

Reclassification of various sites - Parramatta CBD

Proposal Title : **Reclassification of various sites - Parramatta CBD**

Proposal Summary : **Reclassification of 13 parcels of land (across five development sites) in Parramatta CBD, owned by Parramatta City Council, from community land to operational land.**

PP Number : **PP_2013_PARRA_010_00** Dop File No : **13/16585**

Proposal Details

Date Planning Proposal Received : **30-Sep-2013** LGA covered : **Parramatta**

Region : **Sydney Region West** RPA : **Parramatta City Council**

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

LEP Type : **Reclassification**

Location Details

Street : **40 Marion Street (part of)**

Suburb : **Parramatta** City : **Sydney** Postcode : **2150**

Land Parcel : **Lots 1 and 2, DP 128775, Lot 1, DP 934330**

Street : **331A Church Street**

Suburb : **Parramatta** City : **Sydney** Postcode : **2150**

Land Parcel : **Lot 2, DP 791693**

Street : **162-172 Church Street**

Suburb : **Parramatta** City : **Sydney** Postcode : **2150**

Land Parcel : **Lot 1, DP 731780**

Street : **18 Darcy Street**

Suburb : **Parramatta** City : **Sydney** Postcode : **2150**

Land Parcel : **Lot 2, DP 549978**

Street : **338 Church Street**

Suburb : **Parramatta** City : **Sydney** Postcode : **2150**

Land Parcel : **Lot 1, DP 788637**

Street : **30B Phillip Street (part of)**

Suburb : **Parramatta** City : **Sydney** Postcode : **2150**

Land Parcel : **Lot 1, DP 1106033, Lot 102, DP 1031459, Lot A, DP 421172, Lot B, DP 393866**

Street : **47 Phillip Street (part of)**

Suburb : **Parramatta** City : **Sydney** Postcode : **2150**

Land Parcel : **Lot 1, DP 85028**

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Street : **346A Church Street**
Suburb : **Parramatta** City : **Sydney** Postcode : **2150**
Land Parcel : **Lot 11, DP 846990**

DoP Planning Officer Contact Details

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DoP Project Manager Contact Details

Contact Name : **Shane Nugent**
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Land Release Data

Growth Centre :	N/A	Release Area Name :	
Regional / Sub Regional Strategy :	Metro West Central subregion	Consistent with Strategy :	
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of
Conduct has been
complied with : **Yes**

If No, comment :

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

If Yes, comment :

Supporting notes

Internal Supporting
Notes :

External Supporting
Notes : **The planning proposal includes the discharge of interests in various parcels as specified
in Appendices A and B of the planning proposal.**

Adequacy Assessment

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

Is a statement of the objectives provided? **Yes**

Comment : The objective of the planning proposal is to enable future development and/or disposal of 13 parcels of land (across five development sites) owned by Parramatta City Council. The sites have been identified as being surplus to requirements or as having redevelopment potential.

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

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

Comment : The proposal is to reclassify 13 parcels of land from community to operational land, as specified in the planning proposal.

Appendices A and B of the planning proposal indicate the current interests on each title and the interests which are not to be discharged.

No change to existing zoning or development controls is proposed.

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA :

* May need the Director General's agreement

- 1.1 Business and Industrial Zones
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

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

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

d) Which SEPPs have the RPA identified?

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)
SEPP No 55—Remediation of Land
SEPP No 65—Design Quality of Residential Flat Development
SEPP (Building Sustainability Index: BASIX) 2004
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Infrastructure) 2007
SREP (Sydney Harbour Catchment) 2005
SREP No. 18 - Public Transport Corridor

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 : Maps are provided in Appendix C of the planning proposal. As the proposal covers whole parcels of land only, detailed maps are not required.

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Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **It is proposed to publicly exhibit the proposal for a period of 28 days. A public hearing is proposed as required under Section 29 of the Local Government Act 1993.**

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 planning proposal is to amend Parramatta City Centre LEP 2007. This is not a standard instrument LEP. It is a 'look-alike' LEP adopting many standard instrument clauses. It is intended to 'roll-over' the city centre LEP into Parramatta LEP 2011, the standard instrument LEP which applies to the remainder of the local government area.**

Assessment Criteria

Need for planning proposal : **A planning proposal provides the most transparent, effective and efficient means to reclassify the subject sites from community to operational land. Reclassification is required to enable the sale or long term lease of the sites for redevelopment.**

Consistency with strategic planning framework : **The 'Draft Metropolitan Strategy for Sydney to 2031' identifies Parramatta as Sydney's Premier Regional City and the single biggest concentration of employment outside Global Sydney. The implications of this include a need for a greater scale of development in Parramatta. The reclassification of the subject sites will permit the redevelopment of under-utilised parcels of land, commensurate with existing zoning, height and floor space ratio controls.**

Council has advised that the proposal is consistent with its local strategies.

No change is proposed to existing zones or development controls in Parramatta City Centre LEP 2007. The Riverbank sites at 30B Phillip Street and 338 Church Street are zoned part RE1 Public Recreation and part B4 Mixed Use. The other sites are zoned B4 Mixed Use.

Environmental social economic impacts : **The proposal is unlikely to have any significant environmental effects.**

The proposal is likely to have positive economic and social impacts by facilitating the development of a thriving Parramatta CBD.

While the proposal may result in some loss of car parking, much of this parking is currently under-utilised. Redevelopment of sites will include parking provision in accordance with the requirements of the Parramatta City Centre LEP.

Existing uses of the sites are:

Marion Street Car Park - vacant

Lennox Bridge Car Park (331A Church Street) - building over right of way

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Parramatta Square (162-172 Church Street and 18 Darcy Street - existing retail buildings
Riverbank (338 Church Street and Phillip Street) - car park and riverside park
Heritage centre (346A Church Street) - Visitor and Heritage Centre.

The planning proposal states that the Visitor and Heritage Centre requires additional space, and is to be relocated to a new site.

The other sites do not include significant community uses apart from the riverside park, which will continue to be covered by the public recreation zoning.

Assessment Process

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

Timeframe to make LEP : **9 months** Delegation :

Public Authority Consultation - s56(2)(d) :

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_CBD_reclassification_covering_letter.pdf	Proposal Covering Letter	Yes
Parramatta_CBD_reclassification_planning_proposal.pdf	Proposal	Yes

Planning Team Recommendation

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

S.117 directions:

- 1.1 Business and Industrial Zones**
- 2.1 Environment Protection Zones**
- 2.3 Heritage Conservation**
- 3.4 Integrating Land Use and Transport**

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4.1 Acid Sulfate Soils
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Additional Information : Delegation of Gateway Determination

The proposal is to reclassify 13 parcels of land (across five development sites) in Parramatta CBD. No changes to zoning or other development controls are proposed. The proposal is of minor significance, and it is recommended that the determination function of the Gateway be exercised under delegation by the Regional Director, Sydney West Region.

Delegation to Council

Parramatta City Council has not requested that the plan making function be delegated to Council in this instance, as the proposal relates to land owned by Council. As the proposal includes discharge of interests in relation to some parcels, the approval of the Governor is required and therefore it is not possible to delegate the plan making function.

Agency consultation

All the subject sites are owned by Parramatta City Council. No changes to zoning or development controls are proposed, and therefore no agency consultation is required.

Recommendation

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

Conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act for a period of 28 days.
2. The timeframe for completion of the local environmental plan is to be nine months from the week following the date of the Gateway determination.

Supporting Reasons : The planning proposal is to reclassify 13 parcels of land across five development sites from community land to operational land. No changes to existing zones or development controls are proposed.

The proposal will result few, if any, environmental, social or economic impacts. The reclassification will facilitate redevelopment of sites which are currently underutilised, promoting the development of a thriving Parramatta CBD, and supporting the Metropolitan Strategy vision of Parramatta as Sydney's Premier Regional City.

Signature:



Printed Name:

SHANE NUGENT

Date:

18/10/13