

Heritage Interface Areas, Parramatta CBD

Peer Review

Report prepared for NSW Department of Environment and Planning

December 2018



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Report Register

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The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

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1.0 Introduction

1.1 Background

GML Heritage Pty Ltd (GML) has been commissioned by the NSW Department of Planning and Environment (the Department) to undertake an independent review of previous heritage advice for three areas of the Parramatta CBD and the planning controls for those areas proposed within the Parramatta CBD Planning Proposal. These areas interface with heritage conservation areas and state and local heritage items.

The Parramatta CBD Planning Proposal (Parramatta CBD PP) was supported by a Heritage Study prepared by Urbis in 2015. Since the submission of the Parramatta CBD PP with the Department for Gateway determination, a number of site specific planning proposals have been submitted for properties located within or near the Interface Areas. During the assessment of these proposals, the Department and Heritage Council of NSW raised concern about their impact on the surrounding low-density heritage conservation areas.

In response, the City of Parramatta Council (Council) commissioned Hector Abrahams Architects (HAA) to undertake a more detailed review of the proposed planning controls for the interface areas in 2017. This report identified potential heritage impacts of the Parramatta CBP PP on the interface areas and contained recommendations for modifications to proposed planning controls to mitigate those impacts. Council resolved to adopt some of the recommendations and modified the Parramatta CBD PP. The Department has requested a peer review of the HAA report and recommendations.

A number of site specific Planning Proposals have also been reviewed in the preparation of this report:

- 122 Wigram Street, Harris Park;
- 14–20 Parkes Street, Harris Park;
- 135 George Street and 118 Harris Street, Parramatta (the Albion Hotel);
- 33–34 Marion Street, Parramatta; and
- 23–27 Harold Street, Parramatta.

This report reviews the HAA report and documentation associated with the Planning Proposals noted above. It also proposes planning controls for future development in the interface area, to ensure the appropriate management of the heritage impacts of development.

1.2 Identification of Study Area

The study area includes three interface areas, located within the area covered by the Parramatta CBD PP, being the North Parramatta Interface Area, the South-West Parramatta Interface Area and the South-East Parramatta Interface Area. The study areas are indicated on Figure 1.1 and 1.2.

The North Parramatta Interface Area is located north of Parramatta River, centred along Church Street. The interface area contains a number of individual heritage items and overlaps the North Parramatta Conservation Area to the west and Sorrell Street Conservation Area to the east and contains a number of heritage items.

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The South-West and South-East Interface Areas are located south of the Parramatta River. The South-East Interface Area contains a number of individual heritage items and is located in the vicinity of the state listed Experiment Farm Cottage and Hambledon Cottage. This interface area overlaps with the Harris Farm West Conservation Area and is immediately adjacent to the Experiment Farm Conservation Area.

The South-West Interface Area also contains a number of individual heritage items. It is located immediately adjacent to the South Parramatta Conservation Area.

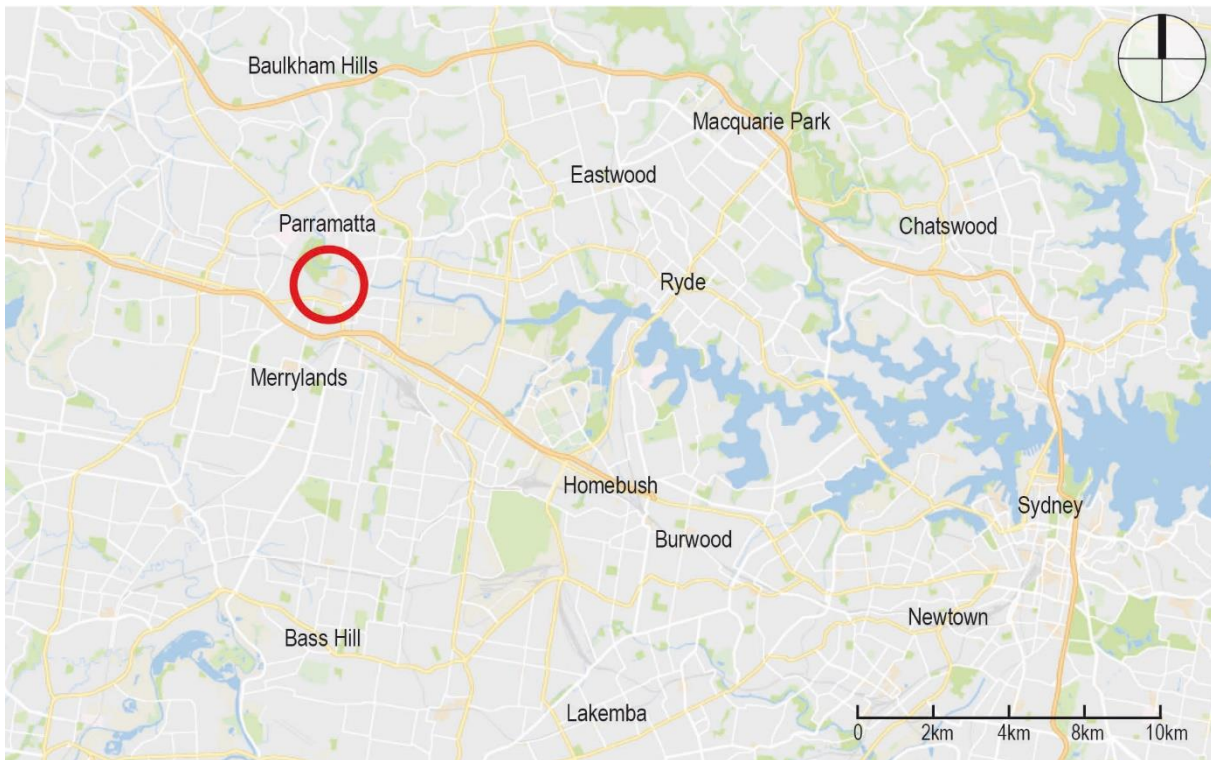


Figure 1.1 Location of the study area, outlined in red. (Source: Google Maps with GML overlay)

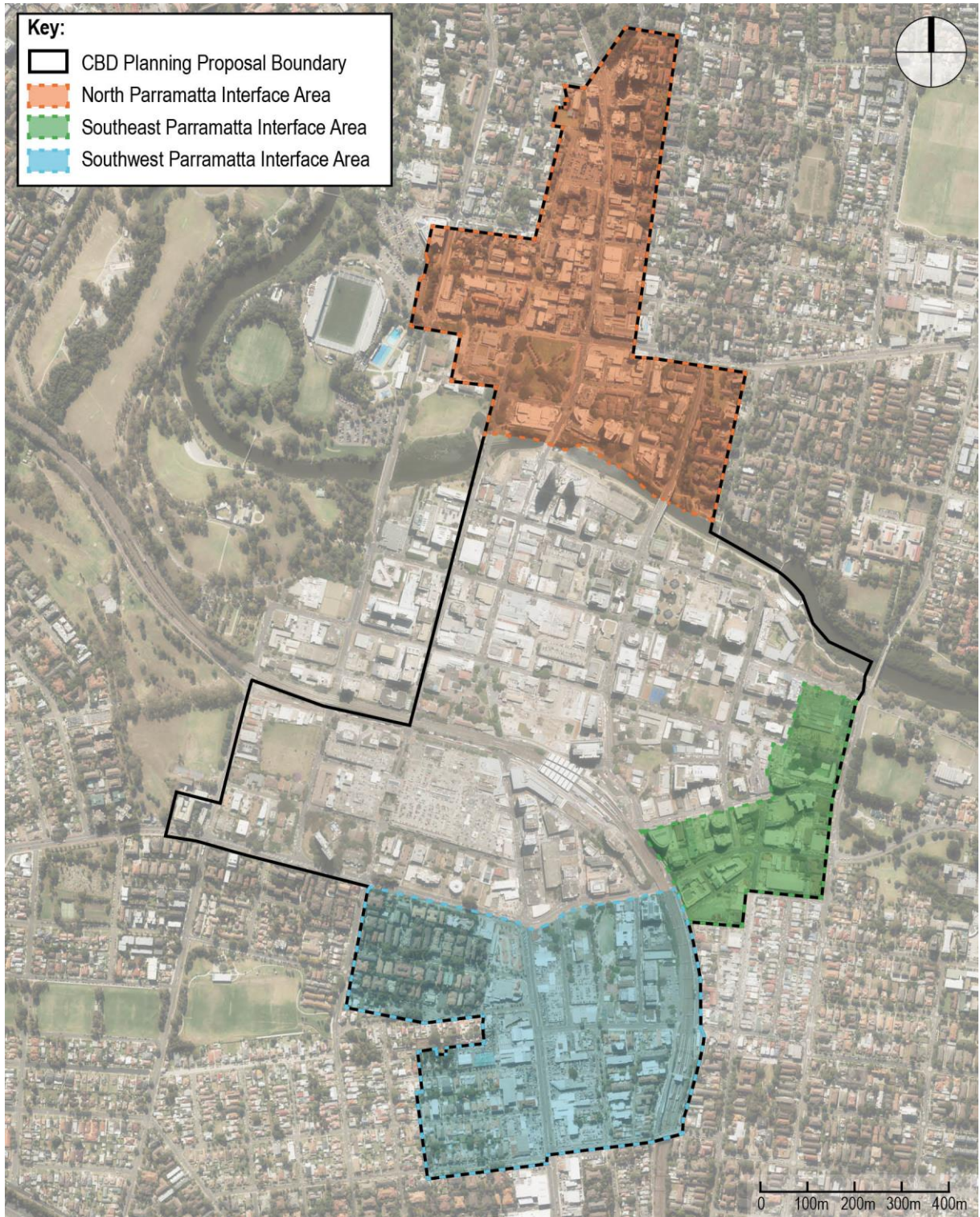


Figure 1.2 Boundary of the CBD PP study area and interface areas. (Source: SIX Maps with GML overlay)

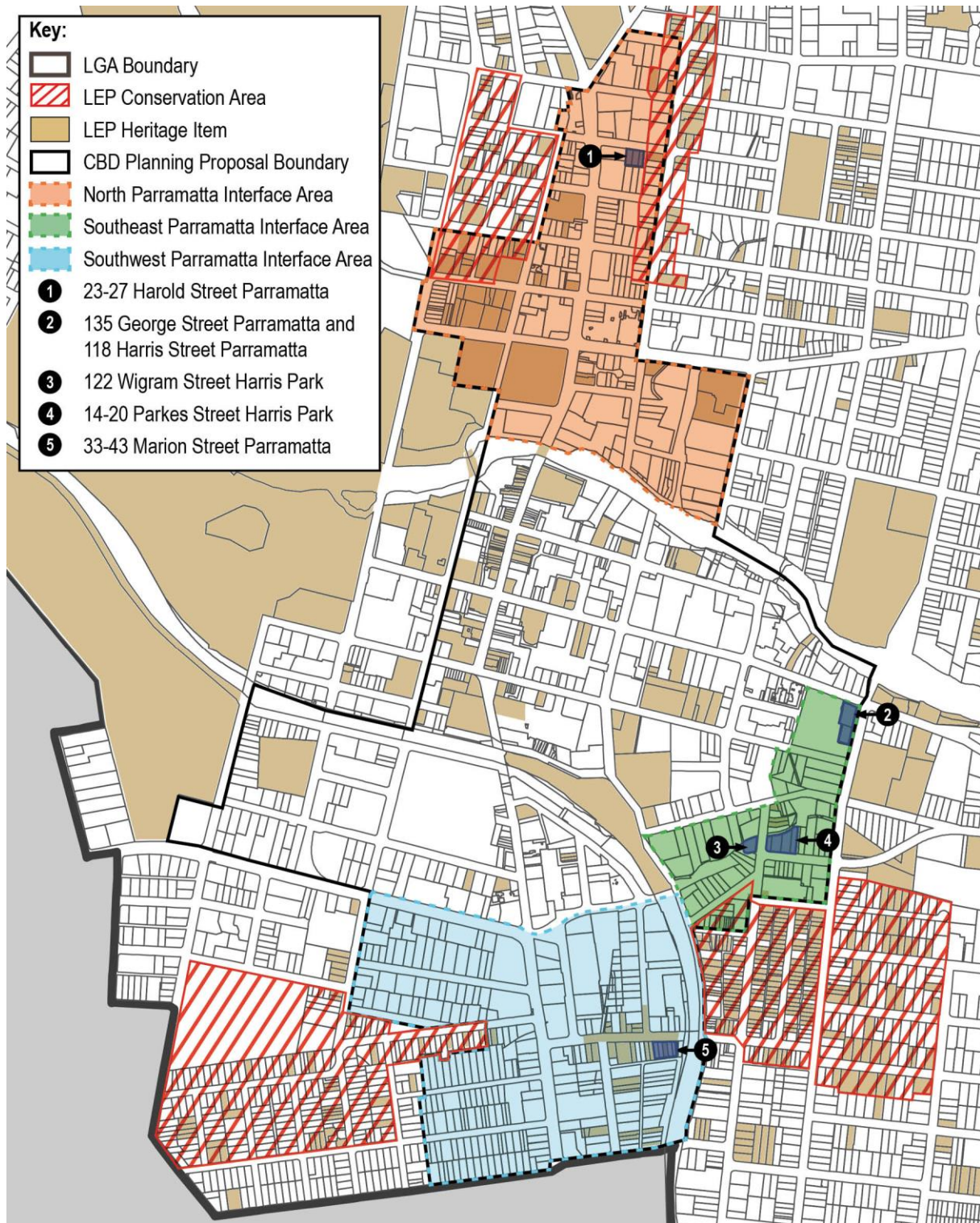


Figure 1.3 Parramatta Local Environmental Plan 2011 (PLEP 2011) heritage map with study area and Site Specific Planning Proposals. (Source: PLEP 2011 with GML overlay)

1.3 Statutory Context

The site is located within the Parramatta Local Government Area (LGA). The *Parramatta Local Environmental Plan 2011* (PLEP 2011) is the principal environmental planning instrument applying to the lands. Schedule 5 of the PLEP 2011 identifies heritage items and heritage conservation areas. Refer to Section 2.1 for the list of identified heritage items within the study area and in the vicinity.

Clause 5.10 of the PLEP 2011 provides for the assessment of heritage impacts of proposed developments on heritage items, and land within conservation areas and in the vicinity of heritage items and conservation areas.

The *Parramatta Development Control Plan 2011* (PDCP 2011) Section 4.3.3 provides development controls for the Parramatta City Centre. The development controls therefore apply to this study area.

1.4 Methodology and Terminology

This report has been prepared with regard to the guideline document *Statements of Heritage Impact* by the NSW Heritage Council. This report is also consistent with the relevant principles and guidelines of the *Australia ICOMOS Burra Charter, 2013* (the Burra Charter). The terminology used in this report is consistent with the terminology used in the Burra Charter.

Inspections of the study area were undertaken on 27 June and 3 August 2018 by Lisa Trueman, David Logan, Claire Nunez and Annabelle Tanuwidjojo of GML.

1.5 Background Documents

The following documents have been reviewed in the preparation of this report:

- Parramatta CBD Planning Proposal, prepared by Parramatta City Council, December 2015;
- Heritage Study—CBD Planning Controls, prepared by Urbis, December 2015;
- Heritage Study of Interface Areas, Parramatta CBD, prepared by Hector Abrahams Architects, June 2017;
- Planning Proposal, 122 Wigram Street, Harris Park, Parramatta, prepared by Aplus Design Group;
- Planning Proposal, 14–20 Parkes Street, Harris Park, prepared by Architectus, July 2017;
- Planning Proposal, 135 George Street and 118 Harris Street, Parramatta, Heritage Issues Identification, prepared by NBRS+PARTNERS, March 2017;
- Planning Proposal, 33–34 Marion Street, Parramatta, Statement of Heritage Impact, prepared by Heritage 21, January 2018; and
- Planning Proposal, 23–27 Harold Street, Parramatta, Statement of Heritage Impact, prepared by Cracknell & Lonergan Architects, April 2017.

1.6 Limitations

GML has relied on information provided by the Department. No additional historical research has been undertaken. The report is limited to the requirements of the Department's Scope of Works and does not

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include an analysis of or recommendations for DCP controls. Consideration of Aboriginal and historical archaeology is outside of the brief for this project and has not been considered in this report.

1.7 Authors

This report has been prepared by Lisa Trueman, Senior Heritage Consultant, and Claire Nunez, Associate, with assistance from Annabelle Tanuwidjojo, Graduate Heritage Consultant, and specialist input from David Logan, Partner.

2.0 Parramatta CBD Planning Proposal

2.1 Background to the Planning Proposal

In April 2016, the City of Parramatta Council (Council) submitted a Gateway Determination request for the Parramatta CBD PP. The Parramatta CBD PP is currently with the Department of Planning for assessment and determination of gateway approval.

The Parramatta CBD PP seeks extensive changes to the Parramatta LEP 2011 to implement Council's Parramatta CBD Planning Strategy. The Planning Strategy was based on the study prepared by Architectus and SGS Economics & Planning in 2014, which looked at future development in the Parramatta CBD. The purpose of the Planning Strategy was to establish a vision for growth, principles and actions to guide a new planning framework and an implementation plan for delivery. The Strategy reviewed the current planning framework and identified opportunities, constraints and market conditions impacting on development, and made recommendations for the planning framework for Parramatta's future development.

2.2 Summary of Planning Proposal

The Council website notes that the purpose of the Parramatta CBD PP is to:

- *Provide for an expanded and more intense commercial core to strengthen and facilitate the role of Parramatta as a dual CBD.*
- *Support the CBD as a vibrant centre by surrounding the core with higher density mixed use.¹*

Key components of the Parramatta CBD PP include:

- increased housing and employment targets;
- expansion of the CBD area boundary;
- changes to land use zoning within the CBD;
- changes to maximum height and floor space ratio (FSR);
- sliding scale planning controls to promote site amalgamations;
- additional FSR on identified Opportunity Sites;
- solar access protection to Prince Alfred Square, Jubilee Park, the Lancer Barracks site and the Parramatta River foreshore;
- Design Excellence requirement and bonuses for buildings higher than 40m; and
- heritage controls—including incentives for FSR provisions for heritage items.

In general terms, all land within the Parramatta CBD PP area will have two FSR and two height controls—a base FSR and height control, and an incentive FSR and height control. Additional bonus floor space may also be achieved on some sites for Design Excellence, Opportunity Sites and high performing buildings. The Parramatta CBD PP does not seek to amend the existing PLEP 2011 relating to heritage under Clause 5.10. The area to which the Parramatta CBD PP applies is shown on Figure 1.2.

2.3 Urbis Heritage Study 2015

As part of the development of the Parramatta CBD PP, the Council commissioned a Heritage Study of the CBD Heritage Controls, which was undertaken by Urbis Pty Ltd in 2015. This report responded to the draft planning controls that were developed following the preparation of the Parramatta Planning Strategy.

The objectives of the Heritage Study were to ensure that:

- *Areas identified for greater density development take account of heritage considerations and any impacts can be ameliorated and effectively dealt with through heritage controls and the development assessment stage;*
- *The planning proposal contains provisions that facilitate the conservation of identified heritage so as to satisfy Section 117 Direction 2.3 heritage Conservation; and*
- *Establish a nexus between recommended heritage controls and existing heritage studies and conservation controls is established.²*

The Urbis report made a series of recommendations to alter the proposed draft controls in order to avoid or reduce impacts on heritage within the CBD. This included the following recommendations for the interface areas:

- In the transitional areas north of the river and south of the Great Western Highway/Parkes/Hassall Streets, FSRs generally transition down to the six heritage conservation areas which adjoin the CBD.
- Heritage items within these transitional areas are allocated lower FSRs to prevent overdevelopment, minimise any adverse impacts on their heritage significance and respond to their modest residential scale.
- A transition is not required for the land on the eastern side of Cowper Street and adjoining the western boundary of the Harris Park West Heritage Conservation Area (HCA) as the area already contains some high density development and is buffered by the railway corridor which is deemed to provide a defined edge to the HCA, with the character of the HCA strongly defined.
- Additional DCP provisions are required to address heritage related impacts on items within the periphery areas.
- FSRs should respond to the scale of development in the area adjacent to the North Parramatta Urban Renewal Area and the transition to the adjoining HCA.
- The boundary of the Harris Park West HCA could be reviewed when the northern portion of the block bound by Ada, Wigram and Kendall Streets is redeveloped, as the current development does not contribute to the HCA. The lots fronting Ada Street would then form a defined edge to the HCA.
- The boundary of the Sorrell Street HCA could be expanded to include additional contributory items on perpendicular streets, and the southern extent of the HCA could be reduced as current development does not contribute to the HCA.
- Existing FSRs have been maintained within Marion Street in recognition of the high density of heritage items in the area and the already altered context.

2.4 HAA Parramatta CBD Heritage Study of Interface Areas

Since the submission of the Parramatta CBD PP for Gateway Determination, a number of site specific planning proposals have also been submitted for properties located within or near the interface areas, which propose development that is not in accordance with the findings of the Urbis study in relation to the interface areas. The key challenge to the Urbis study was the proposed transition in density from higher densities in the CBD core to the periphery and nearby heritage conservation areas and places of heritage significance.

During the assessment of these site specific planning proposals, the Department and Heritage Council raised issues and concerns about their impact on the surrounding low density heritage conservation areas. In response, Council commissioned Hector Abrahams Architects (HAA) to undertake a more detailed review of the proposed planning controls for the interface areas. The aims of the study were:

- *To identify potential heritage impacts resulting from the Parramatta CBD Planning Proposal as related to the Interface Areas.*
- *To make recommendations to ameliorate adverse impact on heritage through modifications to the draft planning controls for the interface areas to ensure new growth and developments occur in a manner that protects and manages the city's heritage assets and demonstrates consistency with Section 117 Direction 2.3 Heritage Conservation (Section 117(2) of the Environmental Planning and Assessment Act 1979³).*

The HAA report identifies a number of potential heritage impacts resulting from the Parramatta CBP PP in relation to the interface areas and contains recommendations for modifications to the proposed controls to mitigate those impacts, including changes to FSR and height of buildings controls.

The HAA report divides the three interface areas into 13 'special interest areas' and provides general controls for each interface area as well as specific controls for each identified 'special interest area'. The recommendations of the HAA report for the individual interface areas are summarised in Sections 3.0 to 5.0 of this report. On 10 June 2017, Council resolved to adopt some but not all, of the recommendations contained within the HAA report and the Parramatta CBD PP was further modified.

The key area of difference between the Urbis study and the HAA study is the recommendations regarding the transition of density from the CBD to the interface area and the impact on heritage conservation areas. The HAA study allows a 'hard edge' to the CBD rather than a transition of FSR, allowing a higher density, provided matters such as views and solar access are considered.

2.5 Parramatta CBD PP Planning Framework for the Study Area

The following maps indicate the proposed land zoning, height of buildings, incentive height of buildings and floor space ratio that are contained within the Parramatta CDB PP, including the interface areas.

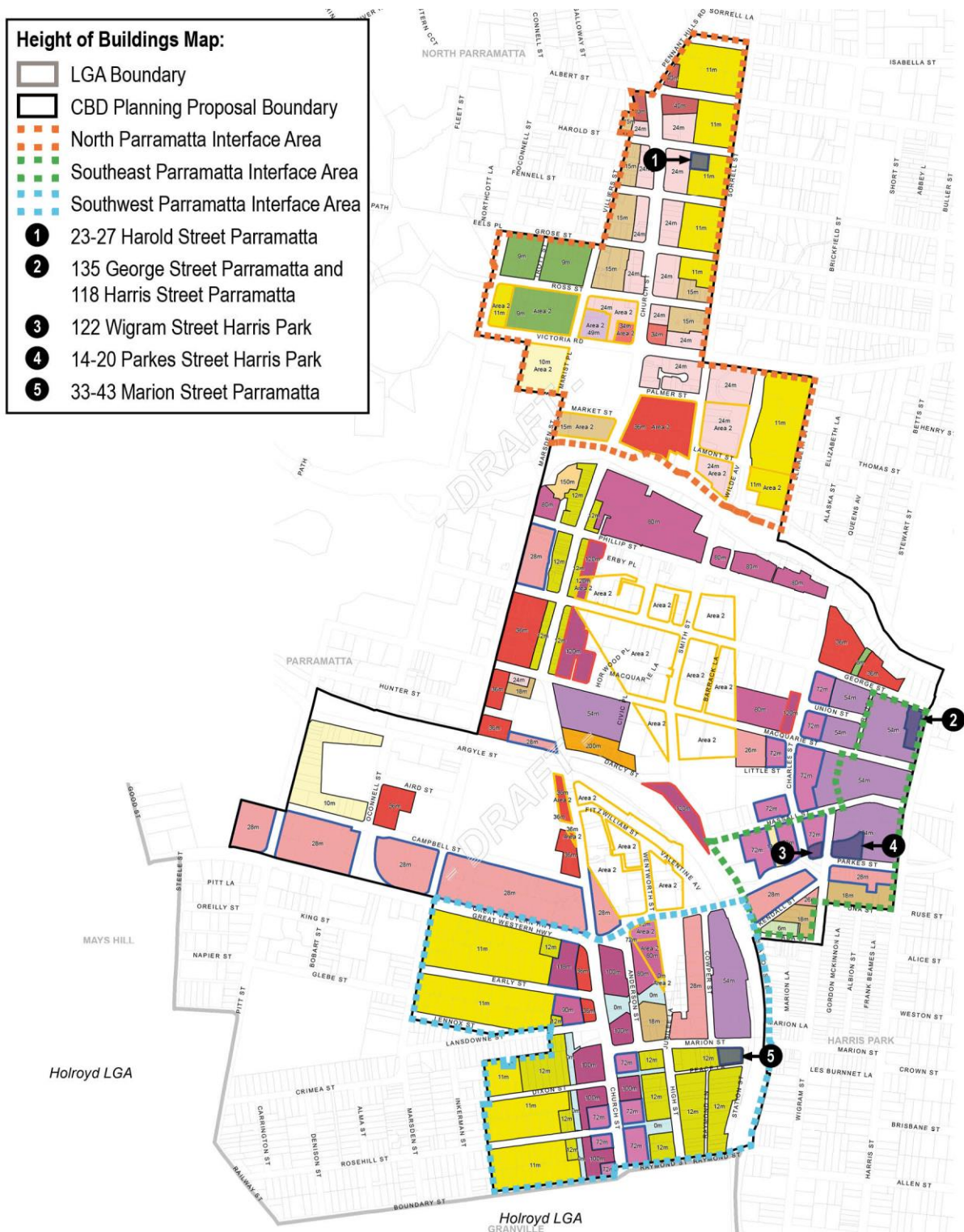


Figure 2.1 Parramatta CBD Planning Proposal Height of Buildings Map. (Source: Parramatta CBD Planning Proposal with GML overlay 2018)

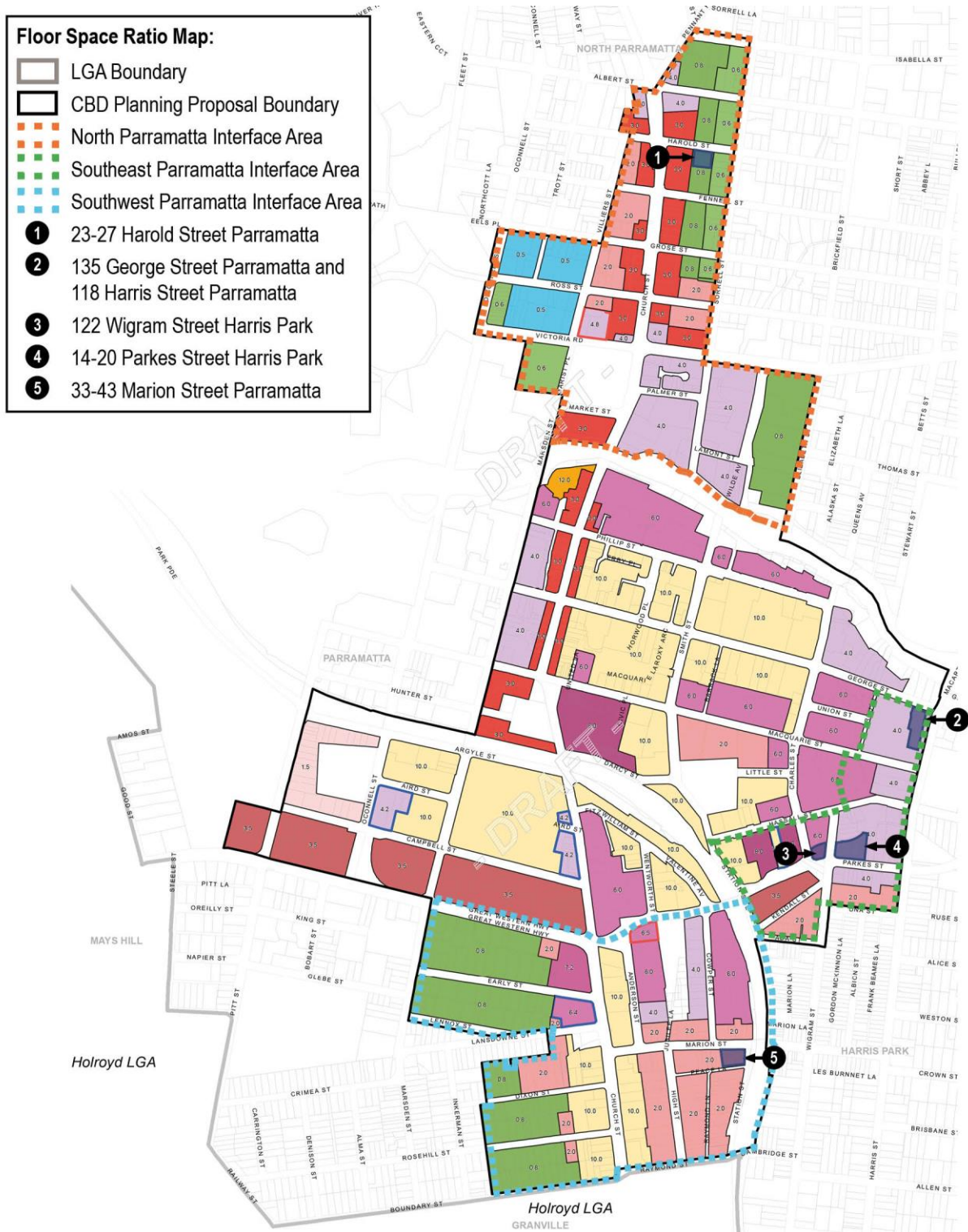


Figure 2.3 Parramatta CBD Planning Proposal Floor Space Ratio Map. (Source: Parramatta CBD Planning Proposal with GML overlay 2018)

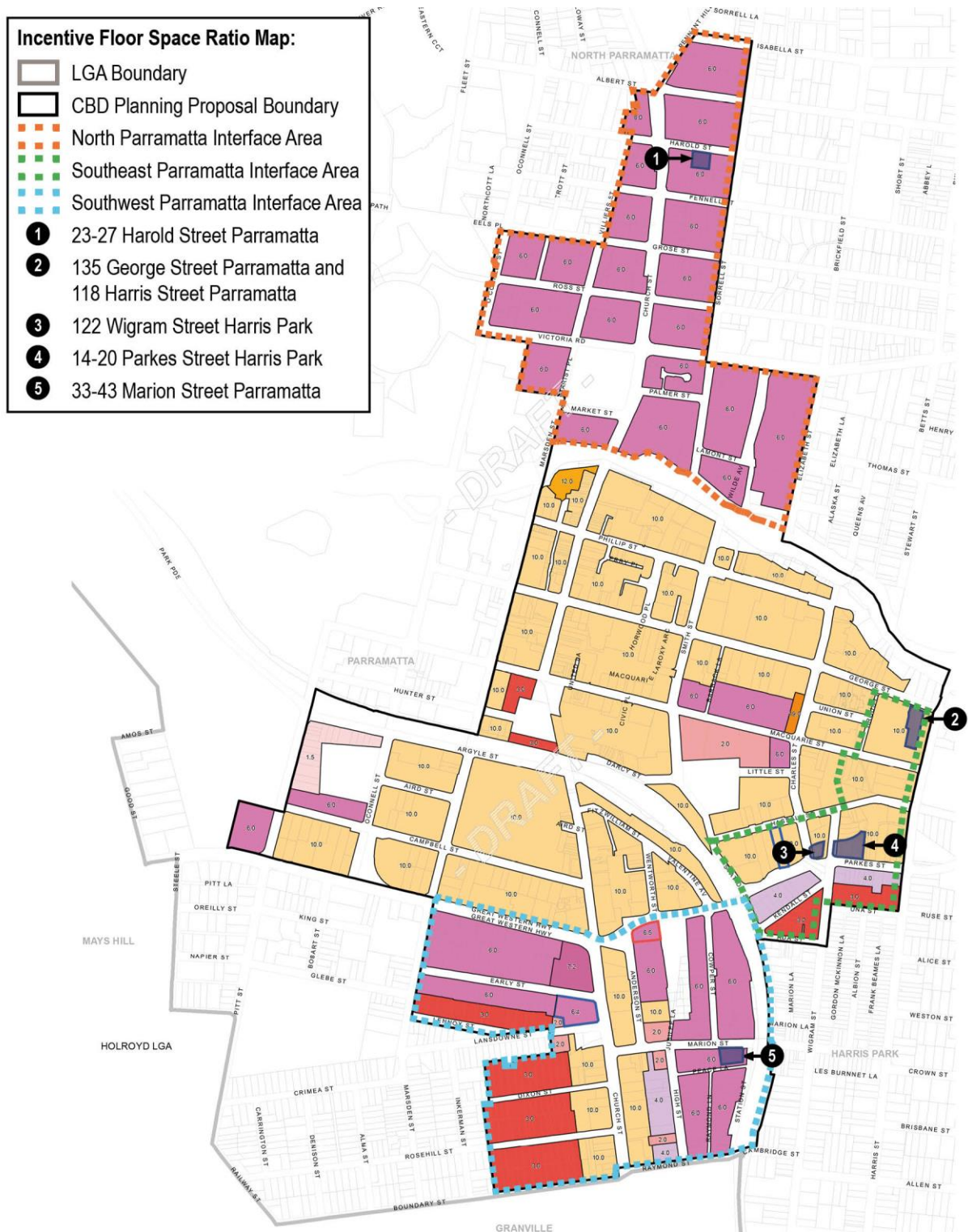


Figure 2.4 Parramatta CBD Planning Proposal Incentive Floor Space Ratio Map. (Source: Parramatta CBD Planning Proposal with GML overlay 2018)

2.6 Endnotes

- 1 City of Parramatta Council, 'Parramatta CBD' <<https://www.cityofparramatta.nsw.gov.au/council/precinct-planning/parramatta-cbd>>.
- 2 Parramatta Heritage Study December 2015, Urbis Pty Ltd, p 1.
- 3 Parramatta City Council, Minutes of Meeting, 10 July 2017.

3.0 North Parramatta Heritage Interface Area

3.1 Location

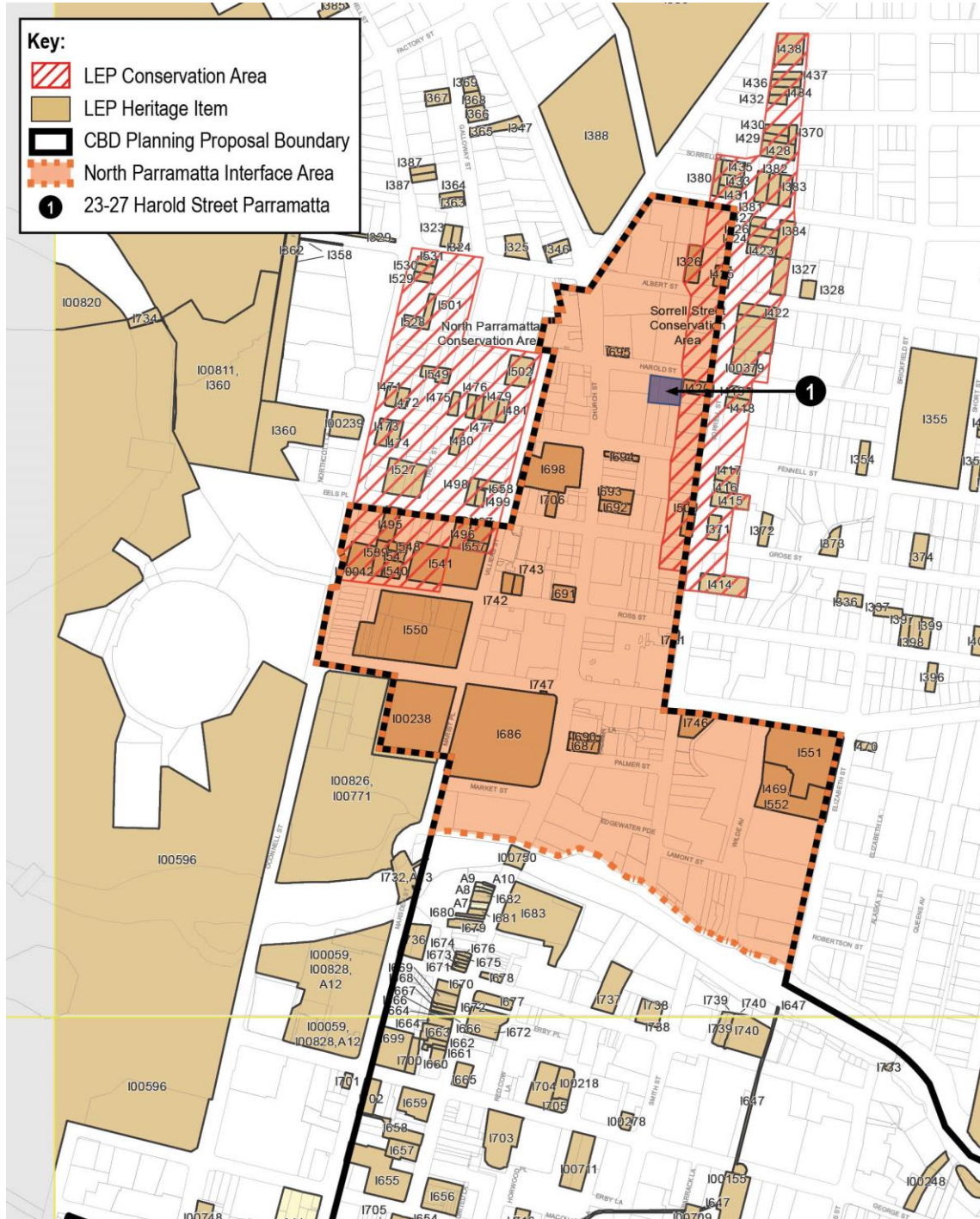


Figure 3.1 PLEP 2011 heritage map with the North Parramatta Interface Area shaded in orange. (Source: PLEP with GML overlay)

3.2 Description

The North Parramatta Interface Area is located north of Parramatta River, centred along Church Street, extending from the Parramatta River in the south to Isabella Street in the north. The North Parramatta Interface Area contains a number of important heritage items and overlaps the North Parramatta HCA to the west and Sorrell Street HCA to the East.

The North Parramatta Interface Area is separated from the main CBD area by the Parramatta River. The Interface Area has several key historic landmarks including Prince Alfred Square, St Patrick's Cathedral and All Saints Anglican Church. Church Street forms the northern gateway into the Parramatta CBD, with important views along the length of the street to the Lennox Bridge and Parramatta city centre beyond .

The character of the North Parramatta Interface Area is quite distinct in comparison to the area of the city south of the river, with substantial areas of intact early residences and leafy tree-lined streets. In contrast to other areas of the CBD, the majority of the heritage items in this area are set back from Church Street, behind current commercial development.

Development along the northern part of Church Street is predominantly commercial with a mix of building scale and typology. The eastern edge of the interface area is characterised by low scale residential development including the historic streetscapes of the Sorrell Street HCA. The western edge of the interface area is characterised by church and school buildings in the south and mixed scale residential development at the boundary of the North Parramatta HCA to the north. The southern part of the interface area is characterised by a higher scale of residential development that extends south to the northern banks of the Parramatta River.

3.3 Heritage Context

The heritage items within the study area are indicated on Figure 3.1 and described in Table 3.1.

Table 3.1 North Parramatta Interface Area—Listings Table.

Name	Address	Significance	Listing	Item ID
Sorell Street Conservation Area	Refer to Map in Figure 3.1	Local	PLEP 2011	Sorell Street Conservation Area
North Parramatta Conservation Area	Refer to Map in Figure 3.1	Local	PLEP 2011	North Parramatta Conservation Area
Single-storey residence	44 Albert Street, North Parramatta	Local	PLEP 2011	I326
Single-storey residence	63 Sorrell Street, North Parramatta	Local	PLEP 2011	I425
Two-storey residence	53 Sorrell Street, North Parramatta	Local	PLEP 2011	I420
Single-storey residence and potential archaeological site	44 Grose Street, Parramatta	Local	PLEP 2011	I500
Former bakery (and potential archaeological site)	476 Church Street, Parramatta	Local	PLEP 2011	I695
Bicycle shop	458 Church Street, Parramatta	Local	PLEP 2011	I694
Commercial building	448 Church Street, Parramatta	Local	PLEP 2011	I693

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Name	Address	Significance	Listing	Item ID
Shop	446 Church Street, Parramatta	Local	PLEP 2011	I692
Stable (and potential archaeological site)	419–423 Church Street, Parramatta	Local	PLEP 2011	I698
Single-storey residence	32 Grose Street, Parramatta	Local	PLEP 2011	I706
Royal Oak Hotel and stables (and potential archaeological site)	387 Church Street, Parramatta	Local	PLEP 2011	I691
Electricity substation (and potential archaeological site)	11c Ross Street, Parramatta	Local	PLEP 2011	I741
Single-storey residence	14 Ross Street, Parramatta	Local	PLEP 2011	I742
Wine bar bistro	16 Ross Street, Parramatta	Local	PLEP 2011	I743
Single-storey residence and potential archaeological site	19 Grose Street, Parramatta	Local	PLEP 2011	I497
Conjoined residences	15 and 17 Grose Street, Parramatta	Local	PLEP 2011	I496
Conjoined residences	1 Grose Street, Parramatta	Local	PLEP 2011	I495
Single-storey residence	1 Villiers Street, Parramatta	Local	PLEP 2011	I557
Lurlinea and potential archaeological site	8–10 Ross Street, Parramatta	Local	PLEP 2011	I541
Carlosa	3 Trott Street, Parramatta	Local	PLEP 2011	I548
Compax	1 Trott Street, Parramatta	Local	PLEP 2011	I547
Conjoined residence	4 Ross Street, Parramatta	Local	PLEP 2011	I540
Single-storey residence and potential archaeological site	2 Ross Street, Parramatta	Local	PLEP 2011	I539
Roseneath Cottage	40–42 O'Connell Street, Parramatta	State	State Heritage Register	I00042
Convent of Our Lady of Mercy and associated buildings	2, 4 and 6 Victoria Road, Parramatta	Local	PLEP 2011	I550
Murphys House	1 Marist Place, Parramatta	State	State Heritage Register	I00238
Horse trough	Victoria Road (adjacent to 353a Church Street), Parramatta	Local	PLEP 2011	I747
Alfred Square (and potential archaeological site)	353D Church Street, Parramatta	Local	PLEP 2011	I686
Anthony Malouf and Co	366 Church Street, Parramatta	Local	PLEP 2011	I690
St Peter's Uniting Church and studio theatre (and potential archaeological site)	356 Church Street, Parramatta	Local	PLEP 2011	I687
Rose and Crown Hotel (and potential archaeological site)	11 Victoria Road (corner of Sorrell Street), Parramatta	Local	PLEP 2011	I746
All Saints Church	21 Victoria Road (corner Elizabeth Street), Parramatta	Local	PLEP 2011	I551
All Saints Parochial School	27 Elizabeth Street, Parramatta	Local	PLEP 2011	I469
All Saints Hall	27 Elizabeth Street, Parramatta	Local	PLEP 2011	I552

Name	Address	Significance	Listing	Item ID
Archaeological Sites in the Study Area				
None				
Heritage Items in the Vicinity				
Conjoined residence	79 and 81 Sorrell Street, North Parramatta	Local	PLEP 2011	I435
Single-storey residence	77 Sorrell Street, North Parramatta	Local	PLEP 2011	I433
Single-storey residence	71 Sorrell Street, North Parramatta	Local	PLEP 2011	I431
Single-storey residence	8 Isabella Street, North Parramatta	Local	PLEP 2011	I380
Single-storey residence	72 Sorrell Street, North Parramatta	Local	PLEP 2011	I430
Single-storey residence	70 Sorrell Street, North Parramatta	Local	PLEP 2011	I429
Residence	1 Gladstone Street, North Parramatta	Local	PLEP 2011	I370
Single-storey residence	68A Sorrell Street, North Parramatta	Local	PLEP 2011	I428
Single-storey residence	10 Isabella Street, North Parramatta	Local	PLEP 2011	I381
Single-storey residence	12A Isabella Street, North Parramatta	Local	PLEP 2011	I382
Girraween	14 Isabella Street, North Parramatta	Local	PLEP 2011	I383
Single-storey residence	66 Sorrell Street, North Parramatta	Local	PLEP 2011	I427
Single-storey residence	64 Sorrell Street, North Parramatta	Local	PLEP 2011	I426
Carinya	62 Sorrell Street, North Parramatta	Local	PLEP 2011	I424
Single-storey residence	60 Sorrell Street, North Parramatta	Local	PLEP 2011	I423
Single-storey residence	25 Isabella Street, North Parramatta	Local	PLEP 2011	I384
The Jones	58 Albert Street, North Parramatta	Local	PLEP 2011	I328
Whiteoak	54–56 Albert Street, North Parramatta	Local	PLEP 2011	I327
Single-storey residence	56 Sorrell Street, North Parramatta	Local	PLEP 2011	I422
Endrim	54 Sorrell Street, North Parramatta (corner Harold Street)	State	State Heritage Register	I00379
Single-storey residence	52 Sorrell Street, North Parramatta	Local	PLEP 2011	I419
Single-storey residence	50 Sorrell Street, North Parramatta	Local	PLEP 2011	I418
Single-storey residence	44 Sorrell Street, North Parramatta	Local	PLEP 2011	I417
Single-storey residence	42 Sorrell Street, North Parramatta	Local	PLEP 2011	I416
Two-storey conjoined residences	38 Sorrell Street, North Parramatta	Local	PLEP 2011	I415
Single-storey residence	46 Grose Street, North Parramatta	Local	PLEP 2011	I371
Gate posts of former villa	34 Sorrell Street, North Parramatta	Local	PLEP 2011	I414
Single-storey residence	54 Grose Street, North Parramatta	Local	PLEP2011	I372
Norfolk House and potential archaeological site	465–473 Church Street, North Parramatta	Local	PLEP 2011	I346
Single-storey residence	30–32 Albert Street, North Parramatta	Local	PLEP 2011	I325
Single-storey residence	15 Harold Street, North Parramatta	Local	PLEP 2011	I502

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Name	Address	Significance	Listing	Item ID
Single-storey residence	24 Fennell Street, Parramatta	Local	PLEP 2011	I481
Conjoined residence	20 and 22 Fennell Street, Parramatta	Local	PLEP 2011	I479
Single-storey residence	18 Fennell Street, Parramatta	Local	PLEP 2011	I477
Single-storey residence	16 Fennell Street, Parramatta	Local	PLEP 2011	I476
Single-storey residence	12 Fennell Street, Parramatta	Local	PLEP 2011	I475
Single-storey residence	21 Fennell Street, Parramatta	Local	PLEP 2011	I480
Single-storey residence	3 Villiers Street, Parramatta	Local	PLEP 2011	I558
Single-storey residence	22 Grose Street, North Parramatta	Local	PLEP 2011	I499
Single-storey residence	20 Grose Street, North Parramatta	Local	PLEP 2011	I498
Single-storey residence	50 O'Connell Street (formerly 6, 8, 10 and 12 Grose Street), Parramatta	Local	PLEP 2011	I527
Single-storey residence	11 Fennell Street, Parramatta	Local	PLEP 2011	I474
Single-storey residence	9 Fennell Street, Parramatta	Local	PLEP 2011	I473
Avondale	25 O'Connell Street, Parramatta	State	State Heritage Register	I00239
Heritage brick drain	1A, 1C and 5A Fleet Street, 1 Fennell Street and 73A O'Connell Street, North Parramatta	Local	PLEP 2011	I360
Marsden Rehabilitation Centre (and potential archaeological site)	24 and 24A O'Connell Street and 3 Marist Place, Parramatta	State	State Heritage Register	I00826 I00771
Single-storey residence and potential archaeological site	30 Elizabeth Street	Local	PLEP 2011	I470
Parramatta Dam archaeological site weir	Marsden Street, Parramatta	Local	PLEP 2011	I732
Lennox Bridge	Adjacent to 339, 340 and 351 Church Street, Parramatta	State	State Heritage Register	I00750
Former David Jones department store	330 Church Street, Parramatta	Local	PLEP 2011	I683
Archaeological and terrestrial	331A Church Street, Parramatta	Local	PLEP 2011	A10
Archaeological and terrestrial	331 Church Street, Parramatta	Local	PLEP 2011	A9
Archaeological and terrestrial	329 Church Street, Parramatta	Local	PLEP 2011	A8

3.4 Site Photographs

All photographs below were taken by GML Heritage unless indicated otherwise.



Figure 3.2 Church Street looking south towards the river and Parramatta centre.



Figure 3.3 Church Street looking south towards the river and Parramatta centre.



Figure 3.4 Church Street near Fennell Street, looking south.



Figure 3.5 Church Street near Fennell Street, looking south.



Figure 3.6 Church Street near Harold Street looking south.



Figure 3.7 Church Street near Harold Street looking north—northern edge of interface area.



Figure 3.8 Prince Alfred Square from Church Street.



Figure 3.9 Prince Alfred Square looking towards Church Street.



Figure 3.10 Church Precinct—St Patrick's Cathedral.



Figure 3.11 Church Precinct—St Patrick's School.



Figure 3.12 North Parramatta Heritage Conservation Area at the western edge of the interface area.



Figure 3.13 North Parramatta Heritage Conservation Area at the western edge of the interface area.



Figure 3.14 Riverbank looking east from Lennox Bridge.



Figure 3.15 Northern side of the riverbank.



Figure 3.16 Northern side of the riverbank and Lennox Bridge.



Figure 3.17 Existing development along the northern side of the river.



Figure 3.18 Sorrell Street Heritage Conservation Area—No. 53 Sorrell Street.



Figure 3.19 Sorrell Street Heritage Conservation Area.



Figure 3.20 Sorrell Street.



Figure 3.21 Sorrell Street Conservation Area.



Figure 3.22 Sorrell Street, western side.



Figure 3.23 Sorrell Street.



Figure 3.24 All Saints Church—eastern edge of the interface area.



Figure 3.25 All Saints Church.



Figure 3.26 All Saints Church and the eastern edge of the CBD PP interface area.



Figure 3.27 All Saints Church looking towards the CBD.

3.5 Parramatta CBD PP Controls for North Parramatta Interface Area

The current Parramatta CBD PP maps relating to the Parramatta North Interface Area are shown below.

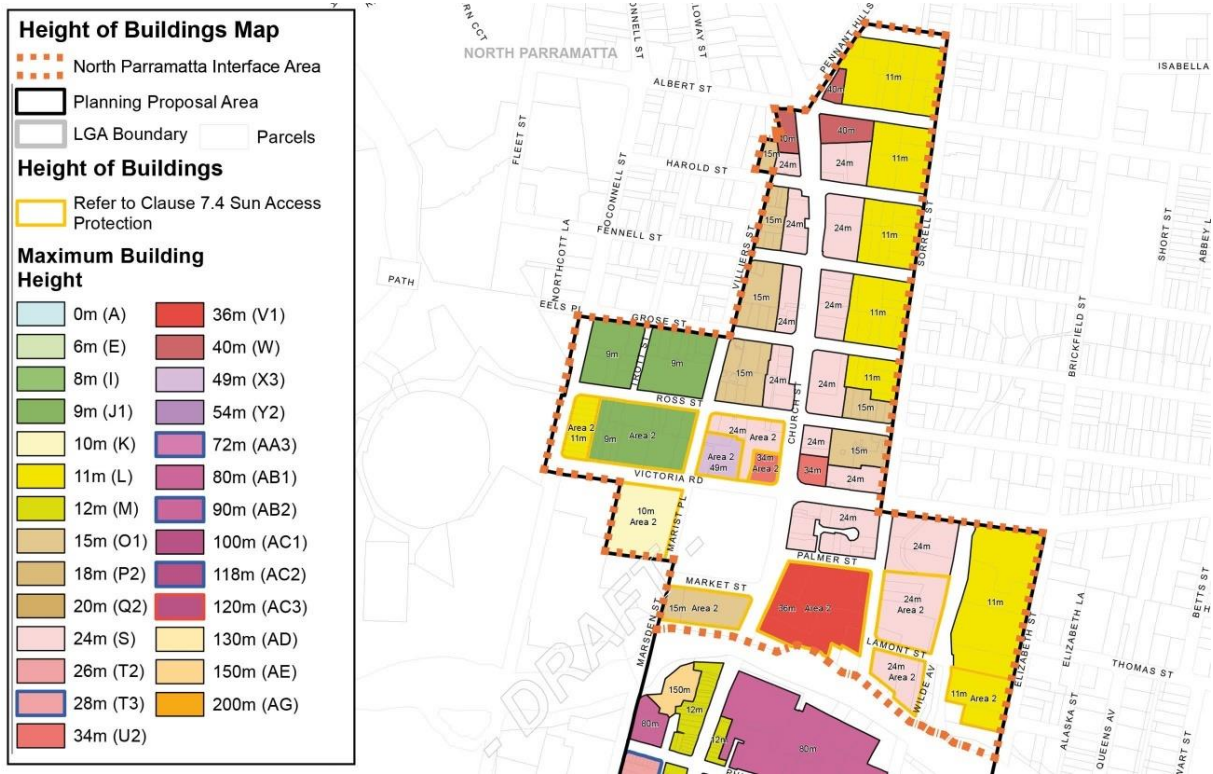


Figure 3.28 Parramatta CBD Planning Proposal Height of Buildings Map. (Source: Parramatta CBD PP with GML overlay)

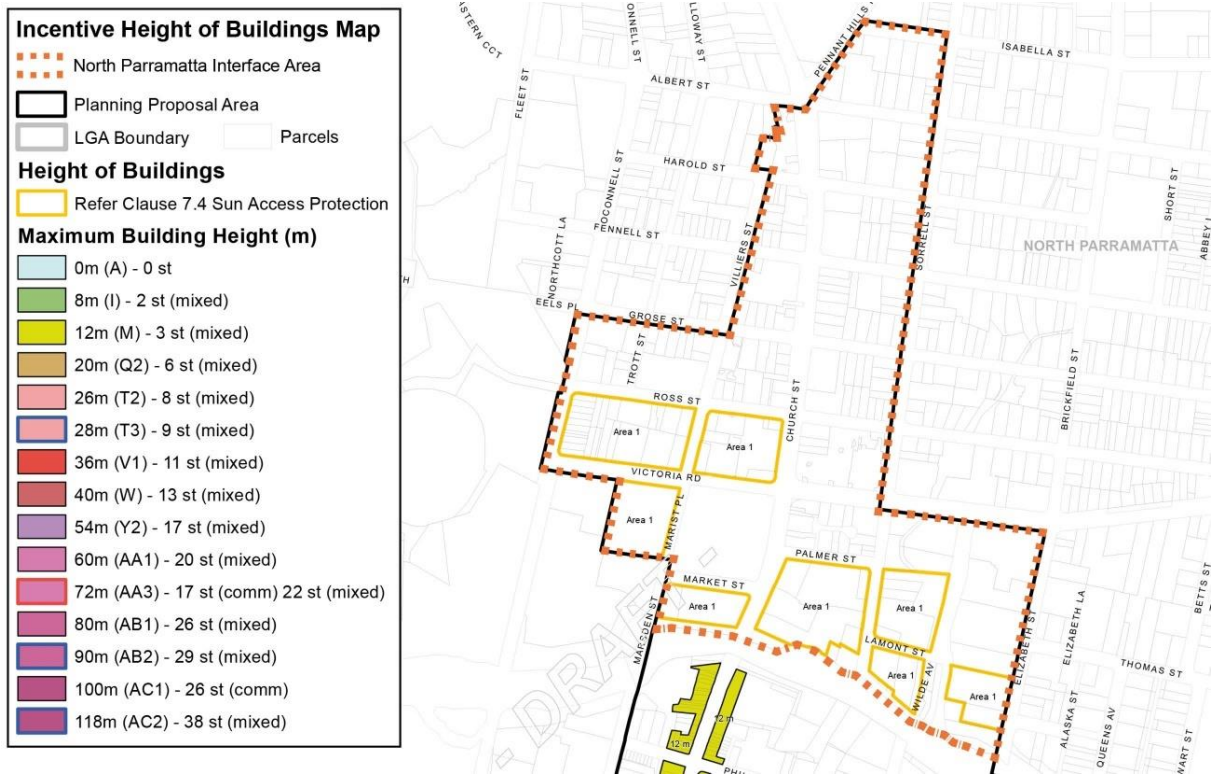


Figure 3.29 Parramatta CBD PP Incentives Height of Buildings Map. (Source: Parramatta CBD PP with GML overlay)

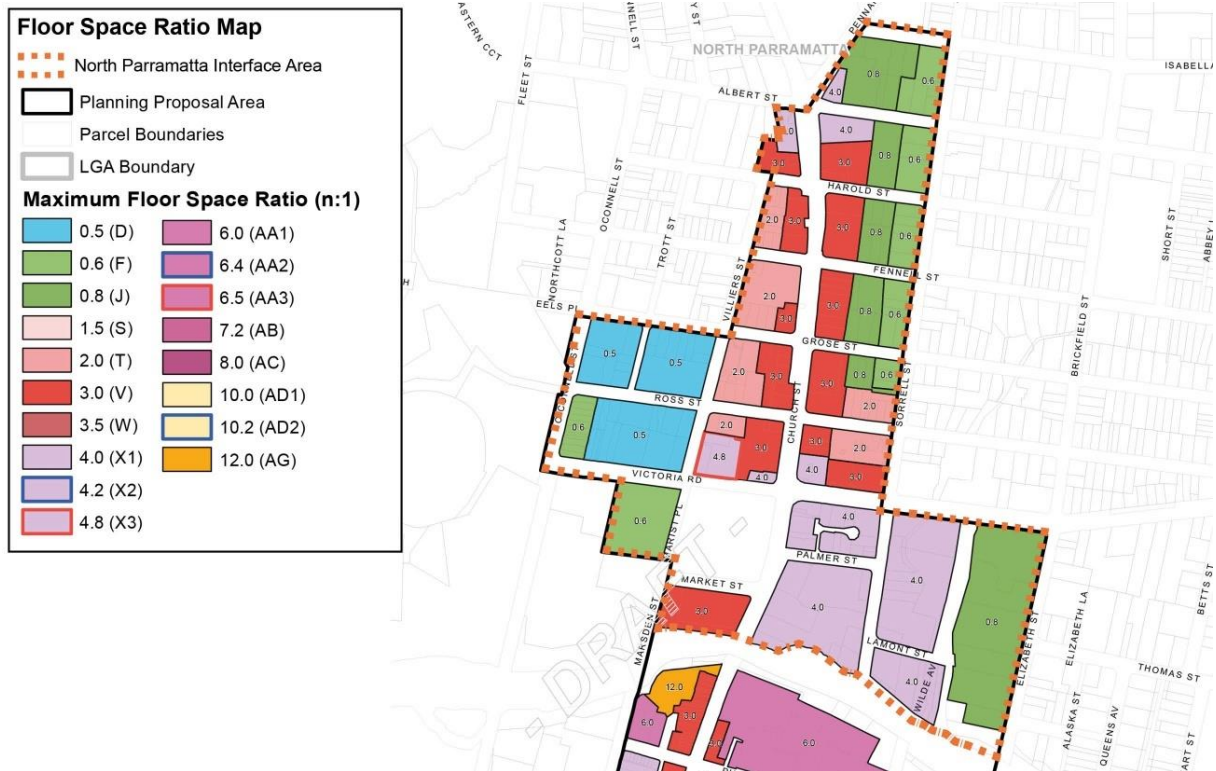


Figure 3.30 Parramatta CBD PP FSR Map. (Source: Parramatta CBD PP with GML overlay)

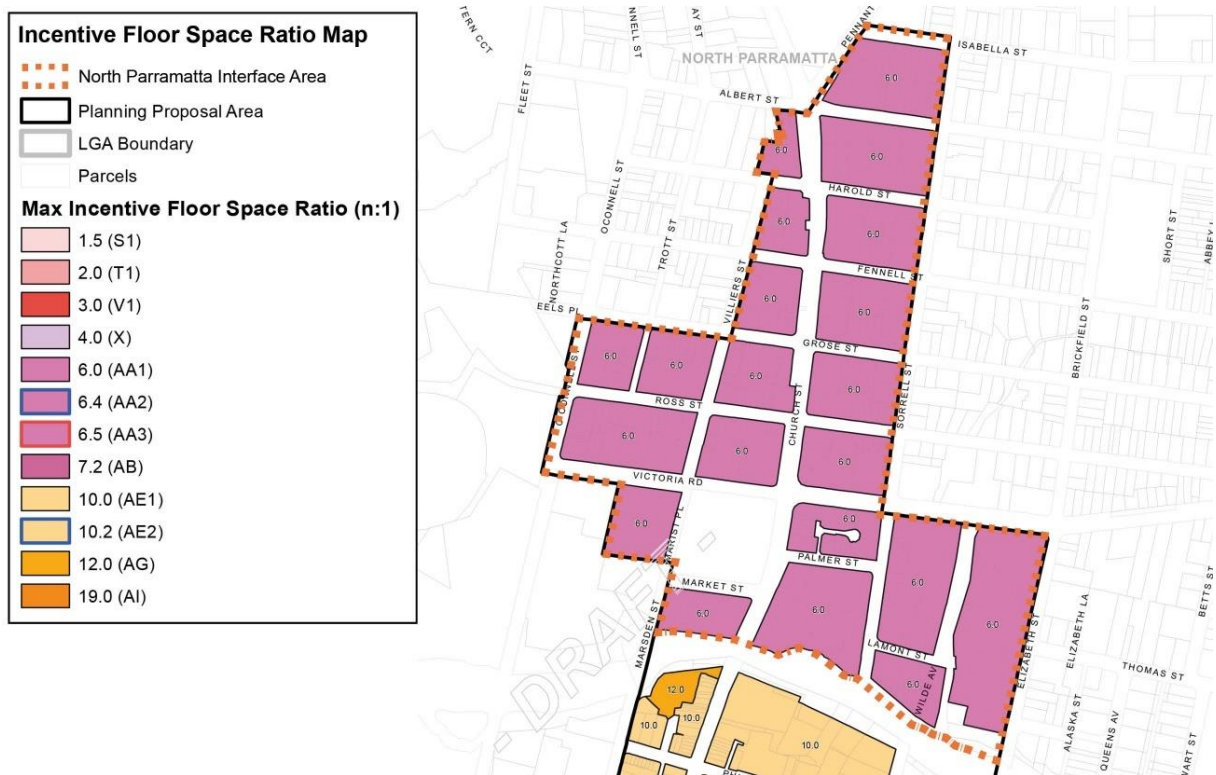


Figure 3.31 Parramatta CBD Planning Proposal Incentives FSR Map. (Source: Parramatta CBD PP with GML overlay)

3.6 HAA Heritage Study Recommendations for North Parramatta Interface Area

3.6.1 General Recommendations

The HAA report contains recommendations for the amendment of the Parramatta CBD PP for the North Parramatta Interface Area, in the form of amendments to the Height of Buildings Maps and Floor Space Ratio Map. The recommended changes are shown on Figures 3.14 and 3.15, and summarised below:

- *Remove FSR and height incentives in Sorrell Street Conservation Area, Catholic Institutional Area (Precinct 3), and All Saints Church heritage items.*
- *Remove incentives and retain existing FSR and Height at corner of Villiers Street and Victoria Road, in order to prevent overshadowing of Prince Alfred Square and St Patrick's Cathedral, and to retain prominence of Church Street precinct.*
- *Remove incentives to retain meaningful "open sky" river corridor from Lennox Bridge.¹*

3.6.2 North Parramatta Special Interest Areas

As noted previously, the HAA report divides the interface areas into special interest areas. The recommendations for the North Parramatta Interface Area are divided into six individual special interest areas. These are:

- Special Interest Area 1: Church Street Precinct;
- Special Interest Area 2: Prince Alfred Square Precinct;
- Special Interest Area 3: St Patrick's Cathedral and School Precinct;
- Special Interest Area 4: Riverbank Area
- Special Interest Area 5: Sorrell Street Precinct; and
- Special Interest Area 6: All Saints Church Precinct.

The locations of the special interest areas are shown on Figure 3.34.



Figure 3.33 North Parramatta Interface Area Recommended FSR. (Source: Parramatta CBD Heritage Study of Interface Areas, Hector Abrahams Architects, June 2017)

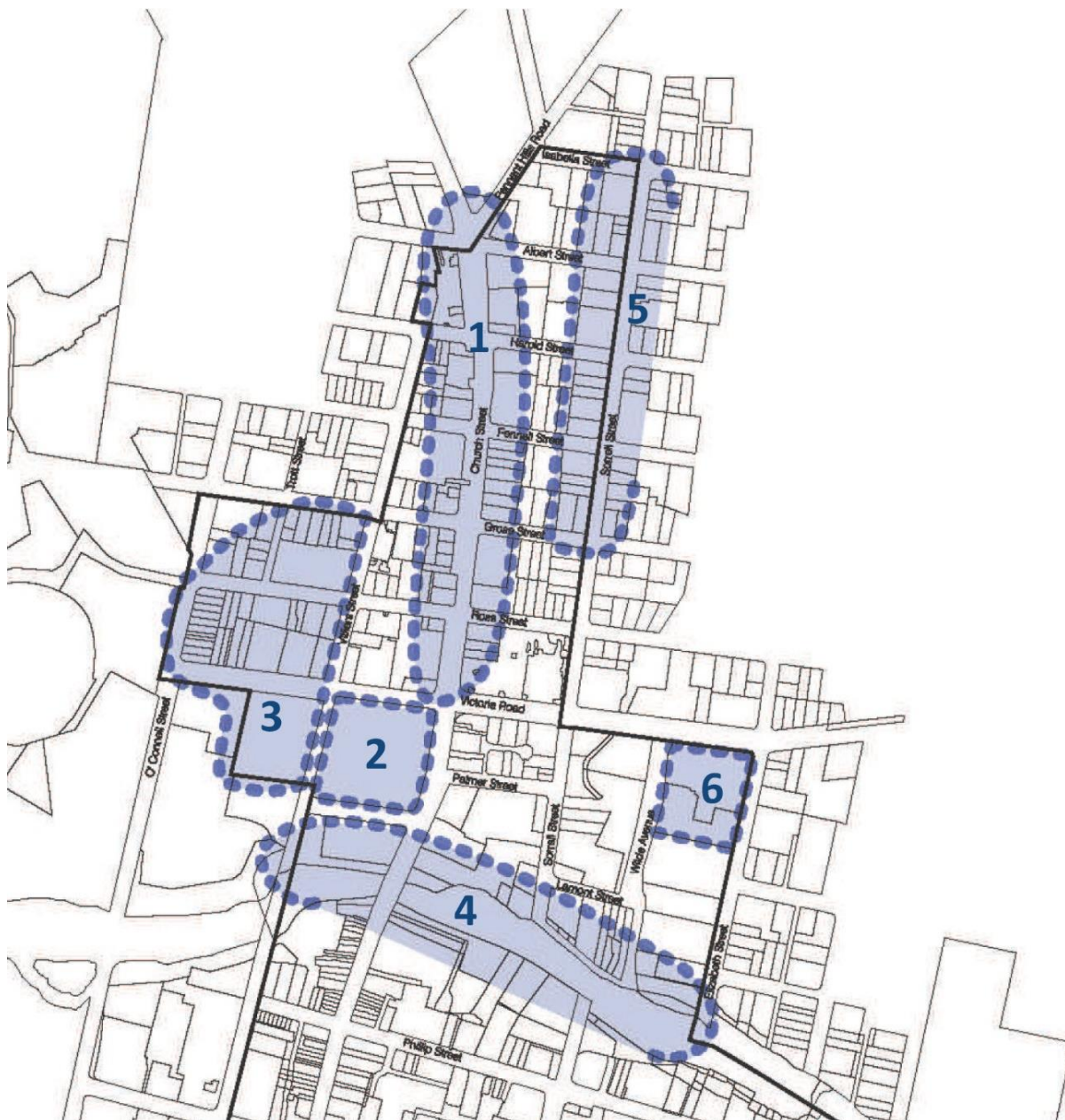


Figure 3.34 North Parramatta Interface Area with special interest areas shown. (Source: Parramatta CBD Heritage Study of Interface Areas, Hector Abrahams Architects, June 2017)

3.6.3 Council Response

In July 2016 Council resolved to adopt most, but not all, of the recommendations contained in the HAA report, and further amended the Parramatta CBD PP. Some of the recommendations in the HAA report were for future DCP controls, which are outside of the parameters of the Parramatta CBD PP and are not discussed in detail in this report.

Table 3.2 outlines the HAA report's recommendations for the general amendments to the Parramatta CBD PP Maps in relation to the North Parramatta Interface Area and the recommendations for each special interest area, in relation to the Parramatta CBD PP, with Council's response.

Table 3.2 Recommendations of HAA Report for North Parramatta Interface Area and Council Responses.

Location/Special Interest Area	Recommendations	Adopted by Council
Recommended LEP Map Amendments		
Sorrell Street Conservation Area	Remove FSR of 6:1 and no height limit, and replace with FSR 0.6:1 and height limit 11m. (Reason: to conserve the HCA.)	Yes
Catholic Institutional Area	Remove FSR of 6:1 and no height limit, and replace with FSR 0.6 and 0.5:1 and height limit 9m and 11m. (Reason: to conserve the heritage items.)	Yes
All Saints Church Area	Remove FSR of 6:1 and no height limit, and replace with FSR 0.8.1 and height limit 11m. (Reason: to conserve the heritage items.)	Yes
8–12 Victoria Rd and 2A Villiers Street	Remove incentive FSR and no height limit, and replace with FSR 0.4.8:1 and height limit 49m with solar access plane applied. (Reason: to prevent overshadowing of Prince Alfred Square and St Patrick’s Cathedral, and to retain prominence of Church Street precinct.)	Yes
Block bounded by Villiers, Ross, Church and Victoria Rd	Remove incentive no height limit and retain current height limit 24, 34 and 49m retained. (Reason: to reduce overshadowing impacts on Prince Alfred Square and retain the prominence of the Church Street precinct.)	Yes
452–456 Church Street	Remove incentive no height limit, and replace with maximum 10m incentive height of building control for the first 10m of the site. (Reason: to ensure the adjacent heritage items do not become isolated.)	Yes
Recommended Additional Special Interest Area Controls		
2 Sorrell Street and 14–16 Lamont Street	Remove incentive FSR of 6:1 for the part of the site fronting the river, and retain base FSR as 4:1 as a maximum. (Reason: to retain meaningful ‘open sky’ river corridor from Lennox Bridge.)	No—FSR 5.2:1 retained, with solar access plane (as per Urbis report)
5 Elizabeth Street	Remove incentive FSR of 6:1, and retain base FSR as 0.8:11 as a maximum. (Reason: to retain meaningful ‘open sky’ river corridor from Lennox Bridge.)	No—FSR 5.2:1 retained, with solar access plane (as per Urbis report)
Special Interest Area 1: Church Street North	The section of Church Street between Fennell and Grose Streets contains a cluster of heritage items. No new building work should be permitted in front of the west elevation of 446 Church Street (former Peacock Inn), and intrusive elements should be removed as part of any proposal.	Yes
	No. 452–456 Church Street should have a 10m height limit to Church Street and a setback that ensures the heritage items either side do not become isolated as a result of inappropriate development.	Yes
	Since development of the Fennell Street carpark is likely to impact the setting of heritage listed items to the south and west, taller buildings should be located to the east, along Church Street.	Yes—but within DCP

Location/Special Interest Area	Recommendations	Adopted by Council
Special Interest Area 2: Prince Alfred Square	There must be no further increase in height or FSR to the site at the corner of Victoria Road and Villiers Street.	Yes
	Solar access to the park must be maximised.	In part—solar access plane for Prince Alfred Park already incorporated into PP which is to remain unchanged
Special Interest Area 3: Institutional Precinct	The proposal of a 'blanket' FSR of 6.0:1 across the site with unlimited height controls is not acceptable in a precinct dominated by heritage listed items and bordering a conservation area. There should be no incentives within the controls for this place.	Yes
	Retain the FSR and Height of Buildings in the North Parramatta Conservation Area at the existing level.	Yes
Special Interest Area 4: River Bank	Preserve the key historic view in this precinct which is the view east from Marsden Street, showing Lennox Bridge and its riverside setting.	Yes—within DCP
	Reduce the incentive FSR where Wilde Avenue meets the river to preserve the open nature of the River Foreshore Reserve in this area.	Yes
	Maintain the sky view behind Lennox Bridge when viewed from the west.	Yes—within DCP
Special Interest Area 5: Sorrell Street	Remove the proposed 'blanket' incentive FSR of 6.0:1 and unlimited incentive height from the Sorrell Street Conservation Area.	Yes
	Maintain the current height limit of 11m and existing setbacks in order to preserve the Sorrell Street Conservation Area.	Yes
Special Interest Area 6: All Saints Church	The proposal of a 'blanket' FSR of 6.0:1 across the site with unlimited height controls is not acceptable in a precinct dominated by heritage listed items. There should be no incentives within the controls for this place.	Yes
	Retain the FSR and Height of Buildings at the existing level, to maintain consistency in approach with other Conservation Areas.	Yes

3.7 Analysis

The North Parramatta Interface Area forms the northern gateway into historic Parramatta, centred along Church Street and with significant views to the Lennox Bridge and Parramatta centre. The area has a distinct suburban character that distinguishes it from the more urban area south of the river.

There are a number of important historic places located within the North Parramatta Interface Area that require protection from the impact of large scale development, which is envisaged by the Parramatta CBD PP. These include Prince Alfred Square, St Patrick's Cathedral and All Saints Anglican Church. The North Parramatta and Sorrell Street HCAs are important historic precincts with low scale residential characters that should not be impacted or changed by future development within the CBD area.

In order to protect the important heritage items located within the North Parramatta Interface Area and the character of the North Parramatta and Sorrell Street HCAs, the Parramatta CBD Planning Proposal must contain appropriate planning controls that ensure that new development is of a scale and density that will not result in an adverse heritage impact.

The amendments to the Parramatta CBD Planning Proposal that were made in response to the HAA study recommendations, through the removal of blanket FSR controls and incentive Height of Buildings and FSR controls, have provided a planning framework that better protects the values of the North Parramatta Interface Area in relation to the original controls for this area. However, there is still concern that the amended planning controls do not adequately ensure the protection of the heritage values of North Parramatta, particularly in regards to the areas around Prince Alfred Square, St Patrick's Cathedral, the riverbank and the Sorrell Street Conservation Area.

The following table provides an analysis of the planning controls proposed for the North Parramatta Interface Area within the Parramatta CBD PP.

Table 3.3 Analysis of Parramatta CBD Planning Proposal Controls for the North Parramatta Interface Area.

Issue	Analysis
General controls	<ul style="list-style-type: none"> • Overall, a majority of the controls proposed in the CBD PP, as amended, will assist in the protection of heritage items within this interface area. However, further modification of the controls should be considered, particularly in the area to the north of the Prince Alfred Square, and adjacent to St Patrick's Cathedral and school. • The heights envisaged for the area immediately to the north of Prince Alfred Square and at the corner of Church Street and Victoria Street are excessive and have the potential to impact on the square and significant views along Church Street. These should be reduced to ensure no impact in the square and to allow a consistent scale along Church Street. • The area around St Patrick's Cathedral should be removed from the Parramatta CBD PP boundaries. The significance of the precinct should be protected through site specific controls. If it is required to be retained within the PP boundaries it should be the subject of strong DCP controls that ensure that any future development is of a scale and character consistent with the significance of the church precinct.
Height of Buildings	<ul style="list-style-type: none"> • 24m along Church Street is generally acceptable as it will allow views to be retained with some uplift. • The heights envisaged for the area immediately to the north of Prince Alfred Square and at the corner of Church Street and Victoria Street are excessive and have the potential to impact on the square and significant views along Church Street. These should be reduced to ensure no impact in the square and to allow a consistent scale along Church Street. • 15m to the eastern side of Villiers Street is consistent with current development and considered acceptable as a maximum.

Issue	Analysis
	<ul style="list-style-type: none"> 11m to the western side of Sorrell Street is consistent with current development and is considered acceptable as a maximum. 11m along Elizabeth Street is consistent with current development and is considered acceptable as a maximum.
Incentive Height of Buildings	<ul style="list-style-type: none"> Incentive heights do not apply in the North Parramatta Interface Area. This should not change and any request to vary this through a site specific planning proposal should not be supported. The scale of development as envisaged by the height of buildings is considered a maximum for this interface area.
FSR	<ul style="list-style-type: none"> The FSR controls are acceptable as long as their application does not result in a breach of the maximum building height applicable for the site. FSR 4:1 at the corner of Church Street and Victoria Street would result in a development that would be of a scale that would impact on nearby heritage items and significant views. Reduce to 3:1 to allow a consistent scale along Church Street.
Incentive FSR	<ul style="list-style-type: none"> There should be no FSR incentives that allow any additional height above the maximum height as given in height of buildings controls. There should be no incentives for development adjacent to heritage items or adjacent to or within a conservation area. The scale and density allowed by the base controls are considered to be the maximum. Any height or density beyond those controls is likely to cause a heritage impact and should not be supported.

3.8 Recommendations

Based on the above, it is recommended that the Parramatta CBD PP be further amended to include the following recommendations, detailed in Table 3.3 and shown in Figure 3.34.

Table 3.4 Recommendations for the Parramatta CBD Planning Proposal Controls for the North Parramatta Interface Area.

Issue	Recommendation
General controls	<ul style="list-style-type: none"> The area around St Patrick's Cathedral should be removed from the Parramatta CBD PP boundaries. The significance of the precinct should be protected through site specific controls. If it is retained within the PP boundaries, it should be the subject of strong DCP controls that ensure that any future development is of a scale and character consistent with the significance of the Church Precinct. There should be a buffer provided between any larger scale development and a heritage item. If this cannot be controlled through DCP controls, it should be applied to the height of buildings and FSR controls. Any additional overshadowing of heritage items or conservation areas should be avoided.
Height of buildings	<ul style="list-style-type: none"> 24m along Church Street is generally acceptable as it will allow views to be retained with some uplift. No change required. The height envisaged for the area immediately to the north of Prince Alfred Square and at the corner of Church Street and Victoria Street is excessive and has the potential to impact on the square and significant views along Church Street. These should be reduced to 24m to ensure no impact in the square and to allow a consistent scale along Church Street. Additional assessments for overshadowing should also be undertaken to avoid any additional overshadowing of Prince Alfred Square. 15m to the eastern side of Villiers Street is consistent with current development and considered acceptable as a maximum. No change required. 11m along Elizabeth Street is consistent with current development and is considered acceptable as a maximum. No change required.

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Issue	Recommendation
Incentive height of buildings	<ul style="list-style-type: none">• Incentive heights do not apply in the North Parramatta Interface Area.• This should not change and any request to vary this through a site specific planning proposal should not be supported. The scale of development as envisaged by the height of buildings is considered a maximum for this interface area.
FSR	<ul style="list-style-type: none">• The FSR controls are acceptable as long as the application does not result in a breach of the maximum building height applicable for the site.• The FSR of 4.8:1 and 4:1 for the blocks immediately to the north of Prince Alfred Square and the corner of Church Street and Victoria Street would result in development that would be of a scale that would impact on nearby heritage items and significant views. Reduce to 3:1 to allow a consistent scale along Church Street.
Incentive FSR	<ul style="list-style-type: none">• There should be no FSR incentives that allow any additional height above the maximum height as given in height of buildings controls.• There should be no incentives for development adjacent to heritage items or adjacent to or within conservation area. The scale and density allowed by the base controls are considered to be the maximum. Any height or density beyond those controls is likely to cause a heritage impact and should not be supported.• Remove all FSR incentives from the North Parramatta Interface Area.
Solar access	<ul style="list-style-type: none">• There should be no additional overshadowing of Prince Alfred Square at any time.• There should be no additional overshadowing of the riverbank at any time.• There should be no additional overshadowing of St Patrick's Cathedral and school, All Saints Church or the North Parramatta or Sorrell Street Heritage Conservation Areas at any time.• The solar access map and Clause 7.4 controls should be amended to reflect this and any future site specific planning proposal should ensure compliance.

3.9 Endnotes

¹ Hector Abrahams Architects 2017, Parramatta CBD Study of Interface Areas, prepared for the City of Parramatta Council.

4.0 South-East Parramatta Heritage Interface Area

4.1 Location

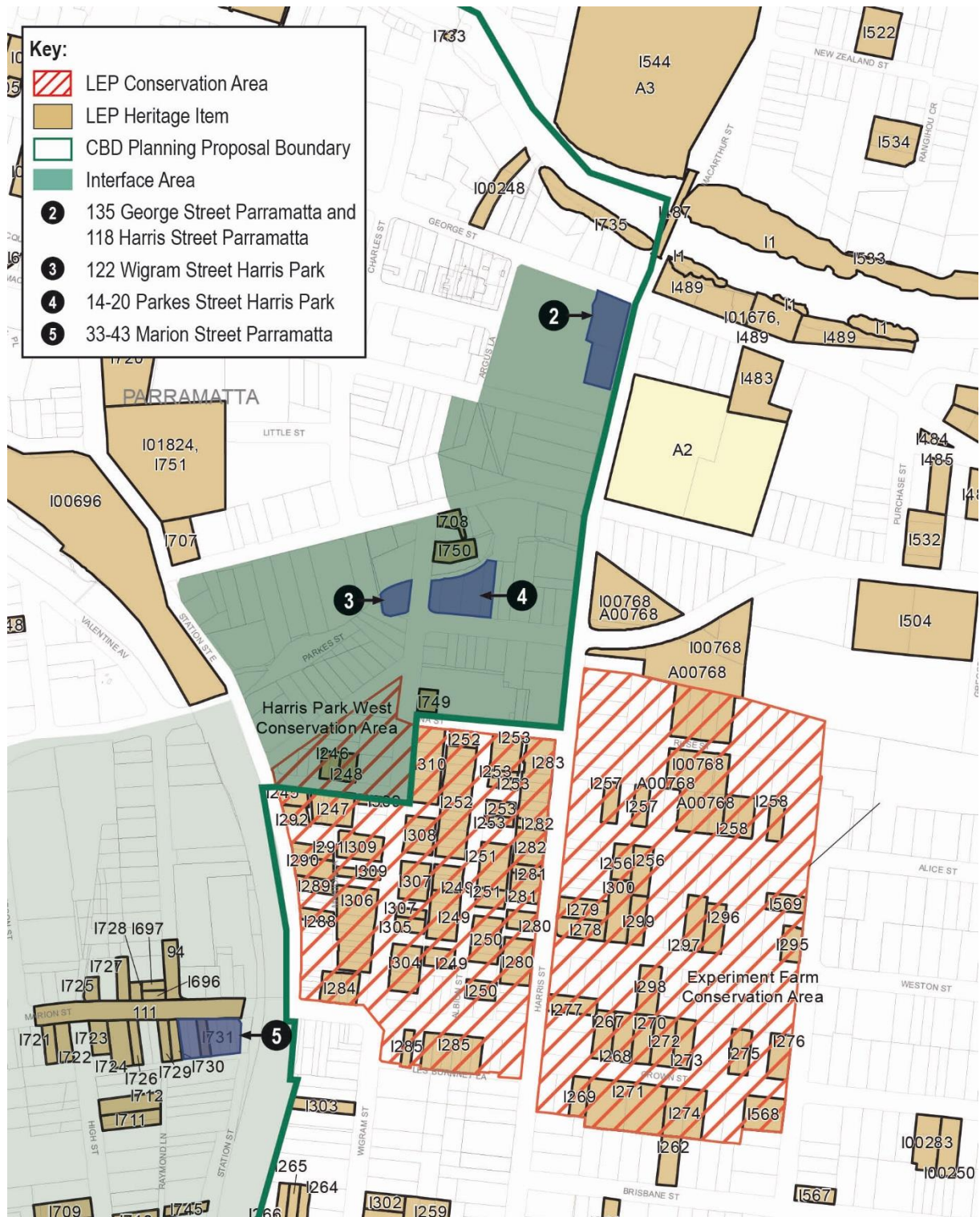


Figure 4.1 PLEP 2011 heritage map with the South-East Parramatta Interface Area shaded in dark green. (Source: PLEP 2011 with GML overlay)

4.2 Description

The South-East Parramatta Interface Area is located south of the Parramatta River, to the east of the railway line, extending from George Street in the north to Harris Park in the south. This interface area contains a small number of individual heritage items, located in Wigram, Hassall and Ada Streets. There are a number of highly significant state and locally listed heritage items in the vicinity of the interface area, including Experiment Farm Cottage, Hambledon Cottage, Harrisford and the Lancer Barracks.

The interface area overlaps with the Harris Farm West Conservation Area in the south and is immediately adjacent to the Experiment Farm Conservation Area to the southeast. The location of the heritage items and their relationship to the South-East Interface Area is shown on Figure 4.1.

The South-East Interface Area has a mixed scale and character. Development to the north and west of the interface area is of a much larger scale with many large towers recently built or under construction. Recent development in the central parts of the interface area is also of a scale that is considerably larger than that of the remaining historic buildings. Existing development at the south and east of the interface area is of medium scale, lower than the central area, and provides a transitional zone to the low density residential areas to the south and east.

The South-East Interface Area overlaps with the Harris Park Conservation Area to the south, which is characterised by low density suburban streets and intact historic streetscapes. The area to the east of the interface area is predominantly open space, including the Parramatta riverbank, Robin Thomas Reserve and Experiment Farm.

4.3 Heritage Context

The heritage items within the study area are indicated on Figure 4.1 and described in Table 4.1.

Table 4.1 South-East Parramatta Interface Area—Listings Table.

Name	Address	Significance	Listing	Item ID
Harris Park West Conservation Area	Refer to Map in Figure 4.1	Local	PLEP 2011	Harris Park West Conservation Area
Timber cottages	2 and 4 Ada Street, Harris Park	Local	PLEP 2011	I246
Terrace houses	6, 8, 10, and 12 Ada Street, Harris Park	Local	PLEP 2011	I248
Single-storey shop	105 Wigram Street, Parramatta	Local	PLEP 2011	I749
Attached houses	113 and 115 Wigram Street, Parramatta	Local	PLEP 2011	I750
Semi-detached cottages	23 and 25 Hassall Street, Parramatta	Local	PLEP 2011	I708
Archaeological Sites in the Study Area				
None.				
Heritage Items in the Vicinity				
Single-storey residence	1 and 3 Ada Street, Harris Park	Local	PLEP 2011	I245
Group of timber houses	5, 7, 9, 11 and 13 Ada Street, Harris Park	Local	PLEP 2011	I247
Single-storey residence	48 Station Street East, Harris Park	Local	PLEP 2011	I292
		Local	PLEP 2011	I308

Name	Address	Significance	Listing	Item ID
Group of dwellings	84, 88, 94 and 102 Wigram Street, Harris Park	Local	PLEP 2011	I309
Group of cottages	62, 64, 66, 68, 70, 72, 74, 76, 78 and 80 Wigram Street, Harris Park	Local	PLEP 2011	I306
Attached houses	42–44 Station Street East, Harris Park	Local	PLEP 2011	I291
Terrace house	38 Station Street East, Harris Park	Local	PLEP 2011	I290
Attached houses	32 and 34 Station Street East, Harris Park	Local	PLEP 2011	I289
Attached houses	24 and 26 Station Street East, Harris Park	Local	PLEP 2011	I288
Group of cottages	25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49 and 51 Albion Street, Harris Park	Local	PLEP 2011	I252
Group of cottages	36, 38, 42, 44, 46, 48–50 and 52 Albion Street, Harris Park	Local	PLEP 2011	I253
Group of cottages	100, 102, 104, 104A, 106, 108 and 110 Harris Street, Harris Park	Local	PLEP 2011	I283
Experiment Farm Conservation Area	Refer to Map in Figure 5.1	Local	PLEP 2011	Experiment Farm Conservation Area
Cottages	6 and 10 Alice Street, Harris Park	Local	PLEP 2011	I257
Experiment Farm Cottage and environs	Part of the following land—7, 9 and 14 Ruse Street and 25 Parkes Street, Harris Park; 97, 99, 101 and 103 Harris Street and 45 Hassall Street, Parramatta	State	State Heritage Register	I00768
Experiment Farm archaeological site	Part of the following land—7, 9 and 14 Ruse Street and 25 Parkes Street, Harris Park; 97, 99, 101 and 103 Harris Street and 45 Hassall Street (part of), Parramatta	State	State Heritage Register	A00768
Robin Thomas Reserve archaeological site	143A George Street, Parramatta	Local	PLEP 2011	A2
Tara (also known as Ellengowan)	153 George Street, Parramatta	Local	PLEP 2011	I483
Gasworks Bridge	196 George Street, Parramatta	Local	PLEP 2011	I487
Queen's Wharf Reserve and stone wall and potential archaeological site	198 George Street, Parramatta	Local	PLEP 2011	I489
Wetlands	Parramatta River, Parramatta	Local	PLEP 2011	I1
Wetlands	Parramatta River, Parramatta	Local	PLEP 2011	I735
Harrisford (and potential archaeological site)	182 George Street, Parramatta	State	State Heritage Register	I00248
Parramatta Railway Station	Great Western Railway, Parramatta	State	State Heritage Register	I00696
Commercial Hotel	24 Hassall Street (corner of Station Street East), Parramatta	Local	PLEP 2011	I707
1st/15th Royal NSW Lancer Museum collection	2 Smith Street, Parramatta	State	State Heritage Register	I01824

4.4 Site Photographs



Figure 4.2 Northern Part of the SE Interface Area.



Figure 4.3 SE Interface Area from Robin Thomas Reserve.



Figure 4.4 Heritage items and new development in Parkes Street.



Figure 4.5 Heritage items and new development in Parkes Street.



Figure 4.6 Hassall Street.



Figure 4.7 Southern side of Hassall Street showing transitional scale.



Figure 4.8 Recent development in the South-East Interface Area.



Figure 4.9 Scale relationship at the southern edge of the South-East Interface Area.



Figure 4.10 Northern side of Kendall Street, which forms the edge of the Harris Park Conservation Area.



Figure 4.11 Heritage Items in Ada Street, at the northern edge of the Harris Park Conservation Area.



Figure 4.12 Scale relationship at the southern edge of the South-East Interface Area near Ada Street.



Figure 4.13 Harris Park Conservation Area looking towards the South-East Interface Area.



Figure 4.14 Harris Park Conservation Area looking towards the South-East Interface Area.



Figure 4.15 Heritage items and Harris Park Conservation Area at the southern edge of the South-East Interface Area.



Figure 4.16 Harris Park Conservation Area looking towards the South-East Interface Area.



Figure 4.17 Harris Park Conservation Area looking towards the South-East Interface Area.

4.5 Parramatta CBD PP Controls for South-East Parramatta Interface Area

In response to the HAA report, the Parramatta CBD PP was amended to reflect some, but not all, of the HAA recommendations for the South-East Parramatta Interface Area. The Parramatta CBD PP maps relating to the South-East Parramatta Interface Area, as amended, are shown below.

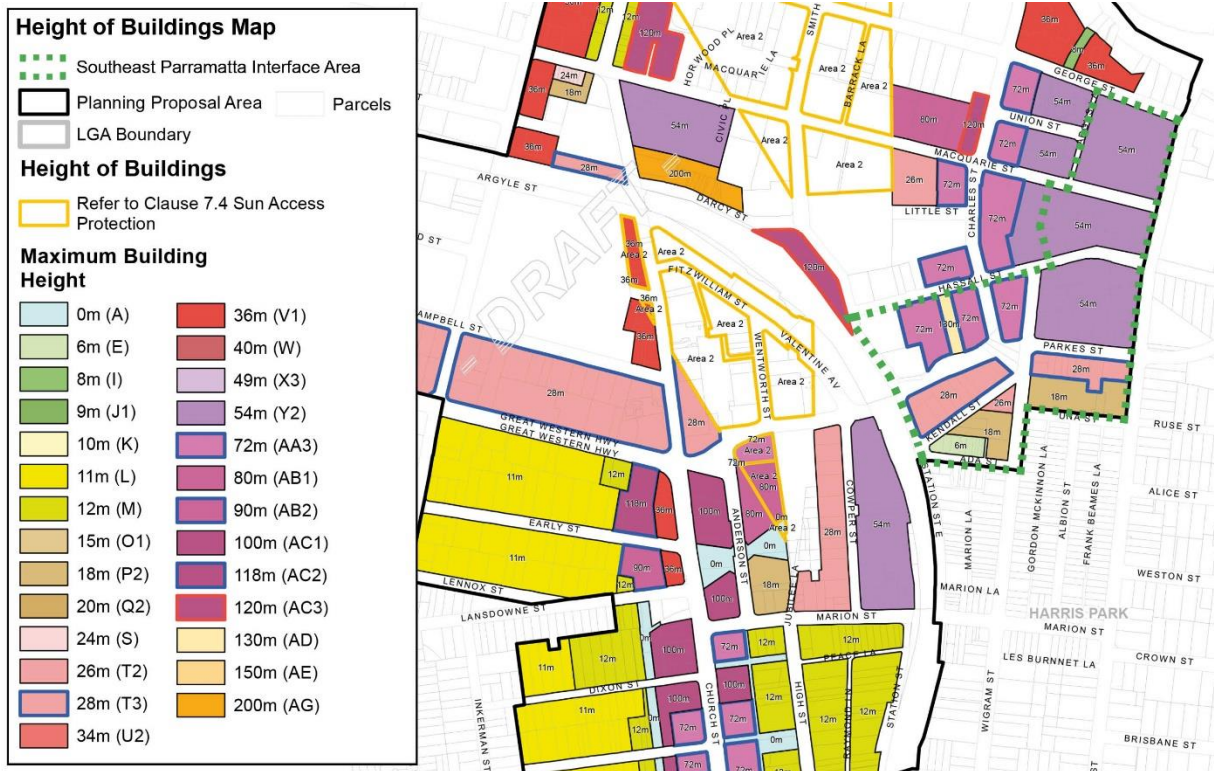


Figure 4.18 Parramatta CBD Planning Proposal showing the South-East Parramatta Interface Area. (Source: Parramatta CBD Planning Proposal)

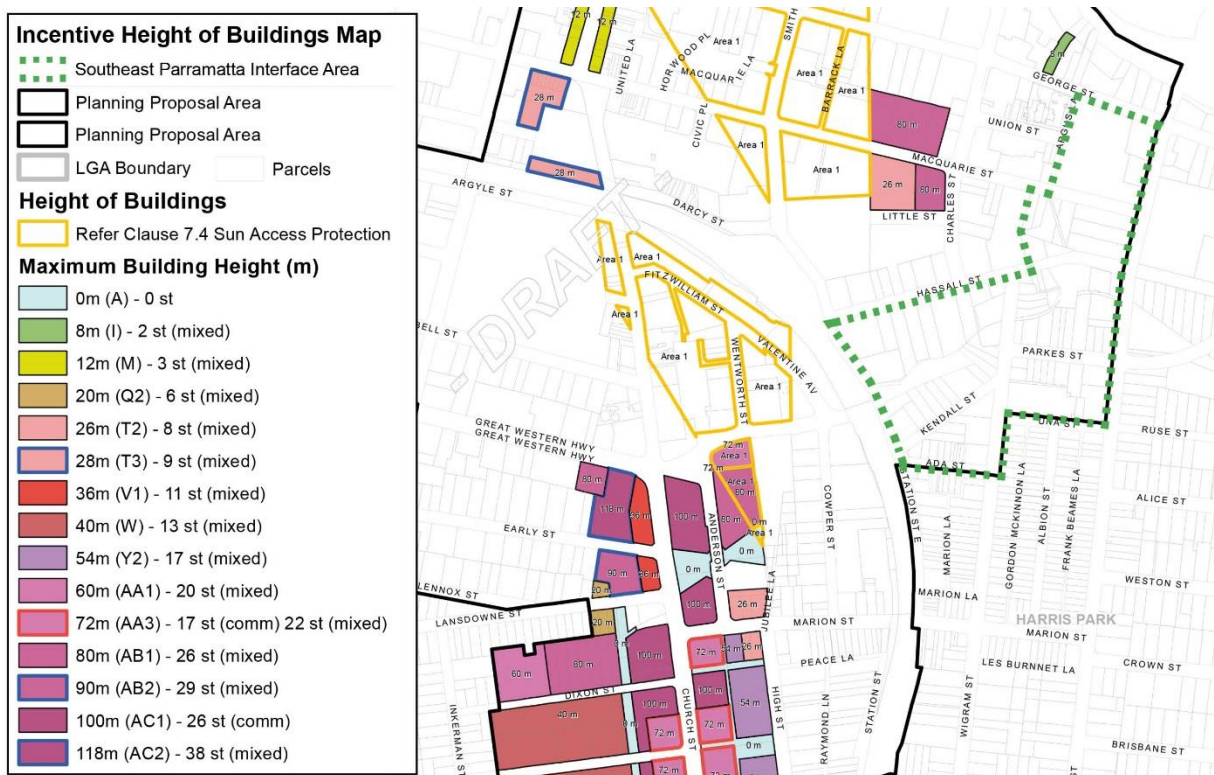


Figure 4.19 Parramatta CBD Planning Proposal showing the South-East Parramatta Interface Area. (Source: Parramatta CBD Planning Proposal)

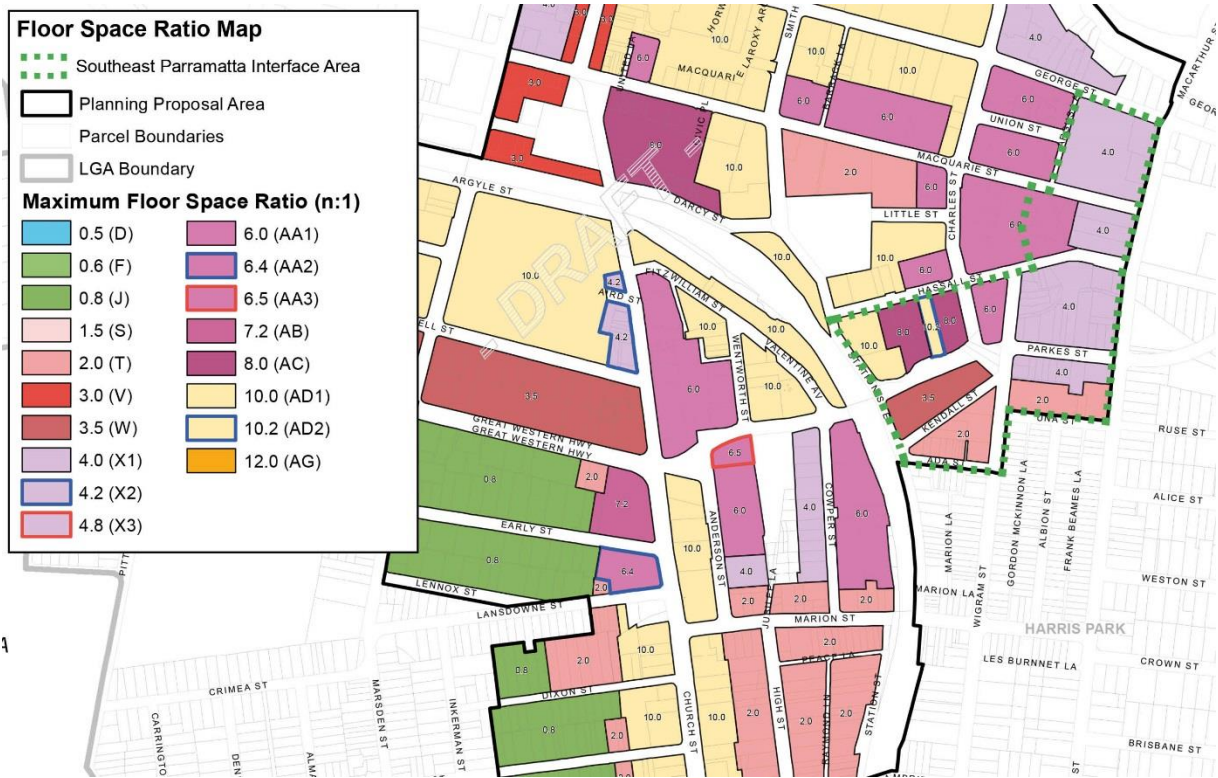


Figure 4.20 Parramatta CBD Planning Proposal showing the South-East Parramatta Interface Area. (Source: Parramatta CBD Planning Proposal)

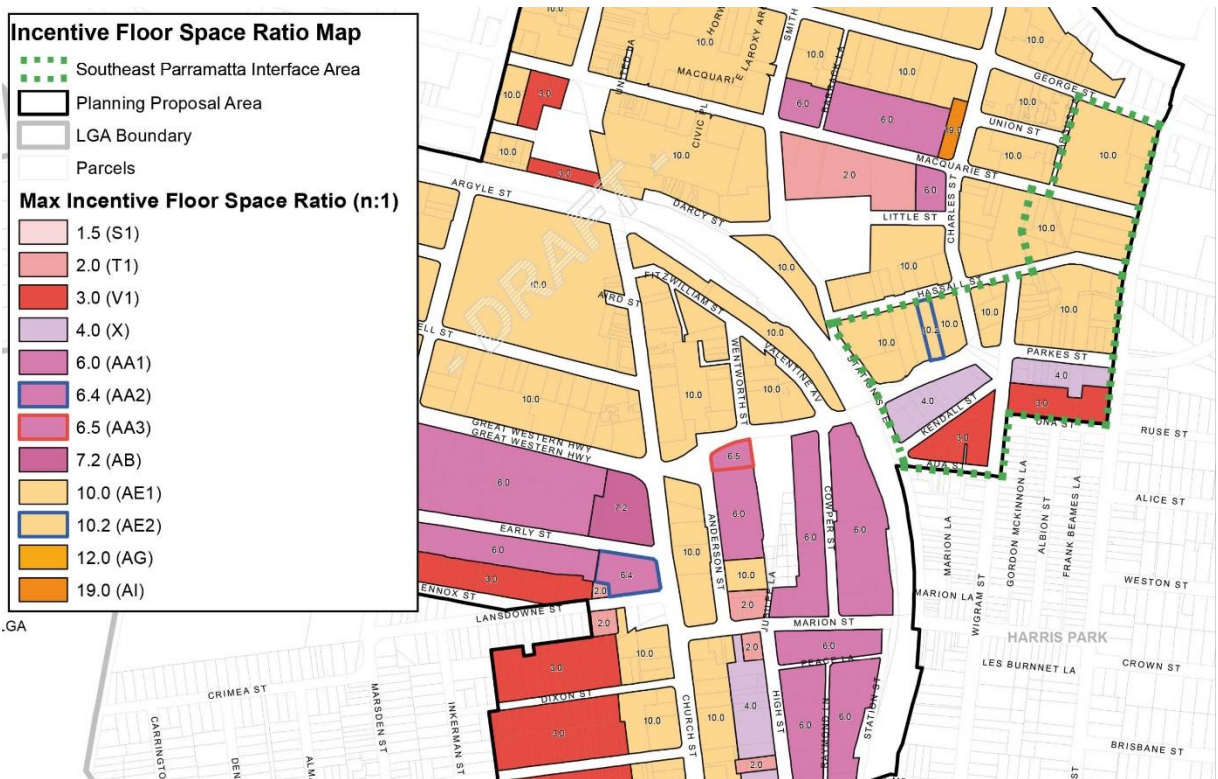


Figure 4.21 Parramatta CBD Planning Proposal showing the South-East Parramatta Interface Area. (Source: Parramatta CBD Planning Proposal)

4.6 HAA Heritage Study Recommendations for South-East Parramatta Interface Area

4.6.1 General Recommendations

The HAA report contains recommendations for the amendment of the Parramatta CBD PP for the South-East Parramatta Interface Area, in the form of amendments to the Height of Buildings Maps and Floor Space Ratio Map. The recommended changes are shown on Figures 4.22 and 4.23, and summarised below:

- *Reconfigure boundary of conservation area at intersection of Kendall and Ada Streets to remove listing from demolished area.*
- *Remove FSR and Height incentives from Ada Street conservation area.*
- *Change incentive height for important buffer zone between Una, Harris, Parkes and Wigram Streets.¹*

4.6.2 South-East Parramatta Special Interest Areas

As noted previously, the HAA report divides the interface areas into special interest areas. The recommendations for the South-East Parramatta Interface Area are divided into six individual special interest areas. These are:

- Special Interest Area 7: Eastern End of George Street;
- Special Interest Area 8: Edge of the CBD;
- Special Interest Area 9: Buffer to Harris Park Conservation Area; and
- Special Interest Area 10: Area around Clay Cliff Creek.

The locations of the special interest areas are shown on Figure 4.24.



Figure 4.22 South-East Parramatta Interface Area Recommended FSR. (Source: Parramatta CBD Heritage Study of Interface Areas, Hector Abrahams Architects, June 2017)



Figure 4.23 South-East Parramatta Interface Area Recommended FSR. (Source: Parramatta CBD Heritage Study of Interface Areas, Hector Abrahams Architects, June 2017)



Figure 4.24 South-East Parramatta Interface Area special interest areas. (Source: Parramatta CBD Heritage Study of Interface Areas, Hector Abrahams Architects, June 2017)

4.6.3 Council Response

Table 4.2 outlines the recommendations for the general amendments to the Parramatta CBD PP Maps in relation to the North Parramatta Interface Area and the recommendations for each Special Interest Area, with Council’s response.

Table 4.2 Recommendations of HAA Report for South-East Parramatta Interface Area and Council Responses.

Location/Special Interest Area	Recommendations	Adopted by Council
Recommended LEP Map Amendments		
Harris Park West Conservation Area	<p>Amend the HCA boundary to exclude demolished sites.</p> <p>Remove incentive FSR and no height limit to the reconfigured Harris Park HCA and apply base controls of 0.2:1 and 6 or 18m.</p> <p>(Reason: to conserve the Conservation Area.)</p> <p>Remove no height limit control to demolished sites and apply incentive height control of 20 and 26m.</p> <p>(Reason: to provide a buffer for the HCA.)</p>	<p>In part—some areas that have a 26m height recommended will retain the existing 28m height limit for consistency</p>

Location/Special Interest Area	Recommendations	Adopted by Council
George Street	Remove incentive FSR and building heights to the north side of George Street (east of Charles Street). (Reason: to conserve the visual axis with Old Government House.)	No—outside the scope of the study
Edge of the CBD	All sites that impact overshadowing of Experiment Farm, Elizabeth Farm and Hambleton Cottage should be subject to solar access plane to prevent any additional overshadowing. (Reason: to prevent any overshadowing of Experiment Farm, Elizabeth Farm or Hambleton Cottage.)	In part—to be applied to prevent overshadowing between 10am and 2pm only
Harris and George Streets	Consider listing the land at the southeast corner of Harris and George Street within the LEP. (Reason: to protect its historic significance and archaeological potential.)	In part—requires a Heritage Study to be undertaken before PP can be amended
Additional Recommendations for Special Interest Areas		
Special Interest Area 7 Eastern End of George Street	Preserve historic spatial connection between historic Harrisford and the river, views of the riverbank, river and Gasworks Bridge from the western part of George Street by removal of incentives.	No—outside the scope of the study and inconsistent with other studies
Special Interest Area 8 Edge of the CBD	Clay Cliff Creek should not be built over.	Yes—but better placed in DCP
	All new buildings to address the east.	Yes—but better placed in DCP
	Extend active street frontages to the western side of Harris Street.	In part—better placed in DCP
Special Interest Area 10 Parramatta CBD Apartment Zone	Clay Cliff Creek should not be built over.	Yes—but better placed in DCP

4.7 Analysis

The South-East (SE) Parramatta Interface Area forms the southeastern edge of the Parramatta CBD, extending from George Street in the north to Harris Park in the south. The southern and eastern edges of this interface area currently have a mix of medium density development and scale, which forms a transition between the tall towers of the CBD and the residential areas to the east and south. However, the scale and character of this area is currently undergoing rapid change due to the construction of higher density development and urban renewal projects. The higher development forms a distinct backdrop to the low scale residential areas at its edge, including the Harris Park and Experiment Farm Conservation Areas.

Recent development has significantly altered the setting of those heritage items within the interface area, particularly those in Wigram Street. These single-storey cottages are now surrounded by very tall towers that have had a major impact on their traditional setting and curtilage. These and other heritage items within the SE Interface Area should be protected from further impact by future development.

There are a number of important historic places located within the vicinity of the SE Parramatta Interface Area that require protection from the impact of large scale development envisaged by the Parramatta

CBD PP. These include Experiment Farm, Elizabeth Farm, Hambledon Cottage, Harrisford and Robin Thomas Reserve. The Harris Park and Experiment Farm Conservation Areas are important historic precincts with low scale residential and early rural characters that should not be impacted or changed by future development within the CBD area.

In order to protect the important heritage items located within the vicinity of the SE Parramatta Interface Area and the character of the Harris Park and Elizabeth Farm Conservation Areas, the Parramatta CBD Planning Proposal must contain appropriate planning controls that ensure that new development is of a scale and density that will not result in an adverse heritage impact.

The amendments to the Parramatta CBD Planning Proposal that were made in response to the HAA study recommendations, through the removal of blanket FSR controls and incentive HOB controls, have provided a planning framework that better protects the values of the SE Parramatta Interface Area, in relation to the original controls for this area. However, there is still concern that the amended planning controls do not adequately ensure the protection of the heritage values of SE Parramatta, particularly in regard to the areas at the eastern and southern edge of the interface area.

The following table provides an analysis of the planning controls proposed for the SE Parramatta Interface Area within the Parramatta CBD PP.

Table 4.3 Analysis of Parramatta CBD Planning Proposal Controls for the South-East Parramatta Interface Area.

Issue	Analysis
General controls	<ul style="list-style-type: none"> • The controls proposed in the CBD PP do not adequately allow for the protection of heritage items within this interface area. However, these heritage items have already been impacted by recent development and their setting and curtilage have been significantly altered. • It is important to protect heritage items adjacent to the interface area from further impact and the planning controls should ensure that there is an adequate buffer provided between any larger scale development and a heritage item. Small or minimal corridors of landscaping would not provide enough of a buffer between the new development and heritage items. Development should also be stepped down towards the interface area. • The controls in this area must ensure that there is no additional overshadowing of the important state listed historic sites located nearby. This includes Experiment Farm, Elizabeth Farm, Hambledon Cottage and Harrisford. • The proposal to exclude the vacant (demolished) sites bounded by Ada and Kendall Streets from the interface area can only be supported if the heritage items along both sides of Ada Street are retained. Development on the vacant site should be of a scale and character that does not detract from their setting or significance. The current height provision of 18m is not appropriate and it should be reduced to 12m.
Height of buildings	<ul style="list-style-type: none"> • 72m along the southern side of Hassall Street is generally acceptable as this area has adequate separation from the heritage items and conservation area and will allow for appropriate uplift. • 54m along the eastern edge of the interface area is only acceptable if there is a transition of scale across these large blocks. The 54m limit should have a significant setback from Harris Street, with lower scale along the part of the blocks fronting Harris Street, in order to protect the significance and amenity of Robin Thomas Reserve, Experiment Farm and Elizabeth Farm. The heights envisaged along the western side of Harris Street adjacent to Robin Thomas Reserve have the potential to impact on this important historic place and public open space. These should be reduced, in part, to provide a transitional zone to the reserve and low scale residential areas beyond. • The heights envisaged for the area immediately to the north of the Harris Park Conservation Area, along Kendall and Una Streets, has the potential to impact on the low scale conservation area. These should be reduced from 28m to 18m along Kendall and Ada Streets and 12m along Una Street.

Issue	Analysis
Incentive height of buildings	<ul style="list-style-type: none"> Incentive heights do not apply in the SE Parramatta Interface Area. The removal of height incentives from the interface area allows for better protection of the adjacent conservation areas and heritage items. This should not change. Any request to vary this through a site specific planning proposal should not be supported. The scale of development as envisaged by the height of buildings is considered a maximum for this interface area.
FSR	<ul style="list-style-type: none"> The FSR controls are acceptable as long as the application does not result in a breach of the maximum building height applicable for the site.
Incentive FSR	<ul style="list-style-type: none"> There should be no FSR incentives for development adjacent to heritage items or adjacent to or within conservation areas. The scale and density allowed by the base controls are considered to be the maximum. Any density beyond those controls is likely to cause a heritage impact and should not be supported.

4.8 Recommendations

Based on the above, it is recommended that the Parramatta CBD PP be further amended to include the following recommendations, detailed in Table 4.4

Table 4.4 Recommendations for the Parramatta CBD Planning Proposal Controls for the North Parramatta Interface Area.

Issue	Recommendations
General controls	<ul style="list-style-type: none"> The planning controls for the SE Interface Area should ensure that there is adequate buffer provided between any larger scale development and heritage items or conservation areas, in order to protect the setting and amenity of the items from the type of impact that has occurred to the heritage items in Wigram Street. If the DCP does not contain specific provisions to ensure an adequate buffer is guaranteed, it should be included within the planning controls. The controls in this area must ensure that there is no impact, including additional overshadowing, of the important state listed historic sites located adjacent to the interface area. These include Experiment Farm, Elizabeth Farm, Hambledon Cottage and Harrisford.
Height of buildings	<ul style="list-style-type: none"> The HOB controls proposed within the Parramatta CBD PP for the central part of this interface area are acceptable as this area has adequate separation from the heritage items and conservation area and will allow for appropriate uplift. However, the areas at the eastern and southern edges of the interface area do not provide adequate transition to or protection of important heritage items and conservation areas. The 54m limit for the blocks along Harris Street between Parkes and George Street should be restricted to the western part of these large sites, with a significant setback from Harris Street. A height limit of 28m should be applied to the eastern part of these sites and more appropriate transitional scale along the part of the blocks fronting Harris Street, in order to protect the significance and amenity of Robin Thomas Reserve, Experiment Farm and Elizabeth Farm. The design of new development should have consideration for the scale and context of the adjacent heritage items. The heights envisaged for the area immediately to the north of the Harris Park Conservation Area, along Kendall and Una Streets, has the potential to impact on the low scale conservation area. These should be reduced from 28m to 18m along Kendall and Ada Streets and 12m along Una Street.
Incentive height of buildings	<ul style="list-style-type: none"> Incentive heights do not apply in the SE Parramatta Interface Area. This should not change. Any request to vary this through a site specific planning proposal should not be supported. The scale of development as envisaged by the height of buildings is considered a maximum for this interface area.

GML Heritage

Issue	Recommendations
FSR	<ul style="list-style-type: none">The FSR controls are acceptable as long as their application does not result in a breach of the maximum building height applicable for the site.
Incentive FSR	<ul style="list-style-type: none">FSR incentives should be removed from areas adjacent to heritage items or conservation areas. The scale and density allowed by the base controls are considered to be the maximum.
Solar access	<ul style="list-style-type: none">There should be no additional overshadowing of Experiment Farm, Elizabeth Farm, Hambledon Cottage or Robin Thomas Reserve.There should be no additional overshadowing of the riverbank at any time.The solar access map and Clause 7.4 controls should be amended to reflect this and any future site specific planning proposal should ensure compliance.
Boundary of Harris Park Conservation Area	<ul style="list-style-type: none">The proposal to exclude the vacant (demolished) sites bounded by Ada and Kendall Streets can only be supported if the heritage items along both sides of Ada Street are retained, and development on the vacant site is of a scale and character that does not detract from their setting or significance. The current height provision of 18m is not appropriate and it should be reduced to 12m.

4.9 Endnotes

¹ Hector Abrahams Architects 2017, Parramatta CBD Study of Interface Areas, prepared for the City of Parramatta Council.

5.0 South-West Parramatta Heritage Interface Area

5.1 Location

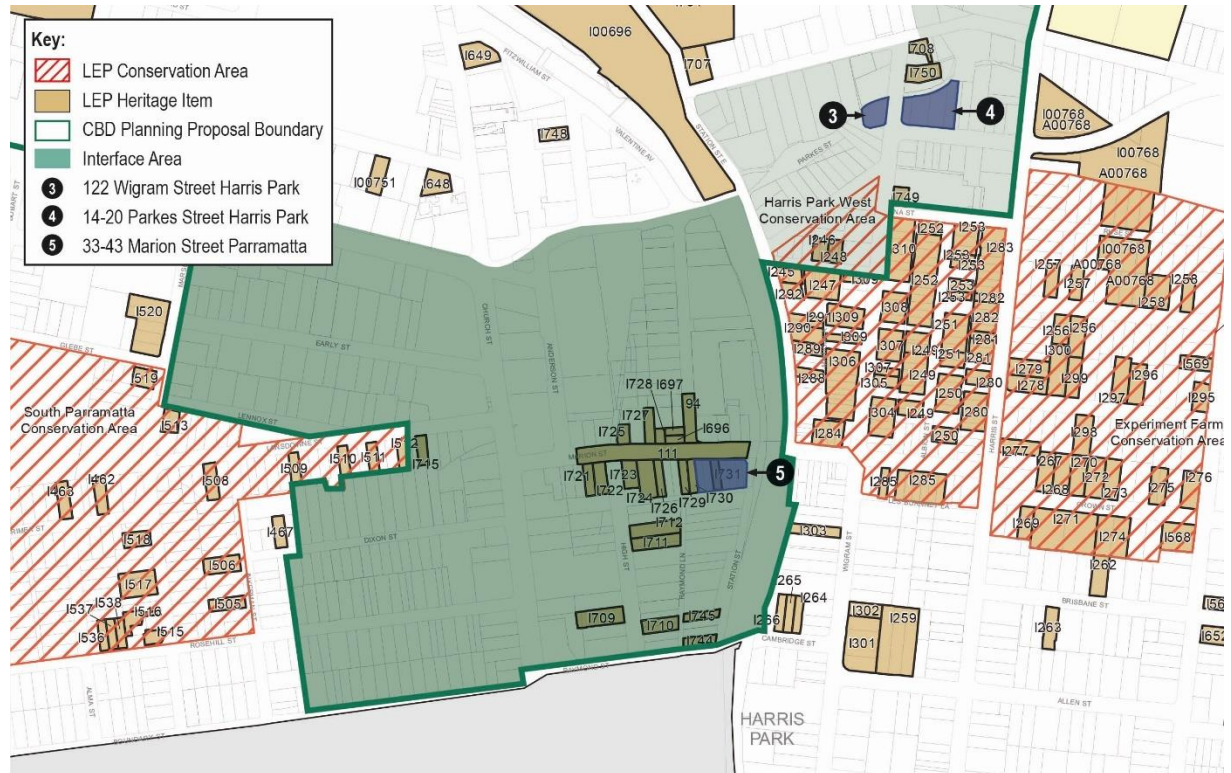


Figure 5.1 PLEP 2011 heritage map with the South-West Parramatta Interface Area shaded in dark green. (Source: PLEP 2011 with GML overlay)

5.2 Description

The South-West Interface Area is located south of the Parramatta River, centred along Church Street, extending from the Great Western Highway in the north to Raymond Street in the south. The railway line forms the eastern edge of the South-West Interface Area and it extends west to Marsden and Inkerman Streets.

The South-West Interface Area contains a number of individual heritage items, including a cluster along Marion Street and High Street, and is immediately adjacent to the South Parramatta Conservation Area.

The South-West Interface Area has a number of distinct precincts, each with a different character. The area along Church Street, known as Auto Alley, is characterised by commercial development, predominantly car sales businesses, of medium scale with generous setbacks. There are significant views to the Parramatta CBD along Church Street to the north.

The area to the east of Auto Alley is dissected by Marion Street. This part of Marion Street, between the railway line and Church Street, contains a cluster of heritage items and other historic buildings that create, as a group, a valuable historic streetscape. The setting of these heritage items has been compromised in some areas by recent over-scaled development to the north and south.

Recent development to the north of Marion Street is of a higher scale and greater density than the neighbouring low scale residential areas. This area forms a transition zone between the taller

development of the CBD and the historic buildings and low scale residential areas of Marion and High Street.

The area immediately to the west of Auto Alley is predominantly comprised of late twentieth-century residential flat buildings of three–four storeys, which form a transitional zone between the higher development along Church Street and the low scale residential streetscapes of the South Parramatta Conservation Area, including Lennox Street and Lansdowne Street.

5.3 Heritage Context

The heritage items within the study area are indicated on Figure 5.1 and described in Table 5.1.

Table 5.1 South-West Parramatta Heritage Interface Area—Listings Table.

Name	Address	Significance	Listing	Item ID
Single-storey residence	37 Marion Street, Parramatta	Local	PLEP 2011	I731
Single-storey residence	31 Marion Street, Parramatta	Local	PLEP 2011	I730
Single-storey residence	29 Marion Street, Parramatta	Local	PLEP 2011	I729
Attached house and office	23 Marion Street, Parramatta	Local	PLEP 2011	I726
Single-storey residence	17 Marion Street, Parramatta	Local	PLEP 2011	I724
Residence—Mona	13 Marion Street, Parramatta	Local	PLEP 2011	I723
Single-storey residence	11 Marion Street, Parramatta	Local	PLEP 2011	I722
House/industrial	9 Marion Street, Parramatta	Local	PLEP 2011	I721
Single-storey residence	20 Marion Street, Parramatta	Local	PLEP 2011	I725
Single-storey residence	26 Marion Street, Parramatta	Local	PLEP 2011	I727
Single-storey residence	28 Marion Street, Parramatta	Local	PLEP 2011	I728
Jeshyron	3 Cowper Street, Parramatta	Local	PLEP 2011	I697
Llonells	1 Cowper Street, Parramatta	Local	PLEP 2011	I696
Single-storey residence	67 High Street, Parramatta	Local	PLEP 2011	I712
Single-storey residence	65 High Street, Parramatta	Local	PLEP 2011	I711
Single-storey residence	7 Station Street West, Parramatta	Local	PLEP 2011	I745
Two-storey residence	1 Station Street West, Parramatta	Local	PLEP 2011	I744
Attached houses	49 and 51 High Street, Parramatta	Local	PLEP 2011	I710
Two-storey residence	42 High Street, Parramatta	Local	PLEP 2011	I709
Semi-detached cottages	49 Lansdowne Street, Parramatta	Local	PLEP 2011	I715
Archaeological Sites in the Study Area				
None.				
Heritage Items in the Vicinity				
Terrace houses	6, 8, 10, and 12 Ada Street, Harris Park	Local	PLEP 2011	I248
Timber cottages	2 and 4 Ada Street, Harris Park	Local	PLEP 2011	I246
Single-storey residence	1 and 3 Ada Street, Harris Park	Local	PLEP 2011	I245
Group of timber houses	5, 7, 9, 11 and 13 Ada Street, Harris Park	Local	PLEP 2011	I247

Name	Address	Significance	Listing	Item ID
Single-storey residence	48 Station Street East, Harris Park	Local	PLEP 2011	I292
Group of dwellings	84, 88, 94 and 102 Wigram Street, Harris Park	Local	PLEP 2011	I309
Attached houses	42–44 Station Street East, Harris Park	Local	PLEP 2011	I291
Terrace house	38 Station Street East, Harris Park	Local	PLEP 2011	I290
Attached houses	32 and 34 Station Street East, Harris Park	Local	PLEP 2011	I289
Group of cottages	62, 64, 66, 68, 70, 72, 74, 76, 78 and 80 Wigram Street, Harris Park	Local	PLEP 2011	I306
Attached houses	24 and 26 Station Street East, Harris Park	Local	PLEP 2011	I288
Group of cottages	42, 44, 46 and 48 Marion Street, Harris Park	Local	PLEP 2011	I284
Single-storey residence	48 Wigram Street, Harris Park	Local	PLEP 2011	I303
Single-storey residence	1 Cambridge Street, Harris Park	Local	PLEP 2011	I264
Single-storey residence	3 Cambridge Street, Harris Park	Local	PLEP 2011	I265
Single-storey residence	5 Cambridge Street, Harris Park	Local	PLEP 2011	I266
Semi-detached cottage	41–43 Lansdowne Street, Parramatta	Local	PLEP 2011	I512
Cottage	35 Lansdowne Street, Parramatta	Local	PLEP 2011	I511
Cottage	29 Lansdowne Street, Parramatta	Local	PLEP 2011	I510
Cottage	19 Lansdowne Street, Parramatta	Local	PLEP 2011	I509
Cottage	8 Dixon Street, Parramatta	Local	PLEP 2011	I467
Timber cottage	34 Inkerman Street, Parramatta	Local	PLEP 2011	I505
Cottage	40 Inkerman Street, Parramatta	Local	PLEP 2011	I506
Cottage	5 Lansdowne Street, Parramatta	Local	PLEP 2011	I508
Pair of cottages	1 and 3 Lennox Street, Parramatta	Local	PLEP 2011	I513
Cottages	74 and 76 Marsden Street, Parramatta	Local	PLEP 2011	I519
Single-storey residences	78, 80, 82, 84 and 86 Marsden Street, Parramatta	Local	PLEP 2011	I520
South Parramatta Conservation Area		Local	PLEP 2011	South Parramatta Conservation Area
Harris Park West Conservation Area		Local	PLEP 2011	Harris Park West Conservation Area
Lennox House	39 Campbell Street, Parramatta	State	State Heritage Register	I00751
Masonic Centre	47 Campbell Street, Parramatta	Local	PLEP 2011	I648
Attached houses	21 Wentworth Street, Parramatta	Local	PLEP 2011	I748
Parramatta Railway Station	Great Western Railway, Parramatta	State	State Heritage Register	I00696

5.4 Site Photographs



Figure 5.2 Auto Alley—view north along Church Street.



Figure 5.3 Auto Alley—view north along Church Street.



Figure 5.4 Auto Alley—view along Marion Street from Church Street.



Figure 5.5 Auto Alley—view east from Church Street.



Figure 5.6 Marion Street—southern side.



Figure 5.7 Marion Street—northern side.



Figure 5.8 Marion Street—southern side with heritage items and recent over-scaled development.



Figure 5.9 11 Marion Street, eastern end.



Figure 5.10 Marion Street—northern side with heritage items in the foreground.



Figure 5.11 11 Marion Street—heritage item on the corner of Marion and High Streets.



Figure 5.12 Early Street—looking west towards Church Street.



Figure 5.13 Lennox Street.



Figure 5.14 Marsden Street, western side—South Parramatta Conservation Area.



Figure 5.15 Marsden Street, western side—South Parramatta Conservation Area.



Figure 5.16 Lansdowne Street—South Parramatta Conservation Area.



Figure 5.17 Lansdowne Street—South Parramatta Conservation Area.



Figure 5.18 Dixon Street—outside the conservation area.



Figure 5.19 Dixon Street—outside the conservation area.

5.5 Parramatta CBD PP Controls for South-West Parramatta Interface Area

The Parramatta CBD PP maps relating to the Parramatta South-West Interface Area are shown below.

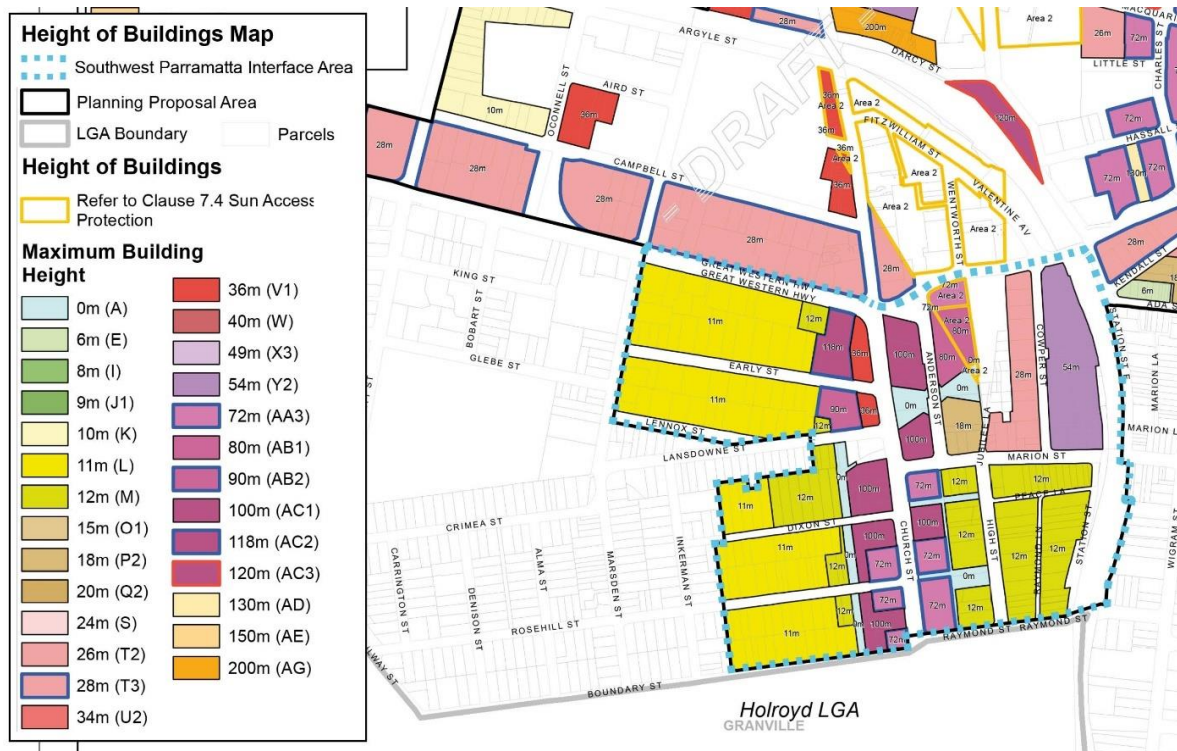


Figure 5.20 Parramatta CBD Planning Proposal showing the South-West Parramatta Interface Area. (Source: Parramatta CBD Planning Proposal)

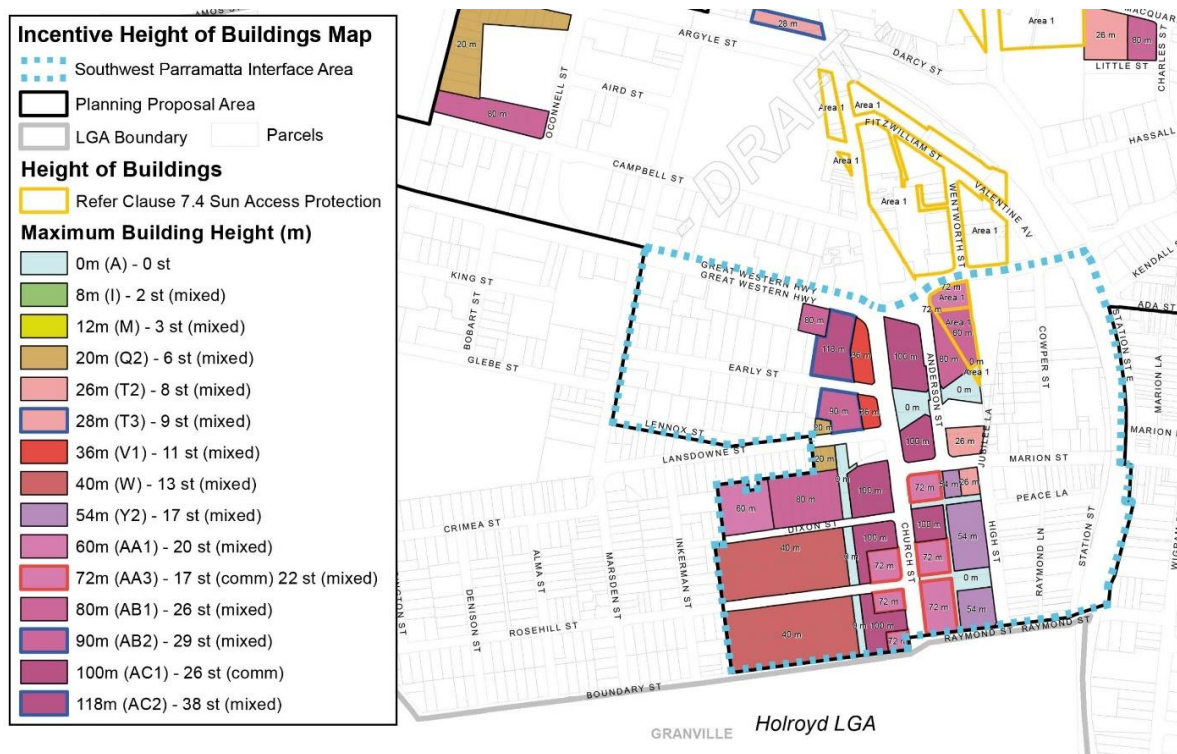


Figure 5.21 Parramatta CBD Planning Proposal showing the South-West Parramatta interface Area. (Source: Parramatta CBD Planning Proposal)

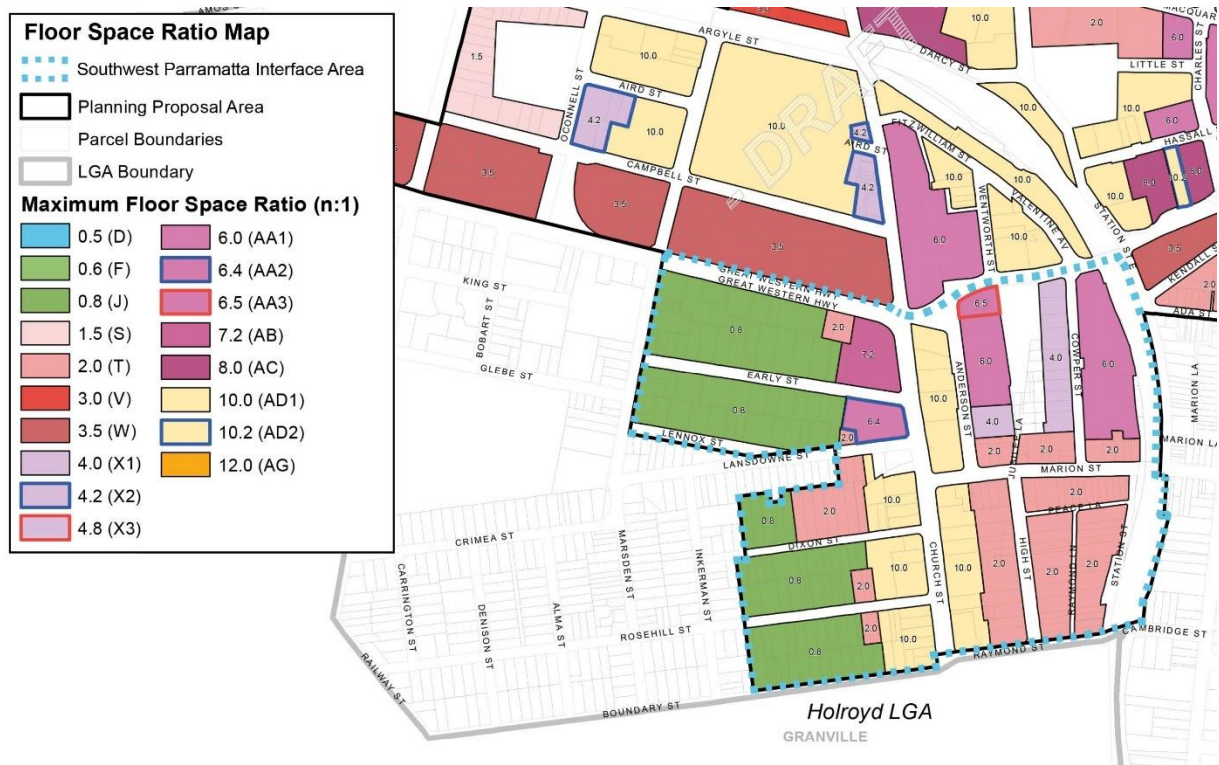


Figure 5.22 Parramatta CBD Planning Proposal showing the South-West Parramatta interface Area. (Source: Parramatta CBD Planning Proposal)

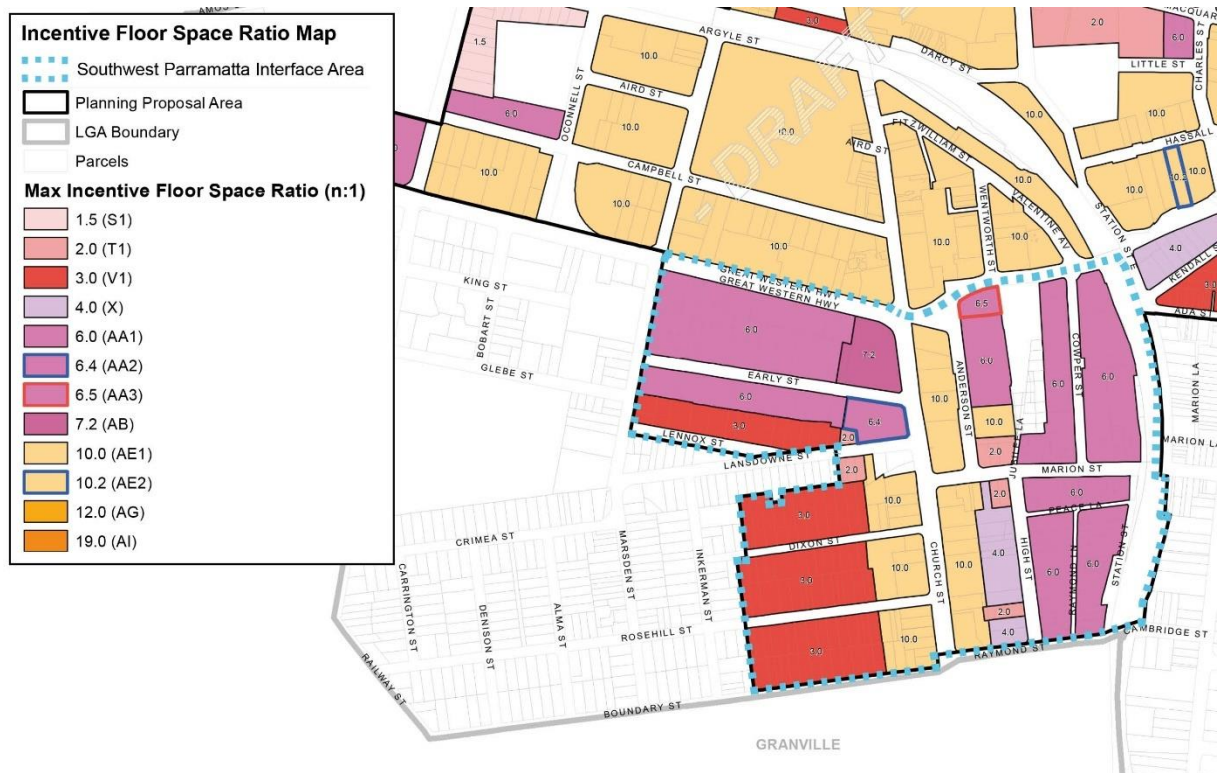


Figure 5.23 Parramatta CBD Planning Proposal showing the South-West Parramatta Interface Area. (Source: Parramatta CBD Planning Proposal)

5.6 HAA Heritage Study Recommendations for South-West Parramatta Interface Area

5.6.1 General Controls for South-West Parramatta Interface Area

The HAA report contains recommendations for the amendment of the Parramatta CBD PP for the North Parramatta Interface Area, in the form of amendments to the Height of Buildings Maps and Floor Space Ratio Map. The recommended changes are shown on Figures 5.24 and 5.25, and summarised below:

- *Remove incentive FSR and Height from Marion Street heritage item cluster.*
- *Maintain “open sky” at western end of Marion Street and eastern end of Lansdowne Street.*
- *Reduce incentive height to northern side of Lennox Street, and to other areas as shown to provide adequate transition to Marsden Street.*
- *Consider impact of tall buildings on High Street, in particular on the centrally planted street trees.¹*

5.6.2 South-West Parramatta Special Interest Areas

As noted previously, the HAA report divides the interface areas into special interest areas. The recommendations for the South-West Parramatta Interface Area are divided into three individual special interest areas shown on Figure 5.26. These are:

- Special Interest Area 11: Auto Alley;
- Special Interest Area 12: Marion and High Street Village; and
- Special Interest Area 13: Dixon and Rosehill Street Suburban Village.



Figure 5.24 South-West Parramatta Interface Area—Recommended Heights. (Source: Parramatta CBD Heritage Study of Interface Areas, Hector Abrahams Architects, June 2017)



Figure 5.25 South-West Parramatta Interface Area—Recommended FSR. (Source: Parramatta CBD Heritage Study of Interface Areas, Hector Abrahams Architects, June 2017)

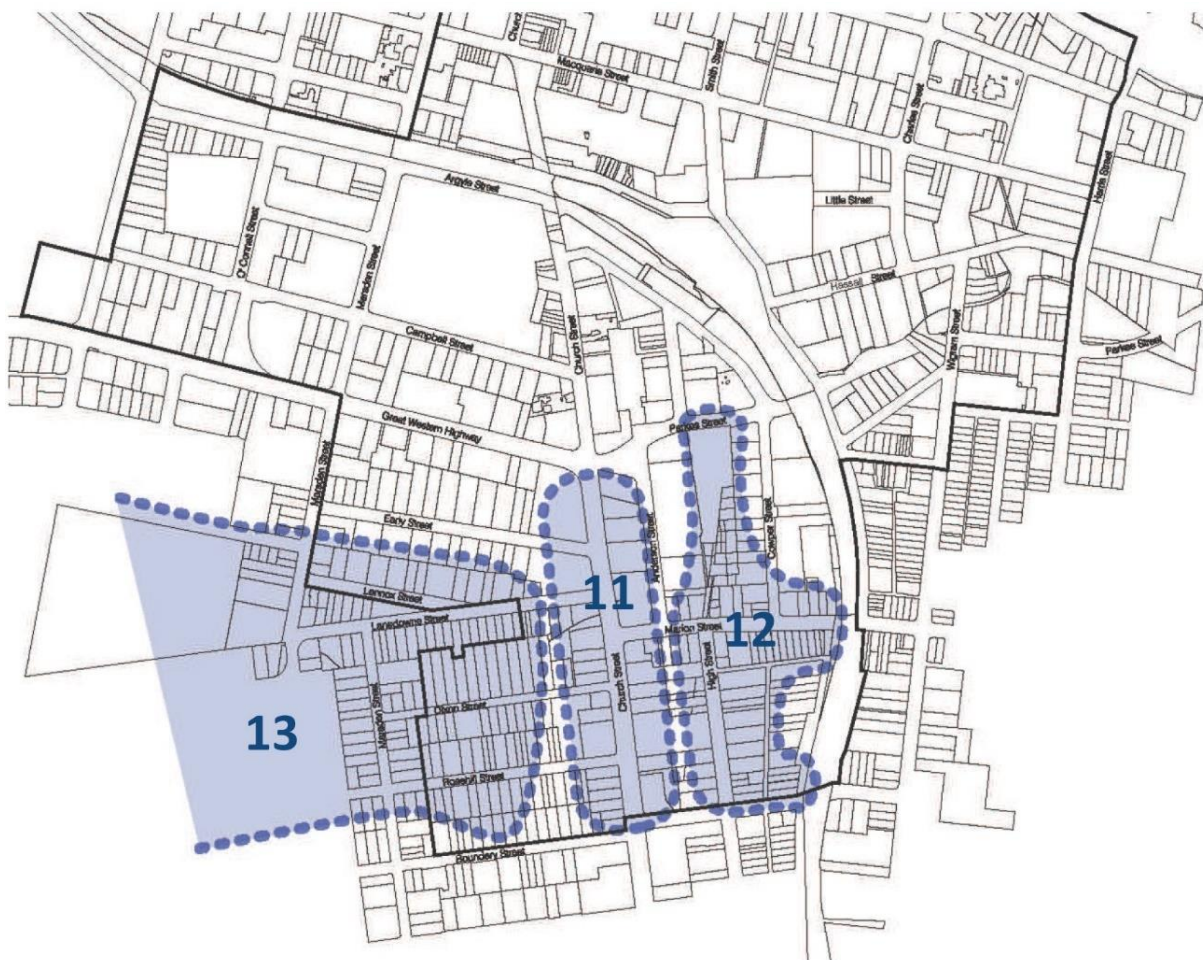


Figure 5.26 South-West Parramatta Interface Area special interest areas. (Source: Parramatta CBD Heritage Study of Interface Areas, Hector Abrahams Architects, June 2017)

5.6.3 Council Response

Table 5.2 outlines the recommendations for the general amendments to the Parramatta CBD PP Maps in relation to the North Parramatta Interface Area and the recommendations for each special interest area, with Council’s response.

Table 5.2 Recommendations of HAA Report for South-West Parramatta Interface Area and Council Responses.

Location/Special Interest Area	Recommendations	Adopted by Council
Recommended LEP Map Amendments		
Marion Street	Create a Heritage Conservation Area along Marion Street between Anderson Street and Station Street. (Reason: to protect the cluster of heritage items and historic subdivision pattern.)	In part—requires a Heritage Study to be undertaken before PP can be amended.
Northern Side of Marion Street	Apply 12m incentive height control for first 18m of the sites and current base building height (18, 26 or 54m) for the remainder of the site.	No—incentive height control of no height for rear parts of sites and FSR 2:1.

Location/Special Interest Area	Recommendations	Adopted by Council
Recommended Additional Special Interest Area Controls		
Special Interest Area 11: Auto Alley	The view west of open sky from Marion Street should be preserved. This would result in amended maximum heights to blocks on Church Street.	Yes, but within DCP. No change to HOB map.
	Preserve the similar view (although with higher possible limit) east from Lansdowne Street. Without a sky view at their respective ends, the heritage character of these streets would be compromised.	Yes, but within DCP. No change to HOB map.
Special Interest Area 12: Marion Street and High Street Village	Marion Street should be scheduled as a Heritage Conservation Area, and thus incentives should not apply in this zone.	Separate study recommended.
	Preserve the open view of the sky at the western end of Marion Street.	Yes, but within DCP. No change to HOB map.
	Preserve High Street as a residential street. It is unique in the interface area as one of the very few streets with centrally planted street trees.	In part—current zoning is B4 Mixed Use.
Special Interest Area 3: Dixon and Rosehill Street	Remove the 40–80m height limit backing on to a street of houses (in particular the Lansdowne Street Conservation Area).	Yes

5.7 Analysis

The South-West (SW) Parramatta Interface Area forms the southwestern edge of the Parramatta CBD PP Area, extending south from the Great Western Highway, bisected by Church Street and bounded by the railway line in the east and the South Parramatta Conservation Area in the west.

Recent development is beginning to alter the scale of some areas of the SW Interface Area, particularly along Church Street and in the area north of Marion Street. These precincts are identified within the Planning Proposal as areas where a higher yield can be achieved, and it is likely that these areas will be subject to further development in the near future. Higher development along Church Street is unlikely to have any significant impact on the heritage items in the SW Interface Area or the adjoining conservation area, if restricted to the area identified in the Parramatta CBD PP.

Marion Street is a historic street that contains a collection of individual heritage items. Each of these heritage items contributes to the character of the streetscape and setting of the other houses in the group. The streetscape, from the railway line to Church Street, is of heritage value and is worthy of protection. There are a number of historic buildings that are not heritage listed but contribute to the setting of the group of heritage items and the character and significance of the street. The group of listed houses and contributory buildings should be considered for listing as a heritage conservation area. These buildings, including the contributory buildings, should not be demolished. The conservation area boundaries should include the full depth of the blocks, to protect the settings and rear gardens of the historic houses and prevent further intrusive development of the kind that exists at No. 15–21 Marion Street.

Planning controls should protect the streetscape from further over scaled and intrusive development. In order to protect its heritage values, Marion Street should remain low scale. Some recent development in and around Marion Street has altered the setting of the heritage items and Marion Street historic

streetscape. Future planning controls should protect the streetscape and prevent further development that intrudes or further overshadows the precinct.

Some of the amendments to the Parramatta CBD Planning Proposal that were made in response to the HAA study recommendations, such as the removal of blanket FSR controls, have provided a planning framework that better protects the values of the SW Parramatta Interface Area, in relation to the original controls for this area. However, there is still concern that the amended planning controls do not adequately ensure the protection of the heritage values of SW Parramatta.

In order to protect the important heritage items located within and in the vicinity of the SW Parramatta Interface Area and the character of the Marion Street Streetscape and South Parramatta Conservation Areas, the Parramatta CBD Planning Proposal must contain appropriate planning controls that ensure that new development is of a scale and density that will not result in an adverse heritage impact.

The following table provides an analysis of the planning controls proposed for the SE Parramatta Interface Area within the Parramatta CBD PP, particularly in regards to the heritage items and historic streetscape of Marion Street.

Table 5.3 Analysis of Parramatta CBD Planning Proposal Controls for the South-West Parramatta Interface Area.

Issue	Analysis
General controls	<ul style="list-style-type: none"> The controls proposed in the CBD PP do not adequately allow for the protection of heritage items within this interface area, particularly those along Marion Street. It is important to protect the setting of these heritage items from further erosion. The planning controls should ensure that there is a buffer provided between any larger scale development and any heritage item.
Height of buildings	<ul style="list-style-type: none"> The maximum HOB along Church Street of 100m, with some areas of 72m, is considered acceptable given this is a major road with adequate separation from the heritage items and South Parramatta Conservation Area. This will facilitate uplift of scale and yield in an area with less potential for heritage impact. The maximum HOB of the area immediately north of Marion Street ranges from 28 to 54m. These heights have the potential to erode the setting and significance of this historic streetscape, by allowing further development of the type that exists at 15–21 Marion Street. The maximum HOB for the area south of Marion Street at 12m is generally acceptable for this area, as long as development immediately adjacent to heritage items is designed with an appropriate scale and adequate separation in order to minimise impact. The maximum HOB of 11m and 12m for the area immediately adjacent to the South Parramatta Conservation Area reflects the current transitional scale of development in that area and is considered appropriate to protect the heritage values of the conservation area.
Incentive height of buildings	<ul style="list-style-type: none"> Incentive heights are proposed across the SW Parramatta Interface Area, with the exception of the area around Early Street. In some specific areas, such as around Marion Street and adjacent to the South Parramatta Conservation Area, the additional height allowed through the incentives has the potential to impact on heritage items and conservation areas. The incentive height of up to 100m along Church Street is considered acceptable given this is a major road with adequate separation from the heritage items and South Parramatta Conservation Area. This will facilitate uplift of scale and yield in an area with less potential for heritage impact. The removal of height incentives from the area around Marion Street and adjacent to the South Parramatta Conservation Area will allow for better protection of the heritage items and conservation areas.

Issue	Analysis
	<ul style="list-style-type: none"> Any request to vary maximum heights in these areas through a site specific planning proposal should not be supported. The scale of development as envisaged by the height of buildings recommendations in this report is considered a maximum for this interface area.
FSR	<ul style="list-style-type: none"> The FSR controls within the SW Interface Area vary from 10:1 along Church Street, to 2:1 along Marion Street and 0.8:1 in the area adjacent to the South Parramatta Conservation Area. The FSR of 10:1 along most of Church Street is considered acceptable given this is a major road with adequate separation from the heritage items and South Parramatta Conservation Area. This will facilitate uplift of scale and yield in an area with less potential for heritage impact. The FSR of 0.8:1 in the area immediately adjacent to the South Parramatta Conservation Area reflects the current scale of development in that area and is considered appropriate to protect the heritage values of the conservation area. The FSR of 2:1 along Marion Street has the potential to further erode the setting and significance of this historic streetscape, by allowing further development of the type that exists at 15–21 Marion Street.
Incentive FSR	<ul style="list-style-type: none"> Incentive FSRs are proposed across the SW Parramatta Interface Area. In certain areas, such as the area around Marion Street and adjacent to the South Parramatta Conservation Area, these incentives have the potential to impact on heritage items and the conservation area. The removal of FSR incentives from the area around Marion and High Streets, and adjacent to the South Parramatta Conservation Area (Early, Lennox, Dixon and Rosehill Streets), will allow for better protection of the heritage items and conservation areas. Any request to vary maximum FSR in these areas through a site specific planning proposal should not be supported. The scale of development as envisaged by the height of buildings and FSR recommendations in this report is considered a maximum for this interface area.

5.8 Recommendations

Based on the above, it is recommended that the Parramatta CBD PP be further amended to include the following recommendations, detailed in Table 5.3.

Table 5.4 Recommendations for the Parramatta CBD Planning Proposal Controls for the North Parramatta Interface Area.

Issue	Recommendations
General controls	<ul style="list-style-type: none"> Marion Street, from the railway line to Church Street, is of heritage value and should be considered for listing as a heritage conservation area. The individual heritage items should be retained. The historic buildings that are not listed but contribute to the setting of the group should be considered as contributory items and considered for heritage listing. Planning controls should ensure that Marion Street remains low scale and is treated and managed as a conservation area. The oblique views of low scale historic buildings along the length of Marion Street should be retained and protected. The conservation area boundaries should include the full depth of the blocks. The heritage items on the western side of High Street (11 Marion Street and 42 High Street) should be protected with a low scale (9m) buffer between the items and adjacent higher density development. If DCP controls cannot be relied upon to protect this buffer, then the buffer should be protected by appropriate FSR and height controls. Should a heritage study be required to inform the consideration of the Marion Street Conservation Area, no further development that breaches existing controls should be considered along Marion Street until the study is completed.
Height of Buildings	<ul style="list-style-type: none"> The maximum HOB along Church Street is considered acceptable given this is a major road with adequate separation from the heritage items and South Parramatta Conservation Area.

Issue	Recommendations
	<ul style="list-style-type: none"> • The maximum HOB for the area south of Marion Street is generally acceptable for this area, as long as development immediately adjacent to heritage items is designed with an appropriate scale and adequate separation in order to minimise impact. • The maximum HOB for the area immediately adjacent to the South Parramatta Conservation Area reflects the current transitional scale of development in that area and is considered appropriate to protect the heritage values of the conservation area. • However, the maximum HOB along and around Marion Street has the potential to erode the setting and significance of this historic streetscape. The recommended maximum HOB for this area is: <ul style="list-style-type: none"> – 6m for all heritage items and contributory buildings; – 9m at the street front along the northern and southern side of Marion Street (unless listed as a heritage item); and – 12m at the corner of Marion Street and Station Street, on the northern and southern side, for a depth of 12m.
Incentive Height of Buildings	<ul style="list-style-type: none"> • The incentive height along Church Street is considered acceptable given this is a major road with adequate separation from the heritage items and South Parramatta Conservation Area. • However, in the area around Marion Street and adjacent to the South Parramatta Conservation Area, the additional height allowed through the incentives has the potential to impact on heritage items and conservation areas and should be removed to allow for better protection of the heritage items and conservation areas. • Any request to vary maximum heights in these areas through a site specific planning proposal should not be supported. The scale of development as envisaged by the height of buildings recommendations in this report is considered a maximum for this interface area.
FSR	<ul style="list-style-type: none"> • The FSR along most of Church Street is considered acceptable given this is a major road with adequate separation from the heritage items and South Parramatta Conservation Area. • The FSR in the area immediately adjacent to the South Parramatta Conservation Area reflects the current scale of development in that area and is considered appropriate to protect the heritage values of the conservation area. • The FSR of 2:1 along Marion Street has the potential to further erode the setting and significance of this historic streetscape. For heritage items and contributory buildings along Marion Street, the recommended FSR is 0.8:1.
Incentive FSR	<ul style="list-style-type: none"> • The Incentive FSRs proposed around Marion Street and adjacent to the South Parramatta Conservation Area have the potential to impact on heritage items and the conservation area. • The FSR incentives should be removed from the area around Marion and High Streets, and adjacent to the South Parramatta Conservation Area (Early, Lennox, Dixon and Rosehill Streets), will allow for better protection of the heritage items and conservation areas. • Any request to vary maximum FSR in these areas through a site specific planning proposal should not be supported. The scale of development as envisaged by the height of buildings and FSR recommendations in this report is considered a maximum for this interface area.

5.9 Endnotes

¹ Hector Abrahams Architects 2017, Parramatta CBD Study of Interface Areas, prepared for the City of Parramatta Council.

6.0 Site Specific Planning Proposals in the Interface Areas

6.1 Background

Since the submission of the Parramatta CBD PP to the Department for Gateway determination, a number of site specific planning proposals have been submitted for properties located within or near the interface areas. During the assessment of these proposals, the Department and Heritage Council of NSW raised concern about their impact on the surrounding heritage conservation areas and heritage items.

The following site specific planning proposals have been reviewed in this report:

North Parramatta Interface Area

1. PP_2017_COPAR_010_00: 23–27 Harold Street, Parramatta.

South-East Parramatta Interface Area

2. PP_2015_PARRA_008: 135 George Street and 118 Harris Street, Parramatta (the Albion Hotel).
3. PP_2016_PARRA_006_01: 122 Wigram Street, Harris Park.
4. PP_2016_PARRA_007_00: 14–20 Parkes Street, Harris Park.

South-West Parramatta Interface Area

5. PP_2018_COPAR_001_00: 33–34 Marion Street, Parramatta.

The locations of the planning proposals and their relationships to the interface areas are shown on Figure 6.2.

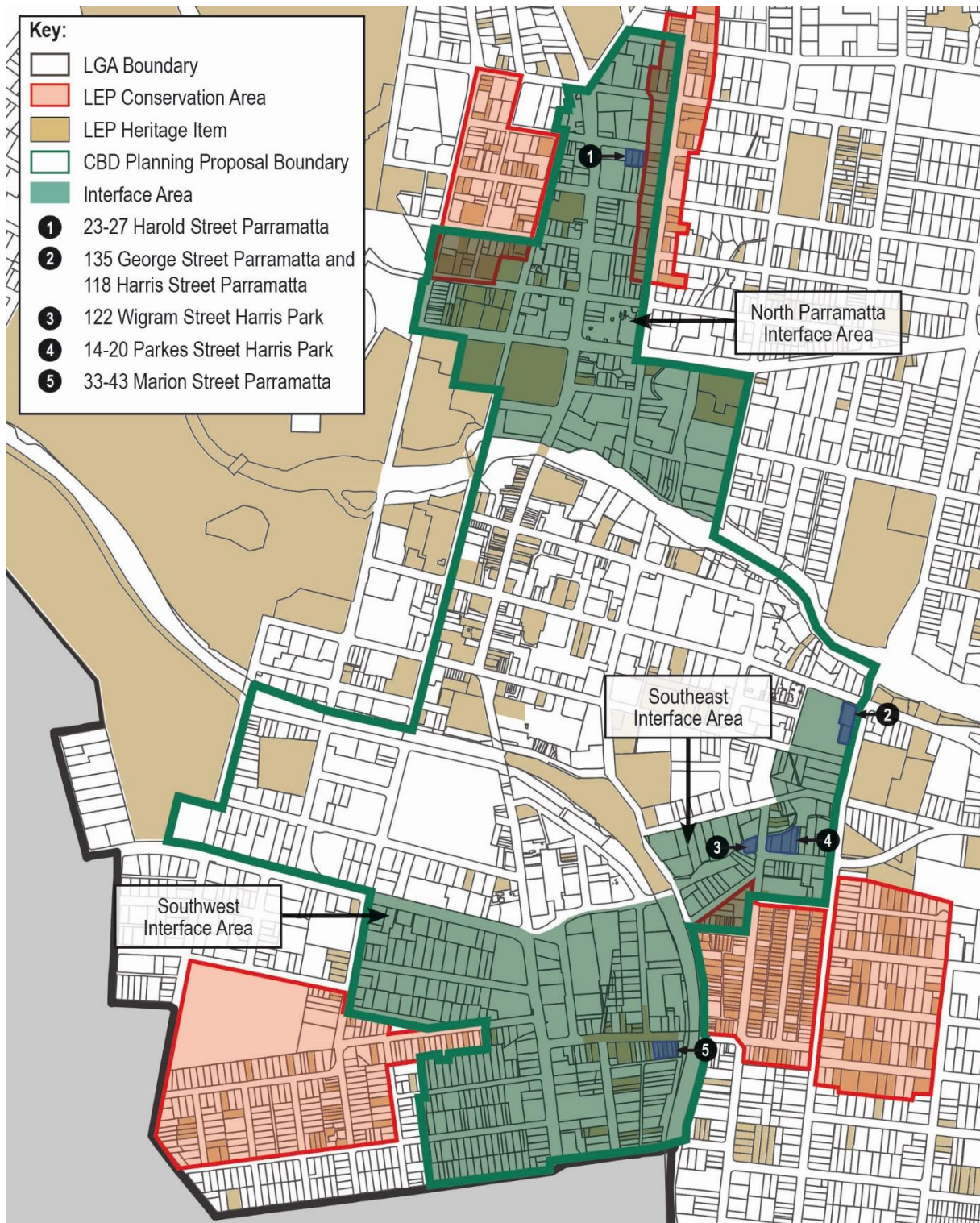


Figure 6.1 Map of Parramatta CBP PP showing interface areas and site specific planning proposals. (Source: Source: PLEP 2011 with GML)

6.2 PP_2017_COPAR_010_00: 23–27 Harold Street, Parramatta

6.2.1 Project Summary

- This site is located within the North Parramatta Interface Area, directly adjacent to the Sorrell Street Conservation Area. The planning proposal includes the locally listed heritage item at 53 Sorrell Street.
- The planning proposal seeks to amend the existing height of buildings and floor space ratio controls to facilitate high density residential development of up to 22 storeys. The requested amendments are:
 - amend HOB Map from 11m to 70m (22 storeys); and
 - amend FSR Map from 0.8:1 to 6:1 plus design excellence, with a total of 6.9:1.
- Gateway determination has been issued for this proposal, with conditions to revise the proposal and its supporting studies, in particular:
 - removal of the lot containing the heritage item at 53 Sorrell Street from the PP;
 - the Urban Design Report should identify the updated site, a preferred concept option, including overshadowing diagrams, consistent with the planning proposal; and
 - the heritage study should address the heritage impact of the preferred concept option in the revised Urban Design Report;
- Although no changes are proposed to the planning controls on this lot containing the heritage item, a condition of the Gateway Determination is that this parcel be removed from the PP.

6.2.2 Site Photographs



Figure 6.2 The planning proposal site (foreground).



Figure 6.3 Heritage item at 53 Sorrell Street with the site behind.



Figure 6.4 Existing cottage on the site.



Figure 6.5 Existing cottage on the site.



Figure 6.6 Heritage item at 53 Sorrell Street.



Figure 6.7 Harold Street, with the site on the right and the heritage item at 53 Sorrell Street beyond.

6.2.3 Analysis of Heritage Impact

- The site is located in the North Parramatta Interface Area where it overlaps the Sorrell Street Conservation Area. Surrounding development to the west is characterised by mixed use buildings up to 24m high (along Church Street). Development to the east is characterised by single and two-storey detached dwellings within the Sorrell Street Conservation Area.
- The site currently contains three single-storey cottages on separate allotments. These cottages currently form a buffer between the higher buildings along Church Street and the heritage listed house at 53 Sorrell Street.
- The approval of a 70m-high residential development immediately adjacent to the heritage items at 53 Sorrell Street would have a significant impact on its setting, and would also impact on the setting of the Sorrell Street Conservation Area.
- The change in scale from single storey and two storeys to 22 storeys is considerable and will result in a loss of the current transitional space between development along Church Street and the Sorrell Street Conservation Area.
- The inclusion of the heritage listed property in the PP site is not appropriate as this property is not suitable for further development.

6.2.4 Recommendations

- The current HOB control for the site is 11m, which is appropriate given the height of existing development adjacent to the Sorrell Street Conservation Area. This height provides for a transitional zone between higher development along Church Street and the single-storey scale of contributory items in the conservation area.
- The proposal to increase the height limit to 70m in height will result in a significant adverse impact on the setting of the heritage item at 53 Sorrell Street and the Sorrell Street Conservation Area and is not supported on heritage grounds.
- Any future development on this site should respond to the planning controls for this area as envisaged in the Parramatta CBD PP and the recommendations of this report in regards to the North Parramatta Interface Area. The maximum HOB envisaged for this site is 11m and HOB incentives do not apply.
- Any future development on this site should incorporate design elements that provide a buffer between the heritage item at 53 Sorrell Street and the new development. The heritage item, including its traditional lot boundaries, must be protected from development and should not be included in any future development.

6.3 PP_2015_PARRA_008_00: 135 George Street and 118 Harris Street, Parramatta (Albion Hotel)

6.3.1 Project Summary

- This site is located within the South-East Parramatta Interface Area. It is located within the vicinity of a number of state and local heritage items as detailed in Section 6.3.2.
- The Planning Proposal seeks to amend the existing height of buildings and floor space ratio controls to facilitate high density residential development of up to 35 storeys. The requested amendments are:
 - amend HOB Map from 54m to 102m;
 - amend FSR Map from 4:1 to 7:1; and
 - insert a site specific clause to enable a maximum FSR of 7.47:1 provided the development includes a stand-alone pub.
- The development of the site would be subject to an additional 15 per cent variation to development standard for design excellence.
- Gateway determination has been issued for this proposal, with conditions including the requirement for approval from the Office of Environment and Heritage and that the overshadowing impacts on Robin Thomas Reserve and Hambleton Cottage are determined and thoroughly investigated and considered during the planning stage.

6.3.2 Site Photographs



Figure 6.8 The planning proposal site (Albion Hotel).



Figure 6.9 View of the site from Robin Thomas Reserve.



Figure 6.10 The rear of the site.



Figure 6.11 The site from Robin Thomas Reserve with the riverbank area beyond.

6.3.3 Analysis of Heritage Impact

- It is located within the vicinity of a number of state heritage items including:
 - Robin Thomas Reserve Archaeological Site (directly across Harris Street);
 - Harrisford House, 182 George Street; and
 - Hambledon Cottage, 47 Hassell Street.
- The site is located within the vicinity of a number of locally listed heritage items including:
 - Queens Wharf Reserve, Stone Wall and potential archaeological site;
 - Gas Works Bridge; and
 - Tara, 153 George Street.
- The site has been identified as having a high likelihood of subsurface Aboriginal deposits.

- Development along the eastern edge of the SE Parramatta Interface Area, including this site, is currently two to three storeys in scale, forming a transition between the tall towers of the CBD and the open space, low scale residential areas and important historic sites to the east and south.
- This site also forms the eastern gateway to the city at an important junction between the city, the riverbank and the residential area to the east.
- The proposed additional height of 48m above the current HOB planning control is a significant increase on the scale of development that is envisaged by the planning controls. This additional height will impact the setting of the state listed Robin Thomas Reserve, and is likely to have additional overshadowing impacts on the Reserve, Hambledon Cottage, and the locally listed Tara.
- The scale of development along the eastern edge of the SE Parramatta Interface Area is critical to the protection of the setting and amenity of the important historic places, open space and residential areas within this area.

6.3.4 Recommendations

- The proposed development should respond to the surrounding context by ensuring the scale of the development transitions between a higher scale at the western part of the site, with a lower scale, consistent with current development, along Harris Street.
- Future development on this site should not breach the maximum HOB control of 54m. As detailed in Section 5.0 of this report, incentive HOBs should not apply on this site given its proximity to a number of important historic sites and open space areas.
- A height of 54m along the eastern edge of the interface area is only acceptable if there is a transition of scale across these large blocks. The 54m limit should have a significant setback from Harris Street, with a lower scale along the part of the block fronting Harris Street, in order to protect the significance and amenity of adjacent heritage items, particularly Robin Thomas Reserve.
- Future development on this site must be approved by the NSW Office of Environment and Heritage and should result in no additional overshadowing of state listed heritage items including Robin Thomas Reserve, Experiment Farm, Elizabeth Farm, Hambledon Cottage and Harrisford.

6.4 PP_2016_PARRA_006_01: 122 Wigram Street, Harris Park (3)

6.4.1 Project Summary

- This site is located within the South-East Parramatta Interface Area in close proximity to three locally listed heritage items and is in the wider vicinity of the Harris Park Conservation Area.
- The planning proposal seeks to amend the existing height of buildings and floor space ratio controls to facilitate high density residential development of up 77m. The requested amendments are:
 - amend HOB Map from 72m to 77m; and
 - amend FSR Map from 4:1 to 10:1 (plus design excellence bonus of 15%).

GML Heritage

- Gateway determination has been issued with conditions, including a maximum FSR of 8:1. The proposed FSR 10:1 was not supported by the Department due to small lot size and transition to heritage conservation areas.

6.4.2 Site Photographs



Figure 6.12 The planning proposal site looking northeast.



Figure 6.13 The site looking northwest.

6.4.3 Analysis of Heritage Impact

- It is noted that there was no heritage study submitted with the application, despite its close proximity to three heritage items of local significance and the Harris Park Conservation Area.
- The site is surrounded by recent development of a high scale, and is currently vacant, making it suitable for redevelopment. However, the redevelopment of the site should have regard for its location within the SE Parramatta Interface Area and the vicinity of nearby heritage items.
- Recent development has significantly altered the setting of the heritage items in Wigram Street. These single-storey cottages are now surrounded by very tall towers that have had a major impact on their traditional setting and curtilage. These should be protected from further impact by future development on the subject site.

6.4.4 Recommendations

- The Parramatta CBD PP proposes a HOB of 72m and FSR of 4:1 (with incentives of 8:1). The base HOB and FSR are considered acceptable as this area has adequate separation from the heritage items and conservation area.
- The additional 5m beyond the HOB maximum should not be permitted as it would set a precedent for breaches of the HOB control in this area that could have a cumulative impact on the heritage items and conservation area. It is noted that incentive HOB provisions do not apply to this site.
- As noted in Section 4.0 of this report, FSR incentives should be removed from this site and all areas adjacent to heritage items or conservation areas in order to protect the setting and amenity of these items.
- The scale and density allowed by the base controls for this site is considered to be the maximum acceptable. Any additional FSR would have the potential to impact on the nearby conservation area and break the transitional scale of development within this part of the interface area.

- The design of future development on the site will need to ensure minimal impact on scale, views and amenity in relation to the nearby heritage items.

6.5 PP_2016_PARRA_007_00: 14–20 Parkes Street, Harris Park

6.5.1 Project Summary

- This site is located within the South-East Interface Area and in close proximity to three heritage items and the Harris Park Conservation Area.
- The planning proposal seeks to amend the existing height of buildings and floor space ratio controls to facilitate high density residential development of up to 122.5m. The requested amendments are:
 - amend HOB Map from 54m to 122.5m; and
 - amend FSR Map from 4:1 to 10:1 (plus design excellence bonus and value sharing).
- Gateway determination has been issued with conditions, including a maximum FSR of 6:1 plus design excellence, and maximum height of 79m. The proposed FSR 10:1 was not supported by the Department as it was not considered to provide an appropriate transition to heritage conservation areas.

6.5.2 Site Photographs



Figure 6.14 The planning proposal site.



Figure 6.15 The site looking northwest.



Figure 6.16 The site looking south from Wigram Street.



Figure 6.17 Heritage items in Wigram Street with recent development behind.

6.5.3 Analysis of Heritage Impact

- The site is located in close proximity to three heritage items of local significance in 105 and 113–115 Wigram Street and the Harris Park Conservation Area.
- The site currently contains a five-storey commercial building that is consistent in scale with development along this part of Parkes Street, which forms a transition zone between the higher development to the north and the low scale conservation area to the south.
- The area to the north of the site is currently being redeveloped with buildings of a much larger scale and higher density.
- Recent development has significantly altered the setting of the heritage items in Wigram Street. These single-storey cottages are now surrounded by very tall towers that have had a major impact on their traditional setting and curtilage. These should be protected from further impact by future development on the subject site.

6.5.4 Recommendations

- The Parramatta CBD PP proposes a HOB of 72m and FSR of 4:1 (with incentives of 6:1). The base HOB and FSR are considered acceptable as this area has adequate separation from the heritage items and conservation area.
- The additional 68.5m beyond the current HOB maximum is significantly higher than the scale of development envisaged by the planning controls for the site. This additional height will have a further impact on the setting of the nearby heritage items and interrupt the transitional scale of development between the CBD and the nearby conservation area.
- The approval of a height breach of this scale would set a precedent for further breaches of the HOB control in this area that could have a cumulative impact on the heritage items and conservation area. It is noted that incentive HOB provisions do not apply to this site.
- As noted in Section 4.0 of this report, FSR incentives should be removed from this site and all areas adjacent to heritage items or conservation areas in order to protect the setting and amenity of the heritage items.

- The scale and density allowed by the base controls for this site is considered to be the maximum acceptable. Any additional FSR would have the potential to impact on the nearby conservation area and break the transitional scale of development within this part of the interface area.
- The design of future development on the site will need to ensure minimal impact on scale, views and amenity in relation to the nearby heritage items.

6.6 PP_2018_COPAR_001_00: 33–43 Marion Street, Parramatta

6.6.1 Project Summary

- This site is located within the South-West Parramatta Interface Area. It includes the heritage listed semi-detached dwelling at 37 Marion Street and is adjacent to heritage items at 29 and 31 Marion Street. It is also within the vicinity of numerous heritage items along either side of Marion Street.
- Approval for the demolition of 37 Marion Street was granted in April 2018 by the City of Parramatta Planning Panel.
- The planning proposal seeks to amend the existing height of buildings and floor space ratio controls to facilitate high density residential development, and to remove the local heritage item listings for 29, 31 and 37 Marion Street. The requested amendments are:
 - amend HOB Map from 12m to no maximum building height;
 - amend FSR Map from 2:1 to 6:1 (plus design excellence and high performance bonuses); and
 - amend the Heritage Map and remove Nos 29, 31 and 37 Marion Street from Schedule 5.
- The proposal is supported by a Heritage Impact Statement (Cracknell and Lonergan Architects May 2017) and Heritage Assessment reports for 29, 31 and 37 Marion Street (John Oultram Heritage and Design, September 2017).
- During its consideration of the subject planning proposal, Council resolved to amend the CBD planning proposal for the Marion Street precinct to enable a 6:1 FSR and delist the three heritage items as part of this planning proposal process.
- Gateway determination has been issued with conditions requiring an investigation of suitable building controls including the:

assessment of the relationship of the proposed height and floor space ration and built form, with local character. The assessment will need to account for the preservation of view corridor along Marion Street, visual impacts on streetscape, the retention of local character, the interface with heritage items and overshadowing issues.¹

6.6.2 Site Photographs



Figure 6.18 The planning proposal site.



Figure 6.19 Heritage item at 37 Marion Street—approved to be demolished.



Figure 6.20 View east along Marion Street towards the site.



Figure 6.21 Heritage items with over scaled development at 15–21 Marion Street.

6.6.3 Analysis of Heritage Impact

- As noted in Section 5.0 of this report, Marion Street is a historic street that contains a collection of individual heritage items. Each of these heritage items contributes to the setting of the other houses in the group. The streetscape, from the railway line to Church Street, is of heritage value and is worthy of protection. There are a number of historic buildings that are not heritage listed but contribute to the setting of the group of heritage items and the character and significance of the street.
- The heritage significance of Marion Street and its association with the development of Harris Park West has been acknowledged in both the Urbis and HAA studies. The Urbis study recognised the consistency of heritage items and their residential scale along Marion Street and recommended an FSR of 2:1. The CBD planning proposal adopted a 2:1 FSR on the subject site and a maximum building height of 12m.
- Noting the threat to this precinct posed by development, the HAA report recommended that Marion Street be scheduled as a heritage conservation area. Council did not support this recommendation.

- The proposed 6:1 FSR is contrary to the Urbis and HAA heritage studies which noted the predominant one-storey and two-storey character of Marion Street and the appropriateness of maintaining this local character through a 2:1 FSR and setback controls for the adjoining interface area.
- The proposal seeks to remove three local heritage items and has the potential to negatively impact the adjacent Harris Park Heritage Conservation Area and individual heritage items along Marion Street.
- The heritage assessment reports for 29 and 31 Marion Street share the same conclusion that they:

only partially meet the threshold for listing as a heritage item in the LEP and that the house is of moderate significance due to its common form and detail and the loss of its setting.

- The proposed delisting of items 29 and 31 Marion Street is not supported. Although the items have been modified over time, they contribute to the streetscape of Marion Street and are seen as contributory items in maintaining the historical values of the precinct. A planning proposal to amend the height and FSR on adjoining land to facilitate a future development does not necessitate the delisting of these heritage items and the potential loss of setting due to a proposed development is not considered to justify their delisting.

6.6.4 Recommendations

- Marion Street is a historic street that contains a collection of individual heritage items. Each of these heritage items contributes to the setting of the other houses in the group. The streetscape, from the railway line to Church Street, is of heritage value and is worthy of protection. As noted in Section 4.0 of this report, the group of listed houses and contributory buildings along this part of Marion Street should be considered for listing as a heritage conservation area.
- Future development on the subject site should allow the unique qualities of Marion Street to be retained and prevent further intrusive development from occurring within this important historic streetscape.
- These buildings, including the contributory buildings, should not be demolished. The conservation area boundaries should include the full depth of the blocks, to protect the settings and rear gardens of the historic houses and prevent further intrusive development of the kind that exists at No. 15–21 Marion Street.
- Planning controls should protect the streetscape from further over scaled and intrusive development. In order to protect its heritage values, Marion Street should remain low scale. Some recent development in and around Marion Street has altered the setting of the heritage items and Marion Street historic streetscape. Future planning controls should protect the streetscape and prevent further intrusive development.
- Future development on the site will need to ensure minimal impact on scale, views and amenity in relation to heritage items, and maintain the significant views between the eastern and western parts of Marion Street.

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- The de-listing of the heritage items at 29 and 31 Marion Street has not been justified and is not supported. Although altered, these properties contribute to the historic character of Marion Street and should be protected from demolition and inappropriate development.
- The existing buildings on this site (with the exception of the heritage item at 37 Marion Street) detract from the historic character of the streetscape. There is an opportunity to redevelop this site with a building that better responds to the character of the streetscape. The scale, form and character of the building should respond to the nearby heritage items and retain significant views.
- The current planning controls for the site (HOB 12m and FSR 2:1) are considered to be the ideal outcome for the protection of the values of the Marion Street streetscape and the setting of the nearby heritage items.
- The Parramatta CBD PP allows for an incentive FSR for this site of 6:1. This should only be applied if the design results in an improved outcome, in heritage terms, for the Marion Street streetscape.
- The existing scale is appropriate at the Marion Street frontage but there may be scope for higher development at the southern part of the site. It is recommended that a 12m height limit be applied at the street frontage, for a depth of at least 12m.

6.7 Endnotes

- ¹ Gateway Determination Report, 33–43 Marion Street Harris Park, NSW Department of Planning, 23 July 2018.

7.0 Heritage Guidelines for Interface Areas

7.1 Discussion

GML has undertaken a review of the previous heritage reports and some site specific planning proposals, an analysis of the heritage values and physical condition of the interface areas, and an analysis and review of the proposed controls within the Parramatta CBD PP. The following approach to planning in the interface areas is recommended to ensure that the heritage values in and around the interface areas are protected by appropriate controls within the Parramatta CBD PP.

The recommendations include a general approach to heritage conservation through planning controls within the interface areas and specific amendments to the Parramatta CBD PP, including:

- general controls to be applied across all interface areas;
- specific controls for the North Parramatta Interface Area;
- specific controls for the South-East Parramatta Interface Area;
- specific controls for the South-West Parramatta Interface Area; and
- specific recommendations for the sites that have been subject to a site specific planning proposal.

7.2 General Approach to Heritage Conservation in the Interface Areas

Whilst it is understood that the skyline of Parramatta will be evolving and the height of development will be increasing over time, there is still a need to retain appropriate setbacks and scale for development in the vicinity of heritage items and conservation areas within the interface areas.

7.2.1 Precinct Approach to Development

- Each interface area has its own character and scale, and there are distinct precincts, of differing character and scale, within each of the three areas. A blanket set of planning controls will not suit all of the interface areas and the individual precincts within them.
- The planning controls within the Parramatta CBD PP should incorporate planning controls that respond to and protect the heritage values, including scale and character, of the heritage items and conservation areas within each precinct of the interface areas.

7.2.2 Transitional Scale

- Planning controls should be developed to allow transitional building heights adjacent to heritage items and conservation areas.
- Planning controls should ensure that development in the vicinity of heritage items and conservation areas is of appropriate scale and form and does not allow overscale development within their setting.
- Planning controls should ensure adequate separation between taller development and heritage items. Elements of landscaping may assist but are not necessarily enough to mitigate impacts of large scale development.

GML Heritage

- Development on sites immediately adjacent to heritage items or conservation areas should be not be significantly different in scale to the heritage item or the predominant scale of the conservation area.

7.2.3 Retention of Heritage Items

- All heritage items within the interface area should be retained and protected from demolition.
- Site amalgamations involving heritage items should be avoided.

7.2.4 Setting of Heritage Items

- Planning controls should ensure the protection of the setting for state and local heritage items and archaeological sites.
- Development adjacent to or in the vicinity of heritage items should be designed to respect the existing subdivision and development pattern.
- Development within or adjacent to heritage items should be designed to respect the scale and significance of the heritage item.
- Future development should not create additional overshadowing of heritage items.
- HOB incentives and FSR incentives are not appropriate for sites immediately adjacent to heritage items.

7.2.5 Conservation Areas

- Development within or adjacent to conservation areas should be designed to respect the existing subdivision and development pattern.
- Development within or adjacent to conservation areas should be designed to respect the scale and character of the conservation area and streetscapes.
- HOB and FSR incentives are not appropriate within or adjacent to conservation areas.

7.3 General Controls to be Applied across all Interface Areas

It is recommended that the Parramatta CBD PP be further amended to include the following recommendations to be applied across all interface areas.

Table 7.1 Recommendations for the Parramatta CBD Planning Proposal Controls for the North Parramatta Interface Area.

Issue	Recommendations
General controls	<ul style="list-style-type: none">• All heritage items should be retained and protected from demolition.• Amalgamation of sites that include heritage items should be avoided.
Height of buildings	<ul style="list-style-type: none">• A blanket approach to HOB controls within the interface areas is not appropriate, and specific recommendations have been made for each precinct in Tables 7.2, 7.3 and 7.4.• HOB controls should provide for a transitional scale of development adjacent to heritage items.• HOB controls should provide for a transitional scale of development within and adjacent to conservation areas.

Issue	Recommendations
Incentive height of buildings	<ul style="list-style-type: none"> • Incentive heights of buildings should not apply on sites adjacent to or within the vicinity of heritage items. • Incentive heights of buildings should not apply on sites adjacent to or within the vicinity of conservation areas. • Incentive heights of buildings should not apply on sites within special character precincts. • Incentive heights of buildings should not apply on sites where the incentive would cause any increase in overshadowing of the important historic sites of Parramatta, including Experiment Farm, Elizabeth Farm, Hambledon Cottage and the riverbank.
FSR	<ul style="list-style-type: none"> • A blanket approach to FSR controls within the interface areas is not appropriate and specific recommendations have been made for each precinct in Tables 7.2, 7.3 and 7.4. • FSR controls should provide for a transitional scale of development adjacent to heritage items. • FSR controls should provide for a transitional scale of development within and adjacent to conservation areas.
Incentive FSR	<ul style="list-style-type: none"> • Incentive FSR should not apply on sites adjacent to or within the vicinity of heritage items. • Incentive FSR should not apply on sites adjacent to or within the vicinity of conservation areas. • Incentive FSR should not apply on sites within special character precincts. • Incentive FSR should not apply on sites where the incentive would cause any increase in overshadowing of the important historic sites of Parramatta, including Experiment Farm, Elizabeth Farm, Hambledon Cottage and the riverbank.
Solar access	<ul style="list-style-type: none"> • Planning controls should ensure no additional overshadowing of the important historic sites of Parramatta, including Experiment Farm, Elizabeth Farm, Hambledon Cottage and the riverbank.

7.4 Specific Controls for the North Parramatta Interface Area

It is recommended that the Parramatta CBD PP be further amended to include the following recommendations, detailed in Section 3.0 of this report.

Table 7.2 Recommendations for the Parramatta CBD Planning Proposal Controls for the North Parramatta Interface Area.

Issue	Recommendations
General controls	<ul style="list-style-type: none"> • The area around St Patrick's Cathedral should be removed from the Parramatta CBD PP boundaries. The significance of the precinct should be protected through site specific controls. • If it is retained within the PP boundaries, it should be the subject of strong DCP controls that ensure that any future development is of a scale and character consistent with the significance of the Church Precinct. • There should be a buffer provided between any larger scale development and a heritage item. If this cannot be controlled through DCP controls, it should be applied to the height of buildings and FSR controls. • Any additional overshadowing of heritage items or conservation areas should be avoided.
Height of buildings	<ul style="list-style-type: none"> • 24m along Church Street is generally acceptable as it will allow views to be retained with some uplift. No change required. • The height envisaged for the area immediately to the north of Prince Alfred Square and at the corner of Church Street and Victoria Street is excessive and has the potential to impact on the square and significant views along Church Street. These should be reduced to 24m to ensure no impact in the square and to allow a consistent scale along Church Street.

Issue	Recommendations
	<ul style="list-style-type: none"> Additional assessments for overshadowing should also be undertaken to avoid any additional overshadowing of Prince Alfred Square. 15m to the eastern side of Villiers Street is consistent with current development and considered acceptable as a maximum. No change required. 11m along Elizabeth Street is consistent with current development and is considered acceptable as a maximum. No change required.
Incentive height of buildings	<ul style="list-style-type: none"> Incentive heights do not apply in the North Parramatta Interface Area. This should not change and any request to vary this through a site specific planning proposal should not be supported. The scale of development as envisaged by the height of buildings is considered a maximum for this interface area.
FSR	<ul style="list-style-type: none"> The FSR controls are acceptable as long as the application does not result in a breach of the maximum building height applicable for the site. The FSR of 4.8:1 and 4:1 for the blocks immediately to the north of Prince Alfred Square and the corner of Church Street and Victoria Street would result in development of a scale that would impact on nearby heritage items and significant views. Reduce to 3:1 to allow a consistent scale along Church Street.
Incentive FSR	<ul style="list-style-type: none"> There should be no FSR incentives that allow any additional height above the maximum height as given in height of buildings controls. There should be no incentives for development adjacent to heritage items or adjacent to or within conservation areas. The scale and density allowed by the base controls are considered to be the maximum. Any height or density beyond those controls is likely to cause a heritage impact and should not be supported. Remove all FSR incentives from the North Parramatta Interface Area.
Solar access	<ul style="list-style-type: none"> There should be no additional overshadowing of Prince Alfred Square at any time. There should be no additional overshadowing of the riverbank at any time. There should be no additional overshadowing of St Patrick's Cathedral and school, All Saints Church or the North Parramatta or Sorrell Street Heritage Conservation Areas at any time. The solar access map and Clause 7.4 controls should be amended to reflect this and any future site specific planning proposal should ensure compliance.

7.5 Specific Controls for the South-East Parramatta Interface Area

It is recommended that the Parramatta CBD PP be further amended to include the following recommendations, detailed in Section 4.0 of this report.

Table 7.3 Recommendations for the Parramatta CBD Planning Proposal Controls for the South-East Parramatta Interface Area.

Issue	Recommendations
General controls	<ul style="list-style-type: none"> The planning controls for the SE Parramatta Interface Area should ensure that there is adequate buffer provided between any larger scale development and heritage items or conservation areas, in order to protect the setting and amenity of the items from the type of impact that has occurred to the heritage items in Wigram Street. If the DCP does not contain specific provisions to ensure an adequate buffer is guaranteed, it should be included within the planning controls. The controls in this area must ensure that there is no impact, including additional overshadowing, of the important state listed historic sites located adjacent to the interface area. These include Experiment Farm, Elizabeth Farm, Hambledon Cottage and Harrisford.

Issue	Recommendations
Height of buildings	<ul style="list-style-type: none"> The HOB controls proposed within the Parramatta CBD PP for the central part of this interface area are acceptable as this area has adequate separation from the heritage items and conservation area and will allow for appropriate uplift. However, the areas at the eastern and southern edges of the interface area do not provide adequate transition to or protection of important heritage items and conservation areas. The 54m limit for the blocks along Harris Street between Parkes and George Street should be restricted to the western part of these large sites, with a significant setback from Harris Street. A height limit of 28m should be applied to the eastern part of these sites as well as a more appropriate transitional scale along the part of the blocks fronting Harris Street, in order to protect the significance and amenity of Robin Thomas Reserve, Experiment Farm and Elizabeth Farm. The design of new development should have consideration for the scale and context of the adjacent heritage items. The heights envisaged for the area immediately to the north of the Harris Park Conservation Area, along Kendall and Una Streets, have the potential to impact on the low scale conservation area. These should be reduced from 28m to 18m along Kendall and Ada Streets and 12m along Una Street.
Incentive height of buildings	<ul style="list-style-type: none"> Incentive heights do not apply in the SE Parramatta Interface Area. This should not change and any request to vary this through a site specific planning proposal should not be supported. The scale of development as envisaged by the height of buildings is considered a maximum for this interface area.
FSR	<ul style="list-style-type: none"> The FSR controls are acceptable as long as their application does not result in a breach of the maximum building height applicable for the site.
Incentive FSR	<ul style="list-style-type: none"> FSR incentives should be removed from areas adjacent to heritage items or conservation areas. The scale and density allowed by the base controls are considered to be the maximum.
Solar access	<ul style="list-style-type: none"> There should be no additional overshadowing of Experiment Farm, Elizabeth Farm, Hambledon Cottage or Robin Thomas Reserve. There should be no additional overshadowing of the river bank at any time. The solar access map and Clause 7.4 controls should be amended to reflect this, and any future site specific planning proposal should ensure compliance.
Boundary of Harris Park Conservation Area	<ul style="list-style-type: none"> The proposal to exclude the vacant (demolished) sites bounded by Ada and Kendall Streets can only be supported if the heritage items along both sides of Ada Street are retained, and development on the vacant site is of a scale and character that does not detract from their setting or significance. The current height provision of 18m is not appropriate and it should be reduced to 12m.

7.6 Specific Controls for the South-West Parramatta Interface Area

It is recommended that the Parramatta CBD PP be further amended to include the following recommendations, detailed in Section 5.0 of this report.

Table 7.4 Recommendations for the Parramatta CBD Planning Proposal Controls for the South-West Parramatta Interface Area.

Issue	Recommendations
General controls	<ul style="list-style-type: none"> • Marion Street, from the railway line to Church Street, is of heritage value and should be considered for listing as a heritage conservation area. • The individual heritage items should be retained. The historic buildings that are not listed but contribute to the setting of the group should be considered as contributory items and considered for heritage listing. • Planning controls should ensure that Marion Street remains low scale and is treated and managed as a conservation area. The oblique views of low scale historic buildings along the length of Marion Street should be retained and protected. • The conservation area boundaries should include the full depth of the blocks. • The heritage items on the western side of High Street (11 Marion Street and 42 High Street) should be protected with a low scale (9m) buffer between the items and adjacent higher density development. If DCP controls cannot be relied upon to protect this buffer, then the buffer should be protected by appropriate FSR and height controls. • Should a heritage study be required to inform the consideration of Marion Street conservation area, no further development that breaches existing controls should be considered along Marion Street until the study is completed.
Height of buildings	<ul style="list-style-type: none"> • The maximum HOB along Church Street is considered acceptable given this is a major road with adequate separation from the heritage items and South Parramatta Conservation Area. • The maximum HOB for the area south of Marion Street is generally acceptable for this area, as long as development immediately adjacent to heritage items is designed with an appropriate scale and adequate separation in order to minimise impact. • The maximum HOB for the area immediately adjacent to the South Parramatta Conservation Area reflects the current transitional scale of development in that area and is considered appropriate to protect the heritage values of the conservation area. • However, the maximum HOB along and around Marion Street has the potential to erode the setting and significance of this historic streetscape. The recommended maximum HOB for this area is: <ul style="list-style-type: none"> – 6m for all heritage items and contributory buildings; – 9m at the street front along the northern and southern side of Marion Street (unless listed as a heritage item); and – 12m at the corner of Marion Street and Station Street, on the northern and southern sides, for a depth of 12m.
Incentive height of buildings	<ul style="list-style-type: none"> • The incentive height along Church Street is considered acceptable given this is a major road with adequate separation from the heritage items and South Parramatta Conservation Area. • However, in the area around Marion Street and adjacent to the South Parramatta Conservation Area, the additional height allowed through the incentives has the potential to impact on heritage items and conservation areas and should be removed to allow for better protection of the heritage items and conservation areas. • Any request to vary maximum heights in these areas through a site specific planning proposal should not be supported. The scale of development as envisaged by the height of buildings recommendations in this report is considered a maximum for this interface area.
FSR	<ul style="list-style-type: none"> • The FSR along most of Church Street is considered acceptable given this is a major road with adequate separation from the heritage items and South Parramatta Conservation Area. • The FSR in the area immediately adjacent to the South Parramatta Conservation Area reflects the current scale of development in that area and is considered appropriate to protect the heritage values of the conservation area.

Issue	Recommendations
	<ul style="list-style-type: none"> The FSR of 2:1 along Marion Street has the potential to further erode the setting and significance of this historic streetscape. For heritage items and contributory buildings along Marion Street, the recommended FSR is 0.8:1.
Incentive FSR	<ul style="list-style-type: none"> The incentive FSRs proposed around Marion Street and adjacent to the South Parramatta Conservation Area have the potential to impact on heritage items and the conservation area. The FSR incentives should be removed from the area around Marion and High Streets, and adjacent to the South Parramatta Conservation Area (Early, Lennox, Dixon and Rosehill Streets), which will allow for better protection of the heritage items and conservation areas. Any request to vary maximum FSR in these areas through a site specific planning proposal should not be supported. The scale of development as envisaged by the height of buildings and FSR recommendations in this report is considered a maximum for this interface area.

7.7 Conclusion

The Parramatta CBD PP sets an ambitious target for increasing the density of mixed use development within the broader Parramatta CBD. With this increase in development, there are associated impacts on heritage items and conservation areas identified within and adjacent to the interface areas. This includes a number of important historical sites of state heritage significance.

The previous heritage studies (Urbis and HAA) reviewed in this report include many areas of agreement about how the heritage values of Parramatta are best protected through the planning controls for the interface areas. However, there are also some areas where their approaches and recommendations differ. In addition, a number of site specific planning proposals have recently been submitted that have challenged both the existing and proposed planning controls for the interface areas.

Following our review of the previous heritage reports, the Parramatta CBD PP and site specific planning proposals, we recommend that Council amend the proposed controls to ensure that the heritage values in and around the interface area are protected. These recommendations are detailed in Tables 7.1–7.4 and indicated in the planning maps in Figures 7.1–7.9 below.

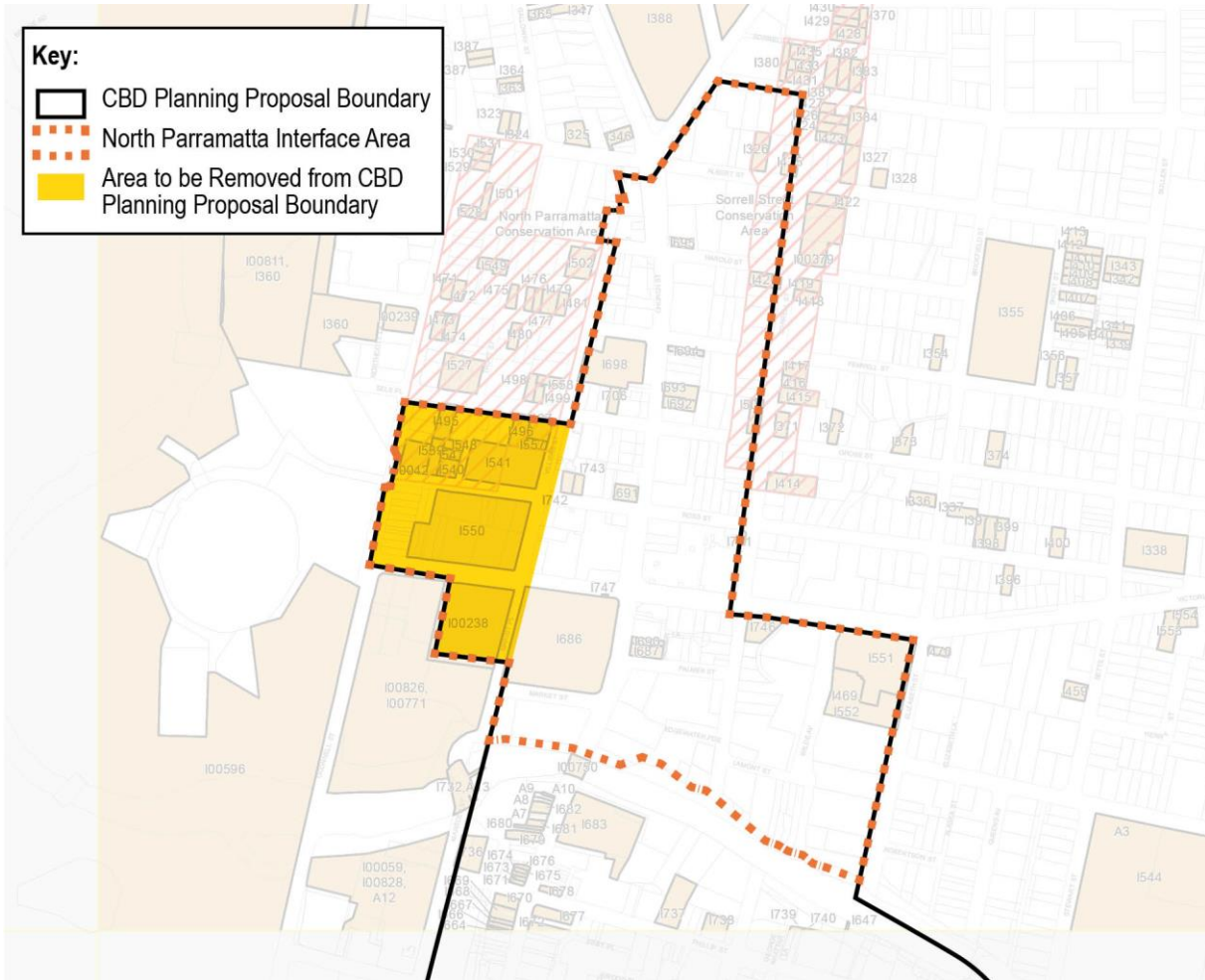


Figure 7.1 Proposed amendments to the Parramatta CBD Planning Proposal boundaries for the North Parramatta Interface Area. (Source: Parramatta CBD PP with GML overlay)

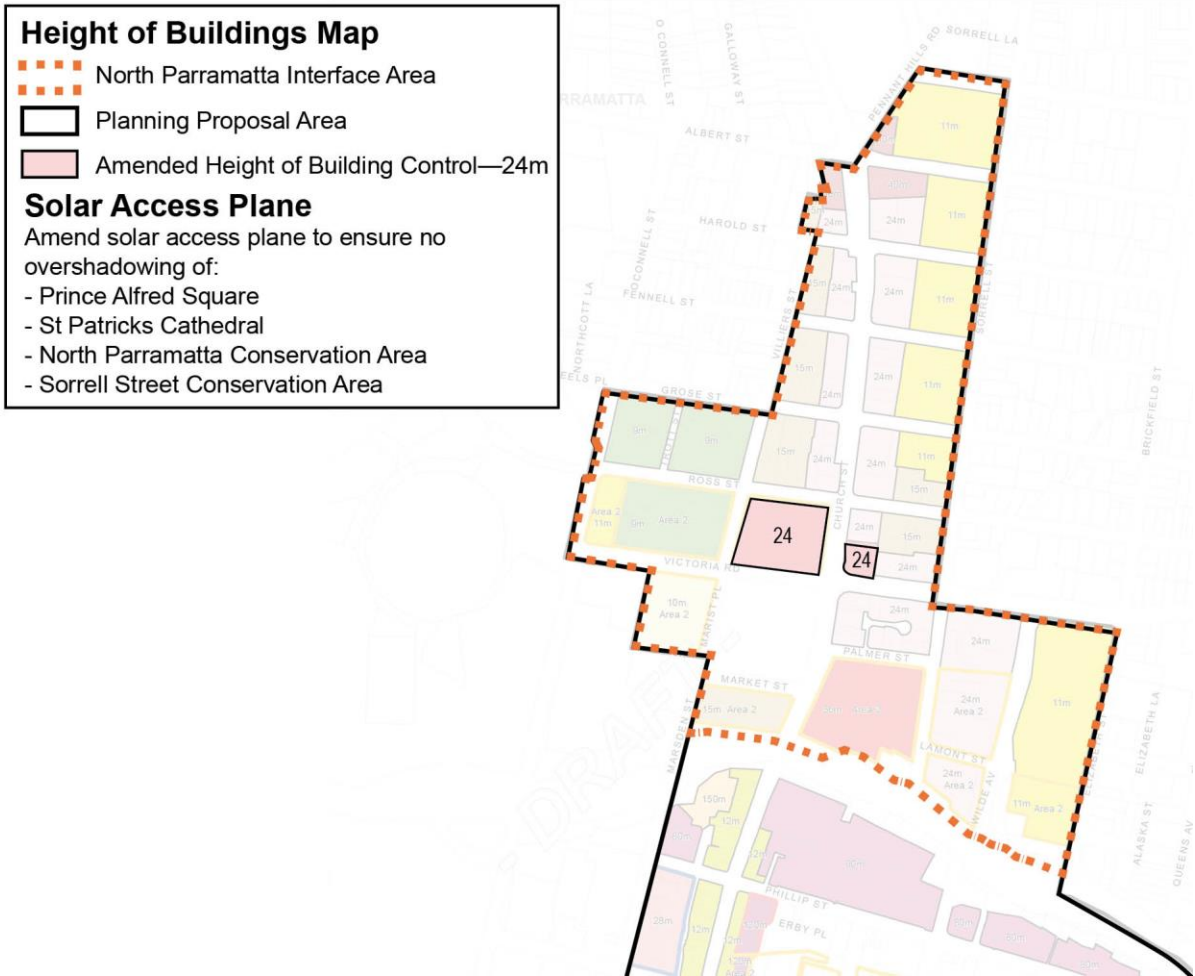


Figure 7.2 Proposed amendments to the Parramatta CBD Planning Proposal HOB and HOB Incentives Maps for the North Parramatta Interface Area. (Source: Parramatta CBD PP with GML overlay)

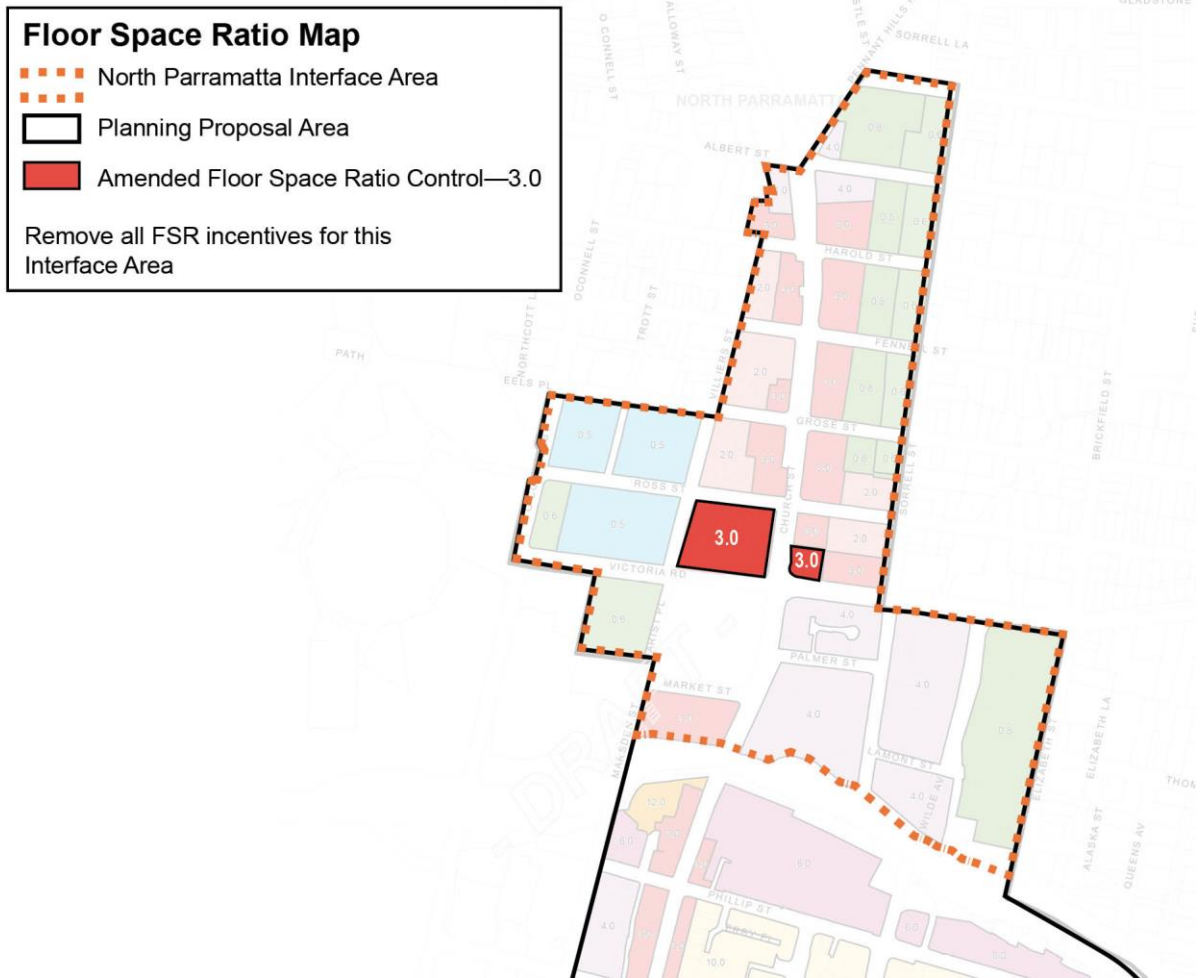


Figure 7.3 Proposed amendments to the Parramatta CBD Planning Proposal FSR and FSR Incentives Maps for the North Parramatta Interface Area. (Source: Parramatta CBD PP with GML overlay)

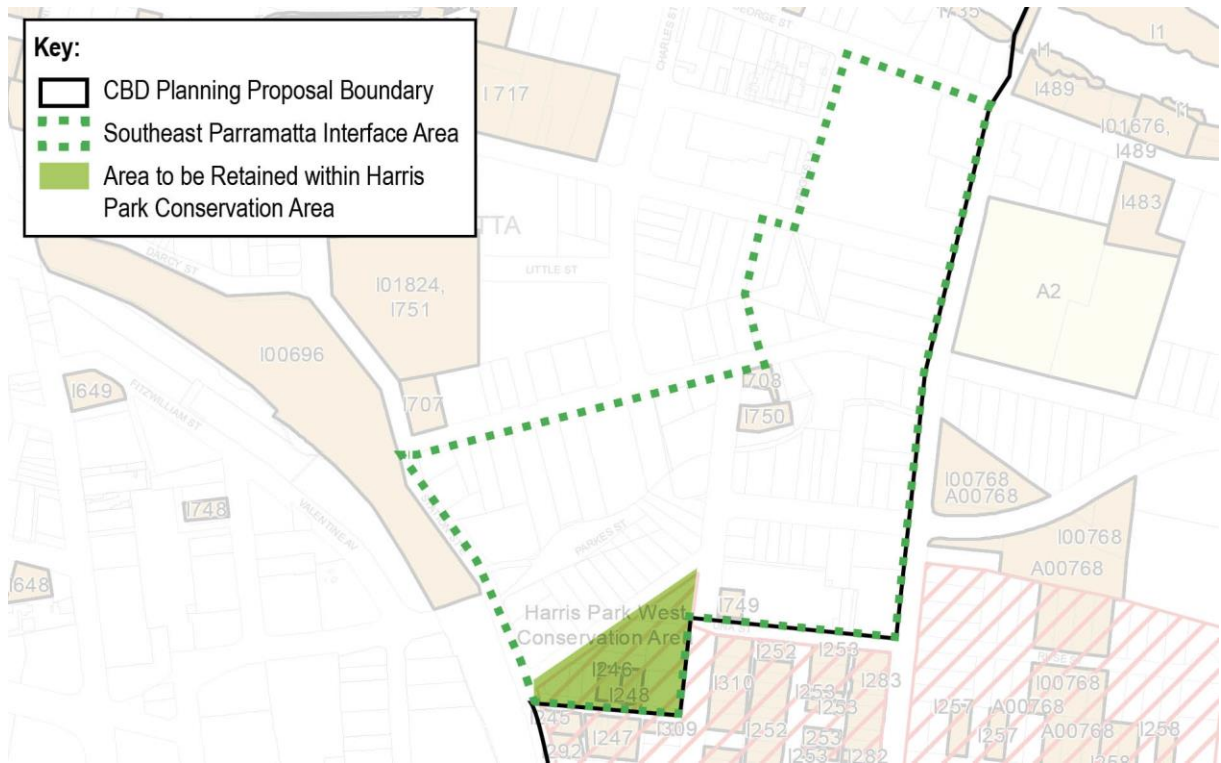


Figure 7.4 Proposed amendments to the Parramatta CBD Planning Proposal Heritage Map for the SE Parramatta Interface Area. (Source: Parramatta CBD PP with GML overlay)

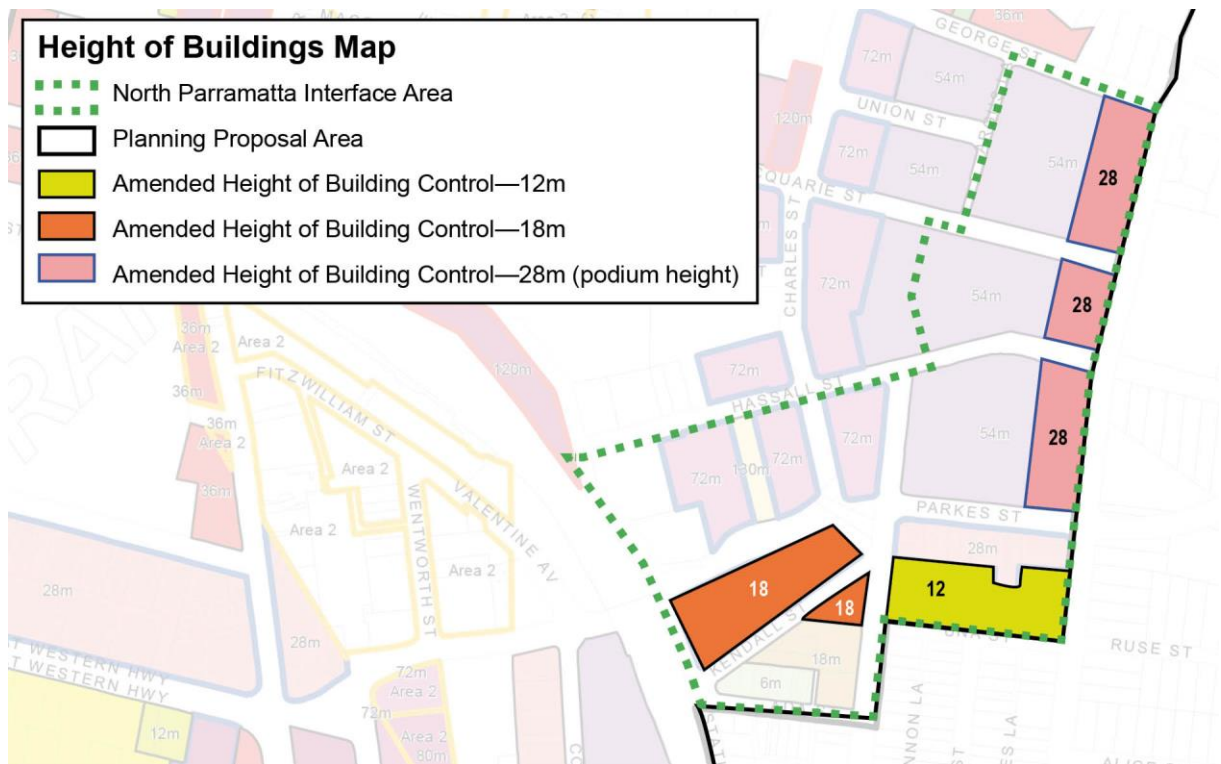


Figure 7.5 Proposed amendments to the Parramatta CBD Planning Proposal HOB Map for the SE Parramatta Interface Area. (Source: Parramatta CBD PP with GML overlay)



Figure 7.6 Proposed amendments to the Parramatta CBD Planning Proposal FSR Map for the SE Parramatta Interface Area. (Source: Parramatta CBD PP with GML overlay)



Figure 7.7 Proposed amendments to the Parramatta CBD Planning Proposal Heritage Map for the SW Parramatta Interface Area. (Source: Parramatta CBD PP with GML overlay)

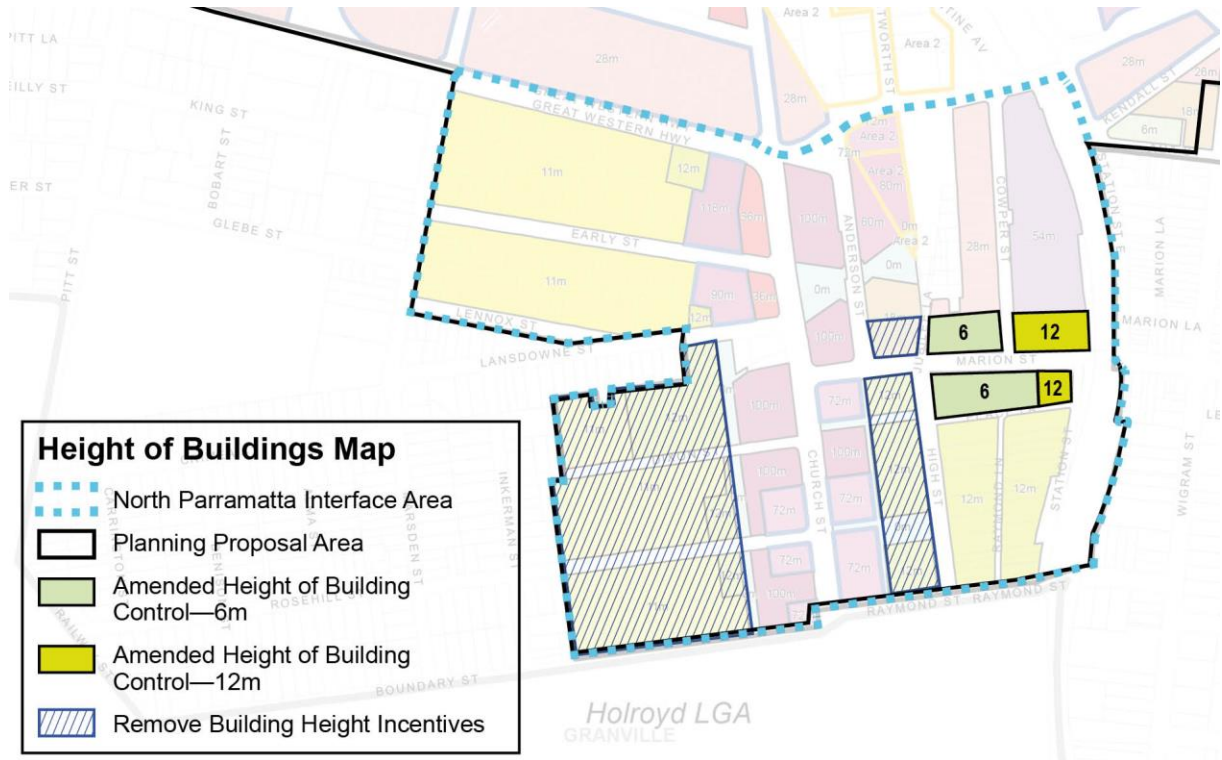


Figure 7.8 Proposed amendments to the Parramatta CBD Planning Proposal HOB and HOB Incentives Maps for the SE Parramatta Interface Area. (Source: Parramatta CBD PP with GML overlay)

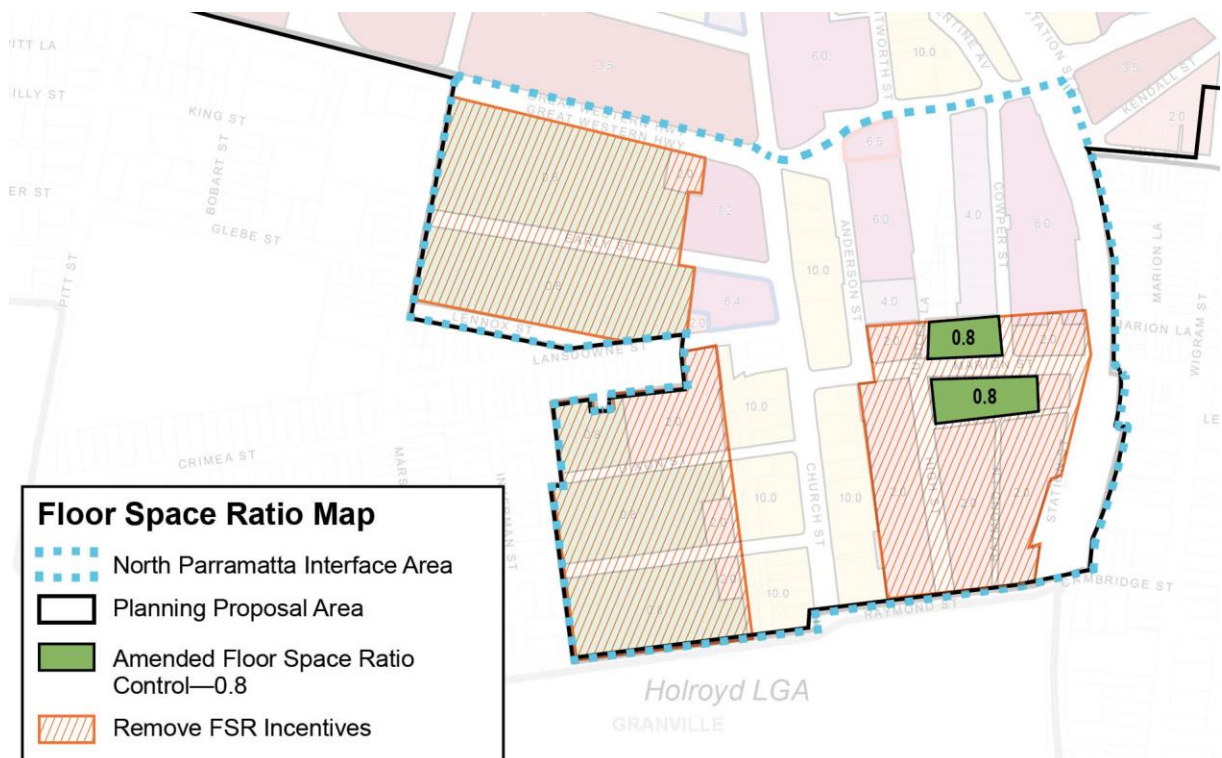


Figure 7.9 Proposed amendments to the Parramatta CBD Planning Proposal FSR and FSR Incentives Map for the SE Parramatta Interface Area. (Source: Parramatta CBD PP with GML overlay)