt Local Environmental Plan 2013 was published on 3 February 2014. The LEP maps were provided electronically to the Department of Planning and Environment and the information relating to the Parramatta Road Heritage Conservation Area, known as 'C2' on Sheet 005 of the Heritage Map was incorrectly communicated.

The Department of Planning and Environment advised on 8 September 2014 that the matter cannot be dealt with as an expedited matter and that a Planning Proposal must be submitted for Gateway Determination.

Report

The Parramatta Road Conservation area was identified as a conservation area in LEP Amendment No. 42 to the repealed Leichhardt LEP No. 20 1984, which came into effect under the Government Gazette No. 21 on 9 February 1990. Since this time, the conservation area has continued to be shown on heritage and conservation areas mapping including the draft Leichhardt LEP 1998 and LEP 2000, as displayed in the attachments of the Planning Proposal.

Leichhardt Local Environmental Plan (LEP) 2013

In February 2014, the Leichhardt LEP 2013 was published on the NSW Legislation website giving effect to the plan and repealing LEP 2000.

In April 2014, it was discovered that Sheet 005 of the Heritage Map did not identify the Parramatta Road Conservation Area. Further investigations revealed an error had occurred in the transference of GIS data from Council to the NSW Department of Planning & Environment prior to the plan being made. Despite the absence of the heritage conservation area from the published map, it has been confirmed that the exhibited heritage map and those adopted in the post-exhibition report by Council *did* display the Parramatta Road Conservation Area. Furthermore, the heritage conservation area is identified in Schedule 5 of the Leichhardt LEP 2013.

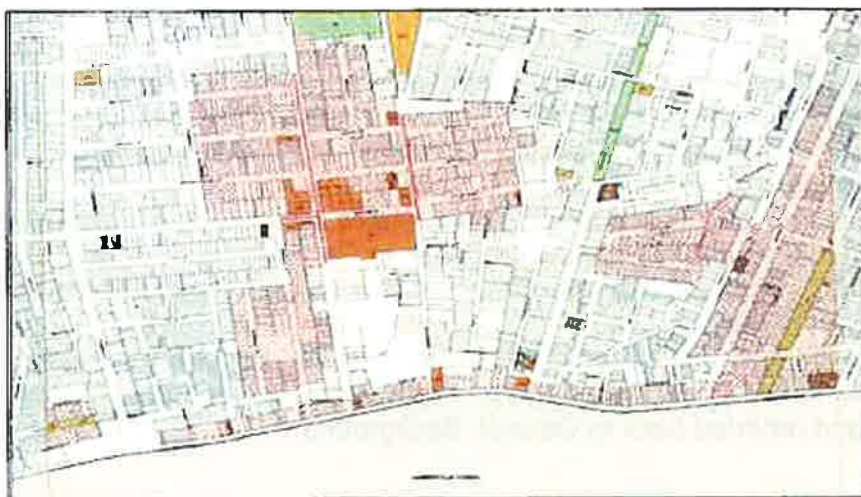


Image 5: Exhibited Draft LEP 2012 HER 005 Map



Image 6: LEP 2013 HER map 005 Presented to Council for final adoption

To rectify this mapping error, on the 30 May 2014 Council requested that the NSW Department of Planning & Environment expedite an amendment to the Leichhardt LEP 2013 under s. 73A of the *Environmental Planning and Assessment Act 1979*. A response letter from the Department of Planning & Environment was received on the 14 August 2014, which determined that the mapping error should be progressed as a planning proposal through the Gateway Process under s.55 of the Act.

The Department's response noted that:

"The Conservation Area was exhibited with the Draft Leichhardt LEP 2013 shown on Heritage Map 005, and listed in Schedule 5, from 17th December

2012 to the 28th February 2013. The Gateway will consider previous community engagement when determining the requirements of the determination.

Following receipt of the correspondence a meeting was held between Council's Director of Environment and Community Management and the Department's Director of Metropolitan Delivery (East). The Director for Metropolitan Delivery (East) advised Council on 12 August 2014, that as the conservation area is currently identified in Part 2 of Schedule 5 within the Leichhardt LEP 2013, only a mapping amendment is required by this planning proposal.

The Planning Proposal

This Planning Proposal seeks to identify the Parramatta Road Conservation Area on Sheet 005 of the Heritage Map within Leichhardt Local Environmental Plan 2013. As the conservation area is currently not identified on the Heritage Map of the Leichhardt 2013, the area is not protected by the provisions contained within Clause 5.10 Heritage Conservation of Leichhardt LEP 2013.

The area is at risk of development that detracts from the heritage significance of the locality, which includes demolition of properties that are contributory to the Conservation Area, types of development that would not otherwise be permissible, and the issue of complying development certificates which not comply with Conservation Area principles and objectives.

Additionally, Section 149 property certificate information regarding the Conservation Area status of subject properties is currently compromised.

Once received, the Gateway Determination will determine if the plan is to be placed on public exhibition or proceed to the Parliamentary Counsel draft LEP making stage. If the draft plan is to be placed on public exhibition, a post exhibition report will be submitted to Council upon completion for consideration. If the Department determine that the draft plan is not required to undergo public exhibition, the draft plan will be forwarded to the Parliamentary Counsel for final drafting.

Summary/Conclusions

The primary objective of this planning proposal is to ensure the *Leichhardt Local Environmental Plan 2013* correctly displays the Parramatta Road Conservation Area on Heritage Map Sheet 005. This is to ensure the area remains protected under clause 5.10 Heritage Conservation of the LEP so the area's heritage significance is retained for future generations. In order to achieve this, a planning proposal must be forwarded to NSW Planning & Environment for Gateway Determination.

Attachments

Attachment 1 - Planning Proposal Amendment No. 7
Attachment 2 - Proposed Heritage Map

Attachment 1 to Parramatta Road Planning Proposal (1)

Attachment 2 to Parramatta Road - Conservation Area Map