

PLANNING PROPOSAL TO AMEND SCHEDULE 5 ENVIRONMENTAL HERITAGE IN PARRAMATTA LOCAL ENVIRONMENT PLAN (LEP) 2011

INTRODUCTION

The planning proposal explains the intended effect of and justification for, a proposed amendment to Schedule 5 Environmental Heritage in Parramatta LEP 2011. Following heritage assessments, this planning proposal seeks to add 137 Good Street, Rosehill and to remove the heritage listed item at 59 McArthur Street, Guildford from Schedule 5. The planning proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and the relevant Department of Planning and Infrastructure guidelines including '*A Guide to Preparing Local Environmental Plans*' and '*A Guide to Preparing Planning Proposals*'.

PART 1 - OBJECTIVES OR INTENDED OUTCOMES

To:

1. Add the property at 137 Good Street, Rosehill to Schedule 5 Environmental Heritage of Parramatta LEP 2011.
2. Remove the heritage listed item at 59 McArthur Street, Guildford from Schedule 5 Environmental Heritage of Parramatta LEP 2011.

PART 2 – EXPLANATION OF PROVISIONS

1. It is proposed to add the property at 137 Good Street, Rosehill to Schedule 5 Environmental Heritage and associated Heritage Map in Parramatta LEP 2011 as outlined below. A location map is provided at Attachment A.

Suburb	Item name	Address	Property description	Significance	Item number
Rosehill	House	137 Good Street	Lot A, DP 335934	Local	

2. It is proposed to remove the heritage item at 59 McArthur Street, Guildford from Schedule 5 Environmental Heritage and associated Heritage Map in Parramatta LEP 2011 as outlined below. A location map is provided at Attachment A.

Suburb	Item name	Address	Property description	Significance	Item number
Guildford	House	59 McArthur Street	Lots 3 and 4, Section E, DP 1954	Local	1230

PART 3 - JUSTIFICATION

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

Background

The planning proposal has been the result of detailed assessments undertaken by Council's heritage consultant on the item proposed to be added and the item proposed to be removed from Schedule 5 Environmental Heritage.

Addition of 137 Good Street, Rosehill

The item proposed to be added to Schedule 5 of Parramatta LEP 2011, has significant heritage values that meet NSW Government listing criteria, as outlined in the heritage assessment undertaken by Council's heritage consultant included at Attachment B.

Removal of 59 McArthur Street, Guildford

The item proposed to be removed from Schedule 5 of Parramatta LEP meets the NSW Government criteria for delisting, generally having lost integrity and context, as outlined in the heritage assessment undertaken by Council's heritage consultant included at Attachment C.

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

The planning proposal, involving a statutory amendment to Parramatta LEP 2011, is considered the only means of achieving the objectives and intended outcomes.

3. Is there a net community benefit?

The planning proposal would have a net community benefit in achieving good heritage outcomes that would benefit the community of the Parramatta Local Government Area. An item of heritage value at 137 Good Street, Rosehill would be added to the schedule of heritage items and an item at 59 McArthur Street, Guildford, no longer of heritage value, will be removed. Council has worked constructively with the landowner towards a design solution that facilitates the conservation and adaptive re-use of 137 Good Street, Rosehill.

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or subregional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

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.

5. Is the planning proposal consistent with local councils Community Strategic Plan, or other local strategic plan?

The planning proposal is consistent with Council strategic plan, Parramatta 2025 in that it would:

Protect and celebrate Parramatta's rich multilayered built and cultural heritage (DC 2).

6. Is the planning proposal consistent with applicable state environmental planning policies?

The planning proposal is consistent with state environmental planning policies. As the following table demonstrates, these policies are not applicable to the planning proposal.

State Environmental Planning Policies

SEPP No. 1 – Development Standards	Not applicable
SEPP No. 4 - Development Without Consent and Miscellaneous Complying Development	Not applicable
SEPP No. 6 - Number of Storeys in a Building	Not applicable
SEPP No. 10 – Retention of Low Cost Housing	Not applicable
SEPP No. 14 – Coastal Wetlands	Not applicable to Parramatta Local Government Area
SEPP No. 15 – Rural Land-Sharing Communities	Not applicable to Parramatta Local Government Area
SEPP No. 19 – Bushland in Urban Areas	Not applicable
SEPP No. 21 – Caravan Parks	Not applicable
SEPP No. 22 – Shops and Commercial Premises	Not applicable
SEPP No. 26 – Littoral Rainforests	Not applicable to Parramatta Local Government Area
SEPP No. 29 – Western Sydney Recreation Area	Not applicable to Parramatta Local Government Area
SEPP No. 30 – Intensive Agriculture	Not applicable to Parramatta Local Government Area
SEPP No. 32 – Urban Consolidation (Redevelopment of Land)	Not applicable
SEPP No. 33 – Hazardous and Offensive Development	Not applicable
SEPP No. 35 – Maintenance Dredging of Tidal Waterways	Not applicable
SEPP No. 36 – Manufactured Home Estates	Not applicable to Parramatta Local Government Area
SEPP No. 39 – Spit Island Bird Habitat	Not applicable to Parramatta Local Government Area
SEPP No. 41 – Casino/Entertainment Complex	Not applicable to Parramatta Local Government Area
SEPP No. 44 – Koala Habitat Protection	Not applicable to Parramatta Local Government Area
SEPP No. 47 – Moore Park Showground	Not applicable to Parramatta Local Government Area
SEPP No. 48 – Major Putrescible Land fill Sites	Not applicable

SEPP No. 50 – Canal Estates	Not applicable
SEPP No. 52 – Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable to Parramatta Local Government Area
SEPP No. 53 – Metropolitan Residential Development	Not applicable
SEPP No. 55 – Remediation of Land	Not applicable
SEPP No. 59 – Central Western Sydney Economic and Employment Area	Not applicable to Parramatta Local Government Area
SEPP No. 60 – Exempt and Complying Development	Not applicable
SEPP No. 62 – Sustainable Aquaculture	Not applicable to Parramatta Local Government Area
SEPP No. 64 – Advertising and Signage	Not applicable
SEPP No. 65 – Design Quality of Residential Flat Buildings	Not applicable
SEPP No. 70 – Affordable Housing (Revised Scheme)	Not applicable
SEPP No. 71 – Coastal Protection	Not applicable to Parramatta Local Government Area
SEPP No. 72 – Linear Telecommunications Development - Broadband	Not applicable to Parramatta Local Government Area
SEPP (Building Sustainability Index: BASIX) 2004	Not applicable
SEPP (Seniors Living) 2004	Not applicable
SEPP (Development on Kurnell Peninsula) 2005	Not applicable to Parramatta Local Government Area
SEPP (Major Development) 2005	Not applicable
SEPP (Sydney Region Growth Centres) 2006	Not applicable to Parramatta Local Government Area
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable to Parramatta Local Government Area
SEPP (Temporary Structures and Places of Public Entertainment) 2007	Not applicable
SEPP (Infrastructure) 2007	Not applicable
SEPP (Kosciuszki National Park -- Alpine Resorts) 2007	Not applicable to Parramatta Local Government Area
SEPP (Rural Lands) 2008	Not applicable to Parramatta Local Government Area
SEPP (Exempt and Complying Development Codes) 2008	Not applicable
SEPP (Western Sydney Parklands) 2009	Not applicable to Parramatta Local Government Area
SEPP Affordable Rental Housing 2009	Not applicable

Regional Environmental Plans

REP No. 9- Extractive Industry (No. 2)	Not applicable
Regional Environmental Plan No. 7 – Multi Unit Housing – Surplus Government Land	Not applicable

Regional Environmental Plan No. 18 – Public Transport Corridor	Not applicable
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	Not applicable
Regional Environmental Plan No. 28 – Parramatta	Not applicable – Parramatta City Centre LEP 2007 and Parramatta LEP 2011 supersede this deemed SEPP

7. Is the planning proposal consistent with applicable Ministerial Directions (section 117 directions)?

Direction 2.3 Heritage Conservation

The addition of one item to the heritage schedule is consistent with the objective to conserve items, areas, objects and place 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.

8. 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 proposal would have no effect on critical habitat or threatened species, populations or ecological communities and their habitats.

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

The proposal should not have any detrimental environmental effects which need to be managed and will have a number of positive effects. The addition of one property to the heritage schedule of Parramatta LEP 2011 would help protect Parramatta's built environment benefiting the Parramatta community. Council has worked constructively with the landowner towards a design solution that facilitates the conservation and adaptive re-use of 137 Good Street, Rosehill. The removal of one item that no longer meets the NSW government listing criteria would assist in maintaining the integrity of the heritage schedule in Parramatta LEP 2011 and ensure the support of the community for heritage listed buildings in Parramatta.

10. How has the planning proposal adequately addressed any social and economic effects?

The planning proposal would have a number of positive social effects. The addition of one property to the heritage schedule of Parramatta LEP 2011 will help protect Parramatta's rich built and cultural heritage benefiting the Parramatta community. Council has worked constructively with the landowner towards a design solution that facilitates the conservation and adaptive re-use of 137 Good Street, Rosehill. The removal of one 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.

11. Is there adequate public infrastructure for the planning proposal?

The planning proposal will not place additional demands on public infrastructure.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Appropriate State and Commonwealth public authorities will be consulted after the Gateway determination has been issued.

PART 4 - MAPPING

Maps illustrating the location of the properties are provided in Attachment A.

PART 5 - COMMUNITY CONSULTATION

It is proposed that consultation take place with the Heritage Branch of the Office of Environment and Heritage, Department of Premier and Cabinet. In addition, consultation will take place with Council's Heritage Advisory Committee.

It is proposed that the planning proposal be placed on exhibition for a period of 28 days.

PART 6 - PROJECT TIMELINE

Below is an indicative timeline for the planning proposal.

- Referral to Minister for Gateway Determination: April 2013
- Date of Gateway determination: May 2013
- Public Exhibition of Planning Proposal: June/July 2013
- Timeframe for government agency consultation (as required by Gateway determination): June/July 2013
- Timeframe for consideration of submissions and reporting of planning proposal to Council: August 2013
- Date of submission to the department to finalise the LEP: August 2013
- Anticipated date RPA will make the plan (if delegated): September 2013
- Anticipated date RPA will forward to the department for notification: September 2013