

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**

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 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.

Panel Recommendation

Recommendation Date : 17-Jan-2013

Gateway Recommendation : Passed with Conditions

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to undertaking public exhibition, Council is to amend the planning proposal to include headings 'statement of objectives' and 'explanation of provisions,' consistent with the department's A Guide to preparing Planning Proposals.

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 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 (Department of Planning & Infrastructure 2012).

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

- 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);

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning 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.

Signature:



Printed Name:

M. Nelson

Date:

22/01/2013