



HERITAGE COUNCIL OF NSW

MEETING RESOLUTIONS – 536

5 March 2025 | 11:00 AM – 17:00 PM

Meeting Room 20, Level 11, 6PSQ, 12 Darcy Street, Parramatta & via teleconference

Item 1.1 Conflict of Interest Declarations
Julian Siu declared a conflict of interest for <i>Item 3.1 Sydney Maritime Working Harbour Strategy</i> . Members agreed that Mr Siu will be excused from the meeting for this item Julian Siu and Anthea Sargeant declared a conflict of interest for <i>Item 4.2 Parramatta North Precinct draft rezoning proposal</i> . Members agreed that Mr Siu and Ms Sargeant will be excused from the meeting for this item.
Item 1.2 Out of Session circular: SHRC and AC appointments – 20 February 2025
Resolution 2025-10
The Heritage Council of NSW resolved to: <ol style="list-style-type: none">Appoint Mr Julian Siu to the State Heritage Register Committee for the duration of his term on the Heritage Council.Appoint Mr Alan Croker to the Approvals Committee for the duration of his term on the Heritage Council.Appoint Ms Vanessa Holtham to the State Heritage Register Committee for the duration of her term on the Heritage Council. Ms Holtham will retire from the Approvals Committee effective immediately.
Moved by Brian Lindsay and seconded by Anthea Sargeant
Item 1.3 Minutes from previous meeting – 5 February 2025
Resolution 2025-11
The Heritage Council of NSW resolved to: <ol style="list-style-type: none">Confirm the minutes of the previous ordinary meeting (5 February 2025) as a complete and accurate record of that meeting, as amended.
Moved by Nicholas Brunton and seconded by Brian Lindsay
Item 1.4 Matters Arising
Nil
Item 1.5 Action Report
The Heritage Council of NSW noted the report.

Item 2.1 St Mary's Cathedral Precinct, Sydney – LEC proceedings update
The Heritage Council of NSW noted the verbal update from Dr Nicholas Brunton.
Item 2.2 Heritage Council Strategic Priorities 2023-25 analysis
Item deferred.
Item 3.1 Maritime Working Harbour Strategy- Transport for NSW (TfNSW) update
Resolution 2025-12
The Heritage Council of NSW resolved to: <ol style="list-style-type: none"> Note the TfNSW presentation. Support the development of the Sydney Working Harbour Heritage Asset Management Draft Strategy and looks forward to further engagement with Transport for NSW to work towards finalising the Strategy. Emphasise that the Strategy should outline how Transport for NSW will prioritise the restoration, adaptive reuse and future management of dilapidated maritime State Heritage Register-listed items within Sydney Harbour, such as the <i>Glebe Island Bridge</i> and <i>Balls Head Coal Loader Wharf</i>. Emphasise that TfNSW has a statutory obligation to maintain its heritage assets, including those that are non-operational or orphaned, and prevent their further deterioration.
Moved by Brian Lindsay and seconded by Vanessa Holtham <i>Mr Julian Siu left the meeting for this item.</i>
Item 4.1 Sunnyside Bridge collapse compliance
Resolution 2025-13
The Heritage Council of NSW resolved to: <ol style="list-style-type: none"> Note the <i>Sunnyside Bridge</i> (SHR: 01056) has collapsed after a prolonged period of inadequate maintenance. Agree for the Chair to engage directly with Transport for NSW on compliance with statutory obligations to maintain and repair heritage items necessary to prevent serious or irreparable damage or deterioration, pending consideration of further action by the Heritage Council.
Moved by Nicholas Brunton and seconded by Brian Lindsay
Item 4.2 Parramatta North Precinct - draft rezoning proposal (public exhibition)
Resolution 2025-14
The Heritage Council of NSW resolved to: <ol style="list-style-type: none"> Thank Property and Development NSW (PDNSW) for the site tour of the Parramatta North Precinct conducted on Wednesday 5 March 2025. Emphasise that the heritage values, including context, views and setting, of this unique precinct should be the paramount guide for its rezoning and future development, and opportunities should be explored to better respect and enhance these values. Note the Parramatta North Precinct is largely made up of two State Heritage Register items, the Cumberland District Hospital Group (SHR 00820) and Parramatta

Correctional Centre (SHR 00812). The views to, from and within these items, and those of the adjacent Parramatta Female Factory and Institutions Precinct (PFFIP), partly comprising the Cumberland District Hospital Group, make an important contribution to the state historic and aesthetic values of the place and the Parramatta North Precinct.

4. **Note** the existing 2015 planning controls are no longer appropriate given: the Parramatta North Precinct's state heritage significance and values identified in the 2017 endorsed conservation management plans for the place, the listing of the adjacent PFFIP on the National Heritage List in 2017, and the NSW Government's commitment in 2023 to progress a UNESCO World Heritage List nomination for the PFFIP.
5. **Encourage** the proponent to consider a broader landscape approach that retains and respects the interconnected cultural landscape that underpins the heritage values of this precinct.
6. **Emphasise** that the proposed development controls for the Lots listed in the table below are not supported as they will adversely impact the entire heritage precinct, which includes the State Heritage Register-listed cultural landscapes and setting of the PFFIP. The planning controls and the Parramatta North Precinct Design Guidelines should only enable adaptive reuse of heritage buildings graded moderate or higher significance and minor low-scale infill development.
7. **Note** the endorsed Conservation Management Plan (Part A) recommends 'Buildings and Structures of Moderate significance should be retained and adapted to appropriate new uses (as reflected in Policy Statement 20.1, 49.1 and 50.1).'
8. **Note** the Parramatta North Precinct Design Guidelines must be informed by a detailed landscape structure plan and landscape management plan.
9. **Request** the Department of Planning, Housing and Infrastructure (DPHI) amend the Parramatta North Precinct draft rezoning proposal to mitigate adverse heritage impacts on the State heritage values, as detailed in the table below:

Lot/area	Draft controls to be amended	Reason
Lot D1 Lot D2	Proposed Height of Building Area 1: Sun Access Protection – Parramatta Park (greater Sydney Parklands Shadow Modelling Study 2022, Greater Sydney Parklands Trust Act 2022, June 2022).	The Sun Access Protection control is not sufficient to protect the State Heritage Register-listed cultural landscape from adverse visual impacts and should not be the only guide. Lot size: The size of lots proposed in D1 and D2 adjacent and to the west of Parramatta Park and Wistaria Gardens should be reduced to provide further setbacks to mitigate visual impacts to Parramatta Park and Wistaria Gardens. Bulk and scale: The proposed building envelopes in Lot D1 and D2 are oversized and should be reduced in size to reflect the existing bulk and scale along Park Avenue.
Lot E	Proposed Height of Building for portion of Lot E should be reduced from 51m to 32m and Proposed Floor Space Ratio to be reduced accordingly.	Part of Lot E includes a proposed height of building of 51m (15-storeys). This portion of Lot E should be reduced to a proposed height of building of 32m (9-storeys). The area has aesthetic significance because of its visual linkages and setting adjacent Parramatta River and Darling Mills Creek.
Lot F3	Proposed Height of Building for portion of Lot F3 should be	The proposed heights will adversely impact the State Heritage Register-listed cultural

	<p>reduced from 31m to 11m and Proposed Floor Space Ratio to be reduced accordingly.</p> <p>The planning controls and the Parramatta North Precinct Design Guidelines must only enable adaptive reuse of buildings graded moderate or higher and minor low-scale infill development.</p>	<p>landscape and visually and functionally fragment the site and destroy visual and spatial connections.</p> <p>The conservation management plan (CMP) strongly emphasises the adaptive reuse of buildings graded moderate or higher in preference to demolition and rebuild. This CMP policy continues to be supported.</p> <p>This area is a sensitive backdrop to the significant sports oval and cricket ground laid out in 1879, and augmented by the large timber-framed cricket pavilion (C66) completed the following year.</p> <p>To allow in situ conservation of state significant archaeology.</p>
Lot F4	<p>No development is supported in Lot F4.</p> <p>Proposed zoning should be changed to RE1.</p> <p>Height of Building to be reduced to 8m.</p>	<p>The area has cultural significance because of its visual linkages to the adjoining Parramatta River and development is not appropriate for this locality of a riverine setting and its proximity to the low-scale institutional cultural landscape of the PFFIP.</p>
Lot F5	<p>No new development (except adaptive reuse) is supported in Lot F5.</p> <p>Proposed Height of Building to be reduced to 8m; Proposed Floor Space Ratio to be reduced accordingly.</p>	<p>The proposed controls for development adjacent to the nationally listed, and potentially world heritage listed, PFFIP are not appropriate in this highly sensitive and low-scale landscape context.</p> <p>This site has added cultural significance because of the relationship and connections between the built, archaeological, and landscape elements, including the PFFIP and the oval.</p> <p>The proposed Lot Car Parking for building F5 is not supported, due to the heritage sensitivity of the area and its proximity to the PFFIP. Car parking should be located to the perimeter of the precinct.</p> <p>The Parramatta North Precinct Design Guidelines should be revised to place a limit or cap on on-site car parking at Lot F5.</p> <p>To allow in situ conservation of state significant archaeology.</p>
Lot G1	<p>Proposed Height of Buildings along New Street (50m, 78m and 72m) to be reduced to 21m.</p> <p>Proposed Floor Space Ratio to be reduced accordingly.</p> <p>Reduce lot size of Lot G1: any new building in Lot G1 forward of the alignment of the gaol is not supported.</p>	<p>To provide appropriate transition of proposed built form within this state significant cultural landscape with the adjacent Community Green (OS13), Parramatta Gaol and the PFFIP.</p> <p>Additionally, the high forbidding walls encircling the Parramatta Gaol are a symbol of the authority of the institution. The imposing walled Parramatta Gaol will be diminished by the scale of development proposed by the draft rezoning proposal.</p> <p>The proposed height and bulk are commensurate with that on the opposite side of the street.</p>

		Any additional height and bulk for housing development could be achieved in areas outside of this highly sensitive heritage precinct.
Lot G2	Proposed Height of Building to be reduced from 28m to 8m and from 15m to 8m. Proposed Floor Space Ratio to be reduced accordingly.	To provide appropriate transition of proposed build form within this state significant cultural landscape with the adjacent Community Green (OS13), Parramatta Gaol and the PFFIP. To ensure buildings are not visible from within the PFFIP. The final height of this building to be determined by a view study.
Lot H1 Lot H2	No new development (excluding adaptive re-use) is supported in Lots H1 and H2. Proposed zoning should be changed to RE1. Height of Building to be reduced to 8m.	Adversely impacts the setting of the Recreation Hall. The high forbidding walls encircling the Parramatta Gaol are a symbol of the authority of the institution. However, the imposing presence of the walled Parramatta Gaol will be diminished by the towers enabled by the draft rezoning proposal. The planning controls and the Parramatta North Precinct Design Guidelines should only enable adaptive reuse of heritage buildings graded moderate or higher significance and minor low-scale infill development. The Parramatta North Precinct cultural landscape has strong associations with visual linkages to the adjoining Parramatta Gaol. The Westmead Place Strategy (August 2022) and the Parramatta North Historic Sites Consolidated Management Plan – Part C Public Domain Handbook (March 2024) envisage that Lot H2 is open space. This is consistent with the reference in CCMP—Part A, p.E-65, pdf p.333: <i>'(t)he views within the northern part of the Cumberland Hospital (East Campus) site to the Parramatta Gaol site make an important contribution to the historic and aesthetic values of the Gaol. They contribute to an understanding of the site's historic development, particularly from the 1880s.'</i>
Lot J	Proposed Height of Building to be reduced to 11m; and Proposed Floor Space Ratio to be reduced accordingly.	The proposed bulk, scale, massing, and orientation is not appropriate in this location. To allow in situ retention and conservation of state significant archaeology and landscape.
Lot L	Proposed Height of Buildings for Lot L should be 15m; and Proposed Floor Space Ratio to be reduced accordingly.	The high forbidding walls encircling the Parramatta Gaol are a symbol of the authority of the institution. However, the imposing walled Parramatta Gaol will be diminished by towers enabled by the rezoning proposal.

10. Note that the relationship of the proposed vehicular access network to the existing and historic thoroughfares is unclear, and further details should be provided demonstrating that it is based on an underpinning of the cultural values of the precinct.

- 11. Recommend** the proposed road network be re-considered in response to the recommendations in this submission regarding density of development and the significance of existing road networks within this cultural landscape.
- 12. Note** the vehicular bridge indicated in the *Westmead Place Strategy (2022)* and the *Parramatta North Precinct – Design Guidelines*, would adversely impact State Heritage Register-listed cultural landscape. Any bridge in this locality must demonstrate design excellence, include bespoke design and materiality to minimise impacts to this ‘outstanding parkland setting beside the Parramatta River.’
- 13. Note** the *Westmead Place Strategy (2022)* indicates a potential pedestrian footbridge across Parramatta River, connecting PFFIP with Wistaria Gardens. Whilst outside the Parramatta North Precinct area, the footbridge and access paths through the Gardens and PFFIP pose potential visual and physical impacts to Wistaria Gardens and the setting of the PFFIP. Therefore, careful consideration of the scale, elevation and siting of the pedestrian footbridge within the riverscape must be explored to ensure that the footbridge is not elevated and is sited low in the riverscape.
- 14. Note** the *Visual Impact Assessment report* (Appendix F of [documents placed on public exhibition](#)) did not illustrate potential impacts from within and around the PFFIP and wider State Heritage Register-listed setting. There will be adverse impacts to its setting and views from within the PFFIP, particularly relating to buildings in Lots F4, F5, G1 and G2.
- 15. Note** that Heritage NSW is commissioning an independent visual impact assessment to support the World Heritage List nomination including the definition of a buffer zone that would help protect, conserve and manage the draft outstanding universal values of the site.

Moved by Alan Croker and seconded by Lisa Trueman

Mr Julian Siu and Ms Anthea Sargeant left the meeting for this item.

Item 5. Executive Reports

The Heritage Council of NSW noted the reports.

Item 6. Heritage NSW reporting

The Heritage Council of NSW noted the reports.

Item 7.1 Forward Agenda

The Heritage Council of NSW noted the forward agenda.

Item 7.2 Heritage Rail Bridge Working Group – NSW Heritage Council & Transport for NSW

Resolution 2025-15

The Heritage Council of NSW resolved to:

1. **Note** the ongoing participation of Vanessa Holtham, Bruce Pettman and Gary Waller as representatives of the Heritage Council on the Heritage Rail Bridge Working Group.
2. **Nominate** Lisa Trueman to replace former member, Ian Clarke, as a member of the Heritage Rail Bridge Working Group.

Moved by Sally Barnes and seconded by Nicholas Brunton

Meeting Close

There being no items of further business, the Chair, Sally Barnes, closed the meeting at 5:00 PM

**Secretariat
Heritage Council of NSW**