

PART 7 - HERITAGE AND ARCHAEOLOGY

7.1 INTRODUCTION

The City of Parramatta (the City) is considered one of the most historically significant places in Australia.

The City has some 70 items of State Heritage significance and over 1,300 items of local heritage significance as well as National, Commonwealth and World Heritage items. It is important that the City's heritage is conserved to enrich the character of the City for the benefit of future generations.

This Section of the Plan contains the general principles and controls that apply to development on and in the vicinity of heritage items and heritage conservation areas identified in the *Parramatta LEP 2023*. They include controls and guidelines for maintenance, alterations and additions, new development and management of European and Aboriginal archaeological potential.

Each development proposal will have its own unique considerations, and the issues to be considered will vary depending on where the property is geographically located within the City. Considerations also include whether the scope of the proposal is for general maintenance, internal and external renovations including alterations and additions to an existing heritage building, or a new building proposal within a site located in a conservation area or adjacent to a heritage item.

This Part must be read in conjunction with other relevant controls of this DCP. Should there be any inconsistency between this Section and any other part of this DCP, this Section prevails to the extent of the inconsistency.

Further outline of the terms, responsibilities and procedures associated with heritage applications in the City is provided in Appendix 3 of this DCP.

A glossary of key terms is included in Section 7.11 of this DCP.

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7.2 CONSENT REQUIREMENTS

To guide the overall maintenance and integrity of works on heritage items, archaeological site or a building or place within a heritage conservation area, it is necessary to understand the nature of work and manage expectations for proposed development.

The various types of works and consent requirements are outlined in Table 7.2.1 below. These include repainting surfaces, undertaking maintenance, repair work or alterations internally, externally or in gardens, erecting detached structures from the items itself and the demolition of specific fences.

This Section of this DCP outlines the consent requirements for various types of works on heritage items, archaeological site or a building or place within a heritage conservation area. Note. This is a generic scope of works and may not apply to items that are subject to protection under the *Heritage Act 1977* and are included on the State Heritage Register or Australian Heritage Database.

Controls

- C.01 Works that Council considers minor in nature or is for the maintenance of a heritage item, archaeological site or a building, work, relic, tree or place within a heritage conservation area may not require development consent in accordance with Clause 5.10(3) of the *Parramatta LEP 2023*. These works are listed in Table 7.2.1 below. The generic scope of works listed in Table 7.2.1 may not apply to items that are subject to the protection under the *Heritage Act 1977* and are included on the State Heritage Register or Australian Heritage Database. In these instances, please contact Heritage NSW and seek advice if the proposed work are exempt for approval under section 57 (1) and (2) before undertaking any works.

Table 7.2.1 – Consent requirements for types of works

Type of works	Criteria	Advice
Repainting of surfaces that are already painted	Surfaces that are already painted as per original or existing colour scheme can be repainted without consent from Council	Colours chosen for paintwork should be in keeping with heritage significance or style of the property or conservation area. A like for like repainting is encouraged unless the previous colour is detracting and inadequate to the area character.
Maintenance or repair work on external fabric and gardens	General external maintenance or repair works on a locally listed heritage item or buildings within a conservation area may not need the consent of Council. A heritage minor work application must be submitted on the Council's web site This suitable scope of works includes non-structural works such as treating	For replacement of original materials with new modern or contemporary materials on front or side walls, consent is required from Council. Replacement of original elements such as timber windows with aluminium casement, or for the addition of new decorative elements (which

	<p>timber elements, replacing broken or deteriorated windows, rehang existing doors/gates, replacing or establishing gutters and down pipes, repointing brick work with lime mortar, restoring existing verandahs posts or fence posts and panels or repairing stone work and plaster work, underpinning small areas and damp proofing, general maintenance of heritage gardens. Some gardening works might require a development application (e.g. pruning of exotic and indigenous species).</p>	<p>were altered or did not exist on the subject building or those of its style), a heritage minor work application is required, e.g. reinstatement of a bullnose verandah.</p> <p>Where a garden forms part of the significance of a property or has been identified as a contributory to the values of a heritage item, consent will be required from Council.</p>
Internal alterations	<p>In general, non-structural internal alterations of items located within a conservation area do not need the consent of Council, unless where an items interior is listed as significant. However, you will need to lodge a development application with Council for any internal works which involve structural changes or for a locally listed heritage item.</p>	<p>For the modification of any significant, intact interiors or for those buildings identified on the State Heritage Register, a development application is required to be submitted to Council. Applications proposing changes to State Heritage Items will also be assessed under s60 the <i>Heritage Act 1977</i> unless the proposed scope is exempt under section 57(1) and (2) of the <i>Heritage Act 1977</i>.</p>
Erection of minor outbuildings or detached structures	<p>Minor outbuildings and detached structures, such as cabanas, cubby houses, garden sheds, gazebos and greenhouses may be permissible without the consent of Council only where they are not visible from the street, or a public place and they do not affect the heritage significance of the building including its garden spaces and curtilage.</p>	<p>State Environmental Planning Policy (Exempt and Complying Codes) may apply in some instances. Heritage minor work should be submitted for minor alterations of existing structures. A development consent might be required for larger scopes such additions of new carport or garages.</p>
Demolition or erection of rear or side fences or walls	<p>The demolition or erection of fences or walls located behind the front setback of the main building, generally does not require the consent of Council. Elements that contribute to the significance of the items might require consent from Council or a heritage minor work application.</p>	<p>Any proposed changes to old masonry walls and fences which form an important part of the property and which contribute to its heritage significance, will require the consent of Council.</p>

7.3 CONSERVATION INCENTIVES

Satisfying a high standard of maintenance on heritage items may not be as easily attainable under the prescribed controls, particularly due to the individual nature and style of each heritage item.

The City acknowledges that heritage properties may require sympathetic repairs, environmental improvements and/or minor works to maintain values of the heritage item or Heritage Conservation Area. These controls offer incentives to restore and maintain heritage items and flexibility to encourage high quality works/development that conserve the individuality of the heritage item.

To ensure appropriate management of any works, certain projects may be eligible for funding by Council or Heritage NSW and the Heritage Council of NSW for conservation work. This may include maintenance work or reinstatement of missing original features such as fences, verandahs and decorative details to improve the heritage value of a property.

For further information visit Council's Local Heritage fund.

Objectives

- O.01 Provide incentives for restoration and maintenance of heritage items, or items located within a conservation area which contain elements capable to demonstrate a contribution to the character and significance of the subject area.
- O.02 Ensure variations to development controls for a proposed development involving a heritage item do not affect the heritage significance and the values of the heritage item or heritage conservation area.

Controls

- C.01 When considering a development application for works involving a heritage item, Council may consider variations to development controls contained within this development control plan, provided the Council is satisfied that:
 - The proposed development complies with all of the heritage design controls contained within this development control plan;
 - The proposed development will not adversely affect the heritage significance of the heritage item or its setting;
 - The proposed development will involve a complete and full restoration of the heritage item, if deemed necessary by Council;
 - The proposed development will not adversely affect the amenity of the surrounding area;
 - The proposed development is necessary on economic grounds due to costs involved in the conservation and on-going maintenance costs.
- C.02 A Conservation Management Plan may be required to be prepared and submitted with the development application, and in accordance with clause 5.10(6) of the *Parramatta LEP 2023*.

- C.03 A Statement of Heritage Impact is required to be prepared and submitted with the development application and with a heritage minor work application that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.
- C.04 An Economic Assessment may be required to be prepared and submitted with the development application.

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7.4 GENERAL PROVISIONS

The City offers a significant amount of heritage and cultural landscapes. It is important to ensure that any development both on or near a heritage item or within a heritage conservation area is carefully considered. The provisions outlined in this section guide development to ensure that the City's existing rich heritage and culture heritage is respected and appropriately managed.

For further guidance on terms used throughout this Section, please refer to the glossary.

This Section of the DCP should be read in conjunction with the additional provisions that apply to Heritage Conservation Areas (HCAs) as outlined in Section 7.10 of this DCP.

Objectives

- O.01 Ensure the appropriate management of heritage in the City.
- O.02 Retention and reinforcement of the attributes that contribute to the heritage significance of items, areas and their settings.
- O.03 Ensure development is compatible with the significance and character of the area so that the new work does not detract from the historic buildings and their amenity to/or from the streetscape.

Scale

- O.04 The scale and bulk of any new work is the most important issue to get right. In the case of infill work in a conservation area, the scale of the new building needs to be similar to those surrounding it. In the case of renovations and extensions, the new work should not overwhelm the original building, and would almost certainly need to be no larger in size than the original building.

Sitting

- O.05 In the case of infill work in a conservation area, the new building needs to have a similar orientation on the block and similar setbacks as those around. In the case of renovations and extensions, new work is best located to the rear or possibly the side of the building in order to minimise changes to the appearance of the building from the street.

Architectural Form

- O.06 The basic architectural form of any new work needs to respect that which exists. Issues to consider include the pitch and form of the roof, and the size, proportion and location of windows and doors.

Architectural Detailing

- O.07 Applicants need to be aware of the particular era and architectural style of the building or buildings, and make sure that any proposed changes respect this. For example, it is not appropriate to mix Victorian features with say California Bungalow and overuse of historical architectural details on new work should be avoided.

Materials and Finishes

- O.08 New materials need not always match the existing exactly but need to be compatible, with consideration being given to the colour, texture, and type of materials and finishes.

Use

- O.09 The best use for a building is usually the one for which it was built. Where this is not possible, a use which requires minimal alterations will be more compatible.

Original Fabric

- O.10 It is important to minimise alterations to the original fabric. Where possible, it is preferable to repair rather than replace individual elements such as windows and doors.

The Aging Process

- O.11 The 'patina' of age on a building adds much to its character and significance. A worn step, for example, demonstrates the many years of feet crossing a threshold. Such features add to the uniqueness and character of the place and should be retained.

Curtilage

- O.12 The majority of built heritage items in the City are listed with their curtilage contained within the lot boundary containing the item. In some cases, there is a reduced curtilage where the significance of the item and its interpretation is not dependant on having a large curtilage extending to the lot boundary. In such cases it is necessary to identify a curtilage that enables the heritage significance of the item to be retained. It is also possible that there will be an expanded curtilage for some items where the curtilage is greater than the property boundary. An expanded curtilage may be required to protect the landscape setting or visual catchment of an item. For example, the significance of some properties includes a visual link between the property itself and a river or topographical feature.

Siting

- O.13 An infill building adjacent to a heritage item should not precisely imitate its neighbour but use recognisable tools such as massing, scale, setback and orientation, details and materials, roof forms and coursing lines to complement adjacent heritage items.

Controls

Landform / Natural characteristics

- C.01 Maintain the natural landform and character of the area: avoid any cut and fill to land when constructing an addition, a new building and improving landscaping grounds. Refer to Figure 7.4.1.

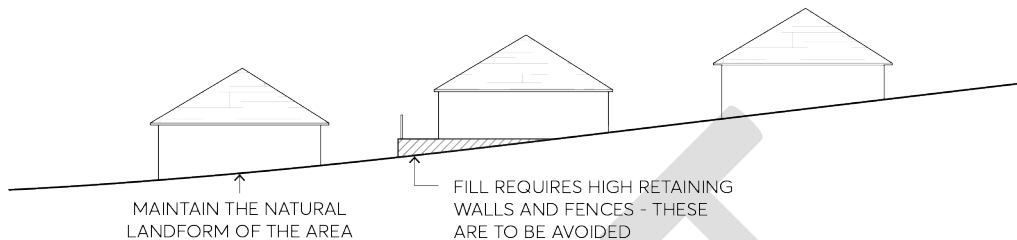


Figure 7.4.1 – Landform/Natural Characteristics

Subdivision Pattern

- C.02 Maintain the historical pattern of subdivision.
- C.03 Where development is proposed that adjoins a heritage item identified in the *Parramatta LEP 2023*, the building height and setbacks must have regard to and respect the value of that heritage item and its setting.

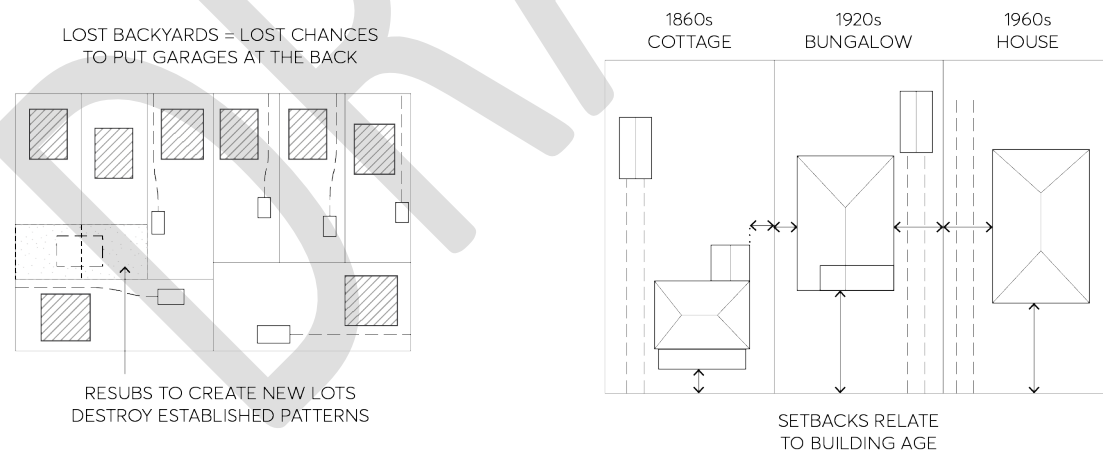


Figure 7.4.2 – Subdivision patterns

- C.04 Adequate open space areas around the heritage item should be retained to facilitate its ongoing use or allow for flexible adaptive reuse in a manner compatible with its history and heritage significance.
- C.05 Subdivision should minimise interference with the visual setting of the heritage item the lot containing the heritage item should have sufficient curtilage to provide a visual setting that is proportional to the size and design of the building.

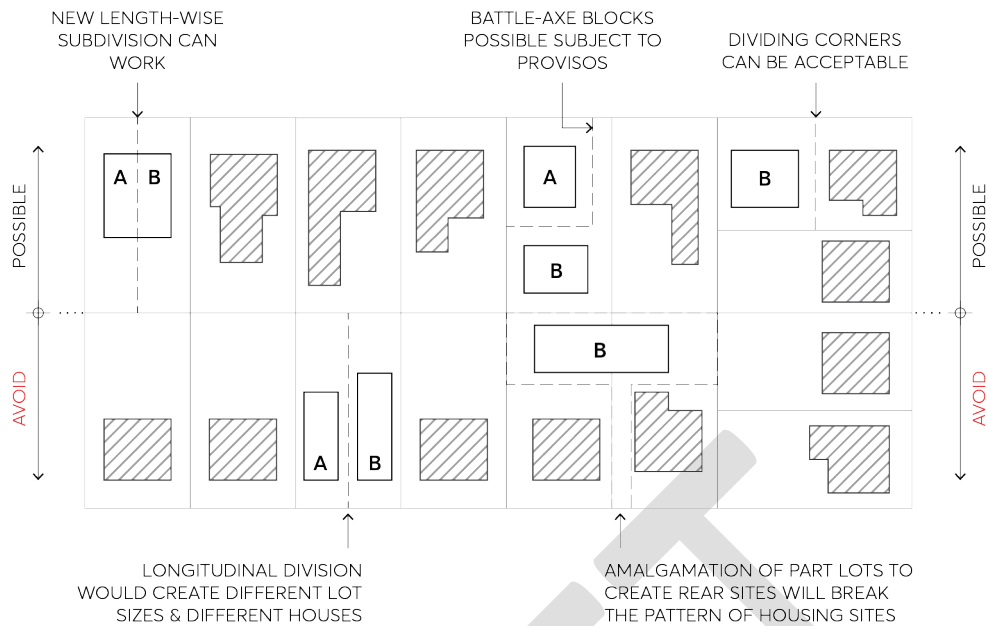


Figure 7.4.3 – New subdivision, battle-axe and amalgamation of lots

Existing Buildings

- C.06 Retain all buildings and ancillary structures that explain the history of the area and contribute to its significance.
- C.07 Avoid re-roofing the main body of the building except:
- to match the original materials, or
 - where re-roofed in non-original fabric such as modern corrugated metal roofing.
- C.08 New technologies and additions (such as an array of solar panels, satellite dishes etc) on heritage listed items and properties located within heritage conservation areas that are visible from the public domain are generally not supported.

Alterations and Additions

- C.09 Before any changes are made to a building, consideration should be given to whether increasing the bulk will adversely impact its heritage significance and public domain appearance. Additions to small buildings could easily overwhelm the heritage character while occupy significant portions of the garden and open spaces. Garden space is required for private outdoor living areas. Private and open space is a distinctive characteristic in many conservation areas that retains the historic pattern of subdivision and preserves the setting for each house.
- C.10 Any alterations and additions must be consistent with the scale, form and materials used in the existing building so as not to detract from its visual importance to the area while enhancing the area's visual consistency with the amenities. Materials selection should be sympathetic to the existing house, or otherwise lighter weight materials such as painted timber, fibro, iron or timber cladding could be adopted.

C.11 Generally, modest additions work best in heritage sensitive contexts. Modest and proportionated additions can be designed as wings or pavilions connected by a "link" structure to complement the existing building. Refer to Figure 7.4.4.

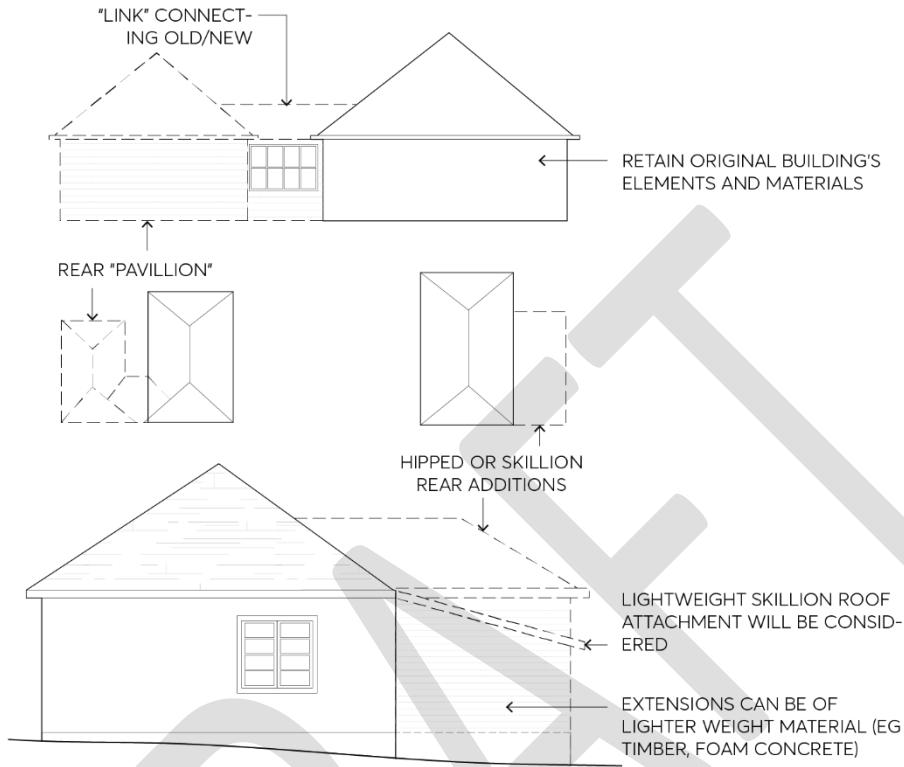


Figure 7.4.4 – Additions

C.12 All the proposed additions must be located at the rear of the property, never at the front or on the side of existing retained items. Additions should be linked to the original main part of the existing building by way of pavilions or skillions at the back of the house. Refer to Figure 7.4.4 and Figure 7.4.5.

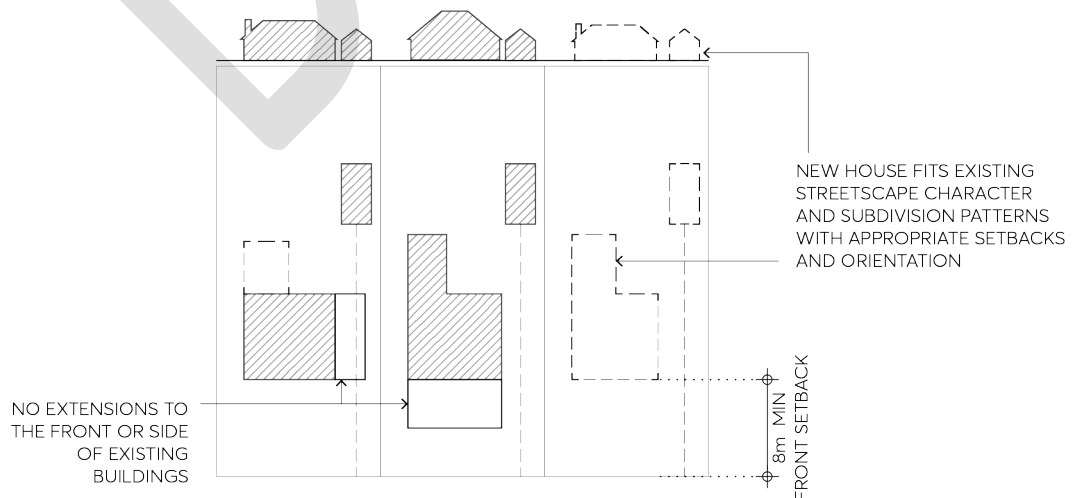


Figure 7.4.5 – Alterations and additions

- C.13 Additions should not be designed to appear higher than the ridgeline of the existing buildings and to complement the existing roof form. The main body of the building should be retained, restored, and kept in good condition to extend its life and use of materials.
- C.14 In general, where an extension is proposed to a single storey dwelling the extension should also be designed as single storey, unless flooding concerns would be identified and the proposed development must comply with the flooding requirements of this DCP.
- C.15 Where an upper storey extension is proposed to a single storey heritage item, the extension should be contained within the roof form. This may mean constructing an addition that has a minimum ceiling height (compliant with Building Code of Australia requirements) on the ground floor or an attic-style pitched ceiling on the first floor. Where this is not possible to achieve compliance, the extension should be located to the rear of the property and incorporate a transition from the single storey scale of the original house (at the front) to the two-storey scale of the new structure at the rear. This transitional form may be conceived as a building form (such as roofs that step up progressively) or may be a space or void which helps to separate the two height forms. Refer to Figure 7.4.6.



Figure 7.4.6 – Upper storey additions and attics

- C.16 Rear second storey additions should use recessive colours and should not visually dominate the side and front elevations of the existing retained building.
- C.17 Any proposed roof extensions should be carefully designed to ensure that its form is compatible with the original building. Roofs which are part of additions should be consistent with the existing roof in terms of its form, pitch, eaves and ridge height and should be designed in high quality and standards with proportion, symmetry and alignments sympathetic to the existing buildings. Refer to Figure 7.4.7.

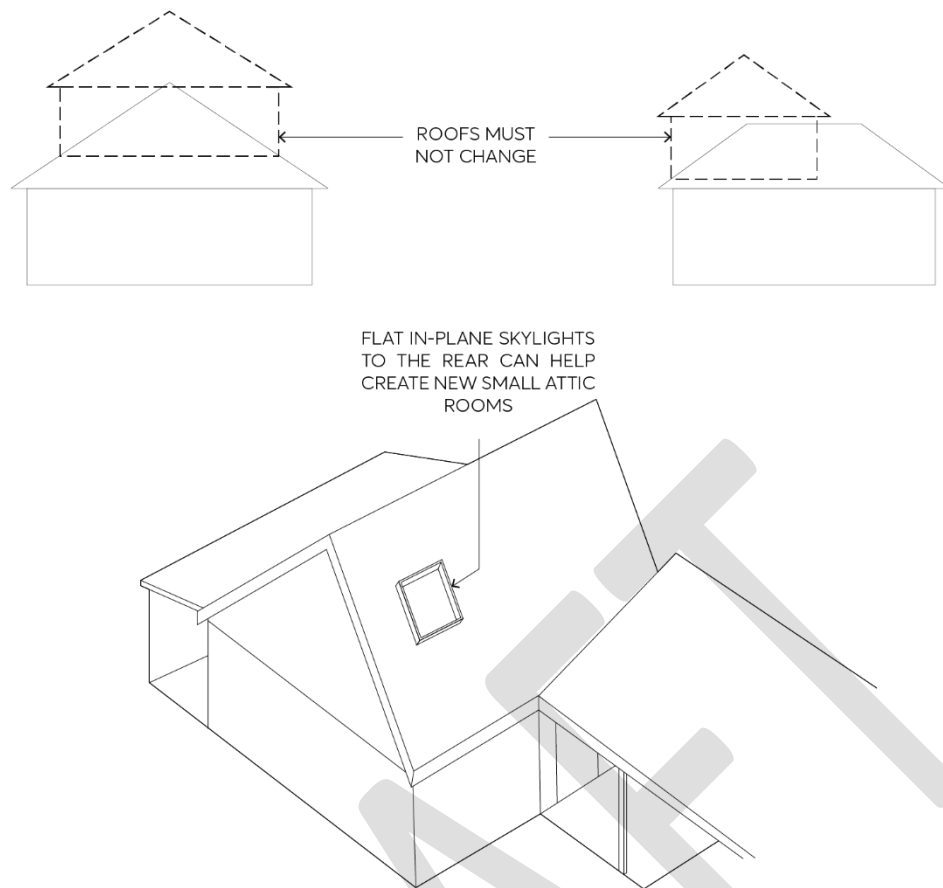


Figure 7.4.7 – Roof alterations and additions

Note: Skylights are less visible than dormer windows. Their heritage impacts are less invasive and could better support light access to attic rooms.

- C.18 The treatment of design elements, such as verandah posts details, new doors or windows, on new extensions to heritage items should be consistent with those of the original building. It is inappropriate to use a simpler version of the design details used in the original building so that the new additions are in keeping with, and still able to be differentiated, from the original structure.
- C.19 Council does not generally support demolition of heritage items. Poor structural condition or costs associated with restoration and conservation works are not sufficient justifications. Demolition by neglect is also a serious issue and a concern for Council, the poor conditions could affect not only the subject site liveability but also the safety and liveability of the nearby properties. Unkempt items negatively impact the character of the conservation area, as well as the context and view surrounding heritage items.
- C.20 Servicing, fire safety or Building Code of Australia compliance upgrades for a new use should not impact on the heritage significance of the item. Refer to Fire and Heritage Guidelines 2021 by the Heritage Council of NSW.
- C.21 Unsympathetic elements should be removed when the opportunity arises, especially where substantial changes are proposed to a heritage item and the reversal will assist an improved heritage outcome.

- C.22 Alterations and additions to a retained contributory or heritage items should be designed in scale, generally smaller and with suitable length and width to complement and not obstruct views between the existing buildings.
- C.23 Changes to the interior and original layout which contribute to the significance of the existing buildings should be minimal so that the evolution of the building remains recognisable. Development should retain significant interior elements, i.e. wall nibs, decorative ceilings and cornices, fireplaces and chimneys, lead light windows and timber and architraves, and the like.
- C.24 Rendering or painting original face brick is not supported. Conservation works should re-establish building's integrity by brick pointing the existing bricks with lime mortar. If historic evidence are in support, tuck-pointing the mortar joints of brickworks assists with protecting the structure from water damage. Stone and marble elements, if present in the building façade, must be treated as required. Original rendering is to be retained and/or consolidated with like for like materials.

New Buildings

- C.25 New developments on a site that is individually heritage listed, in a heritage conservation area, or is located in the vicinity of a heritage listed item or heritage significant area is to be designed and constructed in a manner that does not detract from the historic significance of that item or the area. Refer to Figure 7.4.5.
- C.26 Applicants should concentrate on suitable design solutions that would adequately address the height, siting, shape and materials sympathetically to blend the new buildings with its heritage or significant context without pursuing imitation of period details. Design in context considerations include:
- the proposed heights of the new building compared to those nearby – the new building should be no higher than the majority of the buildings in its vicinity;
 - the proposed setbacks of the new building from the street and from its side and rear boundaries compared to its neighbours on either side;
 - whether the proposed building's massing and features has a similar shape of the other buildings in its vicinity – in a street with hipped or gable roofs, in a street of commercial buildings, a parapet roof form might help the new building fit better within its neighbourhood;
 - whether the proposed building materials will complement those material used nearby - most houses in the City are of brick or weatherboard so bagged and painted brick walls might not be suitable for proposed new buildings within the same district.
- C.27 In some areas including conservation area and special character areas the pattern of development is an important element which plays a role in the history and heritage significance of the place. New development which would alter this distinctive pattern of development is unlikely to be supported, even if the proposed development is designed low and not visible from the street.
- C.28 In areas where the lots pattern of development is not part of the heritage significance of the place, new buildings at the rear of old buildings might be considered if the proposal is designed

and sited successfully to not disrupt the streetscape, affect the setting of the heritage item or undermine the amenity of the area.

C.29 The important design principles to consider when designing a new building in a heritage sensitive context are:

- Repeat the same size of driveways and pattern of openings.
- Avoid large, impermeable paved areas.
- Keep new buildings bulk low so it can be screened by the existing building, and supplemented by existing or new trees to mitigate its visual prominence.
- Consider new planting in suitable locations adjacent to driveways to help screen views between buildings.
- Adequately position the building to achieve a better relationship between old and new buildings.
- Site new building to minimise adversely impacting sunlight and views enjoyed by neighbours.
- Consider all site potential and constraints, such as archaeological deposits that might exist within the site.
- Avoid introducing new large buildings that cannot be screened and which would overwhelm old buildings and detract from their setting.

Refer to Figure 7.4.8.

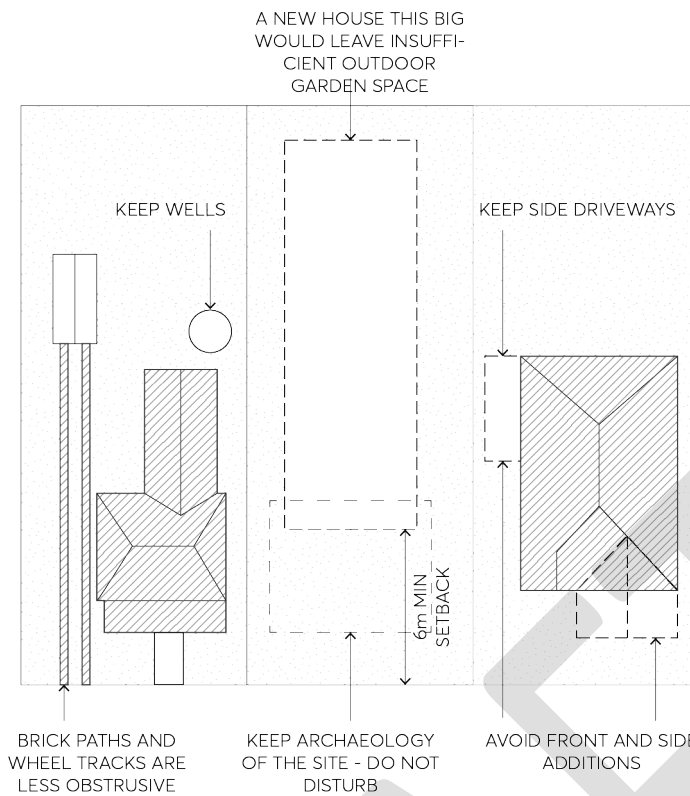


Figure 7.4.8 – New additions to be considerate of site's heritage context, including archaeology (Aboriginal and European).

- C.30 Buildings with wall heights below 9m can be screened by trees and this helps new and old blend better together.
- C.31 New buildings need to conform to existing subdivision patterns.
- C.32 Buildings which cut across lots or cover a large amalgamated lot will be at odds with the regular subdivision pattern in conservation areas. Such outcomes will be obvious from the street and will most likely not be supported by Council.
- C.33 New development near a heritage item needs to be carefully designed to not compete with it. The new building must align with the character of the surrounding neighbourhood, allowing the heritage item to preserve its visual and spatial curtilage.
- C.34 A new building in heritage context needs to follow or establish the same front and side setbacks as the existing adjoining buildings. If the neighbour items are heritage listed or contributory to the streetscape, the new building should be of a similar scale and built form and utilise sympathetic materials which fit in with those already in the street.
- C.35 Large openings such as glass windows or glazed walls are not appropriate in a heritage context.

Garages, carports and other ancillary buildings

- C.36 Unless otherwise stated in other sections of this DCP, all new carports, garages and other ancillary buildings (such as sheds) should complement heritage listed buildings and conservation areas by complying with the following controls.

C.37 All new ancillary buildings including garages and carports must be detached from the main building and located in the rear yard so as not to disturb the streetscape or compete with the appearance of the house. Where it is not possible to locate the building at the rear of the property, they should be located at the side of the house and setback at least 1m from the front building line (wall of the house, not the verandah) so it does not become a feature in the streetscape. Refer to Figure 7.4.9. Where there is no room to build a garage or carport behind or beside the house, a simple paved standing area at the front is better than a carport or garage.

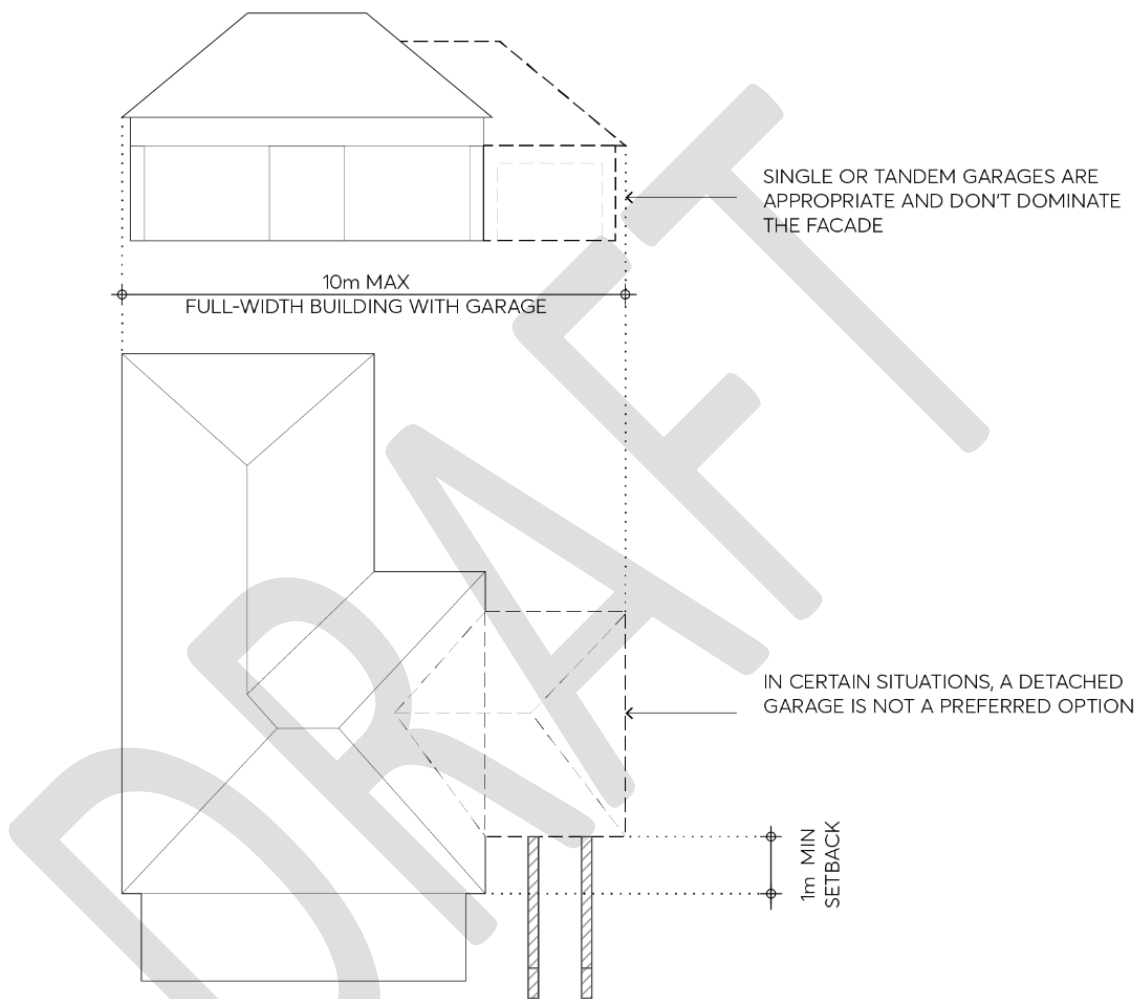


Figure 7.4.9 – Alternate garage scenario where a detached addition is not possible

- C.38 Carports and garages should be designed as simple, useful structures to shelter the car. It is important to reduce the scale and bulk of the roof form so that the garage does not compete with the house character. A single car garage is more appropriate than a double size garage, however a tandem option might be considered if suitable for the site. The materials, colours, and door type of the garage structure should fit with the character of the area. Decorative details should be avoided.
- C.39 Ancillary buildings including driveways and carports should be designed as secondary utility buildings with no inclusion of unnecessary architectural details such as repurposing period decorative features.
- C.40 Ancillary buildings should be constructed of lightweight materials such as timber or metal.

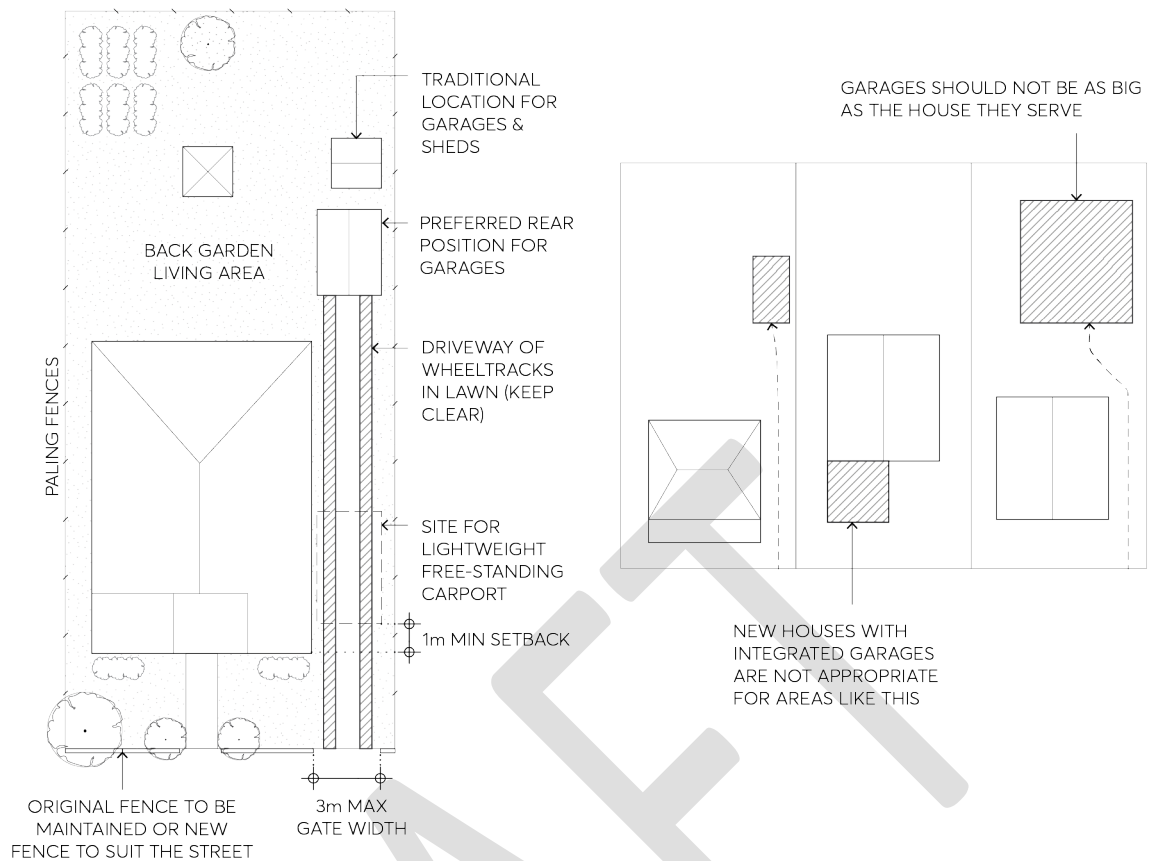


Figure 7.4.10 – Siting of garages, carports, and other ancillary buildings within exiting patterns and new subdivisions

Driveways

- C.41 Driveways should be constructed of a non-obtrusive material such as concrete, bitumen, gravel, or common or dark bricks.
- C.42 Two wheel tracks with planting (e.g. lawn) in between are preferable to a full-width driveway.
- C.43 Driveways are to be no greater than the width needed for a single vehicle and any necessary turning space.
- C.44 Existing sandstone kerbs are considered highly significant and part of the street character and/or complement the siting of heritage listed sites. These road features and elements, including guttering and stone kerbs, are often impacted by public domain or development works.
- Original and well-preserved sandstone elements should be retained and protected, especially if a large section is still visible and intact. Where only small sections are remaining in situ or when it is not possible to reinstate a consistent portion of these sandstone features, a salvaging procedure should allow its re-use on site or elsewhere.
 - Avoid changes to existing stone kerbs and gutters in areas that are not required. If repairs are needed, maintain and restore (where they remain beneath the bitumen) or reuse the sandstone for both kerbs and gutters.

- Reuse of significant sandstone kerbing must always be considered in the upgrading and cut existing stone to install new stormwater kerb's outlet connection. As part of the proposed upgrading works, it is recommended that adverse impacts on the existing adjoining kerb stones and gutters (i.e. the stones get disconnected from its bed), is mitigated with a cautious approach. This means changing as much as necessary but as little as possible, with surrounding areas repaired using suitable materials (such as lime mortar).

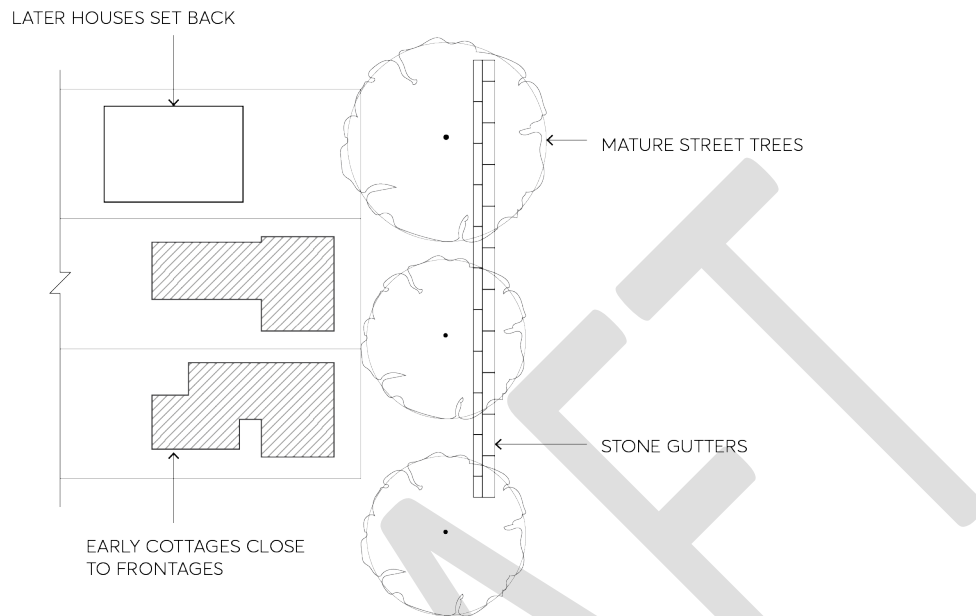


Figure 7.4.11 – Stone kerbs

Fences

- C.45 Keep all existing fences that are original and or contemporary with the building type, and which visually contribute to an understanding of the history of the development of the area.
- An early fence should be regularly maintained, repaired, and kept where possible.
 - If the fence level of decay is beyond repair, it should be replaced in its original form with like for like materials, technology, and colours. Fences are also typically associated with the building's period style and, in conservation areas and heritage items, might represent a distinctive character which enhance the heritage significance.
- C.46 For all front boundaries where there is no existing front fence or the existing fence is a later addition and not contemporary with the house, a new low fence could be constructed.
- Materials used for the proposed fences should be similar to those of the building in the locality or those for which there is historical evidence in support of the proposed design.
 - Fences on nearby similar buildings or old neighbourhood photographs will indicate how an early fence would have looked; the right period style of fence to suit the age, materials and social standing of house may also be identified from Figure 7.4.12 and books in the local library.

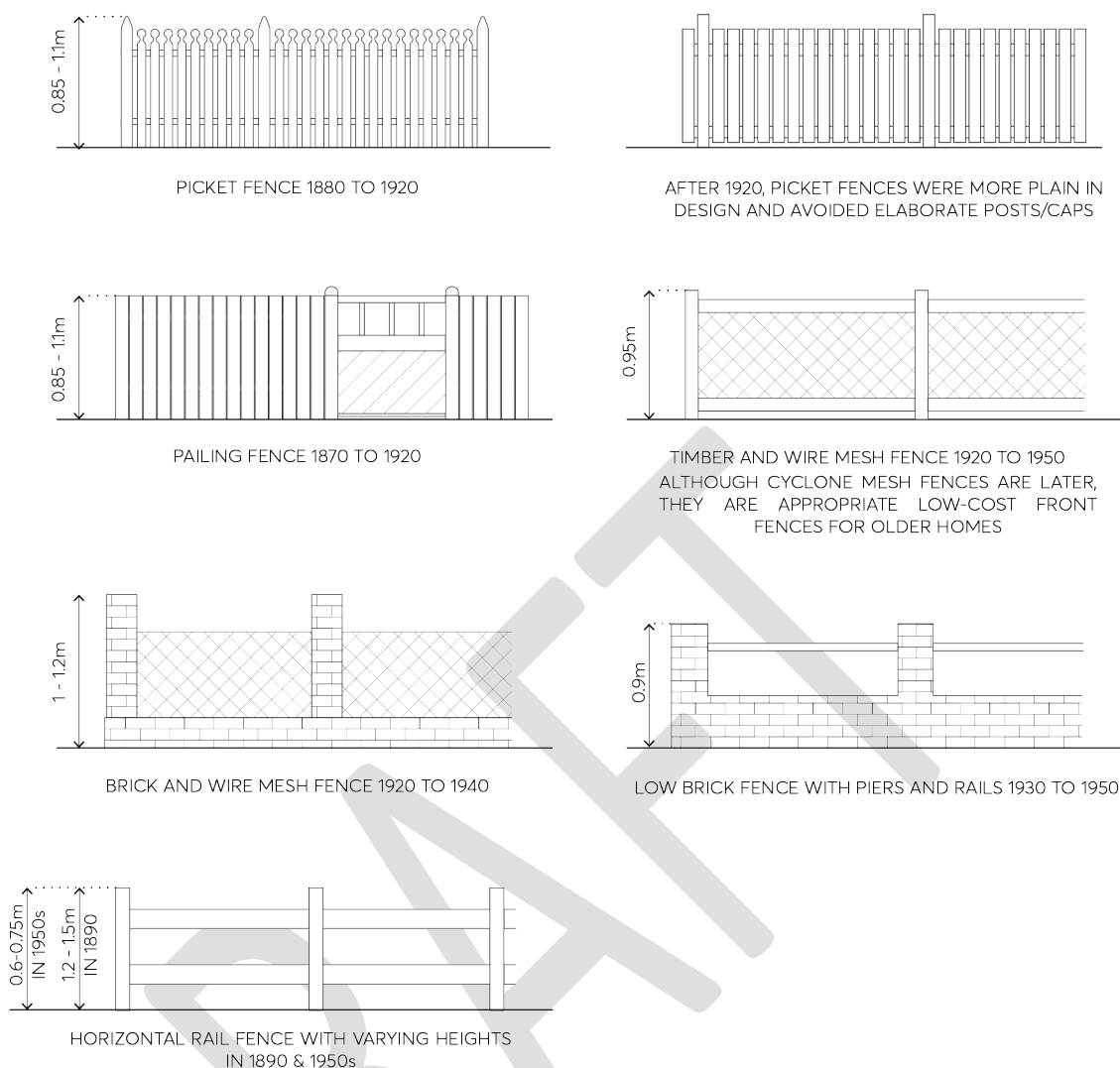


Figure 7.4.12 – Typical and most common built fences

Note. Applicants are encouraged to engage with external professional heritage consultants to seek advice on the most suitable design solution for their specific development.

- C.47 Keep street amenity by continued use of low front fences which allow each garden to be viewed from the street. Fences greater than 1.2 metres in height should be avoided.
- C.48 Encourage retention and use of timber paling fences to side and back boundaries and replacement, where necessary, with fences of similar height and materials. Side and back boundary fences of modern metal clad fencing systems such as colorbond are not permitted and must be avoided as they are detracting and not appropriate to heritage items or to the streetscape of the conservation areas.
- C.49 Front fence and openings for cars access must not exceed 3m in width and not disrupt the visual continuity of an existing fence along the streetscape with no more than a single opening per allotment.
- C.50 New fences should match as closely as possible to the original fencing, and should complement the period and style of the building as indicated in Figure 7.4.12. If the original fence type is not

known, it should specifically relate to the architectural style, character and period of the existing heritage building with respect to design, materials, colour, and height.

- C.51 Mechanical and automated opening mechanisms for existing gates are not supported.

General Maintenance

- C.52 Regular maintenance of heritage buildings is essential for their conservation and protection. Buildings should be kept structurally sound, habitable and weather proofed. Landscaped areas must also be maintained within the site to facilitate the ongoing maintenance of the buildings. Refer to the Maintenance Series by Heritage NSW as the principal resource for technical information on conservation and maintenance works in heritage buildings.

Maintenance of Roof

Roofs protect buildings from the weather. They must be kept waterproof and in good functional condition with adequate level of services, maintenance and repair to all its component including gutters and downpipes. The shape, guttering, and cladding of the roof are also an important part of its streetscape presentation. Lack of repair accelerate the decay of the roofing and its structural and physical capability to protect the building and its amenities.

- C.53 The original shape of the roof should not be changed or altered. Suitable alteration could be considered where the original roof fabric is respected and the proposal aligns with the general controls.
- C.54 The original roof cladding of a building (slate, shingle, tiles or corrugated metal) should not be changed if it is in good repair conditions.
- C.55 Any necessary repairs should be matched like for like with the original cladding – e.g. terracotta tiles with same or similar commercially available terracotta tiles, corrugated metal roof with identical or similar commercially available metal cladding, Welsh tone slate with a similar material slate of a similar grade.

If repairs of an existing roof is not achievable due to material costs or scarce availability of materials (e.g. slates or flat tiles) repairs should be made so that the original material is salvaged and reused for the most visible areas. A similar material is to be used in the portions or areas of the roof that is not directly visible from the public domain.

- C.56 Chimneys must not be removed as it is part of a house. Existing chimneys and fireplace could be converted and used in conjunction with installation of a gas fireplace. Restoration and conservation of dismissed chimneys could represent an opportunity for a better and sustainable heritage outcome.
- C.57 Details and specially shaped gutters are important to the street appearance of historic houses and might require advise from a heritage consultant on the supply or fabrication of those specific elements.

Maintenance of Walls

- C.58 Timber walls and existing cladding is best maintained with regular painting. The colour scheme for a house should be appropriate to its age, context, and location.

The style and historic colour scheme could be identified with paint scrapes to inform decisions about repainting or to find evidence of original or earlier colour schemes. Refer to heritage guidelines and publications on the Heritage NSW website. Applicants are encouraged to engage with a professional heritage consultant to seek advice on the most suitable solution for their specific development.

- C.59 Face brickwork or stone should not be painted. Cleaning, repointing, and tuck-pointing are common conservation practices that would preserve and enhance the heritage fabric.
- C.60 There are several techniques to restore original brickworks. Sandblasting to remove paint from brick or stone is extremely dangerous for old buildings; it could remove both paint and the outer skin of the brick, exposing it to weathering and changing its appearance. Only careful chemical treatment should be used to remove paint. Expensive treatment could be prohibitive, and it is sometimes preferable to keep existing painting of the brick walls.

Maintenance of Doors and Windows

- C.61 Original doors and windows should be kept. They are valuable and an important part of the historic appearance of a house or shop. Regular maintenance including treatment of the timber elements, repairs, and painting are necessary and are the most effective way to maintain and protect doors and windows' structural and visual integrity.
- C.62 If the original doors or windows have been lost, those should be replaced with the correct size and type for the age and style of the house or shop. Nearby or adjoining heritage houses or shops could retain original and significant features that could inform the appropriate size and type of the new doors or windows.

Landscaping and Gardens

- C.63 Heritage houses (including houses in heritage conservation areas) in residential use require at least 50% of the site to be used as garden space, in keeping with traditional lot use and typical ratio of built and open space. Lots over 700m² may require 60% of the site to be used as landscaping and garden space and retained between front, rear and side area.
- C.64 Heritage listed gardens or significant landscape should retain layouts and primary features and structures, including native or indigenous species or exotic species such as mature trees, gardens shrubs, outbuildings, fences, stonework, pathways and the like.
- C.65 Trees and garden elements which contribute to the significance of a heritage listed item should be retained, maintained, and conserved for their important relationship with the dwelling and the biodiversity values within its greater context.
- C.66 Established gardens within the curtilage of a heritage listed item should be retained and new designed elements including planting should complement the period and style of the item. Historical value could be documented in archival documentation, period photographs, or aerial images that often confirm the long existence of such features.
- C.67 Alterations and additions should be located to avoid adverse impacts on significant trees and garden areas. Consistent and generous deep soil and tree planting are to be considered with any alteration and additions of existing sites.

C.68 The removal of existing exotic, native, or indigenous trees that are identified as heritage items or are within the curtilage of heritage items should be avoided unless the tree is:

- deceased, dying, or dangerous, and
- is not required as the habitat of native animals.

Refer to Part 5 – Environmental Management of this DCP for tree and vegetation preservation controls.

C.69 Site works, including driveways, should be located and designed to avoid damage to significant trees. A Tree Protection Zone (TPZ) should be established with any work occurring in proximity of those areas.

Connectivity of large street trees with adjoining or nearby remnant groups should be protected.

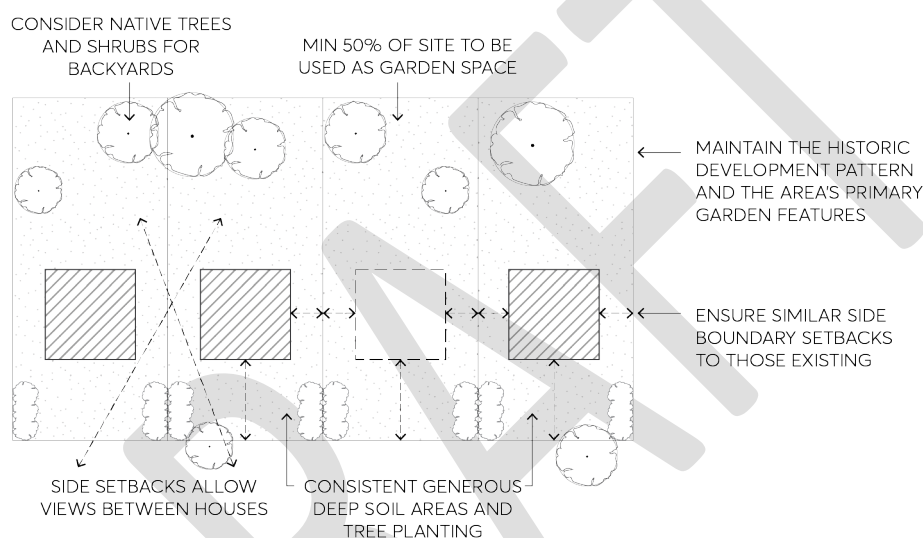


Figure 7.4.13 – Landscaping and gardens

Civic, Commercial Development and Adaptive Reuse

C.70 Retention of the original streetscape facades is required, with extensions or redevelopment to be located to the rear of the property.

C.71 Development should be compatible with the existing height, scale, massing, detailing, setbacks and orientation of existing development within the streetscape. New extensions should be recessive to the original buildings,

C.72 Colours and materials should be carefully selected so that they do not visually dominate, or overly contrast with, that of the existing heritage item. New development such as new infill shall utilise compatible colour schemes and materials in keeping with the original building.

C.73 For development involving churches or schools, the removal of more recent structures may be considered acceptable where it is demonstrated that they are not critical to the heritage significance of the property. The proposed new addition should preserve the values, consistency, and visual connection of the buildings in a compatible and suitable manner.

- C.74 New development should be located to the side or rear of the heritage item and the original building should visually dominate.
- C.75 Development should not impact upon the sight lines from public areas to the original building.
- C.76 Development should minimise any changes to the significant fabric of the building and, in particular, its relationship to the streetscape appearance of the heritage item.
- C.77 Signage, lighting, materials, and colours used should be unobtrusive and compatible with the overall style and design of the building and in accordance with Section 7.9 of this DCP.
- C.78 Infilling or enclosing of original verandahs is generally not supported.

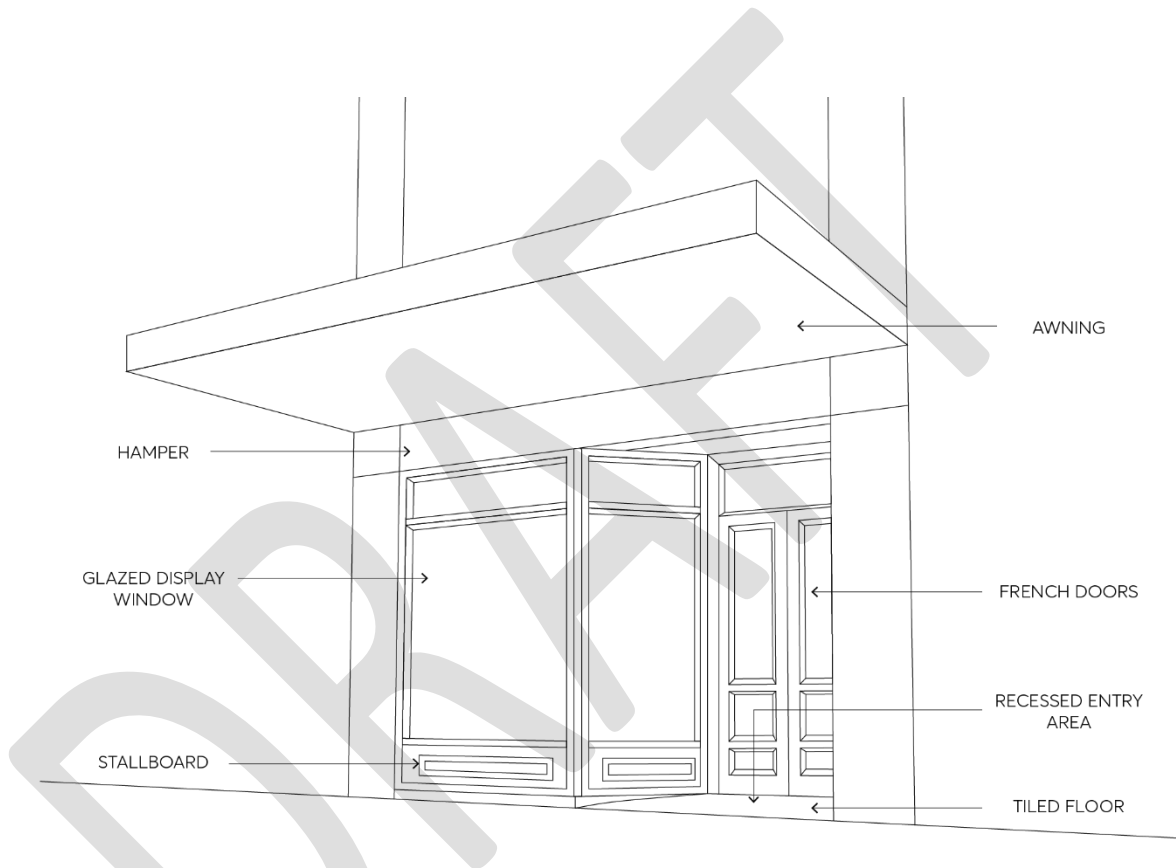


Figure 7.4.14 – Elements of a traditional early 20th century shop fronts

7.5 DEVELOPMENT IN THE VICINITY OF HERITAGE

The setting of a heritage item or heritage conservation area often extends beyond current property boundaries, and can be influenced by historic subdivision patterns, topography, vegetation, and views to and from the heritage item or heritage conservation area. It is important to understand the relationship of a heritage item, or heritage conservation area, to adjoining land. Relevant factors include:

- Is the site within historic property boundaries of the heritage item;
- Could development on the site affect views to or from the heritage item or heritage conservation area;
- Could development on the site change the visual backdrop of the heritage item or heritage conservation area;
- Is the heritage item or heritage conservation area physically separate from the development site by a road, gully or escapement, creek or similar; and
- Are there any trees or remanent features on the development site that may have had an association with the heritage item.

This Section applies to land that is adjoining, or across the road from a heritage item or a heritage conservation area (HCA).

Objectives

- O.01 Ensure that new work is sympathetic to the heritage significance of nearby heritage items, or adjoining heritage conservation area, and their settings.

Controls

Development in the Vicinity of Heritage Items

- C.01 Design and sitting of new work should complement the form, orientation, scale and style of the heritage item.
- C.02 Adequate space should be provided around the heritage item to allow for its interpretation.
- C.03 Development should maintain significant or historic public domain view to and from the heritage item.
- C.04 Original or significant landscape features that are associated with the heritage item and which contribute to its setting should be retained.

Development in the Vicinity of Heritage Conservation Areas

- C.05 Development in the vicinity must respect the curtilage and setting of the HCA and protect views into and from the HCA.



Figure 7.5.1 – Properties in the vicinity of a heritage item

- C.06 Development is to be sympathetic to the primary characteristics and heritage values of the HCA with regards to proposed:
- a) Context, including backdrop to places in the HCA;
 - b) Bulk, height alignment form and roofline of new development;
 - c) Proportions such as windows and door openings (number and location) and balconies;
 - d) Interface façade materials, treatments and palette;
 - e) Compatible fencing and screening.
- C.07 Development applications for multi-unit developments adjacent to HCAs must include a construction impact report demonstrating that the construction process will not detrimentally or indirectly adversely impact places in the HCA at the time of construction or over time.

7.6 SOLAR ENERGY SYSTEMS

The City encourages the sensitive installation of solar energy systems (Solar panels and equipment) on heritage items and within conservation areas as long the proposal protects heritage values and maintains the integrity, the significance, and the character of the area. Solar energy systems can include solar panels and related equipment's.

Generally Solar Energy System installation does not qualify for an exemption, heritage minor works (HMW) application is recommended, the improvements does not qualify for a local heritage fund (LHF) application.

This Section should be read in conjunction with Appendix 3 of this DCP.

Objectives

- O.01 Council support the installation of solar panels in a way that protect the heritage values on heritage items and within heritage conservation areas.

Controls

- C.01 Ensure the building's fabric and structural integrity are protected when adding solar panels.
- C.02 Ensure the installation requirements for solar energy systems and equipment are consistent with the requirements outlined in Appendix 3.
- C.03 Ensure the location of solar panels and equipment do not disrupt building features (including skylights, windows or distinctive roof forms).
- C.04 Ensure the number of solar panels and its array over the roof is appropriate to the scale and bulk envelope of the building.
- C.05 Ensure the equipment is suitable and sympathetically complement to the building roof and the character of the area.
- C.06 Minimise visual impact by placing solar panels where they cannot be seen from any road. Ideally place the solar panels over new or existing alteration and addition and avoid significant heritage fabric.
- C.07 Minimise impact on the heritage items located nearby and to the heritage conservations areas.
- C.08 Provide a Statement of Heritage Impact noting the specific installation details of angle and maximum height of the panels protruding above the roof plane and the proposed location of associated equipment like inverters, meters. This should also include an aerial photograph showing the location and arrangement of the proposed solar panels.

7.7 ARCHAEOLOGY

The City has rich archaeological resources, which provide the opportunity to gather information about the past that is not available from other sources. This Section clarifies how these archaeological resources are to be managed. This includes management of non-Aboriginal archaeological potentials and resources.

The most important thing to remember about archaeology is that notwithstanding any requirements that might be set out by Council, there are 'catch-all' legal obligations set out in State legislation in the form of the *Heritage Act 1977*. In this regard, you should check with Council whether the site has been identified as having any archaeological significance. A 'relic' is defined as any object, or deposit relating to settlement of NSW, not being an Aboriginal settlement, which is more than fifty years old. There is also an obligation under the *Heritage Act 1977* to stop work and contact the NSW Office of Environment and Heritage if relics are unexpectedly disturbed or uncovered.

Certain procedures then need to be followed which are set out in the *Parramatta LEP 2023* and the *Heritage Act 1977*, including possible requirement for approval of an excavation permit before any other development proceeds.

Whilst the requirements of the *Heritage Act 1977* are therefore very broad ranging, it needs to be remembered that there are no obligations on an owner or builder to do anything prior to commencing work unless the site has been identified as containing underground relics, or being likely to. In this regard, the owner of a heritage listed building, you should check with Council whether the site has been nominated as having any archaeological significance. This will apply to relatively few sites. Certain procedures then need to be followed which are set out in the *Parramatta LEP 2023* and in the *Heritage Act 1977*. A Council officer will provide further guidance in these situations.

Special circumstances apply in the areas covered by the detail in the Parramatta Historical Archaeological Landscape Management Study (PHALMS). The study also sets out a detailed policy for managing those resources. A copy is held by Council's Development Services Unit on computer and in hard copy for consultation.

For all Development Applications for sites included in the PHALMS area, which involve excavation, Council requires that applicants refer in their Statement of Environmental Effects to the Recommended Management of the site as set out in the PHALMS. If action is recommended regarding known or potential archaeological resources on the site, applicants shall follow the procedures set out in the PHALMS.

Objective

- O.01 Provide appropriate conservation and management of the archaeological resources to the City.
- O.02 Ensure that development is undertaken in a manner that protects sites of archaeological significance and minimises the likelihood of disturbance to archaeological relics.

Controls

- C.01 In the case of any development where excavation is proposed, the Applicant must refer in their Statement of Environmental Effects (SEE) to the PHALMS.
- C.02 The SEE must refer to the management recommendations set out in the PHALMS in relation to the subject site, and must show how the applicant intends to comply with those recommendations. If PHALMS recommends further assessment and/or documentation, then such information shall be included in the SEE.
- C.03 If necessary, the applicant shall, prior to any excavation work commencing, make an application to the NSW Heritage Office for an application permit under the terms of the *Heritage Act 1977*. The applicant shall allow sufficient time and resources for the determination of the application and for completion of the archaeological programme required.
- C.04 At all times when excavation is being carried out, the applicant (or any persons acting for the applicant) should aware of any excavation permit requirements including the need for monitoring, stopping work and reporting any relics found to the NSW Heritage Office.
- C.05 Works, including landscaping and associated elements, should be located away from sites and potential sites containing archaeological relics.
- C.06 The depth and extent of excavation should be minimised where land contains, or is likely to contain, archaeological remains or relics.

7.8 ABORIGINAL CULTURAL HERITAGE

Aboriginal heritage includes places and items that are important to the local Aboriginal community or to Aboriginal people of NSW. These are places or objects that people have a connection to, both physically and spiritually and can include natural features such as creeks or mountains, ceremonial or story places or areas of more contemporary cultural significance such as Aboriginal missions or post contact sites. Council has a database of known Aboriginal archaeological sites and information about the location of land that could contain Aboriginal sites or may have historical or cultural associations for Aboriginal people.

Aboriginal heritage is protected in The City under the *Parramatta LEP 2023*. Planning controls of this LEP require the Council to consider the impact of development on known or potential Aboriginal archaeological sites or sites of cultural or historical significance to Aboriginal people. When development applications are lodged for such sites, the Council will seek advice from the NSW Office of Environment & Heritage and local Aboriginal communities and may request an Aboriginal Heritage Assessment.

This Section is intended to guide the appropriate management of Aboriginal and Cultural heritage, particularly in areas shown on the Aboriginal Sensitivity Map (Figure 7.8.1).

Objective

- O.01 Ensure that appropriate consideration is given to the impact of development on known or potential Aboriginal archaeological sites or sites of cultural or historical significance to Aboriginal people in the City.
- O.02 Minimise the likelihood of disturbance to protect Aboriginal sites and archaeological relics.

Controls

- C.01 Before lodging a development application for development that may have an impact on known or potential Aboriginal sites, NSW Office of Environment and Heritage Aboriginal Heritage Information Management System and Council's information on known Aboriginal sites and potential heritage sensitivity should be consulted. Refer to Figure 7.8.1 below for the Aboriginal Sensitivity map.

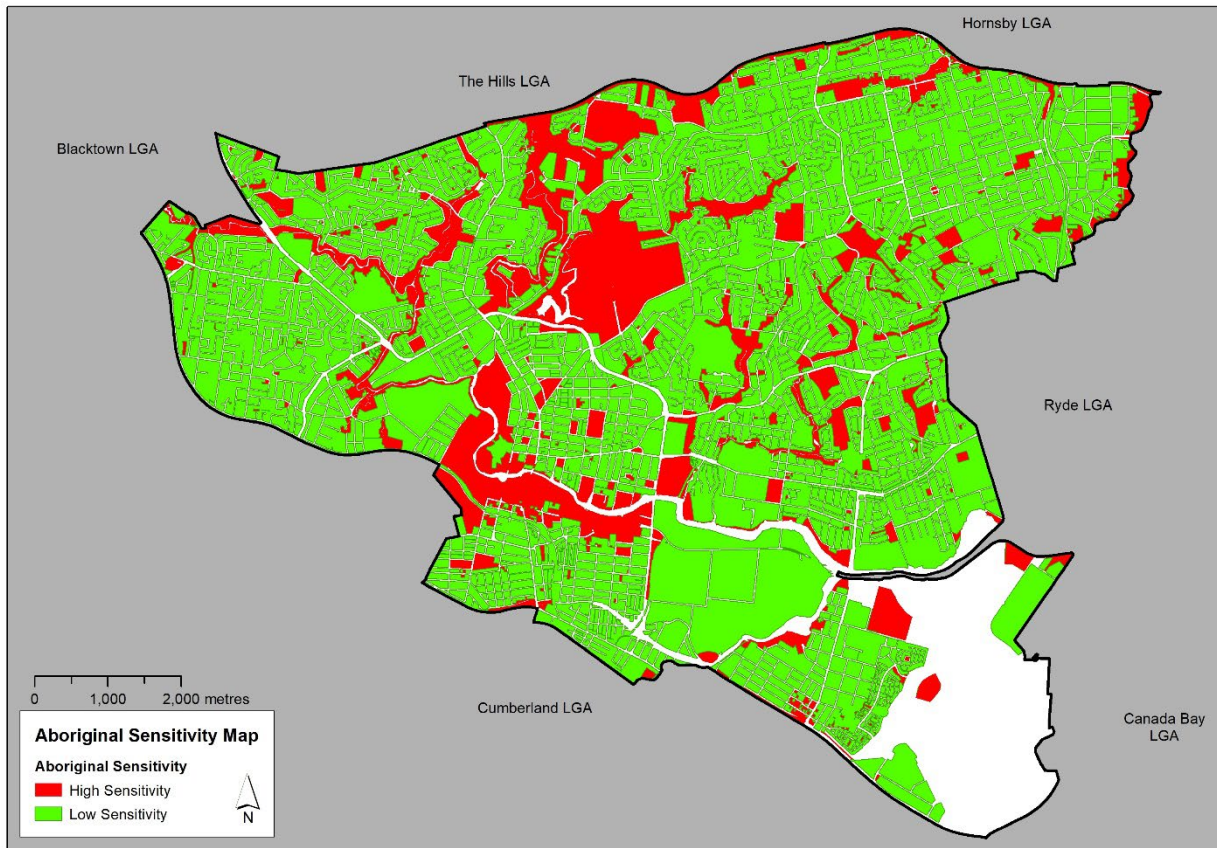


Figure 7.8.1 – Aboriginal Sensitivity Map

- C.02 For properties identified with Low Aboriginal Heritage Sensitivity no Aboriginal Heritage Assessment is required.
- C.03 For properties identified with High Aboriginal Heritage Sensitivity a Due Diligence assessment and/or an Aboriginal Heritage Assessment is required, in accordance with the NSW OEH Office of Environment and Heritage guidelines and particularly where a development site:
- Is within 200 metres of the centreline of a creek.
 - Has not been previously developed and contain undisturbed original landform.
 - Is within 50 metres of a known Aboriginal site.
 - Is of historical heritage with archaeological potential and is within the area of the Parramatta Sand Body.
- C.04 In general, an Aboriginal Heritage Assessment will not be required if the land has been previously substantially developed, excavated to bedrock, and retains no undisturbed original landform.
- C.05 For properties within 50 metres of a known Aboriginal site the Office of Environment & Heritage’s Aboriginal Heritage Information Management System should be consulted to determine whether the Aboriginal site is located on the property. If the known Aboriginal site is located on, or extends into the property, the development may become Integrated Development.

7.9 SIGNS ON HERITAGE BUILDINGS AND HERITAGE CONSERVATION AREAS

When considering the use of signage on heritage items or in heritage conservation areas, it is important to ensure that signage is sympathetic to the character and heritage values of heritage items and/or heritage conservation areas.

This Section of this DCP contains provisions to ensure appropriate management of signs on heritage buildings and/or in heritage conservation areas.

Objectives

- O.01 Encourage signs that are appropriate to a heritage item having regard to the significance and context of each item.
- O.02 Ensure that the installation of a sign does not result in damage to significant fabric of a heritage item.
- O.03 Ensure that a sign (including its supporting structure) on a heritage item responds to the significant aesthetic elements of the heritage item.
- O.04 Ensure that existing signs on a heritage item, when significant, are retained and not impacted upon by the provision of any new sign.
- O.05 Prevent inappropriate signs on a heritage item.
- O.06 Restrict illumination of signs on a heritage item and to prohibit the use of internally illuminated signs on a heritage item.
- O.07 Ensure that there is consistency of approach to the retention of existing signs and provisions of all new signs on a heritage item.
- O.08 Development that reinstates traditional features and results in sympathetic new works.
- O.09 Development that contains minimal signage that complements, rather than dominates, the architectural characteristics of the building

Controls

- C.01 All signs on a heritage item are to be:
 - Restrained in design.
 - Of a high standard of materials, construction and graphics.
 - Carefully placed and of compatible design and style where appropriate.
- C.02 Any sign proposed for a heritage item is to be consistent with the recommendations of an approved Signs Strategy forming part of a development consent or the policies and recommendations of any Conservation Management Plan applying to the heritage item.

- C.03 Signs between the first floor level and the parapet of a heritage item are not permissible.
- C.04 Internally illuminated signs are not permitted on a heritage item unless they are a reconstruction of an original significant sign.
- C.05 Externally illuminated signs are permitted only where:
- The design of the sign achieves a very high degree of compatibility with the heritage item.
 - The cabling and conduit supplying power to the sign is completely concealed and does not involve intervention in or damage to significant fabric.
- C.06 Existing signs on a heritage item may have heritage value and may need to be retained. As well as signs that are applied to the building, existing signs may include many other more intrinsic sign types, such as written in the pavement, in tile work, in lead lighting or windows, painted on walls or in raised lettering in render. Any new signs are to be designed and installed sympathetically with regard to existing signs. In cases this may result in the potential locations for new signs being restricted or unavailable. New signs should be located in areas or elements of buildings that have traditionally been used for signage.
- C.07 The installation of any sign on a heritage item is to be carried out in a reversible manner without damage to the significant fabric. In the case of a sign affixed to any stone or brick wall of a heritage item the sign is to be fixed in such a way that stone is not damaged and any fixings are put only onto mortar joints.
- C.08 The consent authority shall have regard to the name of a heritage item and whether or not the name is significant before allowing its building name sign to be changed. On some buildings this may mean that the building name may not be changed.
- C.09 With regards to the street and local visual character, the proposed sign must:
- Not detract from the amenity of visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways or residential areas.
- C.10 Generally, 1 sign per street frontage is permitted. However, more signage may be permitted at the discretion of Council if the proposed signage is deemed sensitive to the heritage item and will not dominate the characteristics of the building.
- C.11 For premises built for commercial use, the following business identification sign types may be acceptable
- Awning fascia signs (rectangular only): maximum height 300mm
 - Under-awning signs (rectangular only): maximum height 300mm, maximum width 1.8m
 - Hamper signs: dimensioned to fit in the hamper space of the shopfront
- C.12 For premises not originally built for commercial use, the following business identification signs may be acceptable:
- Stand-alone signs on posts (rectangular only): maximum size A2 (Australian Standards format)
 - Plate next to entry (rectangular only): maximum size A2 (Australian Standards format)

- Hanging sign in verandah (rectangular only): maximum 300mm height, maximum width 1.8m
- C.13 Gilded lettering may be acceptable on windows (including above awning) and on shopfront windows if these cover no more than 7% of the total glass area. A sign of reasonable size (maximum A4 Australia Standards format) may be fitted to the entry of the premises with details of opening hours and emergency contact.
- C.14 General advertising, bunting or streamers and the like are not to be used on the land on which a heritage item is located.

DRAFT

7.10 HERITAGE CONSERVATION AREAS

Heritage Conservation Areas (HCAs) are areas of land which have been recognised as having specific and significant historical value which should be protected. Features which influence protection include patterns of subdivision, building style, landscaping and streetscapes. HCAs are listed and mapped under the *Parramatta LEP 2023* and, therefore, protected by the legislation. The HCAs have been ordered by ward boundary.

The HCAs shown in Figure 7.10.1 contain specific objectives and controls for the specific areas which may vary between each other. Alongside the specific HCA controls, the General Heritage objectives and controls are to be applied when preparing plans for development. This DCP identifies existing significant buildings that collectively demonstrate the history of a conservation area and contribute to its significance. These are known as Contributory items. Contributory items may not be individually listed as heritage items but, by virtue of their age, scale, materials, details, design style or intactness, make a significant contribution to the character of the heritage conservation area and therefore reinforce its heritage significance. Contributory items are required to be retained.

Non-contributory items may be described as neutral or intrusive. A neutral building is one that does not adversely or beneficially impact upon the character and heritage significance of the area in which it is sited or for which it is proposed. An intrusive building is disruptive because its visual character, form, scale or use is in conflict with the values of the area or setting. This conflict may mean that it adversely impacts on the heritage significance of the area or setting. Non-contributory items are not identified as existing significant buildings in the specific heritage conservation areas and are not required to be retained.

This Section should be read in conjunction with the general provisions outlined in Section 7.4 of this DCP. In the event of any inconsistency between the general objectives and controls and the objectives and controls listed in specific heritage conservation areas, the specific controls will prevail.

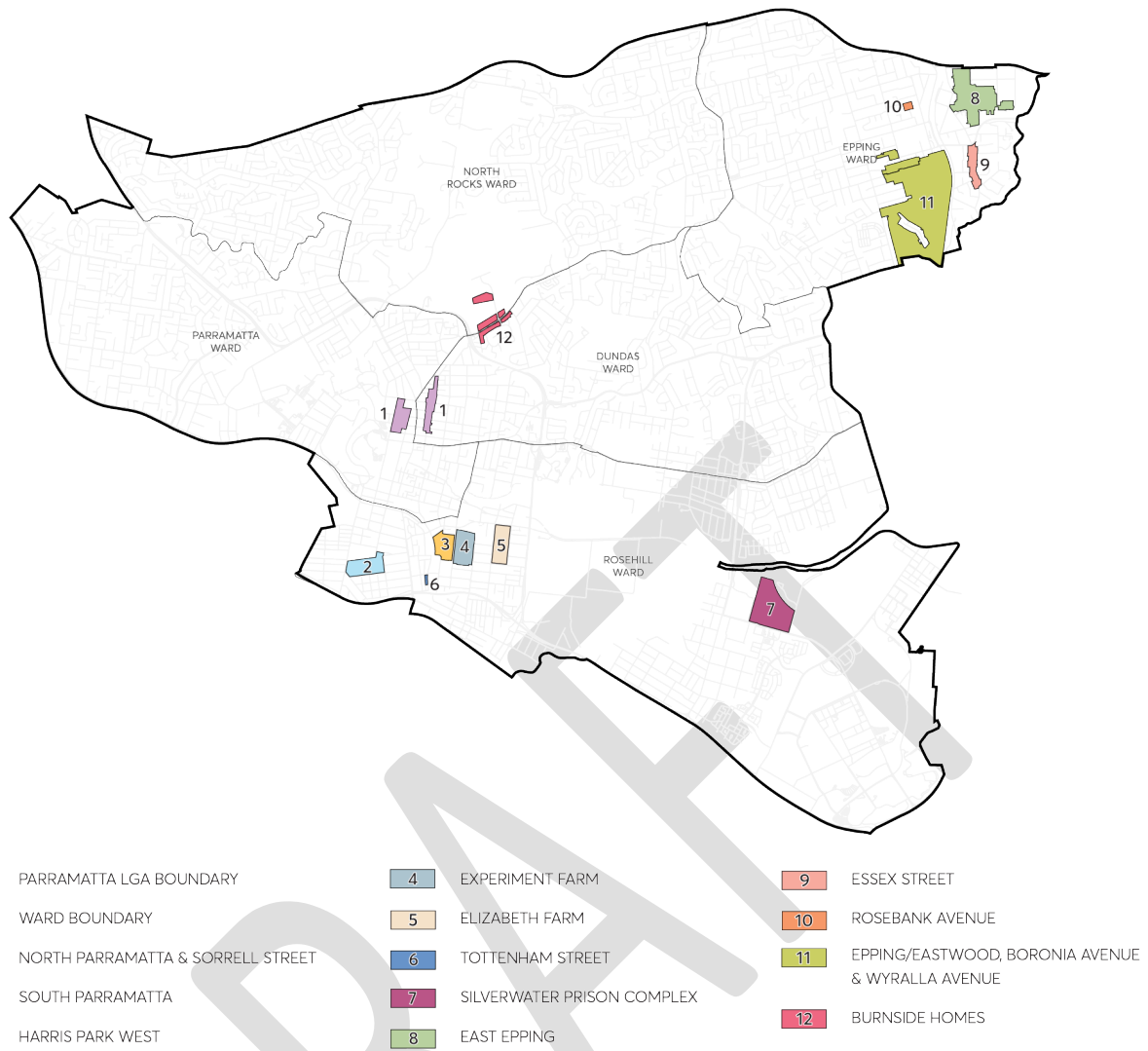


Figure 7.10.1 – Heritage Conservation Areas

PARRAMATTA WARD

7.10.1 NORTH PARRAMATTA AND SORRELL STREET CONSERVATION AREAS

The location of North Parramatta Conservation Area is depicted in Figure 7.10.1.1 and the location of Sorrell Street Conservation Area is depicted in Figure 7.10.1.2.

7.10.1.1 HISTORY

NORTH PARRAMATTA

By 1846, there was little development north of Fennell Street, apart from along Church Street. The only building from this period is Roseneath, built c 1837, but there are likely to be some belowground archaeological deposits. A decade later, when the streets were surveyed to enable them to be officially aligned, more cottages had been erected. Several dwellings remain from the 1860s and 1870s.

The 1880s was the most intensive period of development. The economic confidence of the time encouraged speculative builders and landowners to construct houses. By 1895, when the area was surveyed for the sewerage system, a relatively dense pattern of houses had developed, with only a few pieces of vacant land west of Church Street.

The area retained its character as an area for cottages, with some houses built each decade. From the 1960s onwards, Council approved two and three storey residential flat buildings in North Parramatta, most of which involved the demolition of two or more small old dwellings.

Archaeological investigations in Parramatta have shown that there is a high likelihood of valuable archaeological material below ground that is worthy of investigation and archaeological excavation if and when development occurs.

SORRELL STREET

Sorrell Street was one of the early streets developed north of the Parramatta River. Its southern end between Palmer and Grose Streets was shown on a map of 1825, and the Brownrigg Map of 1844 shows the full extent of the street as it is today. At this time there were few buildings, mostly south of Grose Street, none of which remain today. There has been considerable re- subdivision including the creation of allotments to face Sorrell Street, whereas most originally faced north or south to Ross, Grose or Fennell Streets.

Most buildings were constructed before 1895. Development was underway here in the 1840s as land in the centre of Parramatta was occupied. Building continued steadily from the 1860s to the 1880s. By the late nineteenth century, the original houses had been replaced by larger houses, some of which replaced two smaller houses. New houses were occasionally built in the subdivided grounds of existing houses with several houses built every decade. From the 1960s, Council approved

residential flat buildings on the western side of Sorrell Street that required the amalgamation of several properties and the demolition of small houses.

Today the area includes houses in a range of scales and materials, dating from the 1830s to the 1950s, and residential flat buildings dating from the late 1950s to the 1990s. Buildings and grounds vary in scale from Endrim (the oldest house in the street), a two-storey villa with a large garden that occupies most of the land on the eastern side between Albert and Harold Streets, to small cottages built close to the street.

7.10.1.2 STATEMENT OF SIGNIFICANCE

NORTH PARRAMATTA

An area of early government subdivision in Parramatta that retains a considerable number of small dwellings and houses built from the mid-nineteenth century until the early twentieth century. In the nineteenth and early twentieth century this area was popular with the proprietors of businesses in Parramatta and it retains much of its residential character from this period. The predominance of small single storey cottages on their own allotments reflects the character of Parramatta north of the river from the mid nineteenth century until redevelopment for residential flats started in the 1960s. This area contains 46% of the dwellings that existed here in 1895.



Figure 7.10.1.1 – North Parramatta Conservation Area

SORRELL STREET

An important local road in Parramatta north of the river, together with street trees and houses dating from the mid-nineteenth century to the mid-twentieth century. The Sorrell Street area demonstrates the variety of small and large dwellings built in Parramatta, north of the river, in the nineteenth and early twentieth century. The predominance of small single storey cottages on their own allotments reflects the character of Sorrell Street from the mid-nineteenth century until redevelopment for residential flats started in the 1960s. This area contains 63% of the dwellings that existed here in 1895.



Figure 7.10.1.2 – Sorrell Street Conservation Area

7.10.1.3 DISTINCTIVE CHARACTERISTICS

- Gently sloping landform.
- Pattern of development from the nineteenth and early twentieth centuries of mostly small single-storey dwellings on their own allotments, in a variety of forms and styles with front verandahs, sited close to the street, together with a small number of larger houses with gardens.
- Twentieth century houses built on undeveloped land or replacing early small dwellings set further back than earlier houses with small front gardens.
- Gardens / yards at the rear of small dwellings that are likely to retain old wells from the era before the installation of a town water supply.

- Residential flat buildings dating from the 1960s onwards, two to four storeys in scale with driveways and ground level garages: these developments involved the amalgamation of two or more small allotments and the demolition of small dwellings.
- Absence of driveways across footpaths and hence the absence of garages at the front of lots and in the street scene.
- Stone kerbs and gutters and street trees.
- Street pattern from original government subdivision.
- Archaeological evidence of early dwellings constructed in Parramatta before the present buildings.

7.10.1.4 PROVISIONS

Development should be in accordance with the general provisions under Section 7.4 of this DCP and the additional specific provisions below:

Objectives

The following objectives are applicable to both North Parramatta Conservation Area and Sorrell Street Conservation Area.

- O.01 Re-instatement of residential use in buildings originally constructed as dwellings.
- O.02 Ensure residential development are compatible with the small scale of its significant buildings.
- O.03 Retention of all buildings that contribute to the history of the area as a residential area from the mid-nineteenth century up to 1945.
- O.04 Retention of the existing pattern of allotments of North Parramatta and Sorrell Street Conservation Areas.
- O.05 Continued use for residential purposes and the re-establishment of residential use within buildings originally constructed as dwellings.
- O.06 To avoid disturbance of significant archaeological deposits without investigation in accordance with the provisions of the *Heritage Act 1977*.

Controls

The following controls are applicable to both North Parramatta Conservation Area and Sorrell Street Conservation Area.

Subdivision

- C.01 Maintain the historical pattern of subdivision and re-subdivision to form allotments for small dwellings.
- C.02 Allow re-subdivision of lots that have been amalgamated in the past along the north-south line, or along previous boundaries as shown in 1895 plan.

- C.03 Avoid re-subdivision across the line of subdivision or by amalgamation of rear garden space.
- C.04 Avoid development that involves the amalgamation of allotments and buildings that cross allotment boundaries.

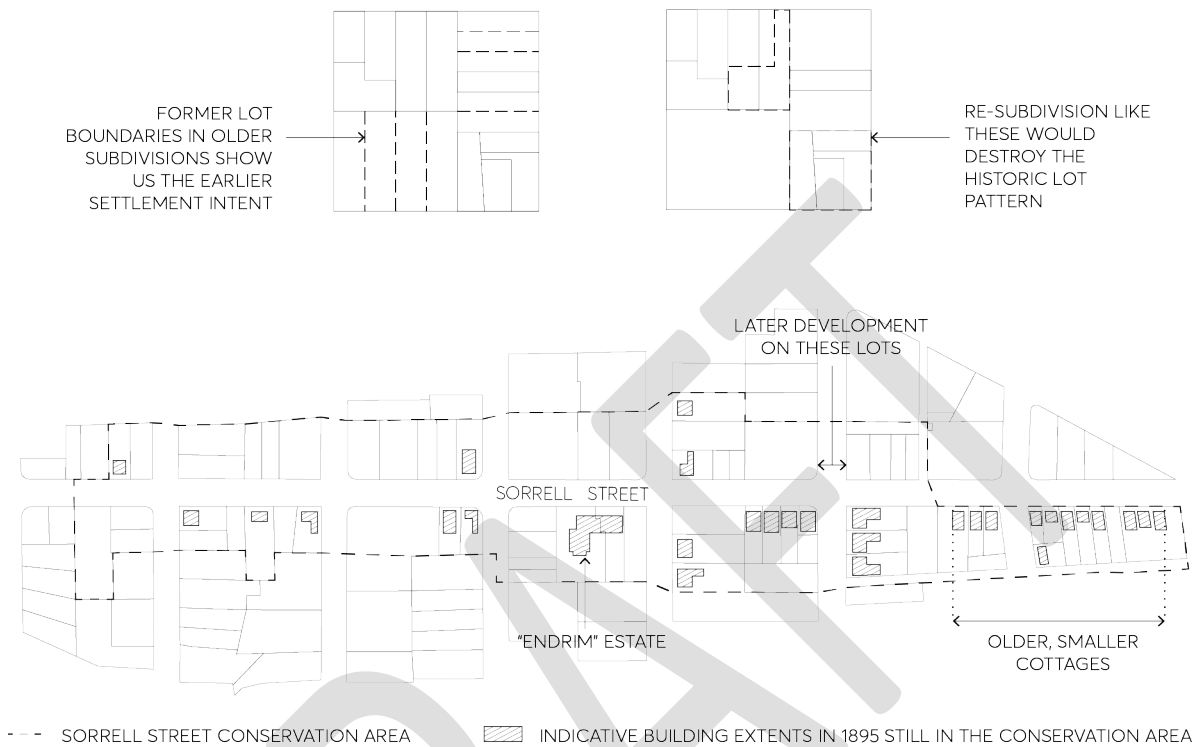


Figure 7.10.1.3 – Subdivision - Sorrell Street Conservation Area, 1895

Existing Significant Buildings

- C.05 Consider removal of metal cladding followed by repair or re-instatement of weatherboards or other original cladding for buildings that have been clad in metal weatherboards.
- C.06 Consider re-instatement of residential use in buildings built as dwellings but now in commercial use.
- C.07 Avoid removal of stucco from buildings that were originally constructed with a stucco exterior.
- C.08 Avoid re-skinning of brick walls.
- C.09 Avoid removal of original details, except where they are decayed beyond repair and are to be replaced with an identical detail.
- C.10 Avoid adding new period details for which there is no evidence in the existing fabric or in historical photographs.
- C.11 Avoid covering original timber walls with another building material, such as imitation brickwork or metal cladding.

- C.12 Avoid altering the roof form above the main body of the building, other than to reinstate an original roof form.
- C.13 Avoid adding rooms above the main body of the house which require alterations to the existing roof height or shape. Rooms in the roof may be considered but only where ventilated by flat in-plane skylights at the rear of the roof.

Siting and Garden Area

- C.14 Maintain the historical pattern of development of detached dwellings with garden space around, with the oldest dwellings close to the front boundary and later dwellings and other buildings with larger setbacks.
- C.15 At least 40% of the site must be garden area. Ensure a high level of amenity with garden spaces suitable for outdoor living, clothes drying, children's play, etc.
- C.16 Maintain features of heritage value in the garden area.
- C.17 Keep brick paving for paths and driveways.
- C.18 Keep all mature trees.

Alterations and Additions

- C.19 Additions, limited to one storey, may occur at the rear of heritage buildings to increase the facilities available, provided the original character of the building is retained, the works do not involve demolition of significant parts of the building, and are in scale with the existing buildings. For most cottages, the roof space is too small for rooms to be accommodated without changing the roof scale and form.
- C.20 Keep the existing form of the roof above the main body of the existing building.
- C.21 Avoid additions higher than the ridgeline of the existing building.
- C.22 Additions at the rear are encouraged in linked pavilions or skillions.

New Dwellings

A new small dwelling may be permissible in the rear garden of an historic building. Provided substantial land is retained around the existing building, car access can be obtained using an existing driveway, or from a rear lane or right of way from an adjoining property. Rooms in the roof may be permissible in the new dwelling provided the total height of the building does not exceed the height of the ridge of the existing building by more than 1m.

- C.23 New rear buildings should be single storey scale with a wall height not greater than 3.6 metres.
- C.24 Avoid hearted or speckled bricks in light colours.
- C.25 Avoid using brightly-coloured or shiny roof coverings, excepting corrugated iron. The following controls apply to development on properties listed under 'Existing Significant Buildings' at the end of this Section.

- C.26 Avoid placing new buildings closer to the front boundary than the existing adjoining buildings and no closer than 6 metres.
- C.27 New buildings to be set back from the rear of existing buildings by a minimum of 10 metres.
- C.28 Investigate archaeological potential of area where new buildings are sited.
- C.29 Keep and repeat the existing form of the roof above the main body of building.
- C.30 Hipped or gabled pitched roofs should not exceed 35 degrees.
- C.31 Materials for new buildings to be rendered brick, common or face bricks, with tiles or corrugated iron roof.
- C.32 Keep significant archaeological deposits intact unless excavated in accordance with the provisions of the *Heritage Act 1977*.

The following controls apply to new development on all properties not listed under 'Existing Significant Buildings' at the end of this Section.

- C.33 The building should have a residential use.
- C.34 Keep and repeat the existing setback from the front boundary (or minimum setback of 6m which ever is the greater).
- C.35 Keep and repeat verandahs at the front of buildings.
- C.36 Keep and repeat the scale of nearby historic buildings, with no building exceeding 10m in width at the front wall.
- C.37 Avoid having rooms in the roof which are larger than 60% of the floor area of the ground floor covered by the same roof.
- C.38 Avoid constructing buildings of similar scale to the existing residential flat buildings.

Character of Additions and New Dwellings

- C.39 New building works should respect the scale of historic buildings but should not copy their style or details (such as by reproducing small panel windows). It is appropriate for the new work to be in a contemporary style.

Utilities

- C.40 Aerials, antennae, air conditioning units, hot water systems, communication devices rainwater tanks, roof vents, skylights, solar panels and the like should not be visible from the streetscape or a public place.

Garages, carports and other ancillary development

- C.41 Garages and carports should not become a prominent part of the streetscape.
- C.42 Back garden placement of garages, carports and other utility buildings must be separate from the main building.

- C.43 Carports may be sited beside the house but only where they:
- i) are constructed of lightweight frame of timber or metal
 - ii) stand at least 1 metres back from the front wall of the building and would not be a feature in the streetscape, and
 - iii) are not attached to the building and would not obstruct light and air into the building.
- C.44 Avoid creating new vehicular access driveways off Sorrell Street or anywhere in the North Parramatta Conservation Area.
- C.45 Avoid integrating garages into the facades of new buildings, except at the rear of allotments with access to two street frontages (eg laneway frontage) or with access to Trott Street.

Fences

- C.46 Use low light-weight fences along the front boundary, such as timber picket fences with square tops, or timber frame fences with wire panels, which are common in the area.
- C.47 Front fences are not to exceed 1.2 metres in height.
- C.48 Open wire or other metal fences are permissible provided shrubs, hedges or vines are planted to cover the fence.

Public Lands

- C.49 Avoid change to existing stone kerbs and gutters. If repairs are needed, reuse stone for both kerbs and gutters.
- C.50 Avoid planting of shrubs and trees that will obscure the views along the streets for pedestrians.
- C.51 Avoid designs that involve major changes to the street pavement, such as chicanes, wide paved speed bumps or decorative paving.

7.10.1.5 EXISTING SIGNIFICANT BUILDINGS

The following buildings together demonstrate the history of the area and contribute to its significance. They must be retained, together with their original features.

NORTH PARRAMATTA CONSERVATION AREA

- Fennell Street: 2*, 4*, 9*, 11*, 12*, 16*, 17, 18*, 20*, 21*, 23, 22*, 24*
- Grose Street: 1*, 6*, 8*, 9, 10*, 12*, 13, 15*, 17*, 19*, 20*, 22*, 24
- Harold Street: 1, 2, 3, 5
- O'Connell Street: 40-42*, 44, 46, 48, 56, 60, 62*, 72*, 74*, 76*
- Trott Street: 1*, 2*, 3*, 3c*, 5, 9*
- Villiers Street: 1, 3, 9

SORRELL STREET CONSERVATION AREA

- Albert Street: 44*, 54*
- Gladstone Street: 1, 4
- Grose Street: 44*, 46*, 48.
- Isabella Street: 8*, 10*, 12A*, 14*, 25*
- Sorrell Street: 31, 33, 36, 40*, 42, 44*, 48, 50*, 51A, 52*, 53*, 54*, 54A (north of Endrim) 56, 60*, 62*, 63*, 64*, 66*, 68A*, 70*, 72*, 75*, 76*, 77*, 78*, 79*, 80*, 81*, 82*, 86*, 88*, 90*

* Heritage Item

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ROSEHILL WARD

7.10.2 SOUTH PARRAMATTA CONSERVATION AREA

The location of South Parramatta Conservation Area is depicted in Figure 7.10.2.1.

7.10.2.1 HISTORY

This area includes two rural grants to Meehan and to Norris. Development to the south of Parramatta township occurred later than that to the north, and the 1855 Street Alignment Plan shows very few buildings in this area. In 1855 the railway from Sydney to Parramatta Junction (now Granville) terminated near Meehan's grant. Anticipating a demand for housing close

to the terminus, Meehan's land was subdivided into 22 allotments of 50 feet x 150 feet and auctioned in 1856. When the railway was extended to Parramatta in 1860, the subdivision lost its attraction. Nevertheless, modest but slow development did occur, most aimed at the rental market. Brickmaking was also occurring at that time along A'Becketts Creek. Ten houses remain from this early period. All stand on or close to the front fence.

The 1880s saw rapid suburban expansion throughout Sydney. In South Parramatta, Norris's grant was subdivided and more houses built. Rental housing remained important. Some allotments were amalgamated and re-subdivided for smaller lot housing. The Detail Survey of 1895 shows 104 buildings scattered through the Conservation Area at that time. Eleven were later demolished for the park and eight went in recent years for the flats in Lennox Street. Forty- seven of those 104 houses remain today – a very high retention rate.

Houses continued to be built in the early years of last century, 28 of which remain intact. They stand further from the front fence than the earlier cottages. In the 1920s, Sydney experienced another rash of suburban development, at which time all houses on the western side of Alma Street and most of those on the eastern side of Denison Street were built. Other houses were built on vacant allotments scattered throughout the area. Front gardens were deeper than previously, gardening being at that time an important part of suburban living. Crimea Street was the important cross street, linking Church Street with Pitt Street, and small groups of shops were built on corner positions to serve this passing trade and local needs. Some vacant allotments remained, however, until the 1960s. Since then some earlier houses have been demolished for new development, or altered comprehensively in attempts to update them.

7.10.2.2 DISTINCTIVE CHARACTERISTICS

- Gently sloping landforms on either side of A'Becketts Creek and views across houses and the park to city buildings beyond.
- That most of the original regular 50 by 150 foot allotments remain.
- Contains single storey freestanding dwellings or pairs of semis separated from the street and neighbours by planted garden space.
- There is a consistency in the scale of mostly single storey houses.

- Few street trees so buildings enclose street space.
- Enclosed character reinforced by:
 - Width of allotment - 50 feet or less.
 - Early buildings built on or close to front fence.
 - Groups of early cottages on narrow lots built close together and close to the street.
 - Small groups of one or two storey shops at or near the corner.
- Houses stand parallel to the street.
- Predominance of modest houses dating from 1850s - 1960s which collectively show how the area has grown, and which provide the historic significance and character of the area.
- Limited range of building materials - brick, timber, fibro, tiles and iron.
- Age of the houses often apparent by the depth of the front garden from 1 – 8 metres.
- Space between building line and front fence is without garages or carports.
- Pattern of narrow driveway openings beside most houses leading to backyard garages.
- Front gardens visible from the street over low fences, generally of lightweight material such as timber or wire mesh on timber frame.
- Familiar suburban timber paling fence to side and back boundaries.

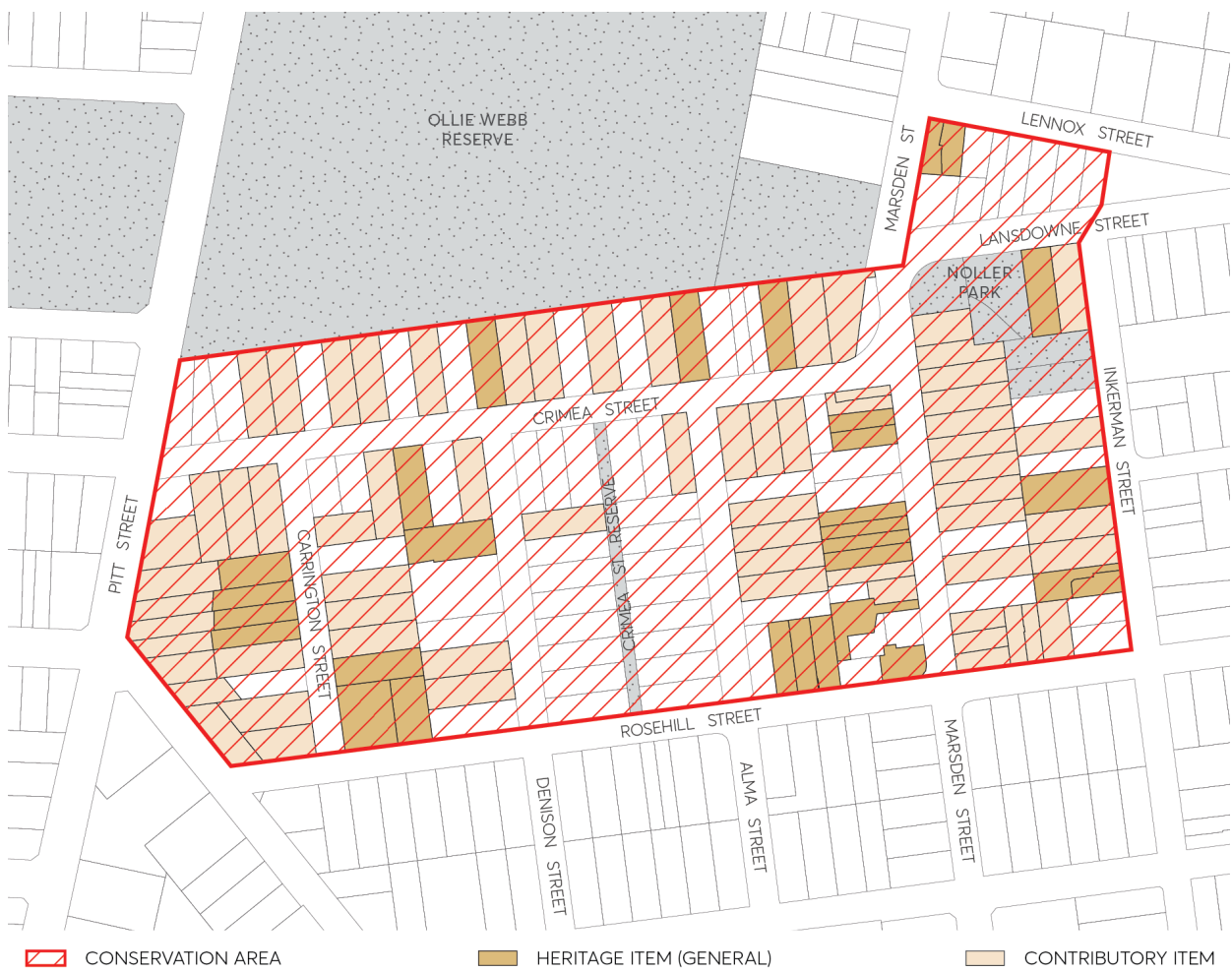


Figure 7.10.2.1 – South Parramatta Conservation Area

7.10.2.3 STATEMENT OF SIGNIFICANCE

This area is the earliest remaining example in Parramatta of a speculative private subdivision related to the railway. The pattern of subdivision remains along with a very intact collection of early pre-1900 cottages. The consistently single storey scale of most of its housing and associated shops, and the range of building styles, from the 1850s to the 1960s, clearly demonstrate the way in which this suburb gradually developed and allows its history to be understood.

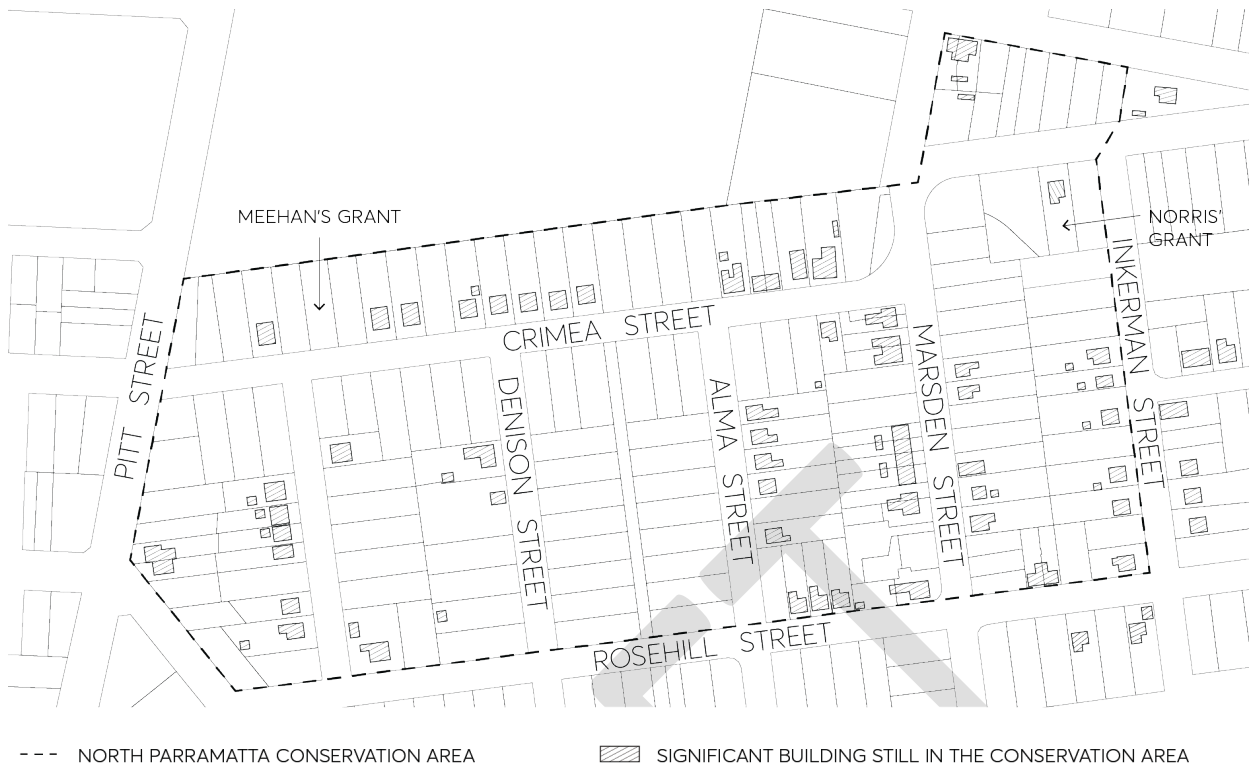


Figure 7.10.2.2 – Significant characteristics of South Parramatta Conservation Area

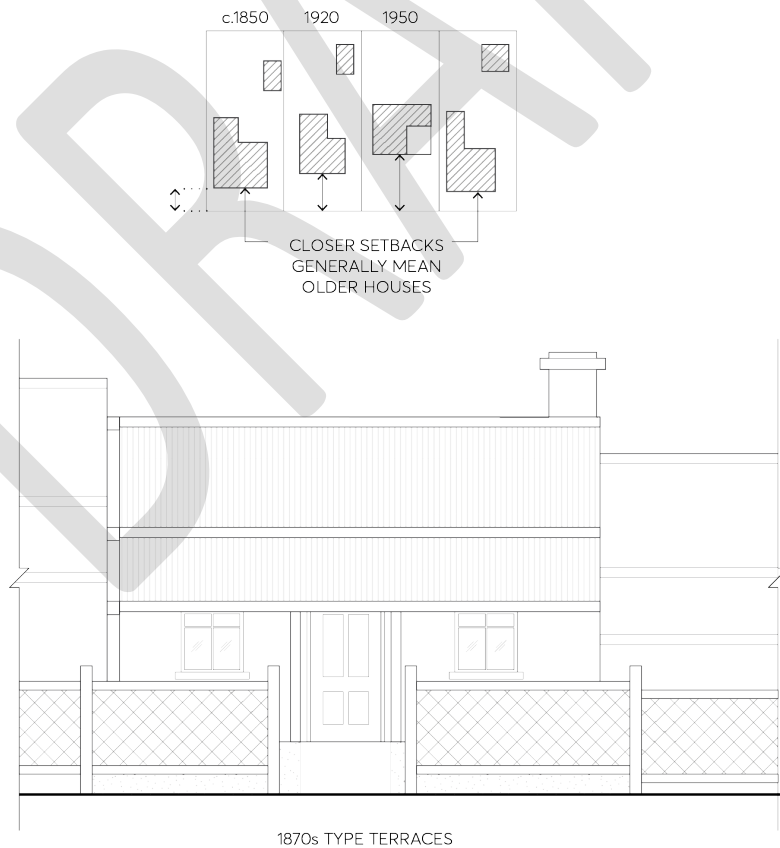


Figure 7.10.2.3 – Typology and Siting - South Parramatta Conservation Area

7.10.2.4 PROVISIONS

Development should be in accordance with the general provisions under Section 7.4 of this DCP and the additional specific provisions below:

Objectives

- O.01 Maintain the single storey character of the area's streetscape.
- O.02 To ensure new developments and additions complement and are sympathetic to the existing character of the conservation area.

Controls

Subdivision

- C.01 Consider re-subdivision along the length of the allotment where it would not affect the setting of an existing building listed at the end of this Clause, or the character of the street.
- C.02 Avoid re-subdivision across line of subdivision or by amalgamation of back garden space.
- C.03 Torrens Title subdivision for dual occupancy development is not permitted.
- C.04 Strata Title subdivision for dual occupancy development is permitted at the rear of properties where the proposed new development complements and is compatible with the existing character of the conservation area and retains an adequate curtilage for significant contributory buildings or heritage items.

Siting and Garden Area

- C.05 Maintain the historical pattern of development of detached dwellings with front and side gardens.
- C.06 Keep spaces around and between buildings.
- C.07 Keep at least 50% of the site for garden area.
- C.08 Keep driveways to garages/carports in back yards.
- C.09 Ensure similar side boundary setbacks to those existing.
- C.10 Avoid additions to the front or side of an existing house. Linked pavilions or skillions at back of a house are supported as a form of additions.
- C.11 Detached additions may be permitted at the rear of properties, behind existing buildings, and a minimum distance of 20 metres from the front street alignment. Adequate deep soil areas and tree planting are to be provided between the existing and new buildings.
- C.12 In accordance with the *Parramatta LEP 2023*, detached dual occupancy development can be considered for the rear of properties for lots that have a minimum area of 600m².

- C.13 New buildings associated with dual occupancy development should be located at the rear of properties, behind existing buildings, and a minimum distance of 20 metres from the front street alignment. The preference is for new buildings to be detached and set further back towards the rear of the property. Adequate deep soil areas and tree planting are to be provided between the existing and new buildings.
- C.14 New buildings should not be constructed with zero side setbacks except on lots narrower than 10 metres.
- C.15 Rear setbacks for detached additions, secondary dwellings or dual occupancy development are to be a minimum of 15% of site length.

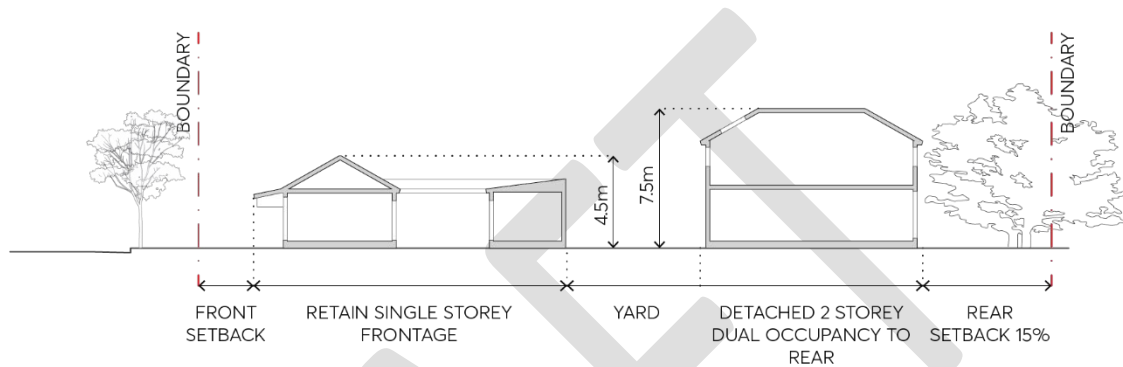


Figure 7.10.2.4 – New additions, dual occupancies

Alterations and Additions

- C.16 Avoid painting or re-skinning original brick walls.
- C.17 All additions to existing single storey buildings shall be limited to a single storey and additions to existing two storey buildings shall be limited to two storeys.
- C.18 Detached additions may be permitted to a height of 7.5 metres. Any second storey shall be contained within the roof of the building.
- C.19 Additions to a height of 7.5 metres should be no more than two levels (inclusive of an attic or a mezzanine) at any given point.

New Development

- C.20 The maximum height of dual occupancy development or a secondary dwelling shall be 7.5 metres. Any second storey shall be contained within the roof of the building.
- C.21 New buildings associated with dual occupancy development and secondary dwellings are to be designed and sited so that the existing building on the site remains the visually dominant element, and so that the new buildings have limited or no visibility. This is particularly important if the existing building is a heritage item or contributory building.
- C.22 The materials, detailing and colours of new buildings are to be sympathetic to the existing house on the property if it is a heritage item or contributory building and to the character of the conservation area.

- C.23 New buildings are not to be designed as a copy of historic buildings in the area, but rather are to have a design that complements the character of the heritage conservation area.
- C.24 Roofs should be hipped or gabled pitched and should not exceed 35 degrees in pitch. Rooms in roof can be considered where ventilated only by flat, in-plane skylights.
- C.25 Setback of 8 metres or more for any new house.
- C.26 Side driveway access to garage in backyard.
- C.27 Materials for new buildings of face or common bricks, timber or fibro, with terracotta tile or corrugated steel roofs.
- C.28 Avoid boundary-to-boundary development which prevents garages and carports being located in the rear yard. In exceptional cases, where the lot is less than 10 metres wide, a front garage may be integrated with a new house, providing that it is setback from the front wall of the house by a minimum of 1 metres and its design and construction avoids negative impact on the streetscape.
- C.29 Avoid hearted, speckled, multi-coloured or textured bricks in light colours.
- C.30 Avoid imitation slate or obtrusively coloured roofing materials.
- C.31 Any development application for a dual occupancy development is to be accompanied by measures that provide for the conservation and upgrade of the existing house on the property and contributes to the positive qualities of the streetscape. Measures may include the reconstruction or restoration of original elements and or the removal of unsympathetic alterations and additions, including inappropriate building elements.

Utilities

- C.32 Aerials, antennae, air conditioning units, hot water systems, communication devices rainwater tanks, roof vents, skylights, solar panels and the like should not be visible from the streetscape or a public place.

Garages, carports and other ancillary development

- C.33 Keep side driveways free of structures. In exceptional cases, where the lot is less than 10m wide, a front garage may be integrated with a new house, providing that it is setback from the front wall of the house by a minimum of 1 metres and its design and construction avoid negative impact on the streetscape.
- C.34 Paved standing space to the side of a house may be allowed where it is not possible to create a garage or carport.
- C.35 For garages and carports use lighter weight cladding materials such as timber, timber weatherboards or corrugated iron.
- C.36 Only one driveway should be permitted for each allotment and its width is to be minimised. Driveways should not include provision of passing bays.

- C.37 New and replacement driveways should be created of gravel and brick paving unless there are engineering reasons preventing the use of these materials.
- C.38 Garages and carports should not be integrated with the house or be located at side driveways except where the allotment is less than 10 metres wide.

Fences

C.39 Fences at the following properties must be retained:

- Crimea Street: Nos 17, 19, 21, 33
- Denison Street: Nos 10, 11, 16*

* Heritage Item

- C.40 For front boundaries, continue with fences of varied unobtrusive lightweight materials such as timber or wire mesh on timber frame with hedges if desired. Hedges could be planted along the fence if desired.
- C.41 Existing, timber framed fences sheeted with corrugated iron should be maintained, and where necessary, replaced with a fence of the same height and materials.
- C.42 High front privacy walls of brick, timber or brush are not acceptable.
- C.43 New brick front fences are not acceptable, except where there is evidence of an earlier brick fence lost or changed since its construction.
- C.44 Colorbond steel fences are not to be used for side and rear boundaries. Pool, mesh, woven wire and metal slat fences and gates are not to be used within the front setback.
- C.45 Rear fences for lots on Crimea Street backing onto Ollie Webb Reserve are to match front fence requirements.

Public Lands

- C.46 Conserve and enhance those elements of the public domain which contribute to an understanding of the history of the area.
- C.47 Improve the residential amenity of the area by screening structures which intrude upon that amenity.
- C.48 Improve public enjoyment of public open spaces and views.
- C.49 Maintain and restore (where they remain beneath the bitumen) the sandstone kerbs and gutters in Lansdowne and Inkerman Streets.
- C.50 Prepare, plant and maintain a landscape plan for the drainage easement and park between Inkerman and Glebe Streets. This plan will need to respond to the modest historic suburban character of the area.

7.10.2.5 EXISTING SIGNIFICANT BUILDINGS

The following houses which are shown on the 1895 Detail Survey must be retained, together with their original features:

Houses built between 1850s and 1880s

- Inkerman Street: No 40* (c1870)
- Lennox Street: Nos 1* and 3* (1850s-1860s)
- Marsden Street: Nos 44* 46* 48* 50* (1880s); 56* 58* (1860)

Houses Built From 1880s - 1895

- Alma Street: Nos 6, 8, 10
- Carrington Street: Nos 4, 9*, 11*, 13*, 15*
- Crimea Street: Nos 6*, 25*, 26*, 34, 42
- Denison Street: No 16*
- Inkerman Street: No 34*
- Lansdowne Street: No 5*
- Marsden Street: Nos 38*, 39, 40B, 41, 42, 60, 62
- Pitt Street: No 58
- Rosehill Street: Nos 10*, 12*, 14*, 16, 18

* Heritage Item

Any building not listed above but located on the site of a building shown on the 1895 Detail Survey should not be demolished until Council has examined the building for any evidence of the structure extant in 1895.

The following buildings constructed since 1895 must be retained:

Federation houses of the 1900s - c1920

- Carrington Street: No 3
- Crimea Street: Nos 5, 9, 12*, 13, 18, 30, 33A, 40
- Denison Street: No 6
- Inkerman Street: Nos 38, 44
- Lansdowne Street: No 7
- Marsden Street: Nos 23, 25, 27, 31, 35, 37, 43, 45, 47, 49, 51
- Rosehill Street: No 20

Bungalows of the 1920s & 1930s

- Alma Street: Nos 1, 3, 5, 7, 9, 11, 13, 15
- Carrington Street: No 5
- Crimea Street: Nos 8, 8A, 11, 15, 16, 17, 19, 23, 31, 38, 46
- Denison Street: Nos 4, 9, 10, 11, 13, 15, 17, 19
- Inkerman Street: No 32
- Lansdowne Street: Nos 2, 4, 6A, 8, 9, 10, 12
- Marsden Street: Nos 23, 33, 49, 51

Where possible, the following intact early post-war buildings should be retained: Intact Houses of late 1940s & 1950s

These houses complete the developmental history of this area. Their scale, siting, setbacks and materials complement the character of the area. Their conservation is to be encouraged:

- Alma Street: No 4
- Carrington Street: Nos 1, 6, 7, 8, 12
- Crimea Street: Nos 2, 3, 4, 7, 14, 21, 22, 24, 27, 33, 33B, 36
- Denison Street: Nos 8, 21
- Inkerman Street: No 36
- Pitt Street: Nos 52, 54, 56
- Railway Street: Nos 101, 103, 105
- Rosehill Street: No 2

7.10.3 HARRIS PARK WEST CONSERVATION AREA

The location of Harris Park West Conservation Area is depicted in Figure 7.10.3.1.

7.10.3.1 HISTORY

The building of the railway from Sydney to Blacktown (completed in 1860), including a station at Harris Park, stimulated subdivision and closer settlement of this area which had been used for many years for pastoral purposes. The area close to the railway station at Harris Park was privately subdivided in the 1870s and 1880s, with lots narrower and smaller than those in the government subdivided town area. The majority of houses in this area were built before 1895.

7.10.3.2 DISTINCTIVE CHARACTERISTICS

- Intimate scale of the area - allotments are mostly 30ft, compared to the wider allotments east of Harris Street.
- Predominance of small cottages (mostly single storey) with some terrace houses and other dwellings.
- Age of buildings - mostly developed in the late 19th century, with a few early 20th century dwellings and shops, and some flats from the 1960s.

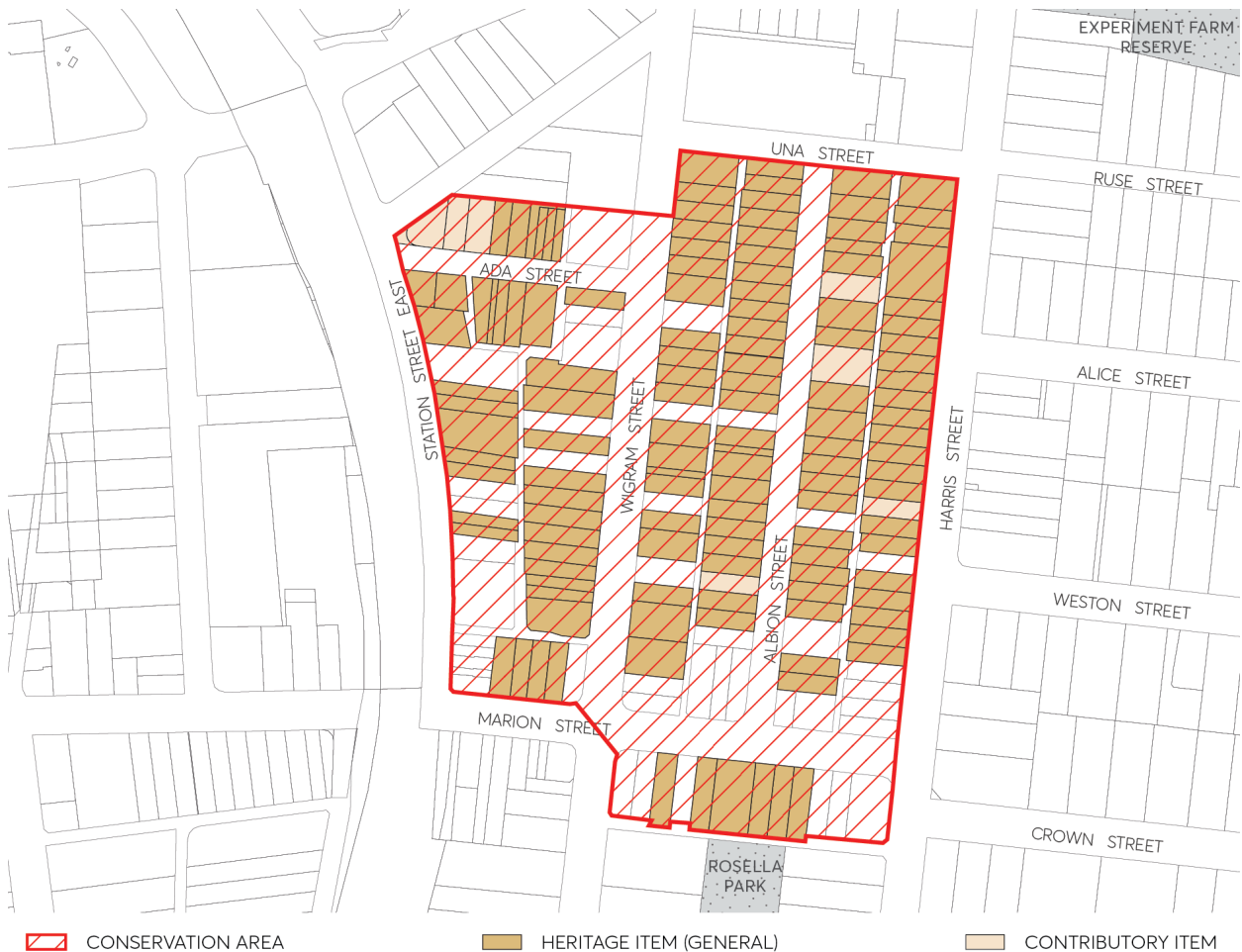


Figure 7.10.3.1 – Harris Park West Conservation Area

7.10.3.3 STATEMENT OF SIGNIFICANCE

The area demonstrates an early 1870s-90s subdivision and speculation of modest residential development part of colonial surgeon John Harris' land grant, made in response to the railway. Many of the original houses remain and it retains a consistency of development with narrow lots, back lanes and small scale, simple form timber and brick cottages, built close together. The use of timber was typical in many parts of Sydney but is now rare. This area is important because it provides evidence of mid-19th century subdivisional and surveying practice and with the relative absence of modern development is the most consistent historical urban area in central Parramatta.

7.10.3.4 PROVISIONS

Development should be in accordance with the general provisions under Section 7.4 of this DCP and the additional specific provisions below:

Objective

- O.01 Protect all the attributes which contribute to the heritage value and character of the Harris Park West Conservation Area, and to maintain and improve its residential amenity.

Controls

Subdivision

- C.01 Maintain the subdivision pattern characterised by narrow allotments of a generally regular width, and back lanes.

New Development

- C.02 Wall height for new buildings and extensions to existing buildings should not exceed 3.6 metres or higher than the ridge line of the existing house.
- C.03 Hipped and / or gabled roofs should have a pitch not greater than 45 degrees.
- C.04 Additional rooms above the main body of the house are not permitted where alteration to the existing roof shape would be needed.
- C.05 Avoid use of dormer windows and mansard roofs. Rooms in the roof may be considered only where they are ventilated by flat in-plane skylights on the rear face of the roof.
- C.06 For extensions, the same material as the existing house, or lighter weight materials, such as painted timber, fibro or corrugated iron should be used.

Utilities

- C.07 Aerials, antennae, air conditioning units, hot water systems, communication devices rainwater tanks, roof vents, skylights, solar panels and the like should not be visible from the streetscape or a public place.

Garages

- C.08 Garages and carports are to be separated and detached from the main house, accessible from the rear lane.
- C.09 Avoid new crossovers from streets, any garages or carport structures in the front yard and garages integrated with the house.

Fences

- C.10 New front fences are to be no higher than 1.2 metres. Timber picket fences will generally be appropriate.
- C.11 For side and back boundaries, continue the use of timber paling fences and avoid modern metal clad fencing systems.

7.10.3.5 EXISTING SIGNIFICANT BUILDINGS

The following buildings together help to demonstrate the history of the area and contribute to its significance. They should be retained.

- Ada Street: all buildings

- Albion Street: all buildings except nos. 1, 8, 22, 23, 24, 40
- Harris Street: all buildings except 56, 58, 60, 62, 74, 80
- Marion Street: 42*, 44*, 46*, 48*, 65*, 69*, 71*, 73*, 75*, 77*, 79*
- Station Street East: 22*, 24*, 34*, 36*, 38*, 42*
- Wigram Street: all buildings except 53, 55, 65a, 69, 73A, 81, 82, 86, 91, 96, 100, 104-108, 110, 116

* Heritage Item

7.10.3.6 APPLICATION OF PART 9 – PARRAMATTA CITY CENTRE CONTROLS

The following land parcels within the Harris Park West HCA also fall within Part 9 – Parramatta City Centre. This is illustrated in Figure 7.10.3.2 below.

- Ada Street: 2A, 2, 4, 5, 8, 10



Figure 7.10.3.2 – Land parcels that fall within the Parramatta City Centre boundary

7.10.4 EXPERIMENT FARM CONSERVATION AREA

The location of Experiment Farm Conservation Area is depicted in Figure 7.10.4.1.

7.10.4.1 HISTORY

This Conservation Area largely consists of 30 acres of James Ruse's Experiment Farm. Governor Phillip established a hut for Ruse in a clearing on this land in 1789, to test an experienced farmer's ability to become self-supporting in this apparently alien land. By early 1791 the experiment had succeeded, and Ruse's 30 acre grant was confirmed. In 1793 Ruse sold the land to Surgeon John Harris, whose large land grant stretched west from present day Good Street. Harris built Experiment Farm Cottage on the rise above Clay Cliff Creek in approximately 1829.

The land remained in open pasture until the Harris family began to subdivide in the 1870s. The first subdivisions were close to the railway station and it was not until the 1880s that subdivision began on the land east of Harris Street. However, development was slow and it was not until the period 1910-1930 that much of the housing was built with the greatest growth during the 1920s, Sydney's great period of post-war suburban expansion.

In 1960 the National Trust purchased Harris cottage and in the 1970s a number of houses around Experiment Farm Cottage were demolished to provide it with a garden and appropriate setting.

7.10.4.2 DISTINCTIVE CHARACTERISTICS

- A north facing hillside sloping from the top of the ridge in Crown Street down to Clay Cliff Creek (now channelled through parkland). The natural shape of the land remains visible as the houses have been built without cut and fill.
- A sense of spaciousness provided by wide straight streets (some with views east to the city centre), generous lots, wide setbacks between houses and hipped roofs.
- The pattern of suburban development - mostly single storey free standing dwellings separated from the street and neighbours by planted garden space.
- Two subtly different residential precincts:
 - South of Alice Street with a predominance of substantial houses of 1910-1930.
 - North of Alice Street, a 1920s subdivision containing modest houses built over a short period of time and opening to views of parkland and the tree cover hills to the north.
- The predominance of brick as a building material, with tiles and occasionally slate, as a roof cladding.
- Each building stands parallel to the street.
- Front gardens uncluttered by garages and visible from the street over fences. A considerable number of original brick fences remain.
- The familiar suburban paling fence to side and back boundaries.
- Some very obvious intrusive buildings which disrupt the visual harmony of the area.

- The focus of the Conservation Area, Experiment Farm Cottage, on the rise above Clay Cliff Creek and surrounded by open space.
- Unifying and enclosing effect of street trees which also helps screen intrusive buildings of more recent construction and cools pavements in summer.

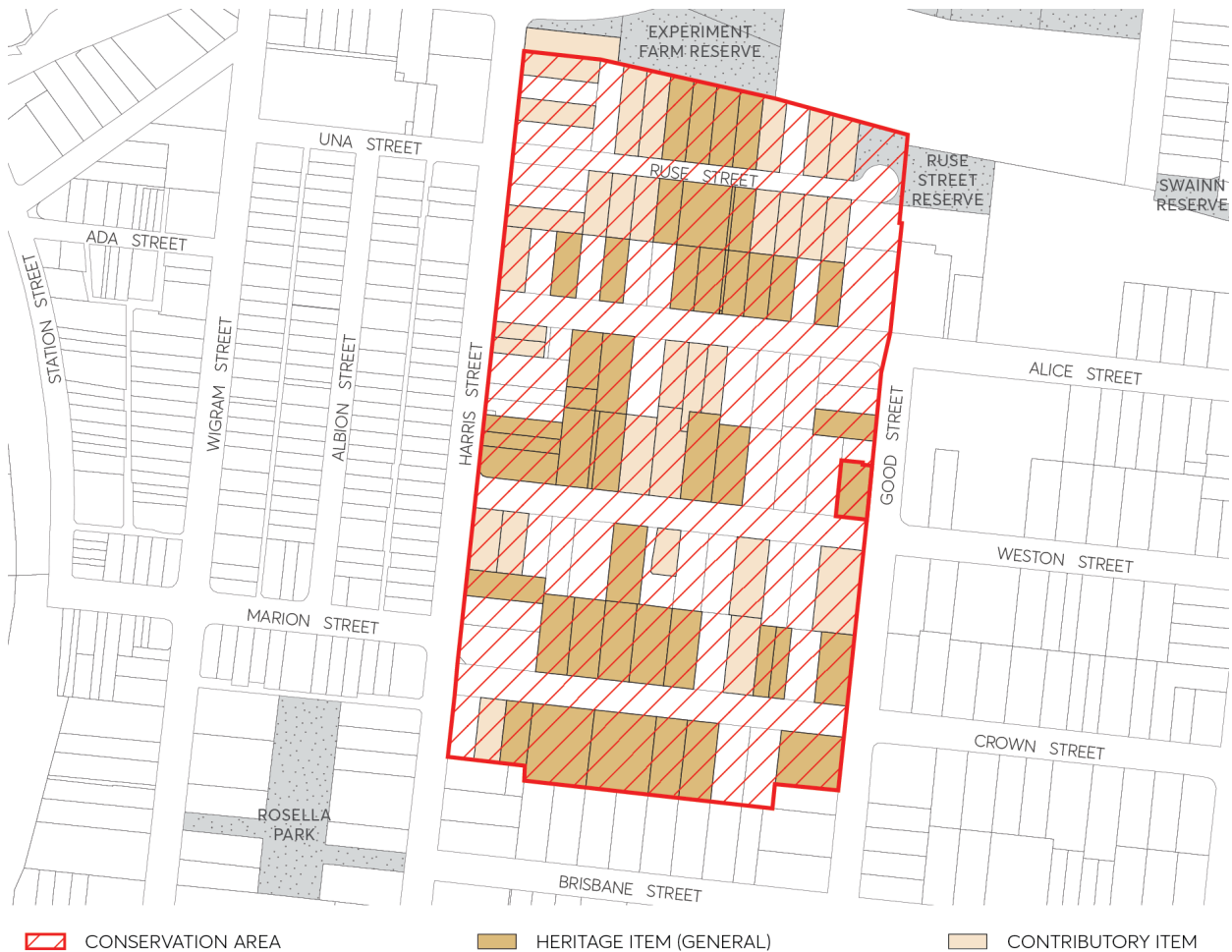


Figure 7.10.4.1 – Experiment Farm Conservation Area

7.10.4.3 STATEMENT OF SIGNIFICANCE

Through its subdivision alignments this Conservation Area clearly shows the outline of the first grant proclaimed in Australia to James Ruse and the two periods of its subdivision from the Harris Estate. Many of the allotments retain the original house built after subdivision.

Though the consistency of development with large lots, age, scale, shape, siting, setbacks and materials, the houses provide a visual coherence representative of Sydney's early 20th century middle class suburban development.

7.10.4.4 PROVISIONS

Development should be in accordance with the general provisions under Section 7.4 of this DCP and the additional specific provisions below:

Objectives

- O.01 Protect all the attributes which contribute to the heritage value and character of the Experiment Farm Conservation Area, and to maintain and improve its residential amenity.
- O.02 Ensure that Experiment Farm will always have an appropriate setting so that it can continue to tell the history of Colonial Australia to citizens and international visitors.
- O.03 Protect the pattern of the Harris estate subdivision and its remaining original houses.
- O.04 Maintain the low scale suburban character of the area.

Controls

Subdivision

- C.01 Maintain the historic 1880s and 1920s subdivision patterns.
- C.02 Avoid subdividing properties into narrower lots because it will change the pattern of subdivision.

Views

- C.03 Keep and enhance public views from streets and between houses to the city centre and north over the Parramatta River.
- C.04 Keep and where necessary, reinstate identified historic views including those identified in Appendix 3.
- C.05 Keep the sense of space and private views between buildings.
- C.06 Wall height for new buildings and extensions to existing buildings should not exceed 3.6 metres, or higher than the ridge line of the existing house.
- C.07 Hipped and / or gabled roofs should have a pitch not greater than 35 degrees.
- C.08 Additional rooms above the main body of the house are not permitted where alteration to the existing roof shape would be needed.
- C.09 Avoid use of dormer windows and mansard roofs. Rooms in the roof may be considered only where they are ventilated by flat in-plane skylights on the rear face of the roof.

New development

- C.10 Keep and repeat use of face or common bricks (no hearted, speckled, multi coloured or textured bricks in light colours should be used) or painted timber, or painted timber, with terracotta tile, slate or corrugated iron roofing.

- C.11 Avoid rendered and painted masonry external walls, imitation slate or obtrusively coloured roof covering.
- C.12 Maintain the established pattern of back garden placement of garages, sheds and other utility buildings with one opening per allotment for single car access.

Driveways

- C.13 Driveways to be made of concrete, bitumen, gravel, dark bricks or other non- intrusive materials, which do not continue over footpath space. Wheel tracks with central grass / planting are preferred to fully paved driveway space.
- C.14 Driveways should not continue over footpath space.

Fences

- C.15 For new front fences, brick fences are not to be greater than 1.2 metres in height, Picket fences will generally not be appropriate, except where established to replace a known original picket fence.
- C.16 Encourage retention and use of timber paling fences to side and back boundaries.
- C.17 The following historically significant front fences must be retained:

- Alice Street, Nos 10*, 22*, 24*, 28*
- Crown Street, Nos 2*, 3, 4*, 10*, 14, 16*
- Ruse Street, Nos 3, 5, 6, 14, 15, 17, 19, 20, 2
- Good Street, Nos 144*
- Harris Street, Nos 59, 81, 83
- Weston Street, Nos 68, 77*, 85*, 86

*Heritage Item

7.10.4.5 EXISTING SIGNIFICANT BUILDINGS

The following buildings together help to demonstrate the history of the area and contribute to its significance. They should be retained.

- Alice Street, Nos 2, 3*, 5*, 6*, 9, 10*, 11, 11A, 22*, 24*, 28*
- Crown Street, Nos 2*, 3, 4*, 5*, 6*, 7*, 8*, 10*, 11*, 14, 16* 18*, 22*
- Good Street, Nos 144*, 148*
- Harris Street, Nos 59*, 65*, 67*, 69*, 77, 79, 81, 89, 91, 93, 95
- Ruse Street, Nos 1, 3, 4, 5, 6, 14, 15, 16, 17, 19, 20, 21, 22
- Weston Street, Nos 68, 69*, 72, 77, 78, 79*, 80, 81, 83, 84, 85*, 86, 87*

*Heritage Item

7.10.5 ELIZABETH FARM CONSERVATION AREA

The location of Elizabeth Farm Conservation Area is depicted in Figure 7.10.5.1.

7.10.5.1 HISTORY

From 1793, John McArthur was granted and acquired a vast estate of over 1000 acres where he and his wife Elizabeth carried out some of the first Australian experiments in merino sheep breeding and agriculture. Their house remains today as the oldest surviving European building on the continent with evidence of its growth from a humble cottage of 1793 to a comfortable family home completed in the 1830s.

The estate remained in pasture until the 1880s when some parts near Granville station were subdivided for suburban development, with other subdivisions quickly following. One of the last subdivisions of the estate was of the land left around the house, called the Macarthur Estate and auctioned in 1906.

It is this historic subdivision which forms the major part of this Conservation Area, part of a coordinated subdivision plan across Harris Park based on the standards for subdivision set down in 1829. It straddled the municipal boundary (Clay Cliff Creek) between Parramatta (to the north of the creek) and Granville. By the 1930s most of the Granville allotments had been built on, and just over 50% of those houses remain, leaving a consistency of house age, style, size and materials still very apparent today.

The erratic flooding and course change of Clay Cliff Creek discouraged much suburban growth north of Elizabeth Farm House until after 1940 when the creek was channelled. This, combined with Australia's post-war migration program, saw a rapid increase in population and another great period of suburban development. Some modest cottages dating from the time of subdivision were built. These remain today, surrounded by the brick and fibro cottages of the 1940s and 1950s.

7.10.5.2 DISTINCTIVE CHARACTERISTICS

- Siting on the southern slopes of the Parramatta River valley with views into the precinct from roads, river and University, and views out to Parramatta River and valley slopes to the north.
- The central focus of the conservation area is the remnant colonial planting and glimpses of roofs and buildings of Elizabeth Farm and surrounding public reserve and the remaining historical views and visual relationships between the Farm and the other early buildings in the district.
- North/south orientation of most lots providing northerly aspect and private views for each house to houses, trees and parkland beyond the pattern of subdivision - most of the 1906 1 (one) chain (20m) x 2.5 chains (50m) government standard allotments and 10 chains (200m) street blocks remain.
- The pattern of development - single storey freestanding houses separated from street and neighbours by planted garden space.

- Sense of spaciousness provided by wide straight streets, generous lots, wide setbacks between houses and hipped roofs.
- Generous private back gardens.
- Front gardens uncluttered by garages.
- Front gardens visible from street over fences generally of brick, timber or wire on timber frame.
- Visual coherence and consistency of area provided by:
 - Similarity of scale - single storey.
 - Hipped and gabled roofs, most pitched at less than 35 degrees.
 - Regular house setbacks of 6 - 8 metres.
 - Houses sited parallel to street.
 - Age of buildings - majority of the 1920s.
 - Unity of materials - red-brown bricks, timber or fibro.
 - Unifying and enclosing effect of street tree planting south of Alice Street.



Figure 7.10.5.1 – Elizabeth Farm Conservation Area

7.10.5.3 STATEMENT OF SIGNIFICANCE

This area provides an appropriate low scale suburban setting for Elizabeth Farm House, and retains and provides opportunities to reinstate important historic views to and from the House from within and outside the area. It is the core of and demonstrates one of the last Macarthur grant subdivisions. This government standard subdivision pattern remains (including road widths and allotment size), together with most of the original houses and large gardens. Through the consistency of scale, form, siting setbacks, materials and street planting, the area retains a visual coherence representative of Sydney's early 20th century middle class suburbs.

7.10.5.4 PROVISIONS

Development should be in accordance with the general provisions under Section 7.4 of this DCP and the additional specific provisions below:

Objectives

- O.01 Protect all the attributes which contribute to the heritage value and character of the Elizabeth Farm Conservation Area, and to maintain and improve its residential amenity.
- O.02 Maintain the existing natural landform which helps explain the siting and setting of Elizabeth Farm.
- O.03 Maintain and enhance public views from streets and between houses to the north over the Parramatta River.

Controls

Subdivision

- C.01 Maintain existing site levels.
- C.02 Maintain the historical pattern of the 1906 Macarthur Estate subdivision around Elizabeth Farm.

Views

- C.03 Keep and, where necessary, reinstate identified historic views including those identified in Appendix A2.1
- C.04 Keep the sense of space and private views between buildings.
- C.05 Wall height for new buildings and extensions to existing buildings should not exceed 3.6 metres, or higher than the ridge line of the existing house.
- C.06 Hipped and / or gabled roofs should have a pitch not greater than 35 degrees.
- C.07 Additional rooms above the main body of the house are not permitted where alteration to the existing roof shape would be needed.

- C.08 Avoid use of dormer windows and mansard roofs. Rooms in the roof may be considered only where they are ventilated by flat in-plane skylights on the rear face of the roof.

New Development

- C.09 New development should be single storey with a maximum wall height of 3.6 metres.
- C.10 Additions to existing buildings should not be higher than the ridge line of the existing house.
- C.11 Hipped and/or gabled roofs are desirable, with a pitch not exceeding 45 degrees. Rooms in the roof may be considered but only where they are ventilated by flat in-plane skylights on rear face of building.
- C.12 A setback of at least 8 metres is required for any new house.
- C.13 Materials for new buildings should be face or common brick (no hearted, speckled, multi coloured or textured bricks in light colours should be used) or painted timber with terracotta tile, slate or corrugated steel roofs.
- C.14 Avoid boundary to boundary development that does not enable garages and carports to be located in the backyard. In exceptional cases, where the lot is less than 10 metres wide, a front garage may be integrated with a new house, providing that it is set back from the front wall of the house by a minimum of 1 metres and its design and construction does not have a negative impact on the streetscape.
- C.15 Avoid rendered and painted masonry external walls, imitation slate or obtrusively coloured roof covering
- C.16 Avoid hearted, speckled, multi coloured or textured bricks in light colours.

Utilities

- C.17 Aerials, antennae, air conditioning units, hot water systems, communication devices rainwater tanks, roof vents, skylights, solar panels and the like should not be visible from the streetscape or a public place.

Garages

- C.18 Maintain the established pattern of back garden placement of garages, sheds and other utility buildings detached from the main house. Maintain the established pattern of one opening per allotment for single car access.

Driveways

- C.19 Driveways to be made of concrete, bitumen, gravel, dark bricks or other non-intrusive materials, which do not continue over footpath space. Wheel tracks with central grass/planting are preferred to fully paved driveway space.

Fences

- C.20 Continue the common practice of building front fences no higher than 1.2 metres and of varied unobtrusive lightweight materials such as timber or wire mesh on timber frame with hedges.

- C.21 Where existing, timber framed fences sheeted with corrugated iron should be maintained, and where necessary replaced with fence of same height and materials.
- C.22 Avoid establishing new brick fences, except where there is evidence of an earlier brick fence, lost or changed since its constructions.
- C.23 Keep street amenity by continued use of front fences, which allows gardens to be viewed from the street.
- C.24 Retain and use timber paling fences on side and back boundaries.

Archaeological permit

- C.25 The following properties contain known sites of former outbuildings to Elizabeth Farm. Any excavation work to these requires an archaeological permit under the *Heritage Act 1977*: Alice Street, Nos 61, 63, 65

7.10.5.5 EXISTING SIGNIFICANT BUILDINGS

The following buildings together help to demonstrate the history of the area and contribute to its significance. They should be retained.

- Alice Street, Nos 53, 55, 61, 65, 71
- Alfred Street, Nos 105,107,109,115
- Oak Street, Nos 4*, 6*, 8*, 10*, 12*
- Prospect Street, Nos 35, 41, 43, 49
- Weston Street, Nos 24, 25, 27, 28, 29, 31, 33, 34*, 37*, 38, 39, 41, 42, 44

* Heritage Item

7.10.6 TOTTENHAM STREET CONSERVATION AREA

The location of Tottenham Street Conservation Area is depicted in Figure 7.10.6.1

7.10.6.1 STATEMENT OF SIGNIFICANCE

The buildings in Tottenham Street are significant as part of a group of small scale residential buildings in Tottenham Street, Granville. The group is largely intact externally and is significant for the variety of building styles and as a good representative example of early cottages dating from around the turn of the century. The buildings are significant for their form, scale and character which gives a good indication of the socio-economic makeup of the community at the time of construction. The group gives a good representative cross-section of modest scale residences at the turn of the century, and their location close to Parramatta and the railway provides evidence of the influence of these factors on the early development of Holroyd.

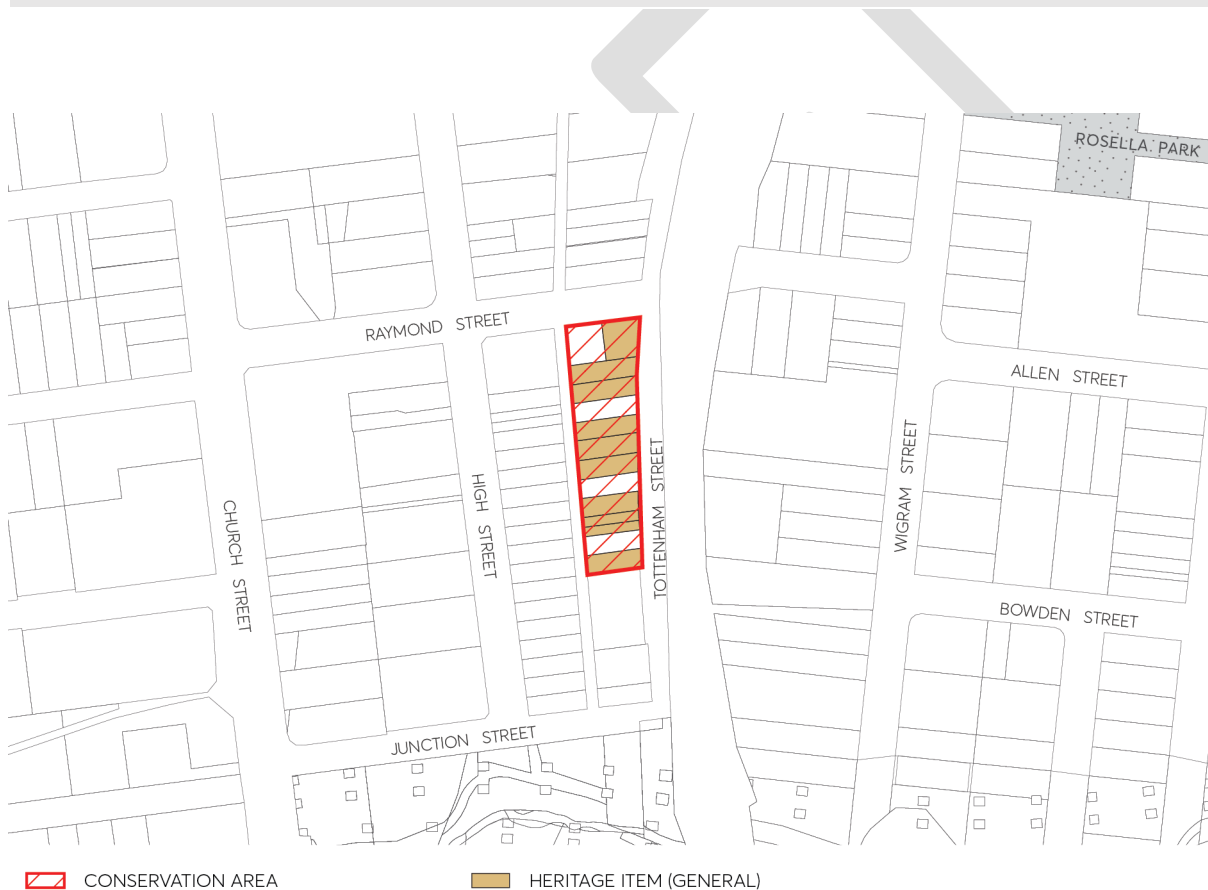


Figure 7.10.6.1 – Tottenham Street Conservation Area

7.10.6.2 PROVISIONS

Development should be in accordance with the general provisions under Section 7.4 of this DCP and the additional specific provisions below.

Objectives

- O.01 Buildings located within the Tottenham Street Heritage Conservation Area, shall retain their original materials, features and detailing.
- O.02 Additions or extensions to buildings within a conservation area are designed to be consistent with original setbacks or involve the retention of front or side curtilages where these are a characteristic of the conservation area.
- O.03 Redevelopment within a conservation area only involves non-original structures or buildings, and is designed to be consistent with the height, scale, proportion, predominant setbacks and character of buildings within the conservation area.

Controls

- C.01 New dwellings on sites occupied by, adjoining or in the vicinity of an item of environmental heritage shall be designed and constructed in a manner that does not detract from the historic significance of that item or the area.

General

- C.02 When undertaking conservation or maintenance works on a building within a conservation area, the materials, colours and maintenance techniques used should be appropriate to the style and age and the context of the building.
- C.03 The design of the building detailing such as windows or doors, should be in keeping with the age and style of the building and to the overall character of the conservation area.
- C.04 Buildings within conservation areas should, where possible, retain original gates and fences or should use a style and materials that are appropriate to the age of the building and to the character of the conservation area.
- C.05 When locating a new garage to a building within a conservation area, open sided carports are generally more acceptable and are less visually intrusive than solid structures. Where solid structures are proposed, these should generally be located away from the main house structure, or set back to the side or rear of the property
- C.06 Where any alterations or additions are proposed to a building within a conservation area, these should be carefully designed to continue the specific scale and form of the building and the overall character of the conservation area.
- C.07 Additions or extensions to buildings within a conservation area should be located away from the street frontage and are to be designed to complement the scale, form, style of the building and character of the conservation area.
- C.08 Any proposed works on a building which has been identified as a heritage item within this conservation area should be designed to retain and conserve all original detailing, design features and materials characteristic of that building.

- C.09 Where original design features such as bull nosed verandahs have been removed or replaced, these should be restored to original condition to improve the visual appearance and integrity of this group.
- C.10 Where additions and extensions are proposed, these should be single storey only, and are to be located to the rear or side of the building so that they do not impact upon the presentation of the building from the street.
- C.11 Any alterations and extensions to buildings within this conservation area should not alter the form or fabric of the roof as seen from the street. In general, roofs of single storey additions in this conservation area should be consistent with the existing roof in terms of form, pitch, eaves and ridge height.
- C.12 Where redevelopment of non-original structures or buildings is proposed within this conservation area, the new development should be designed to be consistent with the height, scale, proportion, predominant setbacks and character of buildings within this conservation area.

Utilities

- C.13 Aerials, antennae, air conditioning units, hot water systems, communication devices rainwater tanks, roof vents, skylights, solar panels and the like should not be visible from the streetscape or a public place.

7.10.7 SILVERWATER PRISON COMPLEX

The location of Silverwater Prison Complex Conservation Area is depicted in Figure 7.10.7.1

Please refer to the State Heritage Inventory for detailed information and provisions that apply to this area. This includes the recommended management to ensure development does not compromise the significance of items or their setting.

7.10.7.1 HISTORY

The Silverwater Prison Complex is an example of early to mid-19th century development, being the core remaining component of John Blaxland's Newington Estate. The significant individual components of this complex include Newington House, Chapel, trees, Irwin House, former Engineer's Cottage, former Superintendent's Cottage and surrounding landscape.

In 1880, part of the site was acquired by the NSW Government to be used as a women's asylum, with a Dormitory Block being built in 1896 to cater for this use. The asylum was converted in 1911-1918 to be used as a State Hospital.

The current use of the site is Silverwater Correctional Facility.



Figure 7.10.7.1 – Silverwater Prison Complex Conservation Area

7.10.7.2 STATEMENT OF SIGNIFICANCE

Silverwater Correctional Centre is of exceptional significance as: it is the core remaining part of John Blaxland's Newington Estate and of the State Hospital & Asylum for Women, for its subdivision and subsequent use for a variety of institutional functions, as an expression of a philosophy regarding the care of the aged.

EPPING WARD

7.10.8 EAST EPPING CONSERVATION AREA

The location of East Epping Conservation Area is depicted in Figure 7.10.8.1.

7.10.8.1 HISTORY

The East Epping Heritage Conservation Area comprises part of the Field of Mars Common which was released for subdivision in 1886.

Opening of the railway line in 1886 and new road networks preceded a period of rapid development. Railway workers and wider population were attracted to the area and local farmers prospered having more access to markets.

The name "Epping" was officially adopted for the area in 1899, derived from the many trees in the area after "Epping Forest" in England. The streets were named after English counties or towns as the area was described like a "country village".

Completion of Epping Road in 1940 and improvement of road networks led to an Inter-war period of subdivision and development. Further development continued into the 1950s Post-war period which saw a significant change to the character of the area.

7.10.8.2 DISTINCTIVE CHARACTERISTICS

- The East Epping Heritage Conservation Area represents an area of housing that has remained largely intact. It retains many elements of the various housing styles and the early subdivision patterns from the 1886 to the period just after the Second World War.
- The housing styles characteristically include single detached houses from the Federation, Inter-war and Post-war periods with some earlier Victorian housing and late 20th century development located between.
- A number of heritage listed items are located within the area, many of which occupy prominent corner sites and make a positive visual contribution to the streetscapes. Some items are distinctive and unique features in the streetscape or are relatively rare examples in the local area.
- The area is characterised by wide, dual carriageways, wide grassed verges and pedestrian footpaths.
- A number of mature native and introduced, ornamental trees and plantings generally line the streets. Together with individual garden settings and plantings, the landscape elements enhance the built context.
- A number of houses retain original and complimentary fences which contribute to the suburban garden setting.
- The early natural character and topography of the area is indicated by extant rock forms, undulating streets, sloping sites and the number of native trees and plantings.

- The streets and subdivision generally comprises a regular grid type pattern, with the exception of Oxford Street, and Norfolk Road forming the main spine of the conservation area.
- The character of the area is unified by the similarity in allotment sizes, scale of building and openings, setbacks from the street, fencing, detailing and landscape elements.

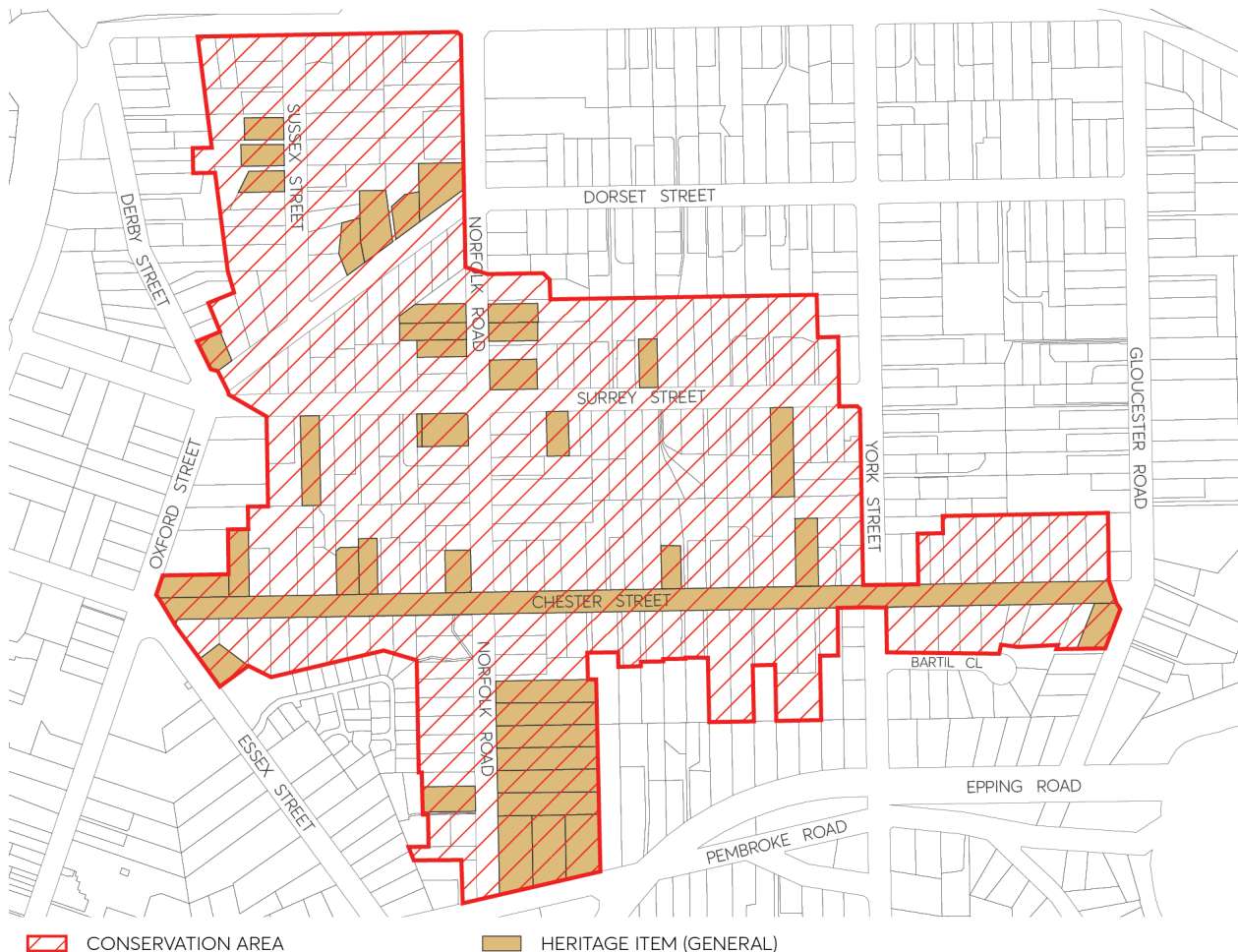


Figure 7.10.8.1 – East Epping Conservation Area

7.10.8.3 STATEMENT OF SIGNIFICANCE

The East Epping Heritage Conservation Area is of high local historic and aesthetic significance as a good representative example of late 19th century subdivision. It retains a good and largely intact example of Federation, Inter-War and Post-war period residential development that represents the major period of growth and development of the Epping area.

The area significantly retains most of its original 1886 subdivision and streetscape pattern with mostly single detached houses.

The built context is enhanced by the local topography and native plantings, wide street proportions, street trees and garden settings.

The Epping Public School site on Norfolk Road established in 1900 and the Inter-war period Uniting Church at the intersection of Chester, Oxford and Essex Streets are of historic and social significance to the locality.

7.10.8.4 PROVISIONS

Development should be in accordance with the general provisions under Section 7.4 of this DCP and the additional specific provisions below.

Objectives

Please refer to the general provisions under Section 7.4 of this DCP and the additional specific objectives below:

Controls

Demolition

C.01 Buildings from the Victorian, Federation, Inter-war and Post-war periods should be retained.

Streetscape character

C.02 Development should be single storey.

C.03 New openings on the facades of heritage items and contributory buildings should be avoided.

C.04 Windows should be vertically proportioned or broken up into vertically proportioned components.

C.05 Dormer windows should be located to the rear of buildings.

C.06 Articulation should be used to break up building mass through the use of elements such as bay windows, entry gables and front verandahs.

C.07 Existing roof forms on heritage items and contributory buildings should be retained.

C.08 Hipped and gabled roofs should be used.

C.09 New development should be consistent with the existing scale of buildings, openings and setbacks from the street.

C.10 Extensive cut and fill or retaining walls that visually disrupt the natural landform or streetscape character should be avoided.

C.11 Development should retain large enough gardens in front and rear yards to include medium to large trees.

Materials and finishes

C.12 Original building fabric, details and materials that are components of significant and contributory buildings or landscape elements should be retained.

- C.13 Clean faced brick (red/brown colours) or weatherboards should be used for walls.
- C.14 Rendered or painted brickwork, or timber joinery can be used for small areas or feature elements.
- C.15 Existing face brick should not be painted or applied with a rendered finish.
- C.16 Traditional materials, such as slate or terracotta tiles should be used for new roofs.
- C.17 Replacement roofs should complement the period and style of the building.
- C.18 Replacement windows should match existing or complement the period and style of the building.

Fences and gates

- C.19 Original fences and gates should be retained.
- C.20 New fences and gates should complement the period and style of the building as indicated in Figure 7.4.12.
- C.21 New front fences should be of a traditional low height, from 500mm to 900mm.
- C.22 Traditional timber fencing should be used for side fences. Side fences should be lower in height within the front garden to match the height of the front fence.
- C.23 Metal sheet or colourbond fencing should not be used.

Utilities

- C.24 Aerials, antennae, air conditioning units, hot water systems, communication devices rainwater tanks, roof vents, skylights, solar panels and the like should not be visible from the streetscape or a public place.

Garages

- C.25 Garages should be located behind the main building line and be separately articulated from the dwelling.
- C.26 Traditional materials such as timber or face brick should be used.

Carports

- C.27 Carports should be located behind the main building line and be separately articulated from the dwelling.

Driveways

- C.28 Changes to driveways should be avoided where street trees or mature plantings could be affected.
- C.29 From the property boundary line, concrete strip driveways, gravel, stone or brick pavers should be used rather than slab or stencilled concrete.

Subdivision

- C.30 Altering the existing subdivision pattern through subdivision, amalgamation or boundary adjustments should be avoided.

DRAFT

7.10.9 ESSEX STREET CONSERVATION

The location of Essex Street Conservation Area is depicted in Figure 7.10.9.1.

7.10.9.1 HISTORY

The Essex Street (Epping) Heritage Conservation Area comprises part of the Field of Mars Common released for subdivision in 1899.

Opening of the railway line in 1886 and new road networks preceeded a period of rapid development. Railway workers and wider population were attracted to the area and local farmers prospered having more access to markets.

At this time, the name "Epping" was officially adopted for the area, derived from the many trees in the area after "Epping Forest" in England. The streets were also named after English counties or towns as the area was described as being like a "country village".

Completion of Epping Road in 1940 and improvement of road networks led to an Inter-war period of subdivision and development in the area. Further development continued into the the Post-war period which saw a significant change in the character of the area during the 1950s.

During the 1960s to 1980s medium density development occured closer to the railway line, followed by larger scale residential and commercial complexes during the late 20th and early 21st century.

7.10.9.2 DISTINCTIVE CHARACTERISTICS

- The Essex Street (Epping) Heritage Conservation Area retains a good and largely intact example of housing styles from the Federation and Inter-war periods, representative of the early era of suburban development within Epping.
- The housing styles include substantial Federation red brick dwellings, Inter-war Bungalows, Post-war development with a number of late 20th and early 21st century period dwellings and residential complexes between.
- Recent changes are evident, however, the overall early 20th century character, streetscape pattern and historical integrity of the area remains.

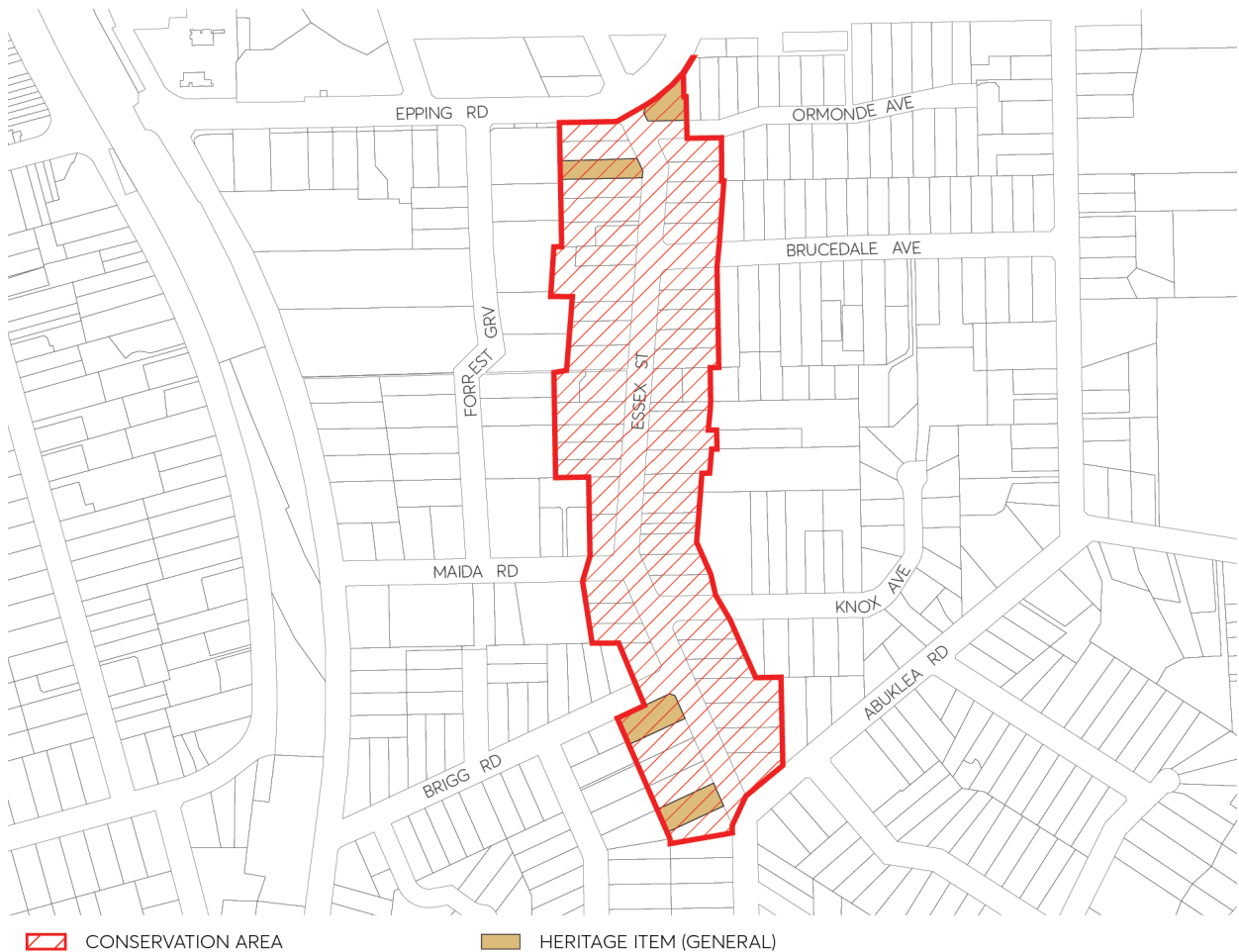


Figure 7.10.9.1 – Essex Street Conservation Area

7.10.9.3 STATEMENT OF SIGNIFICANCE

Refer to descriptions above.

7.10.9.4 PROVISIONS

Development should be in accordance with the general provisions under Section 7.4 of this DCP and the additional specific controls below.

Controls

Demolition

- C.01 Buildings from Federation and Inter-war periods should be retained.
- C.02 Contributory buildings from the Post-war period should be retained.

Streetscape character

- C.03 Development should be single storey or single storey with attic development.

- C.04 New openings on the facades of heritage items and contributory buildings should be avoided.
- C.05 Windows should be vertically proportioned or broken up into vertically proportioned components.
- C.06 Dormer windows should be located to the rear of buildings.
- C.07 Articulation should be used to break up building mass through the use of elements such as bay windows, entry gables and front verandahs.
- C.08 Existing roof forms on heritage items and contributory buildings should be retained.
- C.09 Hipped and gabled roofs should be used.
- C.10 New development should be consistent with the existing scale of buildings, openings and setbacks from the street.
- C.11 Extensive cut and fill or retaining walls that visually disrupt the natural landform or streetscape character should be avoided.
- C.12 Development should retain large enough gardens in front and rear yards to include medium to large trees.

Materials and finishes

- C.13 Original building fabric, details and materials that are components of significant and contributory buildings or landscape elements should be retained.
- C.14 Clean faced brick (red/brown colours) should be used for walls. Rendered or painted brickwork, or timber joinery can be used for small areas or feature elements.
- C.15 Existing face brick should not be painted or applied with a rendered finish.
- C.16 Traditional materials, such as slate or terracotta tiles should be used for new roofs.
- C.17 Replacement roofs should complement the period and style of the building.
- C.18 Replacement windows should match existing or complement the period and style of the building.

Fences and gates

- C.19 Original fences and gates should be retained.
- C.20 New fences and gates should complement the period and style of the building as indicated in Figure 7.4.12.
- C.21 New front fences should be of a traditional low height, from 500mm to 900mm.
- C.22 Traditional timber fencing should be used for side fences. Side fences should be lower in height within the front garden to match the height of the front fence.
- C.23 Metal sheet or colourbond fencing should not be used.

Utilities

- C.24 Aerials, antennae, air conditioning units, hot water systems, communication devices rainwater tanks, roof vents, skylights, solar panels and the like should not be visible from the streetscape or a public place.

Garages and carports

- C.25 Garages and carports should be located behind the main building line and be separately articulated from the dwelling.
- C.26 Traditional materials such as timber or face brick should be used.

Driveways

- C.27 Changes to driveways should be avoided where street trees or mature plantings could be affected.
- C.28 From the property boundary line, concrete strip driveways, gravel, stone or brick pavers should be used rather than slab or stencilled concrete.

Subdivision

- C.29 Altering the existing subdivision pattern through subdivision, amalgamation or boundary adjustments should be avoided.

7.10.10 ROSEBANK AVENUE CONSERVATION AREA

The location of Rosebank Avenue Conservation Area is depicted in Figure 7.10.10.1.

7.10.10.1 HISTORY

Rosebank Avenue was originally part of the land granted to William Kent Junior, purchased by Pioneer settler, David Hazlewood in 1897. In 1908 David Hazlewood's sons Walter and Harry Hazelwood developed a rose growing industry within the Hazelwood Estate, which became the Hazlewood Brothers Nursery and leading rose suppliers in the early twentieth century.

The first subdivision of the Hazlewood Estate was placed on sale in October 1921. In November 1929, two years after David Hazlewood's death, the site of Rosebank Avenue went to auction sale as the Rosegrove Estate, one of the later estate subdivisions to occur within the Epping district.

The Estate consisted of 18 lots fronting Rosebank Avenue and three lots fronting Ray Road. 17 properties in separate ownership (one of which was constructed over two of the original lots) were developed for residential dwelling houses during the Inter-war period, between 1929 and 1942.

A "fine old rustic bridge" which was constructed over the existing creek by the Hazlewoods as part of their nursery operations was retained as an attractive element of the Estate.

A strict building ordinance was put in place to ensure that "each home will be worthy of its setting" and that the layout and lot sizes allowed "ample space for gardens, lawns and motor car entrance".

7.10.10.2 DISTINCTIVE CHARACTERISTICS

- A rare example of a good and highly intact Inter-war streetscape within the City of Parramatta.
- The group of Inter-war period dwellings illustrate various characteristic Inter-war architectural elements from the Bungalow, Tudor Revival and Spanish Mission styles.
- Generally the buildings retain their original scale, form, character and presentation, evidence of the original intent and covenants placed on the subdivision.
- Recent alterations and additions and minor modifications are evident, however, do not detract from the overall character and quality of the group and streetscape.
- The unifying character of the streetscape arises from the retention of the original subdivision pattern and street rhythm, consistent setbacks, style and character of the buildings, scale of buildings and openings, building materials and colours, fencing, paths, driveways, garages, and landscape elements.
- The gardens and landscaping reflect the typical characteristics and features of the Inter-war period.
- The single-laned bridge (modernised) associated with the Hazelwood Brothers Nursery and creek are still in existence and provides evidence of the early character of the area.



Figure 7.10.10.1 – Rosebank Avenue Conservation Area

7.10.10.3 STATEMENT OF SIGNIFICANCE

Rosebank Avenue is of high local cultural significance as a fine representative example of an Inter-war period residential subdivision and development that remains largely intact and retains its historical subdivision pattern, built context and natural features.

Collectively the group form a unique precinct in the City of Parramatta.

The houses each retain their overall scale, character and varying stylistic details associated with the period and are enhanced by the wide street proportion, street trees and garden settings and remaining natural features.

7.10.10.4 PROVISIONS

Development should be in accordance with the general provisions under Section 7.4 of this DCP and the additional specific controls below.

Controls

Demolition

C.01 Buildings from the Inter-war period (constructed pre-1942) should be retained.

Streetscape character

C.02 Development should be single storey.

C.03 New openings on the facades of existing buildings should be avoided.

C.04 Existing hipped and gabled roof forms should be retained.

C.05 New development should be consistent with the existing scale of buildings, openings, roof forms and setbacks from the street.

C.06 Windows should be vertically proportioned or broken up into vertically proportioned components.

C.07 Extensive cut and fill or retaining walls that visually disrupt the natural landform or streetscape character should be avoided.

C.08 Development should retain large enough gardens in front and rear yards to include medium to large trees.

C.09 Front garden layouts and plantings should complement the Inter-war period and style of the building.

Materials and finishes

C.10 Original building fabric, details, materials and landscape elements should be retained.

C.11 Clean faced brick (red/brown colours) or a rendered finish should be used for walls.

C.12 Existing face brick should not be painted or applied with a rendered finish.

C.13 Terracotta should be used for roofs.

Fences and gates

C.14 Original fences and gates should be retained.

C.15 New fences and gates should complement the Inter-war period, materials and style of the building.

C.16 New front fences should be of a traditional low height, from 500mm to 900mm.

Utilities

C.17 Aerials, antennae, air conditioning units, hot water systems, communication devices rainwater tanks, roof vents, skylights, solar panels and the like should not be visible from the streetscape or a public place.

Garages and carports

C.18 Garages and carports should be located behind the main building line and be separately articulated from the dwelling.

C.19 Traditional materials such as timber or face brick should be used.

Driveways

C.20 Changes to driveways should be avoided.

C.21 From the property boundary line, concrete strip driveways should be used rather than full paved surface. Brick pavers or stone could also be used.

Subdivision

C.22 Altering the existing subdivision pattern through subdivision, amalgamation or boundary adjustments should be avoided.

DRAFT

7.10.11 EPPING/EASTWOOD, BORONIA AVENUE AND WYRALLA AVENUE CONSERVATION AREAS

The locations of Epping/Eastwood Conservation Area, Wyralla Avenue Conservation Area, and Boronia Avenue Conservation area are depicted in Figure 7.10.11.2 to Figure 7.10.11.4.

7.10.11.1 HISTORY

EPPING/EASTWOOD

This area is a sample of the suburban residential subdivisions near the railway line between Epping and Eastwood. It contains some outstanding large houses built from the 1910s to the 1940s and a variety of smaller houses built in the same period. It comprises parts of two large estates - the Eastwood House Estate and the Chesterfield Estate (with the common boundary along Chesterfield Road) - and the corner of a third estate cut off by the railway. The area was subdivided in the second decade of the twentieth century in five auctions from 1910 to 1915. In the late 1910s and early 1920s, Hepburn Pollock was a very active builder in this area. The standard and character of development was set with Terry's Eastwood House Estate: the first portion, auctioned in 1907, was in Ryde Municipality; and the second portion, auctioned on 26 February 1910, is the centre of this area.

By October-November 1937, when this area was surveyed by the Water Board, most allotments were built upon, with some vacant lots in Hillside Crescent. The remaining vacant lots were built on in the 1940s and 1950s. There has been some recent two-storey development. A new street, Harley Crescent, has been introduced into the middle of this area and is not included in the listing.

In 2008, Council approval was given for the conservation area to be extended northwards to the boundary of the Wyralla Avenue Conservation Area. The extended area has similar characteristics and a similar subdivision pattern to the Epping/Eastwood Conservation Area.

Included in the extended area are streets with links to orchardists who lived in the area. The Boulevard incorporates part of the Greenwood estate, named after orchardist Herbert Greenwood. Garland Avenue commemorates Edward Garland, another pioneer orchardist in the Epping district.

WYRALLA AVENUE

The part of Wyralla Avenue which comprises the conservation area is a consistent streetscape of brick and timber cottages, which were mostly built in the 1910s and 1920s, and are similar in terms of their scale and design. There are few intrusive buildings and most houses have been altered very little.

Prior to subdivision for residential development, this area and surrounding locality were used predominantly as orchards and small scale farms. Between 1911 and 1912, in the midst of a subdivision and building boom in Epping, the greater portion of land within the conservation area was subdivided by Charles Sonter into two estates, known as Sonter's Orchard Estate and Epping Station Estate. In addition, a small area at the eastern end of Wyralla Avenue was included in Vollmer's Railway Estate. The street was initially known as 'Railway Street'. Sands Directory first lists

cottages in the street in 1914. There was a slow but steady accretion of cottages along this part of the street in the next decade. Many of the houses in the street appear to have been erected by owner-occupiers who remained in the cottages for many years.

BORONIA AVENUE

The history of development of this conservation area is generally similar to that for Epping. Following the opening of the railway line from Strathfield to Hornsby in the mid-1880s land on the Western side of the railway line was subdivided into farm size allotments on which a number of fruit growing orchards were established. In the early years of the 20th century, many of the orchards were sold and the land was further subdivided and then offered for sale as residential building blocks. The construction in the interwar period of single storey bungalow residences in this conservation reflects the suburban growth of this period in Epping.

7.10.11.2 DISTINCTIVE CHARACTERISTICS

EPPING/EASTWOOD

- The edge of a sandstone plateau falling in a series of spurs and gullies.
- Landform partially obscured by the pattern of roads, the development and the tree cover.
- Close and middle distance views dominated by trees and longer distant views of surrounding suburbs and the city from high land, particularly near the railway.
- A range of allotment sizes.
- Predominantly single storey brick bungalows built between 1910 and 1940, ranging from modest bungalows to substantial houses and grounds; houses have typical Sydney architectural details of their time, such as stone foundations, leadlight windows, and front porches; a small number of original timber houses.
- Some later post-war houses in similar scale, including some two-storey houses in and near Chesterfield Road.
- Some substantial houses, e.g. in Railway Avenue, Chesterfield Road and High Street, mostly in Federation style.
- Houses in Railway Parade and High Street are sited at the top of the rise to take advantage of the views and have large mature front gardens.
- Some two storey extensions, most of which are designed to match the style and scale of the existing houses.
- Predominance of brick as a building material, with tiles, slate and a few houses with asbestos slates, as roof cladding.
- A considerable number of houses with original low brick fences and stone retaining walls as well as mature gardens with many plantings contemporary with the houses, and together they create a homogeneous area with attractive tree streetscapes.

- Grass verges and footpaths to each street with brick paving in some areas - such as the southern end of High Street.
- Most buildings well maintained.
- Lack of structures, garages, carports between the building line and the front fence
- New townhouse and villa developments now eroding the characteristics that have made it attractive to residents.
- Gardens with plantings characteristic of the 1910s to 1930s - including date palms, brush box, etc; mature trees including some remnant indigenous trees.
- Municipal street planting along some of the thoroughfares dates from the 1920s.

WYRALLA AVENUE

- The conservation area is divided into two parts which differ in terms of the underlying topography and, to some extent, built form.
- In the area west of Kent Street, the land is roughly level along the length of the street, but falls from the south to the north across the street. This provides a distinctive character, with houses on one side perched up above the street and houses on the other side at street level, with the land falling away behind them. There is a mixture of timber and brick houses.
- In the area east of Kent Street, the street falls towards the east. Brick houses predominate.
- Views from within the conservation area tend to be terminated, due to changes in topography and the alignment of the street. This gives a relatively intimate scale.
- There is a range of allotment sizes, but the majority of allotments have a frontage of 50 feet (approximately 15 metres). This gives the streetscape a distinctive rhythm and a relatively intimate scale.
- All older houses are single storey, with a mixture of timber and brick construction. Houses were mostly built in the 1910s and 1920s. There is a considerable variety in architectural styles, ranging from simple symmetrical Edwardian cottages, to federation and California bungalows.
- Roof cladding generally either clay tiles or 'corrugated iron', with some slate there is variety in roof forms but gables facing the street predominate.
- Brush box street trees and gardens with plantings characteristic of the 1910s - 1930s.
- Either no fences or low fences of brick or timber.
- Lack of structures, garages, carports between the building line and the front fence.



Figure 7.10.11.1 – Wyralla Avenue conservation area - streetscape character (significant elements such as: original windows, driveways, fences front garden chimneys carport and ancillary buildings porch and verandahs)

BORONIA AVENUE

- A continuous row of 15 single-storey detached brick bungalows, on the northern side of the street.
- Dwellings are similar in age and scale, and are all set back a similar distance from the front property boundary.
- Most dwellings have terracotta tiled hipped roofs, some with front gables, timber framed windows and driveways along one side providing vehicle access to garage structures located towards the rear of the property.
- Front yards of properties comprise traditional 20th century domestic landscape garden settings, consisting of lawns and garden beds of shrubs.
- Mature brush box trees planted at intervals along both sides of Boronia Avenue enhance the traditional aesthetic character of the streetscape and augment the heritage qualities of this group of buildings.

7.10.11.3 STATEMENT OF SIGNIFICANCE

EPPING/EASTWOOD

An intact residential suburban area in the first quarter of the twentieth century developed alongside the railway and from earlier villa estates. It includes a variety of houses in size and style, with Federation houses and 'between the-wars' bungalows predominating. Mature trees, on private and public land (including remnant native trees), combine with the natural terrain to provide views, which are an integral part of the character of the area.

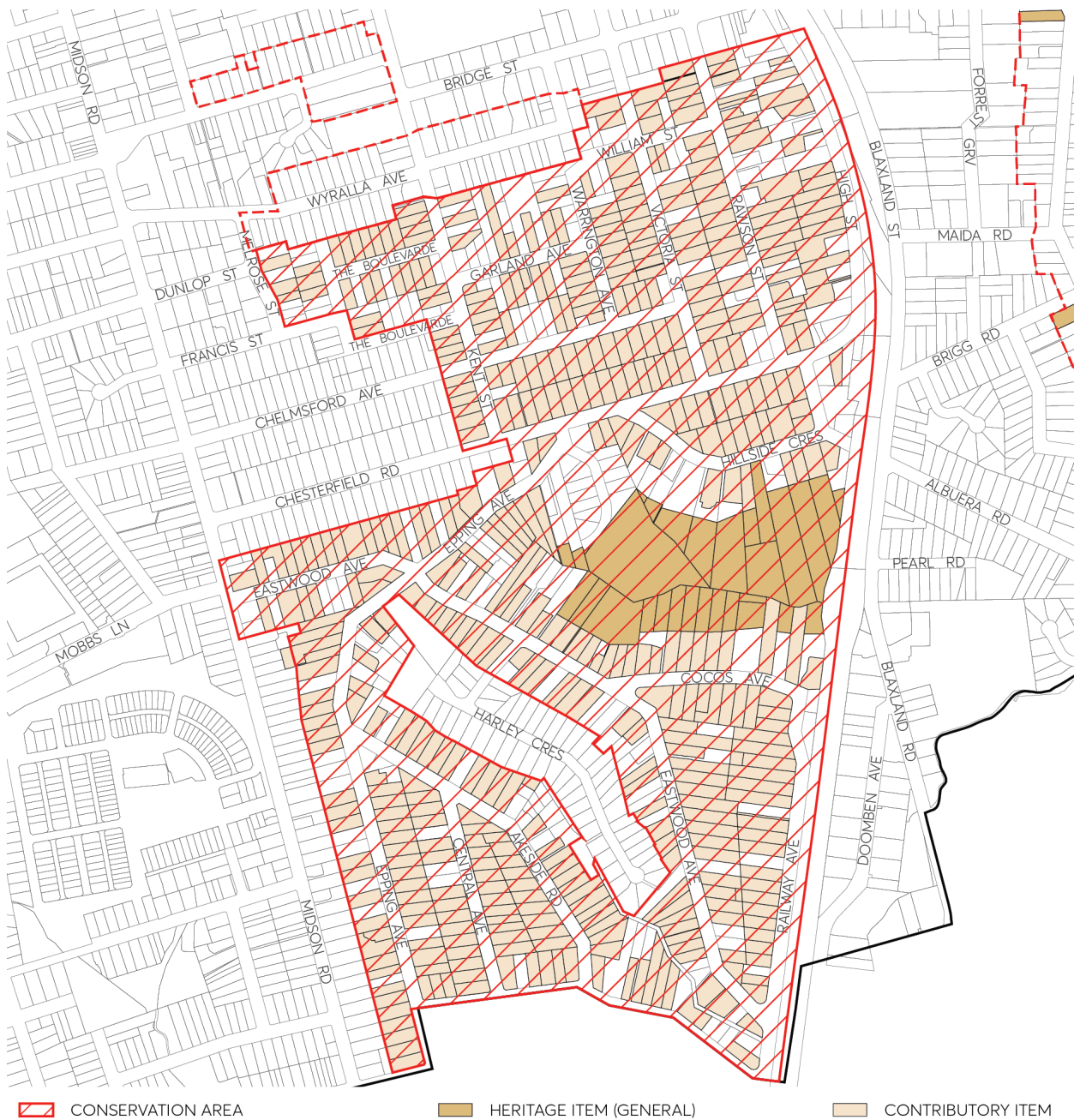


Figure 7.10.11.2 – Epping/Eastwood Conservation Area

WYRALLA AVENUE

Wyralla Avenue has a consistent streetscape which largely evolved within the space of ten years, shortly after this part of the street was subdivided. Almost all houses are intact and they demonstrate the style and mode of development in Epping at this time, when it evolved as a quality area with many people owning their own homes.



Figure 7.10.11.3 – Wyralla Avenue Conservation Area

BORONIA AVENUE

A row of fifteen single storey bungalow residences, constructed mainly during the interwar period, which collectively form a consistent streetscape character due to similarities in their overall scale, siting and use of building materials. With reasonably uniform setback distances from the front boundary, established front gardens and a series of rhythmic gabled roof forms visible from the street, these well-detailed residences have a cohesive special relationship, even though they demonstrate varying architectural styles. Some of the individual houses are good examples of particular interwar architectural styles.

Most of these properties have driveways along one side of the house leading to garage structures placed towards the rear of the allotment. The main entry doorway to several of the houses is located at the side.

Existing street trees (brushbox) planted on both sides of Boronia Avenue enhance the traditional streetscape environment.



Figure 7.10.11.4 – Boronia Avenue Conservation Area

7.10.11.4 PROVISIONS

Development should be in accordance with the general provisions under Section 7.4 of this DCP and the additional specific controls below.

Objectives

- O.01 Continue the high standard of design achieved in recent years so that the original form and character of houses remains obvious.

Controls

Landform / Natural Characteristics

- C.01 Maintain remnant indigenous trees.
- C.02 Keep the natural slope of the land alongside buildings and in the grounds.
- C.03 Avoid high retaining walls and changes of land produced by cut and fill.

Subdivision

- C.04 Maintain the width of allotments.
- C.05 Avoid development that involves the amalgamation of allotments and buildings that cross allotment boundaries.

- C.06 Avoid re-subdivision in the Wyralla Avenue Conservation Area and Boronia Avenue Conservation Area.
- C.07 In the Epping Eastwood Conservation Area, avoid re-subdivision along the length of the allotment. Re-subdivision across the line of subdivision, as in a battle-axe allotment, may be considered where it does not involve the demolition of an existing house, the loss of major mature trees or the obstruction of views.
- C.08 (Void).

Existing Significant Buildings

- C.09 Keep all existing significant buildings.
- C.10 Avoid painting, rendering or re-skinning of original brick walls.
- C.11 Avoid re-roofing of main body of house except to match original materials
- C.12 Avoid removing any original historical exterior details including facade details.
- C.13 Avoid removing existing chimneys and fireplaces.
- C.14 Avoid enclosing open balconies and porches.
- C.15 Avoid re-cladding of timber houses except with timber weatherboards of a profile to match existing.

Siting and Garden Area

- C.16 Maintain the historical pattern of development of individual buildings on separate allotments of land separated by garden space.
- C.17 Maintain front garden areas, lawns and associated pathways as traditional garden settings for houses.
- C.18 Keep views around and between buildings.
- C.19 Maintain amenity and privacy of back garden space.
- C.20 Ensure adequate rainwater absorption area per allotment.
- C.21 Keep at least 60% of the site as garden space. Council will consider a minimum garden space of 50% where allotments are less than 700m².
- C.22 Avoid extensions to the front or side of an existing house.
- C.23 Maintain the historical pattern of dwellings in Railway Parade at or near the top of the rise, with deep front gardens.
- C.24 Reduce and avoid adverse impacts on the bushland in the Edna Hunt Sanctuary – avoid constructing new buildings at the rear of allotments within 7 metres of the Sanctuary / Edna Hunt Reserve.
- C.25 Establish similar side boundary setbacks to those existing.

C.26 Avoid new buildings closer than 8 metres to the front alignment.

C.27 Avoid constructing side walls in excess of 7 metres in length.

Alterations and Additions

C.28 Throughout the area, dormer windows on the front façade of the roof and mansard roofs are not appropriate.

C.29 Council may consider extra rooms above the main body of a house or in a two- storey addition at the rear of a house provided:

- i) the original design and features of the house are clearly apparent, and
- ii) the scale of the building does not disrupt the continuity of the scale and character of houses when viewed from the street.
- iii) Additions at the rear are encouraged in pavilion or skillion form, within existing side setbacks. Links to rear pavilion additions should be single storey and the roof space above the original house should not be integrated with the addition. Garages should not be integrated into the house or addition.

C.30 Any extra rooms above the existing main body of the house which require alteration of existing roof shape as seen from the street, particularly High Street and Railway Avenue should be avoided.

New Development

C.31 Keep and repeat the single storey scale with maximum wall height to relate to nearby buildings listed below as existing significant buildings, other than those from 1940s and 1950s.

C.32 Avoid hearted, speckled, multicoloured or textured bricks in light colours.

C.33 For new development, avoid using roofing materials other than clay tiles or corrugated iron. Roof forms should match those already present in the area, predominantly hipped or gabled.

C.34 Avoid using roofing materials in light colours.

Garages, Carports & Utility

C.35 Maintain the historical pattern of back garden placement of garages, sheds and other utility buildings

C.36 Maintain garages and carports as utility buildings fully detached from the house

C.37 Maintain the established pattern of one opening per allotment for car access.

C.38 Carports may be sited beside the house but only where they:

- i) Are constructed of light weight frame of timber or metal, without architectural embellishments, such as period decorative features.
- ii) Stand at least 1 metre back from the front wall of the building and would not be a feature in the streetscape.

iii) Are not attached to the building and would not obstruct light and air into the building.

C.39 Driveways should be made of concrete, bitumen, gravel, dark bricks or other non-obtrusive material. Wheel tracks with central grass/planting are preferred to fully paved driveway space.

Fences

C.40 Encourage retention and use of low brick and masonry fences and associated gates on the front boundaries of properties. Sliding gates and automated gates are not supported.

C.41 Keep later period front fences designed to match the materials of the house.

C.42 Where necessary, replace side and rear fences with a timber paling fence of same height to the original, or a fence of unobtrusive lightweight materials such as timber or wire mesh with covering plants.

C.43 Avoid high front privacy walls of brick, timber or brush.

C.44 Avoid new timber picket fences which were not a historical feature of the area.

C.45 Lych gates and arbours may be acceptable if accurate reconstructions of originals.

Public Lands

C.46 Conserve and enhance those elements of the public domain which contribute to the history and streetscape of the area.

C.47 Retain the pattern of grass verges, footpaths and street tree planting.

C.48 Maintain grass verges, footpaths and street trees.

C.49 Avoid removal of healthy street trees.

C.50 Retain and regenerate the bushland in the Edna Hunt Sanctuary within the Epping / Eastwood Heritage Conservation Area.

C.51 Maintain and restore sandstone kerbs and gutters.

C.52 Plant trees where there are gaps in the street tree planting.

C.53 Plant trees in the streets alongside the railway line where there are no street trees.

C.54 Retain and repeat the use of a variety of street trees where they now occur, especially Prunus and Brush Box. New street tree plantings should consist of Brush Box.

C.55 Avoid designs that involve major changes to the street pavement, such as chicanes, wide paved speed bumps, or decorative paving.

7.10.11.5 EXISTING SIGNIFICANT BUILDINGS

The following buildings together demonstrate the history of the heritage conservation area and contribute to its significance. They should be retained:

EPPING/EASTWOOD

- Central Avenue: Nos 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 25, 29, 31, 33
- Chelmsford Avenue: Nos 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 18, 20, 22, 23, 24, 26
- Chesterfield Road: Nos 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24c, 25, 27, 29, 31, 33, 35, 37, 39, 41
- Cocos Avenue: Nos 1, 2, 3, 4, 6, 7, 8, 10, 11A, 12, 14, 15, 16, 21, 23, 25, 27, 29
- Eastwood Avenue: Nos 2, 4, 5, 6, 7, 10, 11A, 12, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 40, 42, 43, 44, 45, 46, 48, 49, 50, 51, 52, 57, 58, 59, 60, 61, 62, 65, 67, 68, 69, 72, 73, 74, 75, 76, 77, 78, 80, 83, 84, 85, 86, 90, 91, 102, 104A, 105, 109
- Epping Avenue: Nos 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 11A, 12, 14, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 32, 33, 34, 35, 38, 41, 43, 44, 45, 48, 50, 53, 55, 57, 59, 61, 67, 69, 69A, 73, 73A, 77, 79, 81, 85, 89, 91
- Garland Avenue: Nos 3, 4, 5, 6, 8, 9, 10, 12, 13, 15
- High Street: Nos 3, 5, 6, 8, 9, 10, 11, 12, 12A, 14, 16, 18, 19, 21, 22
- Hillside Crescent: Nos 1, 1A, 2, 3, 4, 5, 6, 7, 9, 11
- Kent Street: Nos 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 23, 24, 25, 27, 29, 31, 33
- Melrose Street: Nos: 8, 10, 14
- Railway Avenue: Nos Cnr Eastwood Avenue (number unclear) 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25
- Rawson Street: Nos 1, 2, 3, 4, 6, 7, 8, 10, 11, 13, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 31, 32, 32A, 33, 34B, 35, 36, 37, 39, 40, 42, 44
- Lakeside Road: Nos 9, 11, 13, 15, 17, 19, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 36, 38, 39, 40, 42, 43, 44, 45, 46, 48, 59, 61, 65, 67
- The Boulevarde: Nos 7, 9, 11A, 12, 14, 16, 17, 19, 22z, 27, 28, 29, 30, 32, 34
- Victoria Street: Nos 2, 3, 4, 6, 7, 8, 9, 10, 11A, 14, 15, 16, 17, 18, 22, 23, 24, 27, 28, 29, 30
- Warrington Avenue: Nos 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17
- William Street: Nos 1, 4, 6, 12
- Wingate Avenue: Nos 5, 7, 9, 11, 11A, 15A, 17, 23, 25, 31, 33, 35, 37, 41

Intact houses of the 1940s and 1950s

- Chelmsford Avenue: Nos 28, 30
- Chesterfield Road: Nos 2B, 26, 26A, 26B, 43, 45
- Cocos Avenue: Nos 17, 19
- Eastwood Avenue: Nos 1, 54, 56, 79, 81, 82, 87, 88, 89, 92, 93, 94, 96, 98, 101, 103
- Epping Avenue: Nos 18, 30, 40, 48, 54, 60, 62, 64, 65A, 66, 68, 69B, 70
- High Street: No 1
- Hillside Crescent: Nos 6, 6A, 10, 10A, 12, 14, 20, 22, 24, 26

- Rawson Street: Nos 12, 14, 16, 34A
- Lakeside Road: Nos 41, 47, 51, 53, 55, 57
- Victoria Street: Nos 1, 5, 11, 19
- Wingate Avenue: Nos 1, 27, 29

WYRALLA AVENUE

- Wyralla Avenue: Nos. 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 34, 35, 37, 39, 40, 41, 42, 43, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64
- Kent Street: Nos. 35 & 37

In addition, the following buildings contribute to the heritage significance of the area because of their scale and architectural character but, because they are either older buildings that have been unsympathetically altered or buildings dated from no earlier than the 1940s, their conservation is encouraged but not essential to the character of the area:

- Wyralla Avenue: Nos. 1b, 28, 33, 34b, 36, 38

BORONIA AVENUE

- Boronia Avenue: No. 3, 5, 7, 9, 11, 11A, 15, 17, 19, 21, 25, 27, 29, 31

NORTH ROCKS WARD

7.10.12 BURNSIDE HOMES CONSERVATION AREA, NORTH PARRAMATTA

The location of Burnside Homes Conservation Area is depicted in Figure 7.10.12.1.

7.10.12.1 HISTORY

Burnside Homes provides a great example of 20th century Classical Revival style architecture, part of the Burnside Homes Orphanage Group. The buildings include influence from Old Government House in Parramatta and makes a strong contribution to the streetscape. The buildings comprise of stuccoes brick walls, hipped roof and Marseilles tiles. The chimneys are constructed of brick with cowl. Notable features include a set of three Tuscan columns flanking the doorway with Tuscan Pilasters, along with recessed arched windows with sandstone sills, and large sandstone gateposts with palisade iron gate.

7.10.12.2 DISTINCTIVE CHARACTERISTICS

- The linear streetscape to Pennant Hills Road of fences, plantings and facades and grand facades featuring gables, porticos and towers.
- The resultant "village" grouping.
- The catalogue of architectural aspirations c1901—1930 shown by the facades.
- The attractive nature of the existing landscape. Though this is currently depleted, there are fine stands of native trees to the west of the site. The siting of the group on a ridge enhances the picturesque qualities of the whole. It should be noted that few of the buildings have interiors of note, and the most important elements are the main façades.



Figure 7.10.12.1 – Burnside Homes Conservation Area, North Parramatta

7.10.12.3 STATEMENT OF SIGNIFICANCE

The Burnside Homes are evidence of a grandiose philanthropic social experiment for the care of orphans using domestic rather than institutional accommodation arranged in a village complex. While the village and first buildings were established by the Presbyterian Church many of the houses were built by private benefactors between 1911-1941. This building is part of that unique village child care complex and forms part of a picturesque catalogue of the development of domestic architectural aspirations in the period 1911-1941.

7.10.12.4 PROVISIONS

Development should be in accordance with the general provisions under Section 7.4 of this DCP and the additional specific controls below.

Objectives

- O.01 Ensure that new development is sympathetic to the identified heritage values.
- O.02 Provide guidance for development in relation to heritage items and heritage conservation areas.

O.03 Encourage an understanding of heritage significance and to promote the conservation of heritage.

Controls

C.01 New development is to be sited and designed so as not to adversely impact upon the existing or original landscape and spatial qualities of the area.

C.02 New buildings are to complement existing buildings of significance with respect to bulk, scale and façade geometry and be of a simple, contemporary design that avoids 'heritage style' architectural or decorative detail.

C.03 Applications for new buildings will need to consider the following as a minimum:-

- the pitch and form of the roof (if any);
- the style, size, proportion and position of the openings for windows and doors (if any); and
- the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building.

7.10.12.5 EXISTING SIGNIFICANT BUILDINGS

The following buildings together help to demonstrate the history of the area and contribute to its significance. They must be retained.

- Blackwood Place: Nos 1-7, 9-29, 28, 30
- Masons Drive: Nos 1-3, 14-16
- Pennant Hills Road: No 61

*Heritage item

7.11 GLOSSARY OF HERITAGE TERMS

Terms used in this Section including conservation, fabric, maintenance, restoration, reinstatement, are defined in the ICOMOS Burra Charter 2013. These terms are often used in heritage planning and mean the following:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Aboriginal cultural heritage means Aboriginal objects and declared Aboriginal places as defined under the *National Parks and Wildlife Act, 1974*.

Aboriginal object has the same meaning as in the *Parramatta LEP 2023*.

Aboriginal place of heritage significance has the same meaning as in the *Parramatta LEP 2023*.

Act refers to the:

- *Environmental Planning and Assessment Act 1979*
- *National Parks and Wildlife Act 1974*
- *Heritage Act 1977*

Allotment means the legal parcel of land which has been created via subdivision and registered with the Land Property Information service, normally having a Lot Number and Deposited Plan (ie Torrens Title subdivision).

Archaeological assessment is a report prepared by a qualified archaeologist that conforms to the current reporting requirements of the NSW Office of Environment and Heritage. It can include:

- Baseline Archaeological Assessment
- Archaeological Research Design

Archaeological site means a site identified in the Parramatta Historical Archaeological Landscape Management Study (PHALMS); or the place or site of a relic or relics as defined in the *Heritage Act 1977* as amended and has the same meaning as in the *Parramatta LEP 2023*.

Architectural character includes massing, articulation, composition of building elements, material use and details including building entrances, fenestration, balconies and balustrades, awnings, planters, pergolas, boundary walls, fences, and the like.

Awning is a predominantly horizontal structure that projects over a footpath from the host building to provide weather protection for pedestrians.

Adaption means modifying a place to suit proposed compatible uses.

Alteration and Alteration in relation to a heritage item, or to a building or work within a heritage conservation area, means:

- a) make structural changes to the outside of the heritage item, building or work; or
- b) make non-structural changes (other than maintenance) to the detail, fabric, finish or appearance of the outside of the heritage item, building or work.

Adjacent means a place that shares a boundary with the property (usually a heritage item) under consideration or is directly opposite that property or is diagonally opposite that property (that is on the opposite side of the street).

Balcony means an open area, not being an enclosed room or area, attached to or integrated with and used for the exclusive enjoyment of the occupant or occupants of a dwelling.

Building Style refers to the principal historic architectural character of a property. The styles most commonly found within HCAs are: Victorian; Federation; Interwar; and Post war. It is however noted

that there are many variations within each style and other lesser used styles are found in the Council area.

Building elements are doors, windows, gutters, downpipes, chimneys, walls, shopfronts, roofs, and stairs.

Building envelope means the three-dimensional space that limits the extent of a building on an allotment. The building envelope is defined by building height and front, side and rear boundary setbacks. Refer to definitions for building height and setback for inclusions and exclusions.

Building height or Height of building is the same as "height", it has the same meaning as in the *Parramatta LEP 2023*.

Building line or Setback is the same "setbacks", it has the same meaning as in the *Parramatta LEP 2023*.

Bulk means the total effect of the arrangement, volume, size, and shape of the building.

Character is the combination of the individual characteristics or qualities of a neighbourhood, precinct or street.

Compatible use means a use which involves no change to the culturally significant fabric, or changes which are substantially reversible, or which will have minimal impact.

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaption in any one place and will be commonly a combination of more than one of these Heritage Conservation Area Means an area identified in this plan as a heritage conservation area.

Conservation management plan is a document prepared to conform with the publication The Conservation Plan; a guide to the preparation of conservation plans for places of European cultural significance, J.S.Kerr, Australia ICOMOS, 2013, ACT.

Contributory buildings – Heritage Conservation Area

Contributory buildings map also means 'heritage map' and it refers to a map of the heritage conservation area within the City which identifies buildings and sites as being contributory, neutral or non-contributory. Refer to the Contributory Buildings Maps of the Heritage Technical Manual.

Curtilage – see Section 7.4 General Provisions

Demolition (in relation to a building or work within a heritage conservation area) means the damaging, defacing, destruction, pulling down or removal of the building or work in whole or in part.

Detracting buildings – see Heritage Conservation Area

Dual Occupancy Development means development that results in 2 dwellings (whether attached or detached) on a single allotment or land or which would have that result were it not for the fact that the allotment is to be subdivided as part of the development, however that development is described or provided for in an environmental planning instrument.

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

Facade means the exterior walls of a building.

Facadism is the practice of demolition of a building, retaining only the facade.

Fenestration means the arrangement of windows and other patterns on a building.

Fine grain means a variety of different land uses in proximity to one another, or a series of narrow building elements as opposed to a large, consolidated land use or a broad, unbroken building form.

Form and Massing means the overall shape and proportion of the building. Massing refers to the whole of the bulk of the building and form relates to height, width, pitch of roofs, proportion of openings, proportion of elements to each other, how elements such as verandahs are designed, and other design related matters. While the terms can be used separately, they are often used together to describe a place within a streetscape.

Height of building – refer to 'Building height'.

Heritage Act 1977 is an Act of the NSW Parliament providing for conservation orders and other controls over items having heritage significance. The Act is administered by the Heritage Council of NSW.

Heritage Council of NSW is the NSW Government's heritage advisory body established under the *Heritage Act 1977*. It provides advice to the Minister for Heritage and others on heritage issues. It is also the determining authority for s.60 applications.

Heritage impact statement (also includes "Statements of Heritage Impact") is a document that conforms to the standards contained in the NSW Heritage Branch publication *Statements of Heritage Impact*, 1996, revised 2002.

Heritage management documents has the same meaning as in the *Parramatta LEP 2023*.

Heritage buildings, sites and elements means heritage items (including landscape and archaeological items, and building elements), buildings, works, relics, trees and sites within heritage conservation area and heritage streetscapes.

Heritage Item Buildings are individually listed as heritage items in the *Parramatta LEP 2023*.

Heritage Conservation Area means an area identified and mapped within this DCP including individual lots, structures, gardens, fences and landscaping, the features of the public domain that are within the mapped area.

Contributory Building	Buildings that clearly reflect a Key period of Significance for the HCA and are key elements of the character of the HCA. Contributory 1 buildings generally have a good level of intactness in their external form and materials with only visible minor changes.
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Contributory Building 2	Buildings that have been altered but are still identifiable as dating from a Key period of Significance for the HCA. Contributory 2 buildings have a greater level of change that may include roof additions, altered
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verandahs, changed wall finishes, altered windows and doors and sometimes a combination of these, however, these buildings have retained their overall form in the streetscape and remain part of the key street character.

Neutral Building Buildings that are either heavily altered to an extent where the construction period is uncertain or are from a construction period which falls outside a Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA.

Detracting Building Buildings from a construction period which falls outside a Key Period of Significance for the HCA that have a scale or form that is not consistent with the key characteristics of the area.

Heritage Significance refers to historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance for past, present or future generations.

Infill Development means new buildings on vacant sites and new buildings on existing occupied sites where the new building is separate from the existing building and forms part of the identified streetscape. Infill development is not alterations and additions.

Maintenance means the continuous protective care of the fabric, contents and setting of a place, but does not include repair.

Main roof form is generally the roof (original) that is viewed from the street frontage that extends over the principal rooms in a building. The roof form may have a range of shapes and finishes. The main roof form may extend to wings, particularly where they are located at the side of a building and are clearly visible from the street. The main roof form does not include:

- rear wings unless they are specifically noted as significant
- roof additions where they are the dominant roof form
- rear skillion or more minor roof forms.

Principal (street) elevation is the wall/s of the building that from the main street and which can be seen from the street. This may not be the same as the street address of a building.

Massing means the overall shape and form of a building including its roof.

Minor Works are works that generally do not require an application to be made or consent issued by Council to undertake the work.

Minor alterations (external) to buildings comprising heritage items or in a heritage conservation area:

1. Must only involve one or more of the following:
 - a. painting, plastering or cement rendering or cladding,
 - b. the repair or replacement of a non-structural wall,
 - c. any other minor non-structural work, and
2. Must not affect the means of egress from the building in an emergency, and
3. Must reproduce the existing materials, finish and design of the building so as not to alter its appearance, and
4. Must not involve change in original material type, scale or texture, and

5. Must not involve the painting of a brick, stone, slate or tile that is not painted.

Modern technologies includes solar hot water/photo-voltaic systems, telecommunication structures, and other development of modern technology which are of recent invention.

Neutral buildings – See Heritage Conservation Area

Non-conforming Building means a building that has replaced a building which was constructed in accordance with Stanton's original covenants.

Original materials or finishes are materials or finishes that were on the building when it was constructed or seen in early additions.

Place means site, area, building or other work, group of buildings or other works together with associated contents and surroundings.

Preservation means maintaining the fabric of a building or work in its existing state and retarding deterioration.

Reinstatement or 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.

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

Relic means any deposit, object or material evidence relating to the settlement (including Aboriginal habitation) of the area.

Repair means the restoration or reconstruction of a place.

Scale means the size of a building in relation to its surroundings.

Setting means the context within which a building or structure is situated in relation to the surroundings. For example, buildings, roof scapes, chimneys, valleys, ridges, view corridors, trees, parks, gardens

Setbacks are, in heritage terms (not considering other LEP or DCP controls on required setbacks):

- **Front setback:** the existing pattern of setbacks to heritage items or contributory buildings from the front boundary that is found in the street. This may be a consistent setback or may have variation between sites where there are different periods of development. In matching a front setback new work should align with consistent setbacks where they exist or adopt the 'pattern' of setbacks within the immediate street.
- **Side setbacks:** are the existing setbacks that characterize heritage items or contributory buildings within a heritage conservation area.

State Heritage Inventory is an online database of all statutory listed heritage items and heritage conservation areas in New South Wales including Aboriginal Places, State Heritage Register, Interim Heritage Orders, State Agency Heritage Registers and Local Environmental Plans. Each listing may include a description of the item or area, a Statement of Heritage Significance and recommended

management provisions to guide future development. The information is provided by local councils and State government agencies.

Statement of Environmental Effects is a document that outlines the environmental impacts of a proposed development and outlines any steps taken to protect the environment and to manage impacts.

Streetscape means the form, character and visual amenity of the street environment.

Verandahs are an area located on the ground floor. Commonly seen on terrace houses and bungalows.

View means an extensive or long range outlook towards a particular urban aspect or topographical feature of interest.

Further information and resources

The Parramatta Historical Archaeological Landscape Management Study (PHALMS).

Design in context: Guidelines for Infill Development in the Historic Environment; NSW Heritage Office/Royal Australian Institute of Architects NSW Chapter 2005.

Heritage Curtilages (Heritage Manual supplementary volume), Heritage Office, Department of Urban Affairs and Planning, 1996.

The NSW Heritage Manual, produced by the NSW Heritage Office, sets out in detail the procedures that should be followed in assessing and managing heritage.

Statements of Heritage Impact issued by the Heritage Office of NSW needs to be referred to when preparing a Heritage Impact Statement.

[The Maintenance Series by Heritage NSW](#) is the principal resource for technical information on heritage conservation.