

Heartland - 57,63,83 Church Street & 44 Early Street Parramatta

Proposal Title : Heartland - 57,63,83 Church Street & 44 Early Street Parramatta

Proposal Summary : The purpose of the planning proposal is to rezone some of the land at the abovementioned sites from B5 (Business Development) to B4 (Mixed use) and to permit a greater intensity of development (in height and floor space terms).

PP Number : PP_2012_PARRA_005_00 Dop File No : 12/14574

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
3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.1 Acid Sulfate Soils
4.3 Flood Prone Land

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

1. Council revise the planning proposal prior to exhibition as follows:

*** Modify the zoning map so that the strip of land currently shown along Church Street are zoned; on sites 1 & 2 as B5, and on site 3 as RE1.**

*** Remove the further clauses, specific to the subject land, 2 and 3 from Part 2 - Explanation of provisions. The intent of these provisions can be accommodated in the development control plan being developed for the site.**

2. Council consult with the following agencies:-

>> Sydney Metropolitan Development Authority
>> Transport for NSW (including RMS, Transport NSW and Railcorp)
>> Sydney Water
>> Office of Environment and Heritage
>> Endeavour Energy

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 change in land uses and additional height and FSR takes advantage of the strategic location and large consolidated land holding and that this will be a catalyst for redevelopment of the Auto Alley precinct.
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 : **04-Oct-2012**

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 make the following amendments to the planning proposal:

(a) Modify the zoning map so that the strip of land currently shown unzoned along Church Street is zoned B5 Business Development for sites 1 and 2, and RE1 Public Recreation for site 3, and

(b) The department does not support site specific clauses 2 and 3 to control the development outcomes of the site. The intent of these provisions can be accommodated in the development control plan being prepared. Therefore, Council is to amend the 'explanation of provisions' by removing site specific clauses 2 and 3.

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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

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

- Sydney Metropolitan Development Authority
- Transport for NSW – Roads and Maritime Services
- Transport for NSW – RailCorp
- Transport NSW
- Sydney Water
- Office of Environment and Heritage
- Endeavour Energy

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:

Neil Jenkinson

Date:

8/10/12