

160-182 Church Street Parramatta

Proposal Title : **160-182 Church Street Parramatta**

Proposal Summary : **The planning proposal is for an amendment to the Parramatta City Centre LEP 2007 and seeks to increase the maximum height for the site from 200 metres to 280 metres and to amend the floor space provisions applying to the site.**

PP Number : **PP_2013_PARRA_001_00**

Dop File No : **13/01338**

Proposal Details

Date Planning : **21-Dec-2012**

LGA covered : **Parramatta**

Proposal Received :

Region : **Sydney Region West**

RPA : **Parramatta City Council**

State Electorate : **PARRAMATTA**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **160-182 Church Street**

Suburb : **Parramatta**

City : **Parramatta**

Postcode : **2150**

Land Parcel : **Lot 1 DP 514282, Part Lot 1 DP 731780, Part Lot 1 DP 1158833, and Part Lot 1 DP 791300**

DoP Planning Officer Contact Details

Contact Name : **Michael Druce**

Contact Number : **0298601544**

Contact Email : **michael.druce@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Jennifer Concato**

Contact Number : **0298065767**

Contact Email : **jconcato@parracity.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre :

Release Area Name :

Regional / Sub : **Metro West Central**

Consistent with Strategy : **Yes**

Regional Strategy : **subregion**

MDP Number :

Date of Release :

Area of Release (Ha)

Type of Release (eg

:

Residential /

Employment land) :

No. of Lots : 0

No. of Dwellings : 0

(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Yes

Lobbyists Code of

Conduct has been

complied with :

If No, comment :

Have there been No
meetings or
communications with
registered lobbyists? :

If Yes, comment :

Supporting notes

Internal Supporting

Notes :

External Supporting

Notes :

To the best of the Regional team's knowledge, this planning proposal complies with the Department of Planning and Infrastructure's Code of Practice in relation to communications and meetings with lobbyists. The Lobbyist Contact Register was checked on the 10/1/2013.

Adequacy Assessment**Statement of the objectives - s55(2)(a)**

Is a statement of the objectives provided? Yes

Comment :

The statement of objectives needs to be more obvious within the planning proposal (page 15) and requires a heading as per the Department's Guide to preparing Planning Proposals.

The stated objectives of the planning proposal are:

* to provide suitable height and floorspace incentives for developments which achieve design excellence, are the winner of an architectural design competition and provide an identified public benefit; and

* to permit the enclosure of private balconies, communal open space and common circulation areas which are above ground level in order to provide suitable wind protection of these spaces.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment :

The Explanation of Provisions needs to be more obvious within the planning proposal (page 15) and requires a heading as per the Department's Guide to preparing Planning Proposals.

It is proposed to include a new clause in Part 6 of the City Centre LEP as an additional local provision. The details of this clause are include in the explanation of provisions.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.1 Business and Industrial Zones

2.3 Heritage Conservation

3.4 Integrating Land Use and Transport

4.1 Acid Sulfate Soils

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

6.3 Site Specific Provisions

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **No**

d) Which SEPPs have the RPA identified?

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)

SEPP No 55—Remediation of Land

SEPP No 60—Exempt and Complying Development

SEPP No 65—Design Quality of Residential Flat Development

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Infrastructure) 2007

SREP (Sydney Harbour Catchment) 2005

e) List any other matters that need to be considered :

SEPP (State and Regional Development (2011))

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

The planning proposal has adequately addressed the relevant SEPPs (and deemed SEPPs) along with the relevant s117 directions. As such there is no impediment on this basis to the planning proposal proceeding.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

The maps provided are adequate for exhibition purposes.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

**A 28 day consultation period is proposed including concurrent consultation with Public Authorities.
This approach is supported.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

The planning proposal document requires minor modification in that the 'Statement of Objectives' and the 'Explanation of Provisions' both need to be more obvious within the planning proposal (page 15) and require headings as per the Department's Guide to preparing Planning Proposals.

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : The Principal Parramatta LEP 2011 was made in November of that year. This proposal relates to the Parramatta City Centre LEP 2007. It is expected that this LEP will be incorporated with Parramatta LEP 2011 sometime in 2013.

Assessment Criteria

Need for planning proposal :	The planning proposal is the best means of achieving the desired outcome of redevelopment of the land responding to Councils preferred design and amenity for the site. The proposed changes, to increase the height and modify the floor space controls, will provide for a better built outcome and take full advantage of the strategic location of the site to provide a landmark development for the continuing revitalisation of the Parramatta CBD.
Consistency with strategic planning framework :	The planning proposal is not the result of a strategic study, rather is a result of the detailed design development following a series of strategic planning studies and master plans undertaken for Parramatta Square precinct over the last decade. As such the planning proposal is consistent with the established strategic vision for the site and the surrounds as a highly developed area in the heart of the Parramatta CBD. The Metropolitan Plan for Sydney 2036 reinforces previous policies that Parramatta should continue to develop as Sydney's second CBD. This proposal supports that vision.
Environmental social economic impacts :	The planning proposal will not result in any impact on any critical habitat or threatened species, populations or communities. There are not any significant environmental impacts from the proposal at this stage that are more appropriately dealt with at the development assessment stage. It is argued that overall the proposal will have a positive social and economic impact on the Parramatta City Centre. This view is supported.

Assessment Process

Proposal type :	Minor	Community Consultation Period :	28 Days
Timeframe to make LEP :	12 Month	Delegation :	DG
Public Authority Consultation - 56(2)(d) :			
Is Public Hearing by the PAC required?	No		
(2)(a) Should the matter proceed ?	Yes		
If no, provide reasons :			
Resubmission - s56(2)(b) :	No		
If Yes, reasons :			
Identify any additional studies, if required. :			

160-182 Church Street Parramatta

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Letter from Council.pdf	Proposal Covering Letter	No
Planning Proposal (vA2112621).pdf	Proposal	No

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
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that the planning proposal proceed, subject to the following conditions:

1. Council revise the planning proposal prior to exhibition so that the 'Statement of Objectives' and the 'Explanation of Provisions' are both obvious within the planning proposal (page 15) by providing headings above the relevant text as per the Department's Guide to preparing Planning Proposals.

2. Council consult with the following agencies:-

- Transport for NSW;
- Office of Environment and Heritage;
- Energy Australia/Endeavour Energy;
- Sydney Water;
- Railcorp;
- Holroyd City Council;
- Urban Growth NSW;
- Roads and Maritime Services (RMS)

This consultation can occur concurrently with the public exhibition of the proposal.

3. The planning proposal be publicly exhibited for 28 days.

4. The timeframe for the making of the LEP is to be 12 months from the week following the gateway determination.

Supporting Reasons : The planning proposal is supported as:

- 1. the proposed changes that increase the height and modify the floor space controls will provide for a better built outcome and takes full advantage of the strategic location of the site to provide a landmark development for the continuing revitalisation of the Parramatta CBD.
- 2. the intended outcomes, explanation of provisions and justification of the planning proposal are consistent with the criteria outlined in the Guide to Preparing Local

160-182 Church Street Parramatta

Environmental Plan, and

3. it will meet the aims of Sydney Metropolitan Plan 2036 by allowing Parramatta to continue to grow as Sydney's second CBD.

Signature:

R Cumming

Printed Name:

Rachel Cumming

Date:

11 January 2013