

Amendment No 13 - Parramatta - amendments to Land Reservation Acquisition Map (with consequential changes to other maps).

Proposal Title :	Amendment No 13 - Parramatta - amendments to Land Reservation Acquisition Map (with consequential changes to other maps).		
Proposal Summary :	It is proposed to amend the Land Reservation Acquisition Map of the Parramatta LEP 2011 and the Parramatta City Centre LEP 2007 by adding or removing various sites. To reflect the proposed amendments above and to facilitate the development of land acquired, or in the process of being acquired by Council, it is also proposed to amend the maps for land zoning, height of buildings, floor space ratio, minimum lot size, minimum lot size for dual occupancy, natural resources biodiversity and natural resources riparian land and waterways. For example, land proposed to be added to the Land Reservation Acquisition map for Local Open Space or Local Environmental Conservation will be appropriately rezoned and have existing height, FSR and lot size controls removed and left unspecified.		
PP Number :	PP_2013_PARRA_011_00	Dop File No :	13/17635

Planning Team Recommendation

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

- S.117 directions :
- 1.1 Business and Industrial Zones
 - 2.1 Environment Protection Zones
 - 3.1 Residential Zones
 - 4.3 Flood Prone Land
 - 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 : **S. 117 DIRECTIONS**

The inconsistency of the proposed rezoning of land at 187A, 189, 191 and 193 Kissing Point Road Dundas with Direction 2.1 is not sufficiently supported by the information provided and is not of minor importance. It is recommended that this inconsistency not be agreed by the Director-General or delegate.

The inconsistency of the proposal with other directions is considered to be of minor significance, and agreement is recommended.

DELEGATION OF PLAN-MAKING FUNCTION

The proposal is considered to be of minor importance, and it is recommended that the plan-making function be delegated to Parramatta City Council.

RECOMMENDATION

The Planning Proposal should proceed subject to the following conditions:

1. Deletion of the proposed changes in relation to the properties at 187A, 189, 191 and 193 Kissing Point Road Dundas from the planning proposal.
2. Prior to public exhibition, Maps 12, 14, 24, 25 in Attachment B should be amended so that the hatching shown on the map matches that indicated on the map legend.
3. Prior to public exhibition, the proposal should be amended to show Council as the acquisition authority in relation to the car park at 51 and 53A Marion Street, Harris Park.

Amendment No 13 - Parramatta - amendments to Land Reservation Acquisition Map (with consequential changes to other maps).

4. 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).

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

- Roads and Maritime Services
- NSW Office of Environment and Heritage

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.

The written agreement of Roads and Maritime Services to be the acquisition authority for these sites for which is identified as such is required prior to exhibition.

6. 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).

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

Supporting Reasons :

The planning proposal results from a major review of Council's land acquisition obligations. It seeks to both remove some land proposed for acquisition and to add some additional sites.

The proposal to rezone the sites at 187A, 189, 191 and 193 Kissing Point Road, Dundas from E2 Environmental Conservation to R2 Low Density Residential is not consistent with S. 117 Direction 2.1. It is not supported by the information provided and is not regarded to be of minor significance. This rezoning and the removal of this land from the land reservation acquisition map is not supported.

Panel Recommendation

Recommendation Date : **14-Nov-2013**

Gateway Recommendation : **Passed with Conditions**

Panel

The Planning Proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to public exhibition, the planning proposal shall be updated in the following manner:

- amend Maps 12, 14, 24 and 25 in Attachment B so that the hatching shown on the map matches that indicated on the map legend; and
- identify Council as the acquisition authority in relation to the car park at 51 and 53A Marion Street, Harris Park.

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 (Department of Planning & Infrastructure 2013).

3. Consultation is required with the following public authorities under section 56(2)(d) of

Amendment No 13 - Parramatta - amendments to Land Reservation Acquisition Map (with consequential changes to other maps).

the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

- Roads and Maritime Services
- NSW Office of Environment and Heritage

The written agreement of Roads and Maritime Services to be the acquisition authority for sites identified as such is required prior to exhibition. Additionally, 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 9 months from the week following the date of the Gateway determination.

The Panel has recommended that plan making delegation in regards to the subject planning proposal be delegated to Council.

Signature:

M. Selman

Printed Name:

Mark Selman

Date:

22/11/2013