

### Parramatta LEP 2011 - amendment to Schedule 5 Environmental Heritage - 137 Good Street, Rosehill and 59 McArthur Street, Guildford.

|                    |                                                                                                                                                                     |               |          |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|
| Proposal Title :   | Parramatta LEP 2011 - amendment to Schedule 5 Environmental Heritage - 137 Good Street, Rosehill and 59 McArthur Street, Guildford.                                 |               |          |
| Proposal Summary : | To amend Schedule 5 - Environmental Heritage of Parramatta Local Environmental Plan 2011 to add 137 Good Street, Rosehill and remove 59 McArthur Street, Guildford. |               |          |
| PP Number :        | PP_2013_PARRA_004_00                                                                                                                                                | Dop File No : | 13/08185 |

#### Proposal Details

|                                   |                    |                      |                         |
|-----------------------------------|--------------------|----------------------|-------------------------|
| Date Planning Proposal Received : | 06-May-2013        | LGA covered :        | Parramatta              |
| Region :                          | Sydney Region West | RPA :                | Parramatta City Council |
| State Electorate :                | PARRAMATTA         | Section of the Act : | 55 - Planning Proposal  |
| LEP Type :                        | Spot Rezoning      |                      |                         |

#### Location Details

|               |                    |            |                |
|---------------|--------------------|------------|----------------|
| Street :      | 137 Good Street    |            |                |
| Suburb :      | Rosehill           | City :     | Parramatta LGA |
| Land Parcel : |                    | Postcode : | 2142           |
| Street :      | 59 McArthur Street |            |                |
| Suburb :      | Guildford          | City :     | Parramatta LGA |
| Land Parcel : |                    | Postcode : | 2161           |

#### DoP Planning Officer Contact Details

|                  |                                                                                                        |
|------------------|--------------------------------------------------------------------------------------------------------|
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#### RPA Contact Details

|                  |                                                                                  |
|------------------|----------------------------------------------------------------------------------|
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#### DoP Project Manager Contact Details

|                  |  |
|------------------|--|
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| Contact Number : |  |
| Contact Email :  |  |

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**Land Release Data**

|                                                                                  |                                                                                                                                                                                                                            |                                                            |            |
|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|------------|
| Growth Centre :                                                                  |                                                                                                                                                                                                                            | Release Area Name :                                        |            |
| Regional / Sub<br>Regional Strategy :                                            | <b>Metro West Central<br/>subregion</b>                                                                                                                                                                                    | Consistent with Strategy :                                 | <b>Yes</b> |
| MDP Number :                                                                     |                                                                                                                                                                                                                            | Date of Release :                                          |            |
| Area of Release (Ha)<br>:                                                        |                                                                                                                                                                                                                            | Type of Release (eg<br>Residential /<br>Employment land) : |            |
| No. of Lots :                                                                    | <b>0</b>                                                                                                                                                                                                                   | No. of Dwellings<br>(where relevant) :                     | <b>0</b>   |
| Gross Floor Area :                                                               | <b>0</b>                                                                                                                                                                                                                   | No of Jobs Created :                                       | <b>0</b>   |
| The NSW Government<br>Lobbyists Code of<br>Conduct has been<br>complied with :   | <b>Yes</b>                                                                                                                                                                                                                 |                                                            |            |
| If No, comment :                                                                 | <b>To the best of the regional team's knowledge, the Department's Code of Practice in relation to communications and meetings with lobbyists has been complied with. No such meetings or communications have occurred.</b> |                                                            |            |
| Have there been<br>meetings or<br>communications with<br>registered lobbyists? : | <b>No</b>                                                                                                                                                                                                                  |                                                            |            |
| If Yes, comment :                                                                |                                                                                                                                                                                                                            |                                                            |            |

**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 : **To list 137 Good Street, Rosehill as a heritage item and to remove the property at 59 McArthur Street, Guildford as a heritage item.**

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

Is an explanation of provisions provided? **Yes**

Comment : **The proposal aims to list 137 Good Street, Rosehill as a heritage item by inclusion in Schedule 5 of Parramatta LEP 2011 and to remove the property at 59 McArthur Street, Guildford from the heritage schedule in order to delist it as a heritage item.**

**Justification - s55 (2)(c)**

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA : **2.3 Heritage Conservation**

\* May need the Director General's agreement

**Parramatta LEP 2011 - amendment to Schedule 5 Environmental Heritage - 137 Good Street, Rosehill and 59 McArthur Street, Guildford.**

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 :

**SECTION 117 DIRECTION 2.3 HERITAGE CONSERVATION - the addition of one item to the heritage schedule is consistent with the objective to conserve items of environmental heritage significance. The removal of an item that has lost integrity and context will assist in maintaining the integrity of the heritage schedule.**

**None of the State Environmental Planning Policies (SEPP's) or deemed SEPP's are applicable.**

**There are no inconsistencies with any SEPP's or s117 Directions.**

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 : **A locality map is provided sufficient for exhibition purposes.**

**Community consultation - s55(2)(e)**

Has community consultation been proposed? **Yes**

Comment : **Council intends to place the Planning Proposal on public exhibition for 28 days and consult with the Office of Environment and Heritage.**

**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 Principle LEP came into effect on 7 October, 2011.**

**Assessment Criteria**

Need for planning proposal :

**The property at 137 Good Street, Rosehill is to be added to the heritage schedule as it has significant heritage values that meet the NSW Government listing criteria.**

**An existing item at 59 McArthur Street, Guildford is proposed to be removed from the heritage schedule as it meets the NSW Government criteria for delisting, generally having lost integrity and context.**

**Parramatta LEP 2011 - amendment to Schedule 5 Environmental Heritage - 137 Good Street, Rosehill and 59 McArthur Street, Guildford.**

Consistency with strategic planning framework :

Updating the heritage schedule is consistent with the general objective in the Sydney Metropolitan Strategy to "protect places of special cultural, open space and heritage value."

The proposal is consistent with Council's Community Strategic Plan in that it would "protect and celebrate Parramatta's rich multilayered built and cultural heritage."

Environmental social economic impacts :

The proposal would have the following positive social effects:  
 - the addition of a property to the heritage schedule would help protect Parramatta's built heritage, benefitting the Parramatta community;  
 - the removal of an item that no longer meets the NSW Government listing criteria will assist in maintaining the integrity of the heritage schedule in Parramatta LEP 2011 and ensure the support of the community for heritage listed items in the Parramatta LGA.

### Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

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

Public Authority Consultation - s56(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 :

Identify any internal consultations, if required :

**No internal consultation required**

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

If Yes, reasons :

### Documents

| Document File Name                | DocumentType Name        | Is Public |
|-----------------------------------|--------------------------|-----------|
| Parramatta Cover Letter.pdf       | Proposal Covering Letter | No        |
| Parramatta Planning Proposal.docx | Proposal                 | No        |
| Location of properties.pdf        | Map                      | No        |

### 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 proceed subject to the following conditions:**

- 1. The planning proposal is exhibited for 28 days;**
- 2. Consultation with the Office of Environment and Heritage take place during the public exhibition period;**
- 3. The planning proposal should be completed in 6 months from the week following the date of the Gateway Determination; and**
- 4. Delegation is to be given for Council to exercise the Minister's plan making powers.**

Supporting Reasons : **The planning proposal is supported as it involves a minor change to the heritage schedule which will serve to protect an item of heritage significance and maintain the integrity of the schedule.**

Signature: \_\_\_\_\_



Printed Name: \_\_\_\_\_

LILLIAN CHARLESWORTH

Date: \_\_\_\_\_

10/5/13

A/ Team Leader