

Parramatta City Centre LEP 2007 (Amt. 13) 12 -14 Phillip Street, 333 and 339 Church Street, Parramatta.

Proposal Title :	Parramatta City Centre LEP 2007 (Amt. 13) 12 -14 Phillip Street, 333 and 339 Church Street, Parramatta.		
Proposal Summary :	The planning proposal seeks to amend the following controls for the subject site: - increase the maximum permissible height from a range of 12m-80m to a range of 12m-150m; - realign the 12m maximum building height boundary; - increase the maximum permissible FSR to allow 12:1 on part of the site; - realign the boundary of the RE1 Public Recreation and B4 Mixed Use zones; and - remove a local heritage item at 333 Church Street, Parramatta.		
PP Number :	PP_2014_PARRA_002_00	Dop File No :	14/01189

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions :

- 1.1 Business and Industrial Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **DELEGATION OF PLAN-MAKING FUNCTION**

Council has advised that it will not exercise the plan making delegations in this instance as the subject land is owned by Council.

Note: the Director, Metropolitan Delivery (Parramatta) is of the view that the proposal is outside her Gateway delegation and it is appropriate that the planning proposal be submitted to the LEP Panel for attention.

RECOMMENDATION

It is recommended that the Director General's delegate approves the inconsistency with the following section 117 Directions, on the basis of minor significance:

- 1.1 Business and Industrial Zones
- 2.3 Heritage Conservation
- 6.2 Reserving Land for Public Purposes

Further, it is recommended that the Planning Proposal proceeds subject to the following conditions:

1. prior to community consultation, the Planning Proposal is to be amended, as follows:

- (a) the Explanation of Provisions section of the proposal be amended to clarify that should LEP 2007 be repealed by the making of the amalgamated plan, the amendment will be made to the amalgamated plan;
- (b) amend Table 4 against s. 117 Direction 4.3 (6)(c) to clarify whether the plan is consistent with the direction;
- (c) remove all tracking changes eg. on the contents page;
- (d) amend Table 1 to ensure complete sentences e.g. items 19, 20 and 55,

- location and description columns;
- (e) ensure correct referencing of all tables and figures eg. page 44 refers to Figure 28 instead of Figure 27;
- (f) amend the heritage discussion under Section 2.4 to indicate that the site is affected by controls relating to Old Government House.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act (EP&A Act) 1979 as follows:

- (a) the planning proposal must be publicly available for a minimum of 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals identified in section 5.5.2 of 'A Guide to Preparing LEPs (Department of Planning and Infrastructure 2012).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Department of Education and Communities
- Office of Environment and Heritage
- Energy Australia
- Transport for NSW
- Railcorp
- Roads and Maritime Services
- Sydney Water
- Fire and Rescue NSW
- NSW Aboriginal Land Council
- Sydney Metropolitan Catchment Management Authority
- Sydney Metropolitan Airports
- Department of Infrastructure and Regional Development

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for instance in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway Determination.

Supporting Reasons :

The proposal is supported as it will achieve increased residential densities and employment in an highly suitable location close to transport, employment and services, whilst also facilitating the provision of a tourist facility and improvements to the public domain.

Panel Recommendation

Recommendation Date : **20-Feb-2014**

Gateway Recommendation : **Passed with Conditions**

Panel

Recommendation :

- 1. Prior to undertaking public exhibition, Council is to update the planning proposal to advise that the proposed amendment may be made to the amalgamated Parramatta City Centre LEP 2007 and Parramatta LEP 2011 which is currently subject to a separate planning proposal.**
- 2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:**
 - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made

publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Planning & Infrastructure 2013).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

- Department of Education and Communities
- Office of Environment and Heritage
- Energy Australia
- Transport for NSW
- Railcorp
- Roads and Maritime Services
- Sydney Water
- Fire and Rescue NSW
- NSW Aboriginal Land Council
- Sydney Metropolitan Catchment Management Authority
- Sydney Metropolitan Airports
- Department of Infrastructure and Regional Development

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Plan making delegation:

The Minister delegated his plan making powers to councils in October 2012. Council has now accepted this delegation. Council has not asked to be issued with delegations for this planning proposal because the subject land is owned by Council. Council should not be issued with plan making delegation for making this plan.

Signature:



Printed Name:

JAMES MATTHEWS

Date:

26/2/14