

Heritage schedules of Parramatta LEP 2011 and Parramatta City Centre LEP 2007

Proposal Title : Heritage schedules of Parramatta LEP 2011 and Parramatta City Centre LEP 2007

Proposal Summary : To amend the heritage schedules of the Parramatta LEP 2011 and Parramatta City Centre LEP 2007.

PP Number : PP_2012_PARRA_001_00 Dop File No : 12/07498

Proposal Details

Date Planning Proposal Received : 24-Apr-2012 LGA covered : Parramatta

Region : Sydney Region West RPA : Parramatta City Council

State Electorate : PARRAMATTA Section of the Act : 55 - Planning Proposal

LEP Type : Policy

Location Details

Street : various

Suburb : various City : Parramatta Postcode : 2150

Land Parcel : Various locations in Parramatta local government area.

DoP Planning Officer Contact Details

Contact Name : Tim Archer

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RPA Contact Details

Contact Name : Paul Kennedy

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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

Heritage schedules of Parramatta LEP 2011 and Parramatta City Centre LEP 2007

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 :

The Department's register of lobbyist contacts was examined on 26 April and there are no records of any contacts related to this planning proposal.

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

If Yes, comment :

To the best of the regional team's knowledge, there has been no meetings or communications with registered lobbyists.

Supporting notes

Internal Supporting
Notes :

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment :

The planning proposal contains the following objectives:

1. Add a number of heritage items to Schedule 5 Parramatta LEP 2011;
- 2 Remove a number of heritage listed items from Schedule 5 Parramatta LEP 2011 and Parramatta City Centre LEP 2007;
3. Correct a number of listing anomalies in Schedule 5 Parramatta LEP 2011 and Parramatta City Centre LEP 2007; and
4. Extend the Epping/Eastwood Conservation Area and establish the Boronia Avenue Conservation Area in Parramatta LEP 2011.

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

Is an explanation of provisions provided? Yes

Comment :

The explanation of provisions is adequate and is included in the planning proposal at pages 1- 11 and in the maps at Attachment A of the planning proposal.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? Yes

b) S.117 directions identified by RPA :

2.3 Heritage Conservation

* May need the Director General's agreement

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

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

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

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : The mapping provided would be adequate for the purposes of exhibition.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : It is proposed that consultation take place with the heritage branch of the Office and Environment and Heritage. This is supported.

Council proposes that the planning proposal be placed on exhibition for 28 days.

Council has recommended a longer consultation as it has proposed a large number of changes to the heritage schedules of both Parramatta LEPs which are likely to generate a significant level of public interest.

However, the regional team is recommending that the affect of the planning proposal be significantly reduced (see later sections of this report for more information). As such, it is considered that 14 days are ample.

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 :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : The Parramatta Principal LEP was made in October 2011.

Assessment Criteria

Need for planning proposal :

The planning proposal is as a result of a comprehensive heritage review by Parramatta Council. The proposal is to add, remove and amend various items and is the best means of achieving the outcomes of the heritage review.

Consistency with strategic planning framework :

Sydney Metropolitan and draft Subregional Strategies

The planning proposal is consistent with the Sydney Metropolitan Strategy (SMS) objective to: "Protect places of special cultural, open space and heritage value.

The proposal to extend and create conservation areas in Epping is consistent with SMS objective H4.1 "Identify heritage landscapes in Sydney and develop appropriate responses to plan for their protection and interpretation in the preparation of subregional strategies and LEPs.

The planning proposal is consistent with the Draft West Central Subregional Strategy objective: WC E6 1.3 - "Local councils to review heritage studies as part of preparing their principal LEPs".

Council's strategy

The planning proposal is also consistent with Council's strategic plan, Parramatta 2025 objective to: "Protect and celebrate Parramatta's rich multilayered built and cultural heritage".

JBA Urban Planning - Epping Town Centre Study

The Epping Town Centre Study (the Study) is an initiative of the Department and Hornsby and Parramatta Councils to explore the potential for the Epping Town Centre to accommodate increased residential and employment growth. The Study will inform future planning controls and infrastructure requirements to accommodate this growth.

With the exception of one site, the heritage items and conservation areas included in this planning proposal are identified in the Study with a recommendation to be retained or added as new items. The site not mentioned (14 and 16 Grandview Parade, Epping) is within an area recommended to be zoned as R2 low density residential.

The new proposed heritage items and areas (ie the large extension to the existing Epping/Eastwood Conservation Area and establishment of the new Boronia HCA) as recommended by the Study should be implemented as part of a complete package. As well as increasing heritage protection, the Study recommends greater development potential by upzoning other areas to accommodate growth in Epping Town Centre. Parramatta City Council has not yet resolved to prepare a planning proposal to upzone these other areas as recommended by the Study.

Please note that the Department is currently undertaking a review of the built form controls and infrastructure requirements identified in JBA's study as part of a structure planning process for the Epping Town Centre. This process will result in a strategic document to guide and inform future proposals for the centre. It is envisaged that this process will be completed by mid-2012, and the resulting strategy documents be publicly exhibited soon thereafter.

In light of the above, the regional team recommends that the portions of Council's proposal that affect heritage controls within the Epping Town Centre (as identified within JBA's study - see a copy attached in the documents section), such as extending the existing Epping/Eastwood Conservation Area and establishment of the new Boronia conservation area, not be considered at this time. It is considered that the structure planning process currently being undertaken by the Department must be completed before a fully informed assessment of any proposal to create conservation areas within the centre can be done.

Environmental social economic impacts :

The planning proposal would have no effect on critical habitat or threatened species, populations or communities. It likely to have no other negative environmental effects.

There are no negative social effects and the subsequent promotion of Parramatta's heritage is likely to have positive economic flow on effects.

Assessment Process

Proposal type : **Consistent** Community Consultation Period : **14 Days**

Timeframe to make LEP : **6 Month** Delegation : **DDG**

Public Authority Consultation - 56(2)(d) **Office of Environment and Heritage**

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. :

If Other, provide reasons :

No further studies are required as Council has already undertaken the required comprehensive review to support the planning proposal.

Identify any internal consultations, if required :

Part 3A

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

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
planning proposal.pdf	Proposal	Yes
Epping Town Centre study area - Extract from JBA's Study.pdf	Map	Yes

Planning Team Recommendation

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

S.117 directions: **2.3 Heritage Conservation**

Additional Information : **It is recommended that the planning proposal to amend heritage schedules of the Parramatta LEP 2011 and Parramatta City Centre LEP 2007 proceed pursuant to the following conditions:**

1. That the portions of Council's proposal that affect heritage controls within the Epping Town Centre (identified as being in the Epping Town Centre study area) are removed from the planning proposal prior to exhibition.

2. That the Office of Environment and Heritage be consulted either before or during

exhibition.

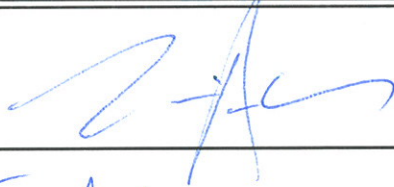
3. That the proposal be publicly exhibited for 14 days.

4. That a 6 month timeframe be provided for completion of the amending LEP to be finalised.

Supporting Reasons :

The planning proposal is the best means of implementing the outcomes of the comprehensive review of heritage items in the Parramatta local government area.

Signature:



Printed Name:

Tim Archer

Date:

11/5/12