

# Westmead South Proposed Heritage Items and Conservation Areas



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## Frequently Asked Questions

### What is on Public Exhibition? / Why am I being consulted again about heritage?

The draft Westmead South Master Plan on exhibition outlines the potential growth pattern and key features proposed for the area over the next 20+ years. This includes the new proposed heritage listings originally recommended in the Council-wide Comprehensive Heritage Study. We want to hear from you on the proposed heritage areas and listings with consideration of the peer review and potential changes in the broader Westmead South area.

### What has been changed in the draft Westmead South Master Plan, in relation to heritage, compared with the Westmead South Concept Land Use Plan 2022?

Since the last round of heritage-related consultation in 2021, an independent heritage consultant had undertaken a peer review of the original study. As part of this peer review, there were several properties within Westmead South where the heritage value or contributory status was revised. A holistic consideration of the peer review, as part of the draft Westmead South Master Plan development, was recommended.

From the original 11 items, only five (5) are currently proposed to progress, these include:

- Inter-War Bungalow at 18 Austral Avenue (HS90)
- ‘Deskford’ Victorian Gothic Residence at 41-43 Hawkesbury Road (HS95)
- The Oakes Centre at 74 Hawkesbury Road (HS96)
- St Barnabas Church and Hall at 75 Hawkesbury Road (HS97), and
- Inter-War Bungalow at 74 Houison Street (HS100)

Six (6) previously proposed heritage items that will not be progressed at this stage include:

- Post-War Bungalow at 30 Alexandra Avenue (HS89)
- Austral Avenue Commission Housing Group at 45-51 Austral Avenue (HS91)
- Post-War Austerity Style House at 33 Grand Avenue (HS92)
- Inter-War Bungalow at 4 Cotswold Street (HS93)
- Group of Inter-War Bungalows at 152-156 Hawkesbury Road (HS99)
- Sacred Heart Primary School and Church at 12-14 Ralph Street (HS101)

The extension of Toohey's Palm Estate Heritage Conservation Area (HCA) and proposed Westmead Estate Heritage Conservation Area are still recommended to progress.

If a Heritage Conservation Area were not to proceed, a Special Character Area (SCA) may be applied.

### **What is a heritage listing?**

A heritage listing is a way of giving public recognition to places of unique and/or important historic significance. New South Wales (NSW) has two main types of heritage listings. They are known as Heritage Items and Heritage Conservation Areas.

A local heritage listing means that the item, building, or area is included in the Cumberland Local Environmental Plan 2021. This ensures recognition, celebration, and protection of the item, building, or area for future generations. This still allows for changes to the property, where appropriate, as outlined in the Cumberland Development Control Plan (DCP) 2021 (<https://www.cumberland.nsw.gov.au/sites/default/files/inline-files/cumberland-dcp-part-g-miscellaneous-development-controls-2021%29.pdf>)

### **What is a local Heritage Item?**

A local Heritage Item is a building, structure, object, landscape or location which is considered to have local heritage value and historic significance (rather than state-wide or national significance). Items could include a house, property, structure, tree, streetscape, monument, or public art.

### **What is a Heritage Conservation Area (HCA)?**

A Heritage Conservation Area (HCA) is an area which is considered to have local heritage value and historic significance (rather than state-wide or national significance). The proposed heritage conservation area will represent a common style of architecture or streetscape that has heritage value and historic significance.

### **Will the existing Heritage Items and Heritage Conservation Area (HCA) be removed as part of Westmead South Master Plan?**

No changes are proposed to remove listing for existing Heritage Items or Heritage Conservation Area (HCA) within Westmead.

### **Why is there a proposal to list Heritage Items and Heritage Conservation Areas (HCA) in Westmead South?**

Both the NSW Government's Westmead Place Strategy and Council's own heritage reports have identified the heritage significance of some properties and areas within Westmead South that should be considered for formal recognition to protect the suburb's unique character for future generations.

The Westmead inventory sheets with the details of the heritage characteristics are on Council's Have Your Say website at <https://haveyoursay.cumberland.nsw.gov.au/westmead-south-masterplan-2023>

### **How was my property identified as a potential heritage listing?**

In 2016, Council resolved to undertake a heritage study on the whole local government area and subsequently engaged a heritage consultant to conduct the review.

The consultant followed a process outlined in the Assessing Heritage Significance Guideline that was developed by Heritage NSW. The standard criteria used for heritage significance assessment in New South Wales as well as the Burra Charter. The process pulls together the supporting evidence to determine if a place meets the thresholds for heritage listing, typically in the form of a heritage study.

The heritage study was publicly exhibited in mid-2021 to allow the community to have a say in which items and places are eventually heritage listed. In response to community feedback, a further peer review of the original heritage study was undertaken by a different heritage consultant.

Determining heritage significance is a complex and lengthy process by professionals with expertise in heritage conservation. Only when there is clear evidence of heritage significance can a place be considered for heritage listing.

### **What are some of the reasons that Westmead Estate have been identified as having significant cultural history and special character?**

The NSW Government's Westmead Place Strategy has identified the area as a Character Investigation Area that should be considered for a Heritage Conservation Area. The history of this area includes the following:

- Post war period – 1948 Housing Commission Estate Development.
- Subject to an international design competition in 1944 to inform the estate's design.

### **What are the benefits of these Heritage Items and Heritage Conservation Areas (HCA) being listed?**

The history of Westmead South will be recognised as an important part of New South Wales cultural heritage. Local listings will also promote and acknowledge areas within the suburb as a significant cultural asset for the Cumberland community.

A local listing may also provide increased protection against inappropriate development and better retain the area's historic character, streetscapes, landscapes, amenity and lifestyle. Inclusion on the local heritage register through promotion and identification can also benefit the local economy of Westmead South as a key area in NSW.

## Will a heritage listing restrict how a property can be used or prevent a property being changed?

You can continue using your property the same way you are now. Heritage listing does not mean restricting how a place is used. Future changes to the 'use' and building may need approval and be sympathetic to the heritage character.

Future development opportunities for the properties depend on a number of factors, please refer to the following FAQs below as relevant:

- What does the Westmead Estate Heritage Conservation Area (HCA) mean for my property?
- Can I make alterations or demolish a building in a Heritage Conservation Area (HCA) or that is a Heritage Item?
- Does heritage listing reduce development potential or property value?

## Does heritage listing reduce development potential or property value?

Development potential and property value varies for all sites for a variety of reasons. A heritage Local Listing still allows for changes to the building and property as outlined in the Cumberland Development Control Plan (DCP) 2021. A summary table is provided in 'What is the alternative, if the Westmead Estate is not listed as a Heritage Conservation Area (HCA)?'.

Prior identification of the heritage significance of a place can help make the development and sale process smoother and can make a property more attractive for some buyers. In some areas of Sydney, heritage dwellings are considered quite desirable.

## Can I make alterations or demolish a building in a Heritage Conservation Area (HCA) or that is a Heritage Item?

The Cumberland Local Environmental Plan (CLEP) 2021 and the heritage controls contained in the Cumberland Development Control Plan (CDCP) 2021 provide more detailed guidance for development of heritage listings.

Cumberland City Council is able to approve a range of works to a property that is a local item and/or within an a Heritage Conservation Area (HCA). CLEP and CDCP 2021 allow a range of alterations and additions to heritage listings which can include first floor additions, rear extensions, and secondary dwellings, where these works do not detract from the significance of the Heritage Item or Heritage Conservation Area (HCA) and do not demolish important heritage elements. Each development application (DA) would be individually assessed to ensure compliance or reviewed on a merit-based approach of the planning controls. Non-contributory houses (houses with no heritage value) in a Heritage Conservation Area (HCA) may be able to be completely demolished.

For more information on existing planning controls that apply to your property please call 8757 9000 to talk to a duty planner or engage a private town planner.

For more information about the proposed planning controls, please contact the Urban Strategy and Planning Team on 8757 9000 to discuss further.

## What does the proposed extension of Toohey's Palm Estate Heritage Conservation Area (HCA) mean for my property?

There is likely little impact to your property of the proposed extension to this Heritage Conservation Area (HCA) as no new properties are to be included.

The location of the Heritage Conservation Area (HCA) in front of your property will likely have minimal impact, except requiring its retention and the provision of sympathetic design.

## What does the proposed Westmead Estate Heritage Conservation Area (HCA) mean for my property?

For all the properties in the proposed Westmead Estate HCA, Council is not currently proposing changes to the zoning, height or Floor Space Ratio (FSR).

Further to this, within any Heritage Conservation Area (HCA) there are two (2) types of properties – contributory and non-contributory.

**Non-contributory dwelling** means a building or building element that detracts from the significant character of the Heritage Conservation Area (HCA). If your property is classified as non-contributory, you still will have the opportunity to knock-down and rebuild on your property through a development application (DA) process.

**Contributory dwelling** may not be individually listed as an individual Heritage Item but, by virtue of their character, age, scale, materials, details, design style or intactness, make a significant heritage contribution to the character of the Heritage Conservation Area (HCA).

If your property is considered a contributory item, you are still able to develop the property through a development application (DA) process. However, there would be restrictions on demolition and potential impacts to the streetscape. A contributory item in the proposed Westmead Estate Heritage Conservation Area (HCA) is expected to allow the following potential developments (where compliant with all local or state policies):

- Re-paint
- Construct a secondary dwelling (eg. granny flat)
- Renovations and rear extension (including double storey components)

Please refer to the online map that identifies which properties are considered to be contributory or non-contributory to the Westmead Estate Heritage Conservation Area (HCA).

If you have any further queries about potential heritage queries, please reach out to the Urban Strategy and Planning Team on 8757 9000 to discuss or organise a one-on-one discussion.

## What is the alternative, if the Westmead Estate is not listed as a Heritage Conservation Area (HCA)?

If a Heritage Conservation Area (HCA) were not to proceed, a Special Character Area (SCA) may be applied. A Special Character Area (SCA) is defined as a 'well defined precinct that has been identified as having a special character and level of residential amenity that should be preserved. They were generally built over a relatively short period of time and have retained a consistency of design, materials and scale. Special Character Areas can be attributed to built form and also to subdivision pattern.'

This would mean for property owners that there would be no Heritage Conservation Area (HCA) applied; however, a specialised site specific Development Control Plan (DCP) would be progressed to inform any future developments and protect the local area.

Planning Controls	Existing	Proposed - Heritage Conservation Area (HCA)	Alternative – Special Character Area (SCA)
Zoning	R2 Low Density Residential	No change	No change
Height of Buildings	9m	No change	No change
Heritage Controls	No	Yes	Partial

With no change to the other planning controls, implementation of either the Heritage Conservation Area (HCA) or Special Character Area (SCA) would mean the following for property owners:

Development Options	Existing	Proposed - Heritage Conservation Area (HCA)	Alternative – Special Character Area (SCA)
Demolition and Rebuild	Yes – CDC or DA required.	Subject to council and heritage assessment - DA must be submitted. Generally demolition is allowed for non-contributory properties.	Yes – CDC or DA required.
Renovation and/or alterations and/or additions	Yes – CDC or DA required.	Yes, subject to council and heritage assessment – DA <b>must</b> be submitted.	Yes – DA may be required. Any DA will likely require a site-specific heritage impact assessment.
Granny flat / secondary dwelling	Yes – CDC or DA required.	Yes, subject to council and heritage assessment – DA <b>must</b> be submitted.	Yes – CDC or DA required. Any DA will likely require a site-specific heritage impact assessment.
Repaint and general maintenance	Yes, if it meets exempt and complying controls.	Yes, if it meets planning control requirements.	Yes, if it meets exempt and complying controls.
Eligible for Council's Heritage Award and Rebate Programs?	No.	Contributory property = Yes. Non-contributory property = No.	No.

DA = Development Application  
CDC = Complying Development Certificate