



PLANNING PROPOSAL

PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

&

PARRAMATTA CITY CENTRE LOCAL ENVIRONMENTAL PLAN 2007

**UPDATE OF THE LAND RESERVATION ACQUISITION MAP
(WITH CONSEQUENTIAL CHANGES TO OTHER MAPS)**

Prepared by Parramatta City Council – October 2013

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ATTACHMENTS

Attachment A:	Table of proposed amendments to the Land Reservation Acquisition Map
Attachment B:	Site specific maps: sites affected by planning proposal
Attachment C:	Table of proposed amendments to Parramatta LEP 2011 and Parramatta City Centre LEP 2007 Maps
Attachment D:	Local Planning Direction Section 117(2) of the Environmental Planning and assessment Act 1979. 6.2 Reserving Land for Public Purposes.

Introduction

This planning proposal contains an explanation of the intended effect and justification of a number of proposed amendments to the Land Reservation Acquisition Map in the *Parramatta Local Environmental Plan (PLEP) 2011* and the *Parramatta City Centre Local Environmental Plan (City Centre LEP) 2007* and a number of other associated changes to the Land Zoning Map, Height of Buildings Map, Floor Space Ratio Map, Minimum Lot Size Map, Minimum Lot Size for Dual Occupancy Map, Natural Resources – Biodiversity Map and Natural Resources – Riparian Land & Waterways Map of these LEPs.

The *PLEP 2011* and the *City Centre LEP 2007* are currently the subject of a planning proposal to amalgamate the two documents (Amendment 9 of PLEP 2011) and to make a number of amendments to address inconsistencies between the LEPs and to address a number of mapping anomalies. As the amalgamated LEP has not yet been finalised, this Planning Proposal relates to the two existing LEPs as they stand at the date of publication of this report.

This planning proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (“the Act”) and the relevant Department of Planning and Infrastructure Guidelines including “*A Guide to Preparing Local Environmental Plans*” and “*A Guide to Preparing Planning proposals*”.

Background

Under the *Environmental Planning and Assessment Act, 1979*, an LEP may reserve land for future acquisition by a public authority. This is achieved by the inclusion of the land on the Land Reservation Acquisition (LRA) map. In such cases, the land is zoned for the purpose for which it is to be acquired. For example, land reserved for the purpose of local open space on the LRA map is zoned RE1 Public Recreation on the zoning map regardless of its current private ownership or nature of the land use.

The range of purposes for which land is reserved under the PLEP 2011 and the City Centre LEP 2007 include the following:

- i) local open space;
- ii) local environmental conservation;
- iii) local road widening;
- iv) classified road;
- v) strategic bus corridor; and
- vi) regional open space.

Council is the acquisition authority for items (i), (ii) and (iii) above. The Roads and Maritime Services (RMS) is the acquisition authority for items (iv) and (v) and the Department of Planning and Infrastructure (DP&I) is the acquisition authority for item (vi).

Part 1. Objectives or Intended Outcomes

The objective of the planning proposal is to:

- 1.1 Update the Land Reservation Acquisition Maps of the PLEP 2011 and the City Centre LEP 2007 in accordance with **Attachment A**, in summary as follows:
 - 1.1.1 Reserve additional land to be acquired for a public purpose;
 - 1.1.2 Remove certain identified reservations which have been already acquired by Council or are no longer required.
- 1.2 Amend the Land Zoning Map, Height of Buildings Map, Floor Space Ratio Map, Minimum Lot Size Map and Minimum Lot Size for Dual Occupancy Map of the PLEP 2011 and the City Centre LEP 2007 to correspond with the proposed changes to the Land Reservation Acquisition Maps in 1.1 above (including proposed changes to reflect the intent of the lands Council has acquired for public purposes which are not identified on the Land Reservation Acquisition Map).
- 1.4 Amend the Natural Resources – Biodiversity Map and Natural Resources – Riparian Land & Waterways Map of the PLEP 2011 to correspond with the proposed changes to the Land Reservation Acquisition Maps in 1.1 above (to identify lands which are of environmental sensitivity and are not proposed to be reserved for acquisition).

Part 2. Explanation of provisions

2.1 Proposed amendments

Refer to **Attachment A** for a full list of the proposed amendments to the Land Reservation Acquisition Map of the PLEP 2011 and the City Centre LEP 2007 and **Attachment B** for maps identifying the lands in question. In summary, the planning proposal seeks to carry out the following map amendments (refer to **Attachment C** for a detailed list):

Land Reservation Acquisition Maps

- Amend the boundary of one (1) site on the Land Reservation Acquisition Map of the PLEP 2011;
- Remove fourteen (14) sites (or parts thereof) from the Land Reservation Acquisition Map of the PLEP 2011;
- Add twenty five (25) sites (or parts thereof) to the Land Reservation Acquisition Map of the PLEP 2011;
- Remove four (4) sites (or parts thereof) from the Land Reservation Acquisition Map of the City Centre LEP 2007;
- Add ten (10) sites (or parts thereof) to the Land Reservation Acquisition Map of the City Centre LEP 2007;

Natural Resources Maps

- Add ten (10) sites (or parts thereof) to the Natural Resources - Biodiversity Map of the PLEP 2011;
- Increase the area of one (1) site on the Natural Resources - Riparian Land and Waterways Map of the PLEP 2011;
- Add ten (10) sites (or parts thereof) to the Natural Resources – Riparian Land and Waterways Map of the PLEP 2011.

To reflect the proposed amendments above and to facilitate the development of land acquired or in the process of being acquired by Council, the following Map amendments are also required:

Land Zoning Maps

Amend the zoning on thirty six (36) sites in the PLEP 2011;

Amend the zoning on five (5) sites in the City Centre LEP 2007;

Height of Buildings Maps

Amend the maximum building height on thirty five (35) sites in the PLEP 2011;

Amend the maximum building height on one (1) site in the City Centre LEP 2007;

Floor Space Ratio Maps

Amend the maximum floor space ratio on thirty two (32) sites in the PLEP 2011;

Amend the maximum floor space ratio on one (1) site in the City Centre LEP 2007;

Minimum Lot Size Maps

Amend the minimum lot size on thirty one (31) sites in the PLEP 2011;

Minimum Lot Size for Dual Occupancy Maps

Amend the minimum lot size for dual occupancy on thirty one (31) sites in the PLEP 2011.

2.2 Site Specific Reasons

Table 1 below sets out the reasons for the proposed amendments sought in this planning proposal.

Table 1: Site specific reasons for recommended amendments

Map	Address	Amendment	Reason
Map 1	153 George Street, Parramatta	Reduce area of site on LRA Map (Local Open Space) Amend Zoning Map (rezone part of subject site from RE1 to RE2).	The acquisition of the lands to the rear of 155 – 157 George Street (area to be retained on the LRA Map) would allow for future public access to Robin Thomas Reserve which lies to the south of the site. The remainder of the site contains a heritage item of local heritage significance (Tara also known as Ellengowan) which is not required by Council and so it is proposed to remove this section of the site from the LRA Map. The rezoning of the portion of the site containing the heritage item as RE2 (Private Recreation) would allow for the adaptive re-use of the heritage item.
Map 2	1 Park Road, Rydalmere	Remove site from LRA Map (Local Open Space)	The site has recently been transferred into Council ownership and as such the reservation is no longer required.
Map 3	3 Mountford Avenue, Guildford	Remove site from LRA Map (Local Open Space) Amend Zoning Map (rezone from RE1 to R2). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	Council has identified a more appropriate site for the provision of Local Open Space within proximity of the Guildford Town Centre at nos 33 to 39 Bolton Street and Nos 42 to 48 Station Street (Refer to Map 17) which is to replace this Local Open Space reservation. The existing reservation at Mountford Avenue/Grassmere Street is not of an adequate size or appropriate location to meet the demand expected from the future residents of the high density and medium density residential developments adjoining the Guildford Town Centre.
Map 3	7 Mountford Avenue, Guildford	Remove site from LRA Map (Local Open Space) Amend Zoning Map (rezone from RE1 to R2). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	As above (3 Mountford Avenue).

Map	Address	Amendment	Reason
Map 3	13 Grassmere Street, Guildford	Remove site from LRA Map (Local Open Space) Amend Zoning Map (rezone from RE1 to R2). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	As above (3 Mountford Avenue).
Map 3	15 Grassmere Street, Guildford	Remove site from LRA Map (Local Open Space) Amend Zoning Map (rezone from RE1 to R2). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	As above (3 Mountford Avenue).
Map 4	3 Barbers Road, Guildford	Remove site from LRA Map (Local Environmental Conservation) Amend Zoning Map (rezone from E2 to R2). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	The site is an isolated lot adjoining the Campbell Hill Pioneer Reserve & Waddangalli Woodland on the PCC/Bankstown LGA boundary, with the adjacent Bankstown LGA lands are zoned R2 (Low Density Residential). The site is currently in residential use with an existing dwelling and outhouses on the site. Notwithstanding the location of the site adjoining a large reserve, the site as developed currently has little ecological value and Council does not propose to acquire the subject site in the short to medium term future. In this regard, it is proposed to remove the site from the LRA Map to eliminate the financial liability of same from Council.
Map 5	187A Kissing Point Road, Dundas	Remove site from LRA Map (Local Environmental Conservation) Amend Zoning Map (rezone from E2 to R2). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for	There is no public access to the site which, if acquired by Council would remain isolated. It is considered that the conservation aims which motivated the original reservation can be achieved by identifying the site on the NRM and NRRW Maps which offer protection to the biodiversity on the lands and the hydrological functions of riparian land, waterways and aquifers through Clauses 6.4 and 6.5 of the PLEP 2011. The

Map	Address	Amendment	Reason
		Dual Occupancy Map. Add to Natural Resources – Biodiversity Map. Add to Natural Resources – Riparian Land & Waterways Map.	removal of the site from the LRA Map would eliminate the financial liability from Council of having to acquire lands which would remain landlocked and of little value to Council for public purposes.
Map 5	189 Kissing Point Road, Dundas	Remove site from LRA Map (Local Environmental Conservation) Amend Zoning Map (rezone from E2 to R2). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map. Add to Natural Resources – Biodiversity Map. Add to Natural Resources – Riparian Land & Waterways Map.	As above (187A Kissing Point Road).
Map 5	191 Kissing Point Road, Dundas	Remove site from LRA Map (Local Environmental Conservation) Amend Zoning Map (rezone from E2 and W1 to R2). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map. Add to Natural Resources – Biodiversity Map. Add to Natural Resources – Riparian Land & Waterways Map.	As above (187A Kissing Point Road).
Map 5	193 Kissing Point Road, Dundas	Remove site from LRA Map (Local Environmental Conservation) Amend Zoning Map (rezone from E2 and W1 to R2). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map.	As above (187A Kissing Point Road).

Map	Address	Amendment	Reason
		Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map. Add to Natural Resources – Biodiversity Map. Add to Natural Resources – Riparian Land & Waterways Map.	
Map 6	4 Wellington Road, South Granville	Remove site from LRA Map (Local Environmental Conservation) Amend Zoning Map (rezone from E2 and W1 to R2). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	The site is one of two isolated lots in the Duck River Bushland Reserve. The site is currently in residential use with an existing dwelling and outhouses on the site. Notwithstanding the location of the site in large bushland reserve of high environmental value (containing Cooks River / Castlereagh Ironbark Forest which is listed as an Endangered Ecological Community under the Threatened Species Act 1995), the site itself as developed has little ecological value and Council does not propose to acquire the subject site in the short to medium term future. In this regard, it is proposed to remove the site from the LRA Map to eliminate the financial liability of same from Council.
Map 6	16 Wellington Road, South Granville	Remove site from LRA Map (Local Environmental Conservation) Amend Zoning Map (rezone from E2 to R2). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	As above (4 Wellington Road).
Map 7	31 Prospect Street, Rosehill	Remove site from LRA Map (Local Open Space).	The site has recently been transferred into Council ownership and as such the reservation is no longer required.
Map 8	124 O'Connell street, North Parramatta	Remove site from LRA Map (Local Road Widening).	The site was original identified for Local Road widening. However Council's Traffic and Transport Unit have confirmed that the land is no longer required for this purpose.
Map 9	51 Marion Street, Harris Park	Add part of site to LRA Map (Public Car Park). Amend zoning on site (rezone	The omission of this site and 53A Marion Street from the LRA map is a mapping anomaly. The rear of these

Map	Address	Amendment	Reason
		from unzoned to B1). Amend Maximum Height of Buildings Map.	sites are included in the Parramatta S94A Development Contribution Plan for funding for their acquisition for the purposes of a public car park along with the rear of the adjoining lands at Nos. 53, 55 and 55A Marion street. It should be noted that the area identified for the proposed car park is split between Council's two LEPs. While nos. 53, 55 and 55A are reserved under the PLEP 2011, nos 51 and 53A (which fall under the City Centre LEP 2077) have not been reserved. No 53A was previously reserved for road widening (for the purposes of a public car park) under the Parramatta Sydney Regional Environmental Plan No 28 which was the planning instrument which previously applied to this land. However, this reservation was not carried forward to the current City Centre LEP 2007. Nos 51 and 53 A are both still required for car parking purposes, particularly when community concerns regarding car parking in Harris Park are taken into consideration.
Map 9	53A Marion Street, Harris Park	Add part of site to LRA Map (Public Car Park). Amend zoning on site (rezone from unzoned to B1). Amend Maximum Height of Buildings Map.	As above (51 Marion Street).
Map 10	87 Park Road, Rydalmere	Add part of site to LRA Map (Local Open Space). Amend Zoning Map (rezone from R3 to RE1). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	The northern portion of this site and the adjoining site (87A Park Road) contain a naturally formed walking track for public access. As the criteria used by Council to determine the land required for local open space and local environmental conservation includes properties that contain established walking trails used regularly by the public, it has been recommended that this site and the adjoining site be added to the LRA Map.
Map 10	87A Park Road, Rydalmere	Add part of site to LRA Map (Local Open Space). Amend Zoning Map (rezone from R3 to RE1). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map.	As above (87 Park Road).

Map	Address	Amendment	Reason
		Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	
Map 11	338 Victoria Road, Rydalmere	Add part of site to LRA Map (Local Open Space). Amend Zoning Map (rezone from IN1 to RE1). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map.	The rear of the site and that of the adjoining site 348 Victoria Road contain an Endangered Ecological community and as such are currently identified on the Natural Resources – Biodiversity and Natural Resources – Riparian Land and Waterways Maps and afforded protection under Clauses 6.4 and 6.5 of the PLEP 2011. However, the subject site also contains a well-used and promoted walking trail 'the Ponds Walk'. As noted above, the criteria used by Council to determine the land required for local open space and local environmental conservation includes properties that contain established walking trails used regularly by the public. It has therefore been recommended that this site be added to the LRA Map to ensure the continuity of this walking trail.
Map 12	2 Crimea Street, Parramatta	Add part of site to LRA Map (Local Open Space). Amend Zoning Map (rezone from R3 to RE1 and W1). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	The property contains a water channel which traverses the site and effectively cuts off the rear of the property from the dwelling house on the site. This rear portion of the property is part of the Ollie Webb Reserve and is maintained by Council. It is therefore recommended that the site be added to the LRA Map.
Map 13	85 Thomas Street, Parramatta	Add part of site to LRA Map (Local Open Space). Amend Zoning Map (rezone from R4 to RE1). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	The site forms part of a regional trail (cycleway). Easements are being negotiated over parts of 89, 91, 93 and 95 Thomas Street and as such their addition to the LRA Map is not necessary. To ensure their environmental protection, it is recommended that they be added to the Natural Resources – Biodiversity and Natural Resources – Riparian Land and Waterways Maps and afforded protection under Clauses 6.4 and 6.5 of the PLEP 2011. However the subject site, 85 Thomas Street is not subject to negotiations to secure an easement through the site and as such it is recommended

Map	Address	Amendment	Reason
			that the site to added to the LRA map.
Map 13	89 Thomas Street, Parramatta	Add part of site to Natural Resources – Biodiversity Map. Add part of site to Natural Resources – Riparian Land & Waterways Map.	See above (85 Thomas Street).
Map 13	91 Thomas Street, Parramatta	Add part of site to Natural Resources – Biodiversity Map. Add part of site to Natural Resources – Riparian Land & Waterways Map.	See above (85 Thomas Street).
Map 13	93 Thomas Street, Parramatta	Add part of site to Natural Resources – Biodiversity Map. Add part of site to Natural Resources – Riparian Land & Waterways Map.	See above (85 Thomas Street).
Map 13	95 Thomas Street, Parramatta	Add part of site to Natural Resources – Biodiversity Map. Add part of site to Natural Resources – Riparian Land & Waterways Map.	See above (85 Thomas Street).
Map 14	91Z Old Windsor Road, Old Toongabbie	Add part of site to LRA Map (Local Open Space). Amend Zoning Map (rezone from IN1 to RE1). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map.	The site contains an Endangered Ecological Community. The northern portion of the site also contains an informal established public walking trail connecting Oakes Reserve to Reynolds Park. The core riparian zone (consisting of a strip of land, 25m in depth measured from the creek bank) is proposed to be added to the LRA Map to ensure the continuity of the walking trail and to protect this environmentally sensitive area.
Map 15	110F Model Farms Road, Winston Hills	Add site to LRA Map (Local Environmental Conservation). Amend Zoning Map (rezone from R2 to E2). Amend Maximum Height of Buildings Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map	This property is vacant and forms a logical part of Model Farms Reserve. Model Farms Reserve is made up of 20 allotments, of which 17 are owned by Council. The remaining 3 allotments are Crown Land in Council's care, control and management. Council currently maintains this lot which is privately owned. The acquisition of the land for inclusion in the Model Farms Reserve is therefore a logical next step.
Map 16	54 Eastwood Avenue	Add part of site to LRA Map (Local Environmental Conservation). Amend Zoning Map (rezone	The rear of the site contains a Critical Endangered Ecological Community (Blue Gum High Forest). The acquisition of the subject land,

Map	Address	Amendment	Reason
		from R2 to E2). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	consistent with the acquisition of the rear of properties to the east of the site, would regularise the boundary of Edna Hunt Sanctuary, which lies to the rear of the site. The acquisition of this part of the site would enable the management of the Endangered Ecological Community by professional bush regeneration contractors consistent with the remainder of the reserve. The adjoining Edna Hunt Reserve also contains three vulnerable spaces (as designated by the Threatened Species Act 1995): Powerful Owl, Eastern Bent-wing Bat and Eastern False Pipistrelle. The acquisition of the subject lands and their incorporation into the reserve would secure the maximum habitat coverage available to these important species.
Map 17	33 Bolton Street, Guildford	Add site to LRA Map (Local Open Space). Amend Zoning Map (rezone from R3 to RE1). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	This site in conjunction with the adjoining properties (35 – 39 Bolton Street and 42 – 48 Station Street) was identified as a site of appropriate scale and location to provide for a local open space area to serve Guildford Town Centre. It is proposed to replace the existing reservation at 3 – 7 Mountford Avenue and 13-15 Grassmere Street.
Map 17	35 Bolton Street, Guildford	Add site to LRA Map (Local Open Space). Amend Zoning Map (rezone from R3 to RE1). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	As above (33 Bolton Street).
Map 17	37 Bolton Street, Guildford	Add site to LRA Map (Local Open Space). Amend Zoning Map (rezone from R3 to RE1). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map.	As above (33 Bolton Street).

Map	Address	Amendment	Reason
		Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	
Map 17	39 Bolton Street, Guildford	Add site to LRA Map (Local Open Space). Amend Zoning Map (rezone from R3 to RE1). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	As above (33 Bolton Street).
Map 17	42 Station Street, Guildford	Add site to LRA Map (Local Open Space). Amend Zoning Map (rezone from R3 to RE1). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	As above (33 Bolton Street).
Map 17	44 Station Street, Guildford	Add site to LRA Map (Local Open Space). Amend Zoning Map (rezone from R3 to RE1). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	As above (33 Bolton Street).
Map 17	46 Station Street, Guildford	Amend Zoning Map (rezone from R3 to RE1). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	As above (33 Bolton Street). As this site has already been acquired by Council, there is no necessity to add it to the LRA Map, only the zoning need to be amended to reflect the proposed use of the lands for public open space.
Map 17	48 Station Street, Guildford	Amend Zoning Map (rezone from R3 to RE1). Amend Maximum Height of	As above (48 Station Street).

Map	Address	Amendment	Reason
		Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	
Map 18	58 Darcy Road, Wentworthville	Add part of site to LRA Map (Local Road Widening).	A local road widening strip has been identified on the subject site and adjoining site (60, 60A, 62, 64 and 66A Darcy Road) to facilitate the provision of a left turn lane on Darcy Road for westbound traffic turning left onto Cumberland Highway.
Map 18	60 Darcy Road, Wentworthville	Add part of site to LRA Map (Local Road Widening).	As above (58 Darcy Road).
Map 18	60A Darcy Road, Wentworthville	Add part of site to LRA Map (Local Road Widening).	As above (58 Darcy Road).
Map 18	62 Darcy Road, Wentworthville	Add part of site to LRA Map (Local Road Widening).	As above (58 Darcy Road).
Map 18	64 Darcy Road, Wentworthville	Add part of site to LRA Map (Local Road Widening).	As above (58 Darcy Road).
Map 18	66A Darcy Road, Wentworthville	Add part of site to LRA Map (Local Road Widening).	As above (58 Darcy Road).
Map 19	79 - 83 Great Western Highway, Parramatta	Add part of site to LRA Map (Classified Road). Amend Zoning Map (rezone from R4 to SP2 infrastructure – Classified Road). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	This classified road reservation would facilitate the provision of a left turn lane on the Great Western Highway for westbound traffic turning left onto Pitt Street, consistent with RMS plans.
Map 20	42 Redbank Road, Northmead	Add part of site to LRA Map (Local Road Widening).	A local road widening strip has been identified on the subject site and adjoining site 44 Redbank Road.
Map 20	44 Redbank Road, Northmead	Add part of site to LRA Map (Local Road Widening).	As above (42 Redbank Road).
Map	32 Onslow	Amend Zoning Map (rezone	Council has acquired this site and the

Map	Address	Amendment	Reason
21	Street	from R2 to RE1). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	adjoining properties 34 and 36 Onslow Street .The rezoning of the lands for Public Recreation will facilitate the development of the lands for the purposes for which they were acquired; a logical extension to adjoining Garside Park.
Map 21	34 Onslow Street	Amend Zoning Map (rezone from R2 to RE1). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	As above (32 Onslow Street).
Map 21	36 Onslow Street	Amend Zoning Map (rezone from R2 to RE1). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy Map.	As above (32 Onslow Street).
Map 22	19 Joseph Street, Rydalmere	Amend Zoning Map (rezone from W1 to R2). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy. Add part of site to Natural Resources – Biodiversity Map. Add part of site to Natural Resources – Riparian Land & Waterways Map.	Part of the site contains an Endangered Ecological Community (Blue Gum High Forest) and provides a potential habitat as part of the riparian zone of Subiaco Creek. As there is no public access to this portion of the site, there are no proposals to acquire the site or to add it to the LRA Map. However to protect the Endangered Ecological Community and to safeguard the environmental significance of the site, it is recommended that this portion of the site be added to the Natural Resources – Biodiversity and Natural Resources – Riparian Land and Waterways Maps and afforded protection under Clauses 6.4 and 6.5 of the PLEP 2011. The existing W1 zoning (Natural Waterways) on the site, which is privately owned, was applied in error. This zoning is highly restrictive and not appropriate for privately owned lands. As such, it is recommended that the W1 zoning is removed from the site and replaced with Low

Map	Address	Amendment	Reason
			Density Residential zoning (R2) in line with the remainder of the site. The inclusion of the site on the Natural Resources – Biodiversity and Natural Resources – Riparian Land and Waterways Maps will ensure the environmental protection of the riparian zone and Endangered Ecological Community.
Map 23	27 Dixmude Street, South Granville	Add an additional area of site to the Natural Resources – Riparian Land & Waterways Map	The rear of 27 and 33 Dixmude Street form part of a wetland which flows into Duck River and as such have already been identified on the Natural Resources – Riparian Land and Waterways Map for protection under Clause 6.5 of the PLEP 2011. It is recommended that the area on 27 Dixmude Street which is identified on the Natural Resources – Riparian Land and Waterways Map be increased. The revised area is set back from the proposed townhouse development recently approved by the Land and Environment Court at 25-27 Dixmude Street (DA/116/2010).
Map 24	55 Lydbrook Street, Westmead	Amend Zoning Map (rezone from R4 to W1 and RE1). Amend Maximum Height of Buildings Map. Amend Maximum FSR Map. Amend Minimum Lot Size Map. Amend Minimum Lot Size for Dual Occupancy.	This site, which forms a logical part of Darcy Road Reserve, has been dedicated to Council as a condition of consent for the development of a Residential Flat Building on the adjoining site (DA/256/2011). The rezoning of the lands for public recreation will enable the development of the land for the purpose for which it was acquired; to enable access to Darcy Road Reserve.
Map 25	59 Evans Road, Dundas Valley	Add part of site to Natural Resources – Biodiversity Map. Add part of site to Natural Resources – Riparian Land & Waterways Map.	The southern part of the site consists of an important riparian corridor containing an Endangered Ecological Community. As the site does not contain any public walking trails, there are no proposals to acquire the site or to add it to the LRA Map. However to protect the Endangered Ecological Community and to safeguard the environmental significance of the site, it is recommended that this portion of the site be added to the Natural Resources – Biodiversity and Natural Resources – Riparian Land and Waterways Maps and afforded protection under Clauses 6.4 and 6.5 of the PLEP 2011.

Map	Address	Amendment	Reason
Map 26	82 – 88 Phillip Street	Remove site from LRA Map (Regional Open Space).	The existing Regional Open Space Reservation on part of this site and the adjoining sites (82 A and 90 Phillip Street) do not relate to the zoning on the site or the lot boundaries and have been identified as a mapping anomaly. It is recommended that they are removed from the LRA Map.
Map 26	82A Phillip Street	Remove site from LRA Map (Regional Open Space).	As above (82-88 Phillip Street).
Map 26	90 Phillip Street	Remove site from LRA Map (Regional Open Space).	As above (82-88 Phillip Street).
Map 27	118 Church Street	Remove site from LRA Map (Road Widening Reservation). Amend Maximum Height of Buildings Map (relating to area incorporated into Firehorse Lane). Amend Maximum FSR Map (relating to area incorporated into Firehorse Lane).	This site has recently been subject to redevelopment. As part of the property was dedicated to Council and incorporated into Firehorse Lane as part of this development, the existing local road widening reservation is no longer required.
Map 28	109A Wigram Street, Harris Park	Add part of site to LRA Map (Local Road Widening).	The City Ring Road is dependent upon the upgrading of several intersections, including the upgrading of the Parkes Street / Wigram Street intersection. This Local Road Widening Reservation would allow for the improvement of the alignment of Parkes Street and the provision of a right turn bay for westbound traffic turning right from Parkes Street onto Wigram Street.
Map 28	9 Parkes Street, Harris Park	Add part of site to LRA Map (Local Road Widening).	As above (109A Wigram Street).
Map 29	26 Parkes Street, Harris Park	Add part of site to LRA Map (Local Road Widening).	This Local Road Widening Reservation is another intersection upgrading to enhance the operation of the City Ring Road. This reservation will allow for the widening of the intersection of Parkes Street and Harris Street.
Map 29	28 Parkes Street, Harris Park	Add part of site to LRA Map (Local Road Widening).	As above (28 Parkes Street).
Map 29	30 Parkes Street, Harris	Add part of site to LRA Map (Local Road Widening).	As above (28 Parkes Street).

Map	Address	Amendment	Reason
	Park		
Map 30	21 Parkes Street, Harris Park	Add part of site to LRA Map (Local Road Widening).	As above (28 Parkes Street).
Map 31	63 Church Street, Parramatta	Add part of site to LRA Map (Classified Road). Amend Zoning Map (rezone from B5 to SP2 Infrastructure – Classified Road).	This classified road reservation will enable the provision of a dual left turn lane along Church Street for northbound traffic turning left into Parkes Street, consistent with RMS plans.
Map 31	83 Church Street, Parramatta	Add part of site to LRA Map (Classified Road). Amend Zoning Map (rezone from B5 to SP2 Infrastructure – Classified Road).	This classified road reservation will enable the provision of a dual right turn lane along Church Street for southbound traffic turning right into Parkes Street, consistent with RMS plans.
Map 32	78 Church Street, Parramatta	Add part of site to LRA Map (Classified Road). Amend Zoning Map (rezone from B4 to SP2 Infrastructure – Classified Road).	This classified road reservation will enable the provision of a dual right turn lane for northbound traffic turning right into Parkes Street, consistent with RMS plans.
Map 33	5 - 7 Parkes Street, Parramatta	Add part of site to LRA Map (Classified Road). Amend Zoning Map (rezone from B5 to SP2 Infrastructure – Classified Road).	This classified road reservation will enable the provision of a right turn bay for traffic turning right into Wentworth Street, consistent with RMS plans.

Part 3. Justification

Section A - Need for the planning proposal

Q1 Is the planning proposal a result of any strategic study or report?

The planning proposal is not the result of a strategic study or report. It derives from a review of the existing LRA Maps of the PLEP 2011 and the City Centre LEP 2007 and the lands which have been, or are in the process of being, acquired by Council.

A partial review of reservations was conducted in 2006 as part of the background work for the preparation of the Parramatta Section 94A Development Contributions Plan. Further amendments were made to the LRA Maps during preparation of the current LEPs. However, the majority of the reservations have been reserved for more than ten years and have simply been carried over from previous planning instruments.

A comprehensive review of the existing reservations was therefore required to be undertaken to determine if the reservations still meet Council's priorities and strategic vision in terms of the provision of open space, environmental conservation and traffic management.

The review focussed mainly on local open space, local environmental conservation and local road widening being the sites that Council is responsible for acquiring. Though a number of Classified Road reservations and a Regional Open Space reservation is also addressed.

Q2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A number of alternatives to acquisition have been explored, and in some cases recommended.

One alternative investigated was the possibility of acquiring easements over the land for public access to formalise existing public walking trails and to allow staff to access the sites for maintenance. Whilst this approach is being used in one case, on the whole, it was considered that the cost savings of acquiring easements was insignificant and would entail a similar level of administrative cost and demands on resources.

Another alternative was to identify part of the sites on the Natural Resources – Biodiversity Map and/or the Natural Resources – Riparian Land and Waterways Map. As outlined above in Table 1, such land is afforded a level of environmental protection under Clauses 6.4 and 6.5 of PLEP 2011. The objectives of the clauses are to maintain terrestrial and aquatic biodiversity and to maintain the hydrological functions of riparian land, waterways and aquifers. Council must consider the criteria within the Clauses prior to granting consent to development on the land. Ten (10) additional sites (or parts thereof) are being recommended to be included in these maps as an alternative to acquisition.

Council is able to acquire land that has not being reserved under the LEP subject to successful negotiations, therefore another alternative is the 'do nothing' approach, whereby no sites are identified on the LRA map. However, it is important that land required to be acquired (even if not required in the short term) is reserved under the LEP to prevent development on the required part of the site. Under Clause 5.1A of the PLEP 2011, development cannot be granted on land reserved, but not yet acquired unless it is "recreation facilities" (in the case of land reserved for local open space), "roads" (in the case

of local road widening and classified road) or “environmental facilities” (in the case of local environmental conservation). This places strict restrictions on the development of the land and prevents the erection of structures which would make it difficult and/or prohibitively expensive to acquire the land.

Therefore, it is considered that the subject planning proposal is the most appropriate means of enabling and meeting Council’s priorities and strategic vision in terms of the provision of open space, environmental conservation and traffic management.

Section B – Relationship to strategic planning framework

Q3 Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The Parramatta LGA sits within the West Central Subregion under the overarching strategy of the Metropolitan Plan for Sydney 2036 and the newly released draft Metropolitan Strategy for Sydney to 2031. Parramatta is noted as being one of 9 key city shapers under the draft Strategy due to its role as Sydney’s second CBD and potential to provide for an additional 21,000 jobs in the CBD by 2031. The planning proposal will not affect Parramatta’s ability to meet housing and employment targets set out in the draft strategy.

The planning proposal will however assist in the delivery of a number of objectives of the Draft strategy and complies with the relevant policies devised to achieve these objectives:

Objective 9: Deliver accessible and adaptable recreation and open space

Corresponding Policies;

- a. Open space must meet the diverse needs of Sydney’s population.*
- b. Regional open spaces will form a green space network throughout Sydney.*
- c. Connectivity will be encouraged between open spaces, walking trails, cyclepaths and streets.*
- d. Public access to Sydney Harbour, its catchment and other waterways will be extended.*

Objective 22: Achieve a healthy water environment.

Objective 23: Protect, enhance and rehabilitate our biodiversity

Corresponding Policies;

- a. Land and waterways of high conservation and biodiversity will be protected.*
- b. Fragmentation of habitat will be avoided and green corridors will connect habitats.*
- d. Biodiversity offsets will be incorporated into land use planning decisions.*
- e. Opportunities to maintain, rehabilitate and/or create new habitats will be encouraged.*

Objective 26: Improve accessibility and connectivity for centres and for new urban areas.

Corresponding Policies;

- b. Transport capacity will be boosted in areas prioritised for urban renewal.*

Objective 28: Protect corridors and sites for our long term transport needs

Corresponding Policies;

- a. Corridors and sites for Sydney’s long terms transport needs will be identified and protected for future generations.*
- c. The process of acquiring corridors and sites for future transport needs will be clear, timely and responsive to long term needs.*

The planning proposal is also consistent with the draft West Central Subregional strategy which translates the objectives of the current Metropolitan Strategy to the local level. The planning proposal will assist in the delivery of the following Key Directions set out for the West Central subregion:

- *Improve access to open space resources;*
- *Improve the health of waterways;*
- *Consider biodiversity;*
- *Reduce impact on the environment from development and visitor activities; and*
- *Improve access and capacity of existing open space.*

It is therefore considered that the planning proposal is consistent with the objectives and actions of the current Metropolitan Strategy, the Draft Metropolitan Strategy and the draft Sub-regional strategy.

Q4 Is the planning proposal consistent with a council's local strategy or other local strategic plan?

The Parramatta 2038 Community Strategic Plan identifies key challenges and opportunities to guide future development within the Local Government Area. The planning proposal is not inconsistent with this Strategic Plan.

Q5 Is the planning proposal consistent with applicable State Environmental Planning Policies?

Tables 2 and 3 below contain an assessment of the planning proposal against applicable SEPPs and SREPs (deemed SEPPs).

Table 2 Consistency with applicable State Environmental Planning Policies

SEPP title	Consistency	Explanation
State Environmental Planning Policy No 1—Development Standards	N/A	This SEPP does not apply to the land to which PLEP 2011 applies. Once the City Centre LEP 2007 is amalgamated with the PLEP 2011, it will no longer be relevant to the LEP covering the city centre area.
State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development	N/A	Clause 6 and Parts 3 and 4 of this SEPP do not apply to the land to which PLEP 2011 applies. Once the City Centre LEP 2007 is amalgamated with the PLEP 2011, it will no longer be relevant to the LEP covering the city centre area.
State Environmental Planning Policy No 19—Bushland in Urban Areas	YES	This planning proposal does not contain provisions that would adversely affect the application of this SEPP. Whilst a number of existing reservations in bushland reserves are to be removed under the planning proposal, these sites have been developed and are being used for residential use. As such, the removal of the reservations from the site will not facilitate the removal of existing bushlands, interfere with existing wildlife corridors or affect rare or endangered flora and fauna species. Notwithstanding this Clause 9 of the SEPP

		which applies to land which adjoins bushland zoned or reserved for public open space purposes, a public authority shall not grant approval for development consent for development unless it has taken into account certain matters which include the need to retain any bushland on the land, the effect of the proposed development on the bushland zoned for reserved for public open space purposes and any other matters which are considered relevant to the protection and preservation of said bushland.
State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)	YES	This planning proposal does not significantly change the amount of residential land in the Parramatta local government area available for urban consolidation. Whilst a number of sites or parts of sites currently zoned for residential development are to be added to the LRA Map and rezoned for other uses, the area is insignificant. This planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy No 55—Remediation of Land	YES	This planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy No 59—Central Western Sydney Regional Open Space and Residential	YES	Whilst the planning proposal involves the removal of a Regional Open Space reservation from the LRA map, this reservation represents a mapping anomaly which does not correspond to the zoning of the site. The removal of the reservation will correct a mapping error.
State Environmental Planning Policy No 60—Exempt and Complying Development	N/A	This SEPP does not apply to the land to which PLEP 2011 applies. Once the City Centre LEP 2007 is amalgamated with the PLEP 2011, it will no longer be relevant to the LEP covering the city centre area.
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	YES	This planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy (Affordable Rental Housing) 2009	YES	This planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	YES	This planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	YES	This planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	YES	This planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning	YES	This planning proposal does not contain

Policy (Infrastructure) 2007		provisions that would affect the application of this SEPP.
State Environmental Planning Policy (Urban Renewal) 2010	YES	This planning proposal does not contain provisions that would affect the application of this SEPP.

Table 3: Consistency with applicable deemed State Environmental Planning Policies (SREPs)

Deemed SEPP title	Consistency	Explanation
Sydney Regional Environmental Plan No. 18 – Public Transport Corridors	N/A	This SEPP does not apply to the land to which the PLEP 2011 applies
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	YES	The Planning Proposal is not inconsistent with the SEPP.

Q6 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Table 4: Consistency with applicable Section 117 Directions

Section 117 Direction	Contents of Section 117 Direction	Planning Proposal	Complies
1. Employment and Resources			
1.1 Business and Industrial Zones	Seeks to protect employment lands and encourage employment growth.	This direction applies to the two sites only; The proposed reservation of approximately 1,157m² for Local Open Space at 338 Victoria Road, Rydalmere and the rezoning of this area from General Industry to Public Recreation and the reservation of 6,500m² for Local Open Space at 191Z Old Windsor Road, Toonagabbie and the rezoning of part of this area (approximately 3,121m²) from General Industrial to Local Open Space. However, it should be noted that the subject land at 338 Victoria Road and that to the rear of the adjoining site (348 Victoria Road) contain an Endangered Ecological community and both currently are identified on the Natural Resources – Biodiversity and Natural Resources – Riparian Land and Waterways Maps and afforded protection under Clauses 6.4 and 6.5 of the PLEP 2011. As outlined in Table 1 earlier, the subject site also contains a walking trail 'the Ponds Walk'. As such, it is considered that the portion of the site proposed to be reserved is not appropriate for industrial development and its rezoning does not affect the area of employment lands which is available for development.	YES

		Similarly, the subject lands at 191Z Old Windsor Road are flood prone and contain an Endangered Ecological Community. The northern portion of the site also contains an informal established public walking trail connecting Oakes Reserve to Reynolds Park. The proposal to add the core riparian zone to the LRA Map and the rezoning of this land will not reduce the area of industrial zoned lands which are suitable for development (when environmental and ecological factors are taken into consideration).	
2. Environment and Heritage			
2.1 Environmental Protection Zones	Seeks to protect and conserve environmentally sensitive areas.	In accordance with this direction, a draft LEP shall include provisions that facilitate the protection and conservation of environmentally sensitive areas and it shall not reduce the environmental protection standards that apply to land that has been identified for environmental protection. The planning proposal will increase the number of sites afforded environmental protection by reserving two (2) additional sites for Local Environmental Conservation and twelve (12) additional sites for local open space. Whilst a number of sites (7) are to be removed from the LRA Map for the purposes of Local Environmental Conservation, in four (4) cases the environmental protection of these sites will be ensured by adding the sites to the Natural Resources – Biodiversity and Natural Resources – Riparian Land and Waterways Maps. The other three (3) sites are currently in residential use and the change in zoning and their removal from the LRA Map reflects their current use and low environmental significance.	YES
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Seeks to provide for housing choice and minimise impacts of residential development on the environment, infrastructure and services.	The proposed amendments to the LRA map and associated LEP maps involve the removal of twelve (12) sites from the Public Recreation, Environmental Conservation or Natural Waterways zones to residential use. This generally reflects the existing use of the site or where a specific local open space reservation is no longer required. On all cases, the proposed residential zoning is compatible with either the existing use on site or the adjoining zone. Whilst nineteen (19) sites are proposed to be rezoned from a residential zone to Public Recreation, Natural Waterways, Environmental Conservation or	YES

		Infrastructure, these changes generally reflect the need to provide the lands with environmental protection in accordance with Direction 2.2 above or to provide for public open space to serve the local residential communities. Overall, the proposed changes will not have a significant impact on the amount of residential land available for development of the impact of such development on the environment.	
4. Hazard and Risk			
4.3 Flood Prone Land	Seeks to ensure that development on flood prone land is consistent with NSW government policy and to ensure that the provisions of an LEP are commensurate with flood hazard, including consideration of potential flood impacts.	This planning proposal is consistent with these provisions. The planning proposal seeks to afford environmental protection to a number of riparian zones and will remove a flood prone area from the industrial zones.	YES
6. Local Plan Making			
6.1 Approval and Referral Requirements	Seeks to minimise the inclusion of provisions that require concurrence and the like with the Minister or a public authority.	This planning proposal does not seek to introduce any new or additional levels of concurrence from external authorities in the assessment and determination of development. The proposal will maintain the existing provisions contained within relevant instruments and is consistent with this direction.	YES
6.2 Reserving Land for Public Purposes	Seeks to facilitate the provision of public services and facilities by reserving land, and seeks to facilitate the removal of reservations of land where the land is no longer required for acquisition. Refer to Attachment D for details of the Direction.	This planning proposal derives from the need to comply with the objectives of this Direction: <i>(a) to facilitate the provision of public services and facilities by reserving land for public purposes, and</i> <i>(b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</i> Council has not been requested by a Minister or public authority to reserve lands for a particular public purpose in this planning proposal or to rezone and/or remove a reservation of any lands that is reserved for public purposes because the land is no longer designated for acquisition. It is proposed to remove a Regional Open Space reservation from lands in the Parramatta CBD, but this simply reflects the	YES

		correction of a mapping anomaly and has been publicly exhibited as Amendment No 9 of LEP 2011.	
6.3 Site Specific Provisions	Seeks to discourage unnecessary, restrictive site specific planning controls	While the planning proposal seeks to amend site specific planning controls for a number of sites, this is necessary to comply with Direction 6.3 above and to ensure that the controls on the site reflect whether the site is reserved for acquisition and/or is compatible with the zoning of the site as impacted upon by its status in relation to the LRA maps.	YES
7. Metropolitan Planning			
7.1 Implementation of the Metropolitan Plan for Sydney 2036	Seeks to give legal effect to the vision, transport and land use strategy, policies, outcomes and actions contained in the Metropolitan Plan for Sydney 2036	As set out earlier, the Planning Proposal is consistent with the objectives and strategies of the Metropolitan Plan. The proposed changes are generally of minor significance and will have little impact at a regional or subregional level.	YES

Section C – Environmental, social and economic impact

Q7 Is there any likelihood that critical habitat or threatened species, populations or ecological communities or their habitats will be adversely affected as a result of the proposal?

The planning proposal in itself does not pose any adverse impact on the critical habitat or threatened species, populations or ecological communities, or their habitats.

The criteria used to determine the land required for local open space and local environmental conservation prioritised the following sites:

- a. Properties required to address an under-provision of local open space;
- b. Properties required to secure access to an existing park or reserve;
- c. Properties that contain existing Council infrastructure such as recreation facilities;
- d. Properties that contain established walking trails used regularly by the public;
- e. Properties that form a logical part of an existing park or reserve;
- f. Properties that are missing portions of important riparian corridors; and
- g. Properties that contain Endangered Ecological Communities under the Threatened Species Conservation Act, 1995.

Whilst several properties were identified that contain Endangered Ecological Communities (EEC), they did not meet any of the other criteria above. In most cases, it was considered that the conservation aims could be achieved through specific LEP provisions in place of acquisition. In particular, Clause 6.4 (Biodiversity Protection) and Clause 6.5 (Water

Protection) of the PLEP 2011 can be applied to a site to afford a level of protection without the need to acquire the land. Clauses 6.4 and 6.5 provide for assessment criteria which are required to be considered prior to the granting of development consent which have the aims of maintaining terrestrial and aquatic biodiversity and maintaining the hydrological functions of riparian land, waterways and aquifers.

A number of site which are to be removed from the LRA Map are to be afforded protection under Clauses 6.4 and 6.5 and as such are recommended to be added to the Natural Resources Maps. A number of other sites in Campbell Hill Pioneer Reserve & Waddangalli Woodland and Duck River Bushland Reserve are also to be removed from the LRA Map but are not proposed to be added to the Natural Resources Maps. This can be justified on the basis that these site are currently the subject of residential development and there is no evidence of critical habitats or threatened species, populations or ecological communities or their habitats in existence on the site. The removal of these sites from the LRA will not affect the ongoing activities thereon and in this way they will not adversely affect the habitats or ecological communities in the adjoining reserves.

Q8 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The planning proposal does not pose any other adverse environmental impacts.

Q9 Has the planning proposal adequately addressed any social and economic effects?

The planning proposal will allow Council to provide adequate open space to meet the demands of local communities, ensure the protection of Endangered Ecological Communities and vulnerable species, maintain existing public walking trails open to the public, maintain terrestrial and aquatic biodiversity and the hydrological functions of riparian land, waterways and aquifers. The Planning proposal will also enable Council to provide additional car parking facilities and to upgrade local roads, classifies roads and road networks which support the City Ring Road. As all the likely social and economic impacts will be of a positive nature, it is considered that a more thorough analysis over these impacts is not warranted.

Section D – State and Commonwealth interests

Q10 Is there adequate public infrastructure for the planning proposal?

The proposal is not likely to place additional demands on public infrastructure. On the contrary, the proposed road widening reservations will allow Council to upgrade the local road network, increasing the carrying capacity and reducing congestion.

Q11 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

During the preparation of PLEP 2011, the RMS (then referred to as the RTA) were extensively consulted and provided advice regarding the Classified Road (SP2) and Strategic Bus Corridor (SP2) reservations. This information was used to refine the classified road widening and strategic bus corridor reservations within the PLEP 2011.

The planning proposal does not necessitate consultation with any state or Commonwealth public authorities with the exception of the NSW Department of Planning and Infrastructure and the RMS (to which the planning proposal will be referred for consultation post Gateway

Determination). Preliminary discussion has occurred with the RMS in relation to the proposed addition of classified road reservations.

Part 4. Mapping

Mapping of all the sites to which this planning proposal pertains is set out in **Attachment B**. A full schedule of the proposed amendments to the PLEP 2011 and City Centre LEP 2007 is set out in **Attachment C**.

Part 5. Community Consultation

In accordance with Clause 56(2) of the EP&A Act, the Gateway determination will indicate the level of community consultation deemed necessary for the proposal. It is anticipated that the planning proposal will be exhibited following the Gateway determination for a minimum period of 28 days with notification conducted by way of direct correspondence to the relevant owners, publication within the local newspapers and information on Council's website.

Part 6. Project Timeline

Below is an indicative timeline for the planning proposal;

- Anticipated referral to Minister for Gateway determination: October 2013
- Anticipated commencement date (date of Gateway determination): November 2013
- It is not anticipated that there will be a need for the completion of technical information.
- Anticipated timeframe for government agency consultation (pre or post exhibition as required by Gateway determination); November – December 2013;
- Commencement and completion dates for public exhibition period: November – December 2013;
- Timeframe for consideration of submissions received during public exhibition: January 2014;
- Council consideration of outcomes of exhibition period: February 2014;
- Date of submission to the Department to finalise the LAP: February 2014;
- Anticipated date RPA will make the plan (if delegated): March 2014;
- Anticipated date RPA will forward the LEP to the Department for notification: March 2014.

The time frame above suggests that a reasonable time frame for the Planning Proposal is approximately 6 months.