

PLANNING PROPOSAL

PARRAMATTA LEP 2011 & PARRAMATTA CITY CENTRE LEP 2007 CONSOLIDATION

Prepared by Parramatta City Council - December 2012

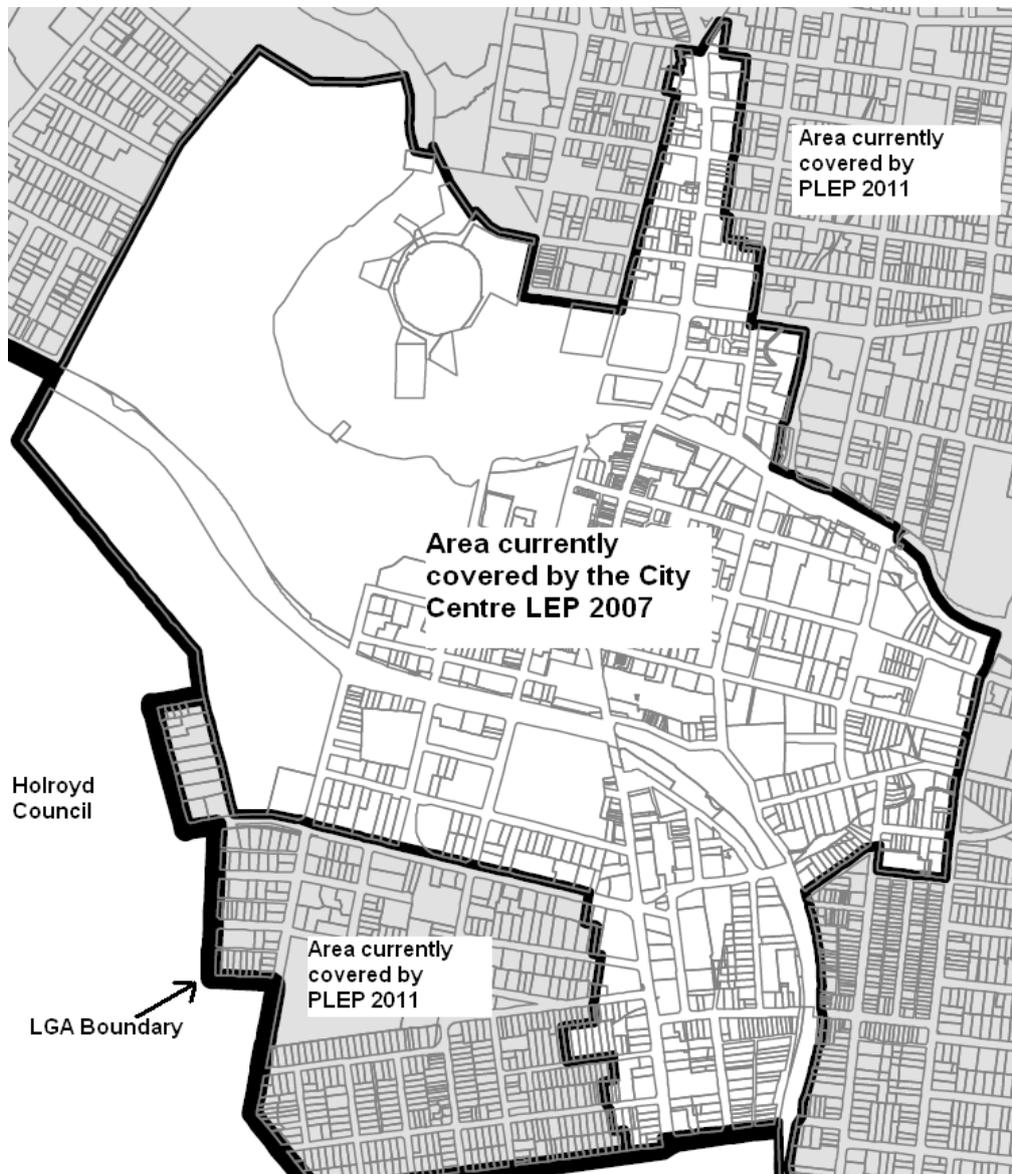
Table of Contents	Page
Part No.	
1. Objectives and Intended Outcomes	2
2. Explanation of Provisions	4
2(i) LEP Clause Translation Table	13
2(ii) Proposed Land Use Tables	24
3. Justification	40
4. Mapping	46
5. Community Consultation	56
6. Project Timeline	57

Part 1. Objectives or Intended Outcomes

There are several primary objectives to this planning proposal being:

- a) To achieve an amalgamation of the Parramatta City Centre Local Environmental Plan 2007 (City Centre LEP) into Parramatta Local Environmental Plan 2011 (PLEP 2011);
- b) To include the B3 (Commercial Core) zone within PLEP 2011 as well as some amendments to the B4 (Mixed Use), B5 (Business Development), SP2 (Infrastructure), RE1 (Public Recreation) and RE2 (Private Recreation) zones to reflect the amalgamation of the two instruments and changes to the Standard Instrument template;
- c) Correct several existing anomalies in the City Centre by applying zoning, height and/or floor space ratios to currently unzoned parcels of land as well as applying zones to roads and waterways;
- d) To provide revised versions of the following provisions that apply and are proposed to continue to apply to the City Centre;
 - i. Land amalgamation requirements. It is proposed to reduce the minimum land area required (from 2,500sqm to 1,800sqm) in order to achieve the maximum (as mapped) Floor Space Ratio (FSR) applicable to the site,
 - ii. Design excellence and development standard variations. Allow for a greater level of flexibility yet still maintain consistency and certainty in the application of development standards. New parameters are proposed for development standard variations that ensure design excellence, the provision of public benefit and a high level of energy and water efficiency as well as providing more incentives for commercial development in the City Centre,
 - iii. Amend the subclauses in Clause 22C to clarify and support the car parking rates as maximums, and
 - iv. Continue to permit the construction of car parks within the City Centre but only where by, or on behalf of Council and also allow for the use of existing surplus spaces to be used/let out by persons not associated with the building.
- e) Implement the prohibition of sex services and restricted premises in the City Centre; and
- f) Re-zone land at No. 12 Hassall Street Parramatta (Lots 15 & 16 DP128826) from B3 (Commercial Core) to B4 (Mixed Use) and increase the maximum FSR on this site from 6:1 to 8:1.

A location map of the land the subject of this planning proposal is included below (in white).



The land the subject of this planning proposal to be incorporated into PLEP 2011.

Part 2. Explanation

a) Amalgamation of Instruments

This planning proposal seeks to amend PLEP 2011 to achieve the integration and inclusion of the land and provisions currently contained within the City Centre LEP. The planning proposal also seeks to add additional Local Provision Clauses relating to the City Centre into PLEP 2011.

Included within Part 2 as part of this planning proposal commencing at page 12 is a table identifying the current clauses and provisions contained within the City Centre LEP and how they are proposed to be integrated into or otherwise covered by the provisions contained within the PLEP 2011. A large number of these are best described as operational or non-policy clauses and provisions and whilst important are largely of a functional nature. Where changes are proposed these are included in the table and where relevant discussed in more detail below.

b) Land Use Tables & Zonings

This planning proposal seeks to incorporate the land uses tables commencing at page 25 and to include the B3 (Commercial Core) zone within PLEP 2011 as well as some amendments to the B4 (Mixed Use), B5 (Business Development), SP2 (Infrastructure), RE1 (Public Recreation) and RE2 (Private Recreation) zones to reflect the amalgamation of the two instruments. The proposed changes are indicated with deletions shown in strikethrough and additions shown in *italics*. This planning proposal also seeks to apply the W1 (Natural Waterways) and W2 (Recreational Waterways) zoning to unzoned land within the City Centre.

Since the making of the City Centre LEP a number of new and revised State Environmental Planning Policies (SEPPs) have come into effect. These SEPPs (Infrastructure, Affordable Rental Housing, Senior's Living) apply to the State and in some circumstances provide for mandatory permissibility of certain land uses and activities. Under the making of the Standard Instrument any duplication of these uses in individual Council's LEPs has been removed and as such some of these uses (e.g. public utility undertaking, cycleways) are not listed in the land use tables but will remain permissible via alternate planning instruments.

Further, in some land use tables under the City Centre LEP (e.g. B4 Mixed Use) the phrase '*Any development not specified in items 2 or 4*' is included. The effect of this is that any other use is, by default, permissible with consent within that zone unless specified as being prohibited. In order to ensure that no unintended uses are inadvertently made permissible or prohibited as a result of the amalgamated LEP, a review of all the City Centre land use terms, and their permissibility and compatibility with the PLEP 2011 land use tables was undertaken in the preparation of the land use tables included as part of this planning proposal.

c) Mapping

This planning proposal seeks to amend the PLEP 2011 Maps as described below and included in Part 4.

- Land Application
- Land Zoning
- Height of Buildings
- Floor Space Ratio
- Heritage
- Include a new map entitled 'Additional Local Provisions' as part of this planning proposal.
- Land Reservation Acquisition
- Key Sites
- Acid Sulfate Soils
- (Remove City Centre Flood Prone Land Map)

The following proposed amendments have been included in the maps and extracts in Part 4;

Amen dment No.	Site	Proposed Change & Explanation
A.	1 O'Connell Street Parramatta – St Johns Cemetery	Currently unzoned. Proposed to apply the SP2 (Cemetery) zone with no maximum height or FSR. This is consistent with the zoning of cemeteries throughout the LGA.
B.	76A Great Western Highway, Parramatta – Parramatta High School	Currently unzoned. Proposed to apply the B4 (Mixed Use) zone with a maximum FSR of 3.5:1 and height of 28m. The DP&I have instructed that schools adopt the adjoining zone.
C.	Part 2 Fitzwilliam Street, Parramatta	Currently unzoned. Proposed to apply the B3 (Commercial Core) zone with a maximum FSR of 6:1. HOB will be controlled by the sun access plane provisions. This is consistent with the adjoining land and zone.
D.	51 & 53A Marion Street, Harris Park	Currently unzoned. Proposed to apply the B1 (Neighbourhood Centre) zone with maximum height of 13m. No FSR control to be applied. This is consistent with the adjoining land and zone.
E.	195 Church Street, Parramatta – St John's Cathedral	Currently unzoned. Proposed to apply an SP1 (Place of Public Worship) zone. No maximum height or FSR to be applied. This is consistent with the zoning of places of public worship throughout the LGA.
F.	2 Smith Street, Parramatta – Lancer Barracks	Currently unzoned. Applied the B3 (Commercial Core) zone. No max height or FSR. This is consistent with the adjoining land and zone.
G.	12 Hassall Street, Parramatta	Currently zoned B3 (Commercial Core). Proposed to apply the B4 (Mixed Use) zone and increase the FSR from 6:1 to 8:1. No

		change to HOB is proposed. Council resolution 22 October 2012.
H.	Part 5-7 Parkes Street, Parramatta	Proposed to reflect the existing reservation under SREP 18 (Public Transport Corridors) on the LRA map.
I.	Part 100 George & 32 Smith Street, Parramatta	Proposed to reflect the existing reservation under SREP 18 (Public Transport Corridors) on the LRA map.
J.	Part 64-74 Great Western Highway, Parramatta	Proposed to reflect the existing reservation under SREP 18 (Public Transport Corridors) on the LRA map.
J.	Part 40 Great Western Highway & 15 Campbell Street, Parramatta	Proposed to reflect the existing reservation under SREP 18 (Public Transport Corridors) on the LRA map.
K.	267 Church Street, Parramatta (Lots 1 and 2, DP 400078). Current City Centre LEP item No 69	Proposed to map Lot 2 DP 400078, currently not mapped but subject to Item No. 69 in Heritage Schedule.
L.	458 Church Street, Parramatta (Lot 711 DP1085446). Current City Centre LEP item No 93	Heritage shading does not match property cadastre. Rear right of way access for 456 Church Street is incorrectly mapped. Proposed to apply the heritage shading to the entire property No. 458 and remove from No. 456.
M.	476 Church Street, Parramatta (Lot 3 DP741890). Current City Centre LEP item No 26	Heritage shading does not reflect the property cadastre. Proposed to apply the heritage shading to the entire property No. 476.
N.	182 and 182B George Street, Parramatta (Lots 40 and 41 DP1115363). Current City Centre LEP item No 41	Heritage shading does not reflect the property cadastre for both lots. Proposed to amend the heritage shading to accurately reflect the property cadastre.
O.	43 Church Street, Parramatta (Lot X & Y DP401259 and Lot 17 DP12623) (fronting Lansdowne Street). Current City Centre LEP item No 107	43 Church Street has been wrongfully mapped. 41 Lansdowne Street is the heritage item and has been correctly mapped in PLEP 2011. The listing at 43 Church Street has been removed from the map because there is no associated listing in the Heritage Schedule.
P.	35 Smith Street, Parramatta	Removed property from heritage map. This property does not contain a heritage item and is not referenced in the Heritage Schedule.
Q.	2 Macquarie Street, Parramatta (Lot 362, DP 752058) adjacent to	The property is mapped on the City Centre LEP heritage map as a heritage item (part of item 53, Parramatta Park and Old

	Parramatta Park	Government House) but is not included in the Heritage Schedule 5 of the City Centre LEP separately as a listed item. The property was not separately listed in the Heritage Schedule of Sydney Regional Environmental Plan No 28 – Parramatta. The State Heritage Register curtilage plan for Parramatta Park and Old Government House specifically excludes this property. This property has been removed from the heritage map.
R.	82-88, 82A & 90, Phillip Street, Parramatta	The Regional Open Space reservation currently applying to these properties is an anomaly. It is proposed to remove this reservation from the LRA Map.

A revised Heritage map is provided in Part 4 of this planning proposal. The map incorporates the proposed changes that have already been the subject of a Gateway determination and public exhibition (DP&I Ref No. PP_2012_PARRA_001_00) as well as those identified in the table above (items K - Q).

This planning proposal seeks only determination in respect to the corrections identified above (items K - Q) and the manner in which the heritage items will be numbered within an amalgamated instrument. It is intended to incorporate the heritage items currently contained in the City Centre alphabetically by suburb within PLEP 2011 schedule 5 and apply new numbering to the City Centre items only commencing at the end of the current PLEP 2011 Schedule 5 (i.e. from I647 onwards). This will integrate the heritage items currently within the City Centre without the need to re-number and re-map the entire existing schedule and corresponding maps. The State items will also be renumbered to reflect their State Listed Number.

It is noted that the attached maps do not align with the current grid layout in which the PLEP 2011 is arranged. As the land currently covered by the City Centre LEP would be spread over four maps, for clarity and public exhibition purposes they are contained within one map sheet. Following formal exhibition of the planning proposal and at such time as the amendment is being drafted the land covered by the City Centre will be integrated into the existing grid sheet layout of PLEP 2011 in accordance with the Standard Instrument technical directions.

d) Local Clauses

This planning proposal seeks to apply the following additional local provisions to the land identified under the Additional Local Provisions Map (being a proposed map illustrating the City Centre).

i) Land amalgamation

Clause 22 (3) of the City Centre LEP contains a table and formula which acts as a sliding scale to identify the land size required to achieve the maximum Floor Space Ratio (FSR) as identified for the site on the FSR Map. The intention of this clause is to encourage amalgamation of sites by providing an incentive (in floor space terms) to be able to achieve the maximum FSR. The current land size required to achieve the maximum floor space identified on the FSR map is 2,500m².

As part of the focussed review and analysis carried out by Council it was observed that the Parramatta City Centre contains a lot pattern of highly fragmented ownership, relatively small lots sizes and numerous constraints (e.g. heritage items on or adjacent to sites, strata ownership, recent investment into existing building stock). The result is that the achievement of consolidation of sites can be extremely challenging. The intent of encouraging consolidation of lots for redevelopment is sound in that it can encourage more consistent and cohesive development to occur. However given the strategic importance and unique nature of the City Centre it is not desirable for this control to potentially stymie development from occurring. The review and modelling work suggested that an individual parcel or consolidated lot size of 1,800m² could still achieve viable floor plates and development outcomes within the City Centre.

This planning proposal therefore seeks the provisions of this clause be adjusted to identify a site area of 1,800m² to achieve the maximum FSR identified for the site.

This planning proposal also seeks to achieve the following two outcomes.

1. Where sites less than 1,800m² but greater than 1,000m² cannot amalgamate due to physical constraints such as heritage, laneways or strata subdivision, the maximum FSR may still be able to be achieved where the building has undergone a design competition and demonstrated design excellence.
2. The lower threshold of 1,000m² as currently exists will be retained but reduce the minimum land area required to achieve the maximum FSR from 2,500sqm to 1,800sqm. The current formula contained within clause 22 will also be adjusted to provide a more equitable allocation of FSR for sites between 1,000sqm and 1,800sqm in area to read "X = (site area – 500/1,500)". For example where a site is mapped as 10:1 on the Floor Space Ratio map the following FSR's would apply to a site of <1,000sqm – 6:1, >1,000sqm but <1,800m² – subject to above formula, >1,800m² – 10:1 by application of this formula.

ii) Design excellence and development variation provisions

The City Centre LEP includes development standards such as maximum height and FSR. Generally speaking, variation to these standards is not encouraged because the nature and form of development intended for the City Centre is established by the combined operation of the zoning and development standards set out in the LEP.

However, variation to the development standards set out in Part 4 of the City Centre LEP can be permitted under certain circumstances as provided in both clauses 22B and 24 of the City Centre LEP.

Clause 22B permits contravention of the development standards relating to building height or floor space ratio by up to 10 per cent but only if the building or alteration is the result of an architectural design competition. Clause 24 permits exceptions to any development standard if the requirements stated in clause 24 are met, which include demonstrating that compliance with the development standard is unreasonable or unnecessary and that there are sufficient environmental planning grounds to justify the variation.

Since the coming into effect of the City Centre LEP, there has been some divergence of views on the application of these clauses. In order to provide a mechanism that allows for a greater level of flexibility yet still maintains consistency and certainty in the application of development standards, the following approach is sought in this planning proposal, which also provides more incentives for commercial development in the City Centre.

That the current provisions contained within Clauses 22B (Design Excellence) be re-drafted and incorporated into PLEP 2011 as a specific provision applying to the City Centre land to provide the following outcomes;

- Proposals seeking a variation of less than 5% must address and comply with the criteria under clause 24 equivalent (clause 4.6 within the PLEP 2011).
- Proposals seeking a development standard variation of up to 15% will require undergoing a design competition and demonstrating design excellence. A public benefit will be required (except in the B3 (Commercial Core) zone and for a 100% commercial floor space development on a site in the B4 (Mixed Use) zone or B5 (Business Development) zone) as well as demonstrating a high level of energy and water efficiency. A public benefit may include matters such as public domain works/infrastructure, flooding attenuation beyond the realm of the site, provision and dedication of affordable housing to Council and the like. It is intended to provide further guidance within the DCP to detail what is expected in demonstrating a high level of energy and water efficiency.
- Proposals seeking to vary height only, by greater than 15%, will require demonstrating a significant public benefit, undergoing a design competition process and demonstrating design excellence as well as a high level of energy and water efficiency. Proposals on land zoned B3 (Commercial Core) and B5 (Business Development) seeking to vary height greater than 15% will not require demonstrating a significant public benefit, only undergo a design competition process and demonstrate design excellence as well as a high level of energy and water efficiency. 'Significant public benefit' is regarded as being additional to section 94A development levies and should relate to provision of a public asset where there is a demonstrated public deficit. An explanation of what may be interpreted as being a 'significant' and 'public asset' will be included within the DCP. Examples of 'public asset' may include one or more of the following:
 - Monetary contribution to the City Ring Road proposal or *Parramatta City Council Affordable Housing Bank Policy (2009)*
 - Residential unit (for the *Parramatta City Council Affordable Housing Bank*)

- Commercial unit as deemed desirable by Council
 - Flood attenuation beyond the realm of the site
 - Dedication and construction of a lane consistent with *Parramatta City Centre Lanes Strategy and Policy (2010/2011)*
 - Public domain works consistent with *Design Parramatta*
 - Public car parking consistent with Parramatta City Centre Car Parking Strategy (2011)
- Provide an incentive (in the form of floor space and height variations) that provides for development involving 100% commercial floor space within the B4 (Mixed Use) zone. This would be achieved by a clause that allows a variation to height and FSR by up to 25% by undergoing a design competition and demonstrating design excellence. In order to further encourage employment generating floor space (i.e. non-residential development) these proposals would not however need to demonstrate a public benefit.
 - The table below simplifies the above proposed provisions. Proposals seeking a variation to a development standard outside of these parameters (except where sites between 1,000-1,800sqm that cannot be physically amalgamated and seeking to achieve the maximum prescribed FSR on the map), will require a planning proposal to facilitate the proposed outcomes on the site.
 - Continue to require the following developments to undergo a design competition process:
 - a. Development in respect of a building that is, or will be, greater than 55m or 13 storeys (or both) in height,
 - b. Development having a capital value of more than \$1,000,000 on a key site, being site shown edged heavy black and distinctly coloured on the Key Sites Map,
 - c. Development for which the applicant has chosen to have such a completion.
 - The current wording allowing the Director General of the DP&I to waive the requirement for a design competition is sought to be removed in order to ensure that an appropriate level of rigour is applied to the design competition process as well as ensure that proposals demonstrate energy and resource efficiency and deliver a public benefit. This is considered imperative given the increased magnitude of variation that may be potentially sought.

Proposed degree of variation	Proposed requirements	Development standard	Applicable zone in the City Centre (only)
<5%	Comply with 'exception to development standards' clause	Any development standard, including Height & FSR	All zones
<15%	Design competition Public benefit High level energy & water efficiency	Height & FSR	B4, B5

<15%	Design competition High level energy & water efficiency	Height & FSR	B3 & 100% commercial floor space in B4 or B5
>15%	Design competition Significant public benefit High level energy & water efficiency	Height	B4
>15%	Design competition High level energy & water efficiency	Height	B3, B5
<25%	Design competition High level energy & water efficiency	Height & FSR	B4

iii Car Parking Rates

This planning proposal seeks to modify Clause 22C of the City Centre LEP. Clause 22C contains rates for the provision of parking associated with a development that are currently set as a maximum. It is proposed to retain these provisions within the LEP with some modifications to subclauses.

When the City Centre LEP was originally made this clause was unclear as to whether the rates of parking were intended to be applied as a minimum, an exact number or as a maximum. As a result the LEP was amended in mid-2011 to make it clear that these rates were to be applied as a maximum. Subclauses relating to this clause however require amending to further clarify and support the rates as maximums. For example, subclause 3 of Clause 22C implies that a minimum number of spaces must be provided.

Clause 22C also encourages parking to be provided below ground floor level by including car parking provided above ground floor level in the calculation of FSR. This policy position is maintained however there are some (limited) circumstances where the provision of parking above ground floor level may be considered. Examples may include where a site is heavily constrained by flooding (up to the 1 in 100 year flood) or is archeologically significant.

This planning proposal seeks to allow proposals for above ground floor level car parking to be considered only where affected by flooding (up to the 1 in 100 year flood) and/or archaeological significance and the proposal is the result of a design competition and demonstrates design excellence. Proposals must contain an appropriate level of ground floor activation as well as high quality screening treatment of the car park.

iv Car Parks

This planning proposal seeks to allow car parks to be a permissible land use within the B3 (Commercial Core) and B4 (Mixed Use) zones without the current qualifier

being included (i.e. only where carried out by or on behalf of Council). The effect of this is that a land owner/developer could make an application to establish parking stations in the Parramatta CBD.

Currently the LEP prevents Council from considering applications such as this or applications to lease out identified surplus parking spaces within existing commercial buildings.

To achieve a balanced approach it is proposed through this planning proposal to;

1. Include car parks as a permissible use within the B3 (Commercial Core), B4 (Mixed Use) and B5 (Business Development) zones within the City Centre.
2. Include a clause to apply to car parks in the City Centre that restricts stand-alone parking stations to be constructed only where by or on behalf of Council and also allow for the use of surplus existing parking spaces within buildings to be used by persons not associated with the building within which they are located, subject to Council's consent.

e) Sex Services and Restricted Premises

This planning proposal seeks to prohibit sex services and restricted premises on all land currently covered by the City Centre LEP.

The proposed amalgamation and planning proposal seeks to achieve the prohibition of sex services and restricted premises within the B3 (Commercial Core), B4 (Mixed Use) and B5 (Business Development) zones within the City Centre.

Restricted premises are currently permissible (and mandated under the Standard Instrument) under PLEP 2011 with consent in the B4 (Mixed Use) zone outside of the City Centre. This planning proposal does not propose to alter the permissibility of restricted premises in the B4 (Mixed Use) zone outside of the City Centre. This would require the drafting of a clause in order to prohibit restricted premises within the City Centre area only.

f) 12 Hassall Street, Parramatta

This planning proposal seeks to re-zone land at No 12 Hassall Street, Parramatta (Lots 15 & 16 DP128826) from B3 (Commercial Core) to B4 (Mixed Use) and increase the FSR from 6:1 to 8:1.

This would permit the carrying out of a mixed use development including residential on the site. The site is located on the periphery of the commercial core and is immediately adjacent to and opposite to land containing residential development.

Part 2(i) LEP Clause Translation Table

The following table identifies the manner in which the current clauses and provisions contained within the City Centre LEP will transition into and/or be incorporated into PLEP 2011. In the majority of instances the provisions contained within PLEP 2011 will apply to the City Centre, and only where necessary, new provisions are proposed to be added to specifically apply to the City Centre. The proposed actions or amendments for each matter are contained in bold within the right hand column.

Ref No	Parramatta City Centre 2007 LEP (City Centre LEP) Clause	Equivalent clause in Parramatta LEP 2011 (PLEP 2011)	Commentary & Proposed action/amendments (in bold) to PLEP 2011
1	Clause 1 – Name of plan	Clause 1.1 Name of Plan	Retain plan name as <i>Parramatta Local Environmental Plan 2011</i>.
2	Clause 2 - Aims of this plan	Clause 1.2 - Aims of this plan	<p>Aims in the City Centre LEP are extensive and in part cover a lot of issues contained within PLEP 2011. PLEP 2011 has a lot of aims already. Some are very broad and others do not relate directly to the purpose of the LEP. The City Centre objectives are equally varied.</p> <p>That the aims of Parramatta LEP 2011 be modified to include a specific City Centre aim to be more relevant to the overall scope and purpose of this plan as well as an aim incorporating ESD. The following additional aims are proposed to be included;</p> <p><i>To protect and enhance the viability, identity and diversity of the Parramatta City Centre and recognise it as the pre-eminent centre in the Greater Metropolitan Region.</i></p> <p><i>To encourage development that demonstrates efficient and sustainable use of energy and resources in accordance with ecologically sustainable development principles,</i></p>
3	Clause 3 - Land to which this plan applies	Clause 1.3 - Land to which this plan applies	<p>Clause 3 of the City Centre LEP refers to a Land Application Map that applies to the City Centre area.</p> <p>The Land Application Map of PLEP 2011 be amended to include the Parramatta City Centre.</p>
4	Clause 4 - Definitions	Clause 1.4 - Definitions	<p>Land Use definitions under City Centre LEP largely duplicate those in Parramatta LEP 2011. The standard instrument definitions contained in PLEP 2011 have been amended since the making of the City Centre LEP. The current definitions in Parramatta LEP 2011 prevail over those currently contained in Parramatta City Centre Plan. No action required.</p>
5	Clause 5 - Notes	Clause 1.5 - Notes	<p>Standard clause under both plans.</p> <p>Clause 1.5 to apply to the City Centre.</p>
6	Clause 6 - Consent Authority	Clause 1.6 - Consent Authority	<p>Standard clause under both plans.</p> <p>Clause 1.6 to apply to the City Centre.</p>

Ref No	Parramatta City Centre 2007 LEP (City Centre LEP) Clause	Equivalent clause in Parramatta LEP 2011 (PLEP 2011)	Commentary & Proposed action/amendments (in bold) to PLEP 2011
7	Clause 7 - Maps	Clause 1.7 - Maps	Clause 1.7 has changed in the Standard Instrument. It now allows the Minister to replace maps. Standard Instrument wording within PLEP 2011 includes new sub clauses. Clause 1.7 to apply to the City Centre.
8	Clause 8 - Repeal of Local Planning Instruments	Clause 1.8 - Repeal of Planning Instruments	Repeal of plans needs to be accurate. Also note that Clause 8 of the City Centre LEP includes a savings and transitional provision (subclause 3) which is a separate clause under the Standard Instrument. PLEP 2011 be amended to include a reference to the Parramatta City Centre LEP 2007 as an additional instrument to be repealed.
	n/a	Clause 1.8A - Savings provision relating to development applications	Matter addressed in the discussion on clause 8 of the City Centre LEP. See discussion immediately above. No action required.
9	Clause 8A - Suspension of Covenants	Clause 1.9A - Suspension of covenants, agreements and instruments	Standard Instrument wording for this clause includes protection for those covenants that protects land under a bio- banking agreement. Clause 1.9A to apply to the City Centre.
10	Clause 9 - Application of SEPP's and REP's	Clause 1.9 - Application of SEPP's	Under the City Centre Plan, SEPP 9 does not apply. SEPP 9 was repealed by the Infrastructure SEPP. Under the Standard Instrument, the provisions in a SEPP relating to group homes (previously covered by SEPP 9) will apply to the extent that it applies in the affordable housing SEPP. Clause 1.9 to apply to the City Centre.
11	Clause 10 - Land Use zones	Clause 2.1 - Land Use zones	The City Centre LEP contains a B3 Commercial Core zone where PLEP 2011 does not. That clause 2.1 of PLEP 2011 be amended to include reference to the B3 Commercial Core zone that currently applies to the Parramatta City Centre.
12	Clause 11 - Zoning of land to which this applies	Clause 2.2 - Zoning of land to which this applies	Identical clauses Clause 2.2 to apply to the City Centre.
13	Clause 12 - Zone objectives and land use table	Clause 2.3 - Zone objectives and land use table	Identical clauses Clause 2.3 to apply to the City Centre.
14	Clause 13 - Unzoned land	Clause 2.4 - Unzoned Land	Identical clauses Clause 2.4 to apply to the City Centre.
15	Clause 14 - Additional permitted uses	Clause 2.5 - Additional permitted uses	Identical clauses Clause 2.5 to apply to the City Centre.

Ref No	Parramatta City Centre 2007 LEP (City Centre LEP) Clause	Equivalent clause in Parramatta LEP 2011 (PLEP 2011)	Commentary & Proposed action/amendments (in bold) to PLEP 2011
16	Clause 15 - Subdivision - Consent requirements	Clause 2.6- Subdivision - consent requirements	Identical clauses Clause 2.6 to apply to the City Centre.
17	n/a	Clause 2.7 - Demolition requires Development Consent	The City Centre LEP does not have a clause relating to demolition Clause 2.7 to apply to the City Centre.
18	Clause 15A - Temporary use of land	Clause 2.8 Temporary Use of Land	Clause 2.8(2) under the Standard Instrument has a longer period in which consent for the temporary use of land may last (28 days v 12 days under the City Centre) Clause 2.8. to apply to the City Centre which provides a 28 day time period.
19	Land Use Table	Land Use Table	Ensure the City Centre LEP and the new LEP function correctly and have no unintended consequence as a result of the Standard Instrument land use definitions. Refer to page 24 for the proposed amendments to the land use tables in PLEP 2011.
20	Part 3 - Exempt and complying development	Clause 3.1 – Exempt development, Clause 3.2 – Complying development & Clause 3.3 – Environmentally sensitive areas excluded	The SEPP for exempt and complying development applies to certain categories of development. Under the PLEP 2011, exempt and complying development provisions apply only to categories of development not covered by a SEPP or where the provisions offered by PCC are more generous. The City Centre LEP provisions for exempt and complying development need to operate in the same way. Clauses 3.1, 3.2 and 3.3 to apply to the City Centre.
21	n/a	Clause 4.1 Minimum Lot size	This clause only applies to residential zones and as described by the Minimum Lots Size map. Clause 4.1 will not apply to land within the City Centre. No action required.
22	n/a	Clause 4.1B Minimum lot size for dual occupancies	This clause applies for residential purposes. Clause 4.1B will not apply to land within the City Centre. No action required.
23	Clause 21 - Height of Buildings	Clause 4.3 Height of Buildings	City Centre LEP has a number of additional objectives with respect to height. A review of these objectives has found that objectives e), f) and g) of the City Centre plan are covered by objectives a),c) and d) of PLEP 2011. Objectives a) and c) of the City Centre LEP to be consolidated into one objective and added to clause 4.3 of PLEP 2011 as follows: <i>“to maintain satisfactory sky exposure and daylight to existing buildings within commercial centres, to the sides and rear of tower forms and to key areas of the public domain including parks, streets and lanes”.</i>
24	Clause 21A - Architectural Roof Features	Clause 5.6 - Architectural roof features	To provide for circumstances where roof features (e.g. decorative elements) exceed height controls on the basis that they have sufficient architectural ingenuity. The clauses are the same.

Ref No	Parramatta City Centre 2007 LEP (City Centre LEP) Clause	Equivalent clause in Parramatta LEP 2011 (PLEP 2011)	Commentary & Proposed action/amendments (in bold) to PLEP 2011
			Clause 5.6 to apply to the City Centre.
25	Clause 22 - Floor Space Ratio	Clause 4.4 - Floor Space Ratio	<p>PLEP 2011 sets specific FSR controls for some areas (e.g. Granville) using a sliding scale. The City Centre LEP applies similar principles under Clause 22(3). Variation to the City Centre FSR control is subject to a design excellence process.</p> <p>That a new subclause under Clause 4.4A of PLEP 2011 be added specific to the City Centre that includes the exceptions relating to FSR. The lower threshold of 1,000m² as currently exists will be retained but reduce the minimum land area required to achieve the maximum FSR from 2,500sqm to 1,800sqm. The current formula contained within clause 22 will also be adjusted to provide a more equitable allocation of FSR for sites between 1,000sqm and 1,800sqm in area to read “X = (site area – 500/1,500)”. For example where a site is mapped as 10:1 on the Floor Space Ratio map the following FSR’s would apply to a site of <1,000sqm – 6:1, >1,000sqm but <1,800m² – subject to above formula, >1,800m² – 10:1 by application of this formula.</p>
26	Clause 22A - Minimum building street frontage	n/a	<p>The purpose of this clause in the City Centre LEP is to ensure development consent is not granted to the erection of a building that does not have at least one street frontage of 20m unless physical constraints prevent it.</p> <p>That the contents of this clause be transferred to Parramatta DCP 2011.</p>
27	Clause 22B - Design excellence	n/a	<p>The City Centre LEP requires design excellence to be a general consideration and is also the enabling clause to allow FSR/height variations of up to 10% if the proposal goes through a design competition and demonstrates design excellence.</p> <p>That the current provisions in clause 22B be redrafted and incorporated into PLEP 2011 as specific provisions applying to the City Centre only, to provide the following outcomes:</p> <ol style="list-style-type: none"> Proposals seeking a variation of less than 5% must address and comply with the criteria under clause 24 equivalent (clause 4.6 within the PLEP 2011). Proposals seeking a development standard variation of up to 15% will require undergoing a design competition and demonstrating design excellence. A public benefit will be required (except in the B3 Commercial Core zone and for a 100% commercial floor space development on a site in the B4 Mixed Use zone or B5 Business Development zone) as well as demonstrating a high level of energy and water efficiency. A public benefit may include matters such as public domain works/infrastructure, flooding attenuation beyond the realm of the site, provision and dedication of affordable housing to Council and the like. It is intended to

Ref No	Parramatta City Centre 2007 LEP (City Centre LEP) Clause	Equivalent clause in Parramatta LEP 2011 (PLEP 2011)	Commentary & Proposed action/amendments (in bold) to PLEP 2011
			<p>provide further guidance within the DCP to detail what is expected in demonstrating a high level of energy and water efficiency.</p> <ol style="list-style-type: none"> 3. Proposals seeking to vary height only, by greater than 15%, will require demonstrating a significant public benefit, undergoing a design competition process and demonstrating design excellence as well as a high level of energy and water efficiency. Proposals on land zoned B3 Commercial Core and B5 Business Development seeking to vary height greater than 15% will not require demonstrating a significant public benefit, only undergo a design competition process and demonstrate design excellence as well as a high level of energy and water efficiency. 4. Provide an incentive (in the form of floor space and height variations) that provides for development involving 100% commercial floor space within the B4 (Mixed Use) zone. This would be achieved by a clause that allows a variation to height and FSR by up to 25% by undergoing a design competition and demonstrating design excellence. In order to further encourage employment generating floor space (i.e. non-residential development) these proposals would not however need to demonstrate a public benefit. 5. Proposals seeking a variation to a development standard beyond 15% (except where for height only where there is a significant public benefit, or sites between 1,000-1,800sqm that cannot be physically amalgamated and seeking to achieve the maximum prescribed FSR on the map), will require a planning proposal to facilitate the proposed outcomes on the site. 6. The current wording allowing the Director General of the DP&I to waive the requirement for a design competition is sought to be removed in order to ensure that an appropriate level of rigour is applied to the design competition process as well as ensure that proposals demonstrate energy and resource efficiency and deliver a public benefit. This is considered imperative given the increased magnitude of variation that may be potentially sought. 7. Continue to require the following developments to undergo a design competition process: <ol style="list-style-type: none"> a. Development in respect of a building that is, or will be, greater than 55m or 13 storeys (or both) in height, b. Development having a capital value of more than \$1,000,000 on a key site, being site shown edged heavy black and distinctly coloured on the Key

Ref No	Parramatta City Centre 2007 LEP (City Centre LEP) Clause	Equivalent clause in Parramatta LEP 2011 (PLEP 2011)	Commentary & Proposed action/amendments (in bold) to PLEP 2011
			Sites Map, c. Development for which the applicant has chosen to have such a completion.
28	Clause 22C - Car Parking	n/a	Car parking provisions for development are set as a maximum in the City Centre LEP. It is proposed through this planning proposal to; <ol style="list-style-type: none"> 1. Maintain permissibility of car parks as a permissible use within the B3 (Commercial Core), B4 (Mixed Use) and B5 (Business Development) zones within the City Centre. 2. Include a clause to apply to car parks in the City Centre that restricts stand- alone parking stations to be constructed only where by or on behalf of Council and also allow for the use of surplus existing parking spaces within buildings to be used by persons not associated with the building within which they are located, subject to Council's consent. 3. Modify the current subclauses within 22C to make it clear that the parking rates within this clause are to be applied as a maximum. 4. Continue to encourage parking to be provided below ground floor level by including car parking provided above ground floor level in the calculation of FSR. However, to allow proposals for above ground floor level car parking to be considered only where affected by flooding (up to the 1 in 100 year flood) and/or archaeological significance and the proposal is the result of a design competition and demonstrates design excellence. Proposals must contain an appropriate level of ground floor activation as well as high quality screening treatment of the car park.
29	Clause 22D - Building Separation	n/a	This Clause provides that building separation must comply with the relevant provisions within the City Centre DCP. The provisions within Clause 22D to be transferred to Parramatta DCP 2011.
30	Clause 22E - Sustainable Development	n/a	Ensure the consent authority considers ESD principles. Section 79C of the Act considers these matters as does the effective cumulative controls of the City Centre DCP. That a broader ESD aim be added to PLEP 2011 as per item No 2 in this table.
31	Clause 22F - Serviced Apartments	n/a	Prohibits the strata subdivision of serviced apartments in the B3 (Commercial Core) zone and matters for consideration to be applied for such applications in the B4 (Mixed Use) zone. That this clause be included within PLEP 2011 and applied only to the City Centre.

Ref No	Parramatta City Centre 2007 LEP (City Centre LEP) Clause	Equivalent clause in Parramatta LEP 2011 (PLEP 2011)	Commentary & Proposed action/amendments (in bold) to PLEP 2011
32	Clause 22G - Special Areas	n/a	The aim of this clause is to ensure development in and around Special Areas is compatible with the particular character and significance of each Special Area. This clause references controls found in the City Centre DCP. The provisions in this clause to be transferred to Parramatta DCP 2011.
33	Clause 22H - Civic Place	n/a	Ensures that certain development (i.e. open space & land use mix) on land at Civic Place (now known as Parramatta Square) takes place. That this Clause be included in PLEP 2011 with all references to Civic Place be replaced with Parramatta Square.
36	Clause 24 Exceptions to Development Standards	Clause 4.6 - Exceptions to Development Standards	There are some minor wording variations between the two clauses but the intent and purpose is the same. Clause 4.6 to apply to the City Centre. An additional provision within the new design excellence clause addressing any variations sought through Clause 4.6 within the City Centre is to be included (see Reference no. 27 within this table).
37	Clause 25 Land acquisition within certain zones	Clause 5.1 - Relevant acquisitions Authority	Minor variations in these clauses to include "Zone B3 Commercial Core marked Local Road Widening" with the Authority of the State being Council. Clause 5.1 to apply to the City Centre.
38	Clause 26 - Development on Proposed Classified Road	Clause 5.1A - Development on land intended to be acquired for public purposes	This clause is similar to clause 5.1A of PLEP 2011 and is covered by the provisions of the Infrastructure SEPP. Include the B3 Commercial Core zone to Column 1 marked "Local road widening". Clause 5.1A to apply to the City Centre.
39	Clause 27- Classification and Reclassification of Public Land	Clause 5.2 - Classification and Reclassification of Public Land	The clauses are identical. Clause 5.2 to apply to the City Centre.
40	Clause 29 - Community Use of Educational Establishments	n/a	This clause is specific to the City Centre LEP This clause is now covered by the Infrastructure SEPP and does not need to be included within PLEP 2011.
41	Clause 29A – Outdoor Advertising	n/a	Both PLEP 2011 and the City Centre LEP permit some forms of signage in business zones. The RE2 Private Recreation zone in PLEP 2011 does allow for business and building identification signs, however the City Centre LEP does not. The application of the PLEP 2011 RE2 land use table to land zoned RE2 in the City Centre will permit with consent business and building identification signs on land zoned RE2 in the City Centre. The clause is not required to be provided within PLEP 2011 as SEPP 64 and Parramatta DCP controls can be used to regulate such development.

Ref No	Parramatta City Centre 2007 LEP (City Centre LEP) Clause	Equivalent clause in Parramatta LEP 2011 (PLEP 2011)	Commentary & Proposed action/amendments (in bold) to PLEP 2011
42	Clause 29B Restricted premises and Sex Services	Clause 6.8 - Restricted premises Clause 6.9 – Location of sex services premises	Clause 29B provides matters for consideration in determining applications for restricted and sex services premises including reducing visibility from the street. While sex services and restricted premises are currently permitted in the City Centre, on 18 October 2011 Council resolved to seek that sex services and restricted premises in the land currently covered by the City Centre LEP be prohibited during the amalgamation process. This planning proposal seeks to amend the land use tables to prohibit these uses. Clauses 6.8 & 6.9 will only apply where these land uses are permissible with consent.
43	Clause 29C - Telecommunication Facilities	n/a	This Clause contains provisions about the consideration of these uses. These uses are now covered by the Infrastructure SEPP and this clause does not need to be included within PLEP 2011.
44	Clauses 29D Ground Floor Development in B3 zone	n/a	No equivalent clause in Parramatta LEP 2011. These provisions should be located in Parramatta DCP 2011. That the provisions of this clause be transferred to Parramatta DCP 2011.
45	Clause 29E - Sun Access	n/a	No equivalent clause in Parramatta LEP 2011. This clause references provisions within the City Centre DCP. That this clause be inserted into a PLEP 2011 as a City Centre provision but re-worded to be objectives based and require consideration be given to the impact of development on the public open space in the vicinity of the Parramatta Square site, the Lancer Barracks site and Jubilee Park with respect to sunlight and overshadowing.
46	Clause 30 - Classified Road	n/a	No equivalent clause in Parramatta LEP 2011. This is covered by the Infrastructure SEPP and this clause does not need to be included within PLEP 2011.
47	Clause 31- Development in a Rail Corridor	n/a	No equivalent clause in Parramatta LEP 2011. This is covered by the Infrastructure SEPP and this clause does not need to be included within PLEP 2011.
48	Clause 33 - Development below the Mean High Water Mark	Clause 5.7 - Development below the Mean High Water Mark.	Same as Standard Instrument Clause 5.7 to apply to the City Centre.
49	Clause 33A - Flood prone land	Clause 6.3 Flood Planning	To ensure flood impacts are properly assessed and measured. Clause 6.3 is a model clause that has been developed by DP&I. Clause 6.3 to apply to the City Centre.
50	Clause 33B - Acid Sulfate Soils	Clause 6.1 - Acid Sulfate Soils	The clauses are identical. Clause 6.1 to apply to the City Centre.

Ref No	Parramatta City Centre 2007 LEP (City Centre LEP) Clause	Equivalent clause in Parramatta LEP 2011 (PLEP 2011)	Commentary & Proposed action/amendments (in bold) to PLEP 2011
51	Clause 34 – Preservation of trees or vegetation	Clause 5.9 - Preservation of trees or vegetation	The clauses are identical. Clause 5.9 to apply to the City Centre.
52	Clause 35 - Heritage Conservation	Clause 5.10 - Heritage Conservation	The clauses are identical Clause 5.10 to apply to the City Centre.
53	Clause 35A – Historic view corridors	n/a	No equivalent clause in PLEP 2011. This issue is largely controlled by provisions in the DCP but mandatory consideration is required to be given via the LEP. That the provisions of this clause be transferred to Parramatta DCP 2011.
54	Clause 36 Bushfire Hazard Reduction	Clause 5.11 - Bushfire Hazard Reduction	The clauses are identical. Clause 5.11 to apply to the City Centre.
55	Clause 37 - Development for Group Homes	n/a	The intent of this clause is to facilitate the establishment of group homes. SEPP 9 has been repealed and replaced by the Infrastructure SEPP and Affordable Housing SEPP. This clause does not need to be included within PLEP 2011.
56	Clause 38A - Crown Development for Public Utilities	n/a	No equivalent clause in PLEP 2011. This is covered by the Infrastructure SEPP and this clause does not need to be included within PLEP 2011.
57	Clause 38 - Council development	n/a	No equivalent clause in PLEP 2011. This is covered by the Infrastructure SEPP and this clause does not need to be included within PLEP 2011.
58	Schedule 1 - Additional Permitted Uses	Schedule 1 - Additional Permitted Uses	Items 1 & 2 within this schedule relate to Parramatta Park and Parramatta Stadium. The uses included are now covered by the Infrastructure SEPP. Include only current Item No 3 within the City Centre LEP Schedule No1 - additional permitted uses in the in PLEP 2011.
59	Schedule 2 - Exempt Development & Schedule 3 - Complying Development	Schedule 2 - Exempt Development & Schedule 3 - Complying Development	The Exempt and Complying Development SEPP applies to certain categories of development. Under PLEP 2011, exempt and complying development only applies to categories of development not covered by a SEPP or where the provisions offered by PCC are more generous. The City Centre LEP provisions for exempt and complying development need to operate in the same way in that the uses will not be carried over where covered already within PLEP 2011 or the Exempt and Complying Development SEPP. The majority of provisions contained within Schedule 3 (Exempt) will not be carried over to PLEP 2011 with the exception of ‘markets’ and ‘outdoor dining’. No provisions in Schedule 4 (Complying) are proposed to be carried over to PLEP 2011.
60	Schedule 4 -	Schedule 4 -	Identical schedule format.

Ref No	Parramatta City Centre 2007 LEP (City Centre LEP) Clause	Equivalent clause in Parramatta LEP 2011 (PLEP 2011)	Commentary & Proposed action/amendments (in bold) to PLEP 2011
	Reclassification of land	Reclassification of land	No land/sites are identified in the City Centre LEP. No action required.
61	Schedule 5 - Heritage	Schedule 5 - Heritage	Items that are heritage listed within the City Centre will be included within Schedule 5 of PLEP 2011. The schedule will incorporate the City Centre items alphabetically (by suburb) into Schedule 5 and assign a new Item Number to City Centre items only commencing at the end of the current PLEP 2011 Schedule 5 (i.e. from I647 onwards). It is not intended to re-number the existing (647) Heritage items within PLEP 2011 as a result of this planning proposal. State items will be renumbered to reflect their State Listed Numbers.
62	Dictionary	Dictionary	A number of uses and definitions currently contained within the City Centre LEP have been redefined or replaced within the Standard Instrument Order. The Dictionary as contained in Parramatta LEP 2011 will apply to the City Centre.

Section 2(ii) Proposed Land Use Tables

Land Use Tables and Proposed Actions

Introduction

Following are extracts of the land use tables and the proposed amendments sought in this planning proposal. As the amalgamation will be achieved via an amendment to PLEP 2011, the land use tables from PLEP 2011 instrument are included below with the exception of the B3 (Commercial Core) zone which is not currently contained within PLEP 2011.

Land use tables contain overarching objectives for what the intended outcomes and purpose of each zone are then below contain the defined land uses that are either permitted without development consent, permitted with development consent or are prohibited.

Below each land use table is an explanation of what changes, if any, arise from the amalgamation proposal. Where relevant, further commentary addresses the reasoning for and implications of any changes. In most circumstances an approach of minimising change to the PLEP 2011 has been adopted as it is not generally intended for the amalgamation process to have LGA - wide implications.

Two zones that do not currently apply to the City Centre are also proposed to be applied being the W1 (Natural Waterways) and W2 (Recreational Waterways) zones and are detailed below.

B3 (Commercial Core) zone

This zone currently only applies within the commercial core of the City Centre. It is proposed to incorporate this zone into PLEP 2011. Proposed changes to its current content are indicated in either ~~striketrough~~ (when deletions occur) or *italics* (where additions occur).

1 Objectives of zone

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses which serve the needs of the local and wider community, including:
 - commercial and retail development,
 - cultural and entertainment facilities that cater for a range of arts and cultural activity, including events, festivals, markets and outdoor dining,
 - tourism, leisure and recreation facilities,
 - social, education and health services.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To strengthen the role of the Parramatta city centre as the regional business, retail and cultural centre, and as a primary retail centre in the Greater Metropolitan Region.
- To create opportunities to improve the public domain and pedestrian links throughout the Parramatta city centre.
- To provide for the retention and creation of view corridors.
- To protect and enhance the unique qualities and character of special areas and heritage values within the Parramatta city centre.

- To protect and encourage accessible city blocks by providing active frontages to streets, and a network of pedestrian-friendly streets, lanes and arcades.

2 Permitted without consent

Nil

3 Permitted with consent

~~Advertisements; Building identification signs, Business identification signs, Business premises; Car parks (but only as required by this Plan or public car parking provided by or on behalf of the Council); Child care centres; Community facilities; Educational establishments; Entertainment facilities; Food and drink premises; Function centres; Hospitals; Hotel accommodation; Information and education facilities; Kiosks; Markets; Medical centres; Medical research and development facilities; Mixed use developments (not including residential accommodation); Office premises; Passenger transport facilities; Places of public worship; Public administration buildings; Public halls; Recreation facilities (indoor); Registered clubs; Retail premises; Roads; Serviced apartments; Sex services premises; Tourist and visitor accommodation~~

4 Prohibited

Any other development not otherwise specified in item 2 or 3

Explanation of proposed changes to the B3 (Commercial Core) zone

As a result of changes to the standard instrument template under which the PLEP 2011 was made, some of the land uses above (~~struck through~~) are no longer defined or available for use within the mandated LEP template format. The uses above are now covered by alternate definitions, gain permissibility through since gazetted SEPPs or have been replaced (*italics*) to maintain the intended range and type of uses within the commercial core. For example; 'serviced apartments' and 'hotel accommodation' have been removed above however these remain permissible as they are a sub term of tourist and visitor accommodation.

The permissibility of 'sex services premises' and 'restricted premises' has been removed as per Council resolution (dated 18 October 2011).

Zone B4 (Mixed Use) zone

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage development that contributes to an active, vibrant and sustainable neighbourhood.

It is proposed to incorporate the following objectives from the City Centre LEP:

- *To create opportunities to improve the public domain and pedestrian links within the Mixed Use Zone.*
- *To support the higher order Commercial Core Zone while providing for the daily commercial needs of the locality.*
- *To protect and enhance the unique qualities and character of special areas within the Parramatta city centre.*

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Water recycling facilities; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home industries; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Explanation of proposed changes to the B4 (Mixed Use) zone

The B4 (Mixed Use) zone currently found within the City Centre is such that it is more permissive than the B4 (Mixed Use) zone outside of the City Centre. This is due in part to the nature of the City Centre when compared to a mixed use zone of a more suburban nature (e.g. Merrylands).

The current City Centre LEP land use table for the B4 (Mixed Use) zone also lists only those uses that are prohibited then allows all other uses but inclusion of the reference '*Any other development not specified in item 2 or 4*'

The land uses listed below are currently permissible in the B4 zone in the City Centre LEP, however, many are unlikely to be carried out (e.g. camping grounds and forestry) or are covered by other legislation (i.e. sewerage systems gain permissibility via the Infrastructure SEPP). As a result of the application of the PLEP 2011 B4 (Mixed Use) land use table, the **current permissibility** of the land use terms below, within the City Centre, **are proposed to be removed**.

Group terms

- agriculture (including all sub-terms)
- heavy industrial storage establishments (including all sub-terms)
- waste or resource management facilities (including all sub-terms)
- water supply systems (including all sub-terms)
- air transport facilities (including all sub-terms)

No longer defined under the standard instrument template

- medical research and development facilities
- mixed use development (no longer a land use term for inclusion in land use tables as per DP&I direction)
- public halls
- walking trails
- slipways
- sea walls
- fences
- cycle ways
- picnic facilities
- public utility undertaking

Permitted by the SEPP (Infrastructure)

- sewerage systems
- water supply systems (including all sub-terms)

Other

- animal boarding or training establishments
- air strip & helipads
- farm buildings
- forestry
- rural workers dwellings
- secondary and semi-detached dwellings
- camping grounds
- eco-tourist facilities

- amusement centres
- electricity generating works
- freight transport facilities
- highway service centres
- sex services premises
- restricted premises
- wholesale supplies
- boat building and repair facilities
- storage premises
- depots
- marinas
- mooring
- mooring pens
- recreation facilities (major)
- water recreation structures
- cemeteries & crematoriums
- exhibition homes
- exhibition villages
- mortuaries
- boat sheds
- charter and tourism boating facilities
- jetties
- advertising structures
- boat launching ramps
- transport and truck depots
- industrial training facilities
- research stations

Zone B5 (Business Development) zone

1 Objectives of zone

- To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of centres.
- To maintain the economic strength of centres by limiting retailing activity.
- To enable land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To encourage a range of tourism, recreation, function and entertainment uses in proximity to the Rosehill Racecourse, the Parramatta River and the University of Western Sydney.

It is proposed to incorporate the following zone objectives from the City Centre LEP;

- *To provide for automotive businesses, trades and services to reinforce the existing functions of land within the zone.*
- *To ensure that development is arranged and carried out in a way that does not intrude on the amenity of adjoining residential areas or detract from the function of commercial development in the commercial core.*

2 Permitted without consent

Nil

3 Permitted with consent

Building identification signs; Bulky goods premises; Business identification signs; Child care centres; Food and drink premises; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Markets; Neighbourhood shops; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Self-storage units; Timber yards; Vehicle sales and hire premises; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4. **Add Light industries**

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Funeral homes; Heavy industrial storage establishments; Helipads; Highway service centres; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Explanation of proposed changes to the B5 (Business Development) zone

The B5 (Business Development) zone currently applies in the City Centre LEP to much of the precinct known as 'Auto Alley'. The B5 (Business Development) zone only applies to several parcels of land within PLEP 2011 (located in proximity to James Ruse Drive). These two areas are quite different in nature and the land uses applied at the time were done somewhat specifically having regard to the areas to which they were to be respectively applied. As a result of the amalgamation the following change of potential consequence would result.

The addition of the term '*light industries*' is recommended to apply to all lands zoned B5. This is a use currently permissible within the B5 zoned 'Auto Alley' precinct. This use includes high technology industries, a use which the large lot sizes of 'Auto Alley' may well be suitable to and appropriate for the future development of the Auto Alley precinct.

Whilst the approach adopted in the amalgamation process has generally been to minimise impact or change upon the rest of lands covered by the PLEP 2011, this use is considered important to be retained as permissible for 'Auto Alley' and as the B5 zone under PLEP 2011 currently only applies to a small number of sites its addition to the B5 Land Use table is proposed.

As a result of the application of the PLEP 2011 B5 (Business Development) land use table, the land use terms proposed to be **added** and therefore **made permissible** on land zoned B5 in the City Centre (Auto Alley) include:

- environmental protection works
- amusement centres
- recreation areas
- recreation facilities (indoor)
- recreation facilities (major)
- recreation facilities (outdoor)
- building identification signs
- business identification signs
- environmental facilities
- self storage units
- water recycling facilities
- community facilities
- respite day care centres
- tourist and visitor accommodation (including all sub terms)
- veterinary hospitals
- wholesale supplies
- entertainment facilities
- function centres
- registered clubs
- service stations
- flood mitigation works (permitted by SEPP - Infrastructure)

As a result of the application of the PLEP 2011 B5 land use table the **current permissibility** of the land use terms below, within the City Centre, are proposed to **be removed**:

- funeral homes
- industrial retail outlets
- cellar door premises
- roadside stalls
- rural supplies
- shops (group term)
- sex services premises

Zone SP2 (Infrastructure)

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Nil

3 Permitted with consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Environmental protection works; Flood mitigation works; Recreation areas; Roads

4 Prohibited

Any development not specified in item 2 or 3

Explanation of proposed changes to the SP2 (Infrastructure) zone

As a result of the application of the above PLEP 2011 SP2 (Infrastructure) land use table the **current permissibility** of the land use terms below, within the City Centre, are proposed to **be removed** due to changes in the standard instrument land use definitions:

- drainage (permitted by SEPP - Infrastructure)
- utility installations (permitted by SEPP - Infrastructure)

Zone RE1 (Public Recreation)

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

It is proposed to incorporate the following additional objectives from the City Centre LEP into the PLEP 2011;

- *To conserve, enhance and promote the natural assets and cultural heritage significance of Parramatta Park.*
- *To create a riverfront recreational opportunity that provides for a high quality relationship between the built and natural environment.*

2 Permitted without consent

Environmental protection works; Flood mitigation works

3 Permitted with consent

Boat launching ramps; Boat sheds; Charter and tourism boating facilities; Community facilities; Environmental facilities; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas, Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Restaurants or cafes; Roads; Take away food and drink premises; Water recreation structures; Water recycling facilities

4 Prohibited

Any development not specified in item 2 or 3

Explanation of proposed application of the RE1 (Public Recreation) zone

The application of the above PLEP 2011 RE1 (Public Recreation) land use table to the land currently zoned RE1 within the City Centre would result in the **current permissibility** of the land use terms listed below **to be removed** due largely to changes in land use definitions contained within the PLEP 2011 as well as the application of SEPPs.

- child care centres

Uses no longer applied under the standard instrument template

- picnic facilities
- cycle ways
- walking trails
- waterway access
- wharves
- slipways

The removal of the permissibility of child care centres within RE1 zoned land within the City Centre arises as this land use is not currently permissible within the RE1 land use table outside of the City Centre. It is not considered desirable to introduce permissibility of this land use to all RE1 zoned public parks throughout the LGA.

The application of the above PLEP 2011 RE1 (Public Recreation) land use table to the land currently zoned RE1 within the City Centre LEP would result in the following land uses **applying (made permissible)** to land zoned RE1 in the City Centre.

- takeaway food and drink premises
- water recycling facilities
- charter and tourism boating facilities
- recreation facilities (major)

Zone RE2 (Private Recreation)

1 Objectives of zone

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To identify privately owned land used for the purpose of providing private recreation, or for major sporting and entertainment facilities which serve the needs of the local population and of the wider Sydney region.

2 Permitted without consent

Nil

3 Permitted with consent

Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Charter and tourism boating facilities; Child care centres; Community facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restaurants or cafes; Roads; Take away food and drink premises; Tourist and visitor accommodation; Water recreation structures; Water recycling facilities

4 Prohibited

Any other development not specified in item 2 or 3

Explanation of proposed changes to the RE2 (Private Recreation) zone

The application of the above PLEP 2011 RE2 (Private Recreation) land use table to land currently zoned RE2 within the City Centre would result in the following land uses being **added** to the land use table **permissibility** in the RE2 zone;

- tourist and visitor accommodation (including all sub terms)
- takeaway food and drink premises
- markets
- entertainment facilities
- function centres
- registered clubs
- water recycling facilities
- emergency services facilities
- information and education facilities
- respite day care centres
- building and business identification signs
- boat launching ramps
- boat sheds
- charter and tourism boating facilities
- water recreation structures
- water recycling facilities

- jetties
- recreation facilities (major)

Zone W1 (Natural Waterways)

1 Objectives of zone

- To protect the ecological and scenic values of natural waterways.
- To prevent development that would have an adverse effect on the natural values of waterways in this zone.
- To provide for sustainable fishing industries and recreational fishing.
- To provide for cultural and scientific study of natural waterways.
- To enable works associated with the rehabilitation of land towards its natural state.

2 Permitted without consent

Environmental protection works; Flood mitigation works

3 Permitted with consent

Environmental facilities; Roads

4 Prohibited

Business premises; Hotel or motel accommodation; Industries; Multi dwelling housing; Recreation facilities (major); Residential flat buildings; Restricted premises; Retail premises; Seniors housing; Service stations; Warehouse or distribution centres; Any other development not specified in item 2 or 3.

Explanation of proposed application of the W1 (Natural Waterways) zone

The waterways within the City Centre LEP are currently unzoned and the W1 zone is not currently contained within the City Centre LEP.

The W1 (Natural Waterways) zone and above land use table will be applied to the Parramatta River from the weir located at Marsden Street, Parramatta in an upstream direction to the extent of the land covered by the current City Centre LEP. This is considered an appropriate zone to reflect the more natural state of the watercourse from this point upstream and is consistent with the approach taken in the creation of PLEP 2011.

Zone W2 (Recreational Waterways)

1 Objectives of zone

- To protect the ecological, scenic and recreation values of recreational waterways.
- To allow for water-based recreation and related uses.
- To provide for sustainable fishing industries and recreational fishing.
- To enable works associated with the rehabilitation of land towards its natural state.

2 Permitted without consent

Environmental protection works; Flood mitigation works

3 Permitted with consent

Boat launching ramps; Boat sheds; Charter and tourism boating facilities; Community facilities; Environmental facilities; Information and education facilities; Jetties; Kiosks; Marinas; Mooring pens; Moorings; Passenger transport facilities; Port facilities; Recreation areas; Research stations; Roads; Water recreation structures; Wharf or boating facilities

4 Prohibited

Industries; Multi dwelling housing; Residential flat buildings; Seniors housing; Warehouse or distribution centres; Any other development not specified in item 2 or 3

Explanation of proposed application of the W2 (Recreational Waterways) zone

The waterways within the City Centre are currently unzoned and the W2 zone is not contained within the City Centre LEP.

The W2 (Recreational Waterways) zone and above land use table will be applied to the Parramatta River from the weir located at Marsden Street in a downstream direction. This is considered an appropriate zone to reflect the less natural state of the watercourse and desired future possible uses from this point downstream. This is consistent with the approach taken in the creation of PLEP 2011.

Part 3. Justification

A. The need for the Planning Proposal

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

The Department of Planning and Infrastructure has previously indicated to Council its requirement that the City Centre LEP is to be amalgamated with the PLEP 2011 and that this should occur as soon as possible following the finalisation of the PLEP 2011. PLEP 2011 was notified on 7 October 2011.

The amalgamation of the City Centre LEP as part of PLEP 2011 is primarily an administrative and mapping exercise for which there is no need for a strategic study. The City Centre LEP was prepared under the guidance of an early version of the Standard Instrument, which has since undergone considerable revision. This has required some translation changes for the City Centre provisions in order to be incorporated into PLEP 2011, although the majority of provisions are able to be readily incorporated.

As part of Council's ongoing review process of its planning instruments, a focussed review was undertaken to analyse the effectiveness of the City Centre planning controls. The analysis was undertaken in response to observations made by Council staff as well as representations made by landowners and members of the development community. The overarching aim was to ensure that the controls are appropriate to achieve the vision for Parramatta CBD of development of quality design which are commensurate with a CBD urban environment and are capable of providing sufficient commercial floor space to accommodate job growth and dwelling targets for Parramatta. This work has informed the recommended changes to LEP controls for the City Centre in this planning proposal. Associated work is being undertaken to review the DCP controls for the City Centre whilst the planning proposal is proceeding through the Gateway process.

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

A planning proposal under the Environmental Planning & Assessment Act, 1979 ('Gateway'), which proceeds as an amendment to PLEP 2011, is the only means for achieving the amalgamation of the two planning instruments. It is also appropriate to include proposed amendments to the City Centre LEP planning controls in the same amendment as this will avoid time delay and duplication of processes if these were to be addressed as a separate planning proposal.

3. Is there a net community benefit?

The community benefits of the planning proposal include a more user friendly regime of planning instruments and controls for the Parramatta LGA in that there will be a single LEP applying to the LGA. At a macro level, there is a net community benefit to western Sydney and ultimately to Sydney as a whole that will flow from the growth of employment floor space and jobs in the Parramatta CBD, which is a significant objective of the planning control review in this planning proposal. The revised

controls will also focus on the delivery of quality of design and increased opportunities for public domain improvements to the overall benefit of the city.

B. Relationship to Strategic Planning Framework - Section B

This section assesses the relevance of the planning proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the Metropolitan Plan for Sydney 2036 and subregional strategy, local strategic plans, State Environmental Planning Policies and applicable Ministerial Directions.

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

Metropolitan Plan for Sydney 2036 & West Central Subregional Strategy

In December 2010 the NSW Government released the Metropolitan Plan for Sydney 2036, which supersedes the Metropolitan Strategy for Sydney to 2031 (released December 2005). This Metropolitan Plan draws on principles of the 2005 Strategy and the Metropolitan Transport Plan 2010.

Parramatta is identified in the Plan as a regional centre and the next CBD for Sydney. A centre of this size services a walking catchment of a 2km radius. The Plan provides employment targets for Parramatta CBD (including Westmead) of 27,500 additional jobs by 2036.

There are also targets for housing in the City Centre Vision (prepared in conjunction with the City Centre LEP in 2007) of 20,000 more people over a 25 year period, which equates to approximately 9,000 additional dwellings.

The planning proposal seeks primarily to achieve an amalgamation of the City Centre LEP into PLEP 2011 as well as provide for some revised planning controls applying to the City Centre. The amalgamation of instruments and introduction of the provisions outlined in Part 2 of this planning proposal will facilitate the levels of development and growth required to meet the City's identified employment and housing targets.

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

Parramatta Twenty 25 – A City for Everyone: Great Places and Spaces 2006

The Parramatta Twenty25 Strategic Plan identifies key challenges and opportunities to guide future development within the Local Government Area.

The planning proposal is considered to meet the strategies identified in the plan including; To plan for and promote the clustering of specific business and industry sectors in commercially appropriate locations; and To plan for the concentrated growth of housing around transport and activity nodes rather than dispersed growth throughout the LGA.

The amalgamation of planning instruments and incorporation of the provisions included in this planning proposal are consistent with the identified challenges and opportunities contained in Parramatta Twenty25.

Parramatta City Centre Vision 2007

This Vision sets the strategic framework for the future development of the Parramatta City Centre, including details on cultural and economic growth. The overarching vision for Parramatta City is as follows:

Parramatta will continue to strengthen its role as a regional city and successful second CBD for Sydney, based on a highly competitive commercial office market, retail, public space and a range of facilities including cultural, medical, educational, tourism and recreational. It will also benefit from a unique inner city residential living environment that values heritage assets and the natural environment. The centre will continue to plan strategically to maintain its position as an accessible primary business services centre for Western Sydney as a significant business location for metropolitan Sydney.

The planning proposal is consistent with, and will help facilitate, the overarching vision for the City of Parramatta.

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

The following SEPPs are relevant to this planning proposal.

State Environmental Planning Policy (Urban Renewal) 2010

The State Environmental Planning Policy (Urban Renewal) 2010 and accompanying guidelines are intended to identify and facilitate the redevelopment of state or regionally significant areas that would benefit from revitalisation and renewal.

The area the subject of the planning proposal includes land identified within this SEPP (contained within part of the Granville Precinct known as 'Auto Alley'). This planning proposal does not propose to change any zonings or development standards applicable to these lands. It is noted that a separate planning proposal (DP&I Ref: PP_2012_PARRA_005_00) seeks to re-zone some lands within this precinct however this will be dealt with as a separate planning proposal.

State Environmental Planning Policy No. 55 Remediation of Land

Part 4 of this planning proposal describes the amendments sought to the maps, including land zoning. Several sites that are currently unzoned are proposed to be zoned through this planning proposal. The planning proposal does include the re-zoning of land (12 Hassall Street) from B3 (Commercial Core) to B4 (Mixed Use) and unzoned land (76A Great Western Highway) to B4 (Mixed Use). The B4 (Mixed Use) permits residential development. Any contamination issues will be addressed as part of any future development on the subject lands.

The current planning proposal for which Gateway determination is sought is consistent with the relevant provisions of these SEPPs.

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

In accordance with Clause 117(2) of the EP&A Act the Minister issues directions for the relevant planning authorities to follow when preparing planning proposals. The relevant directions to this planning proposal are listed and addressed below:

1. *Employment and Resources*

1.1 Business and Industrial Zones

The planning proposal involves an amalgamation of two planning instruments with zonings generally remaining unchanged. The planning proposal does include the re-zoning of land (12 Hassall Street) from B3 (Commercial Core) to B4 (Mixed Use) and unzoned land (76A Great Western Highway) to B4 (Mixed Use). The proposed mixed use zone will continue to permit non-residential uses to be carried out on the site. The planning proposal is therefore considered to be consistent with this direction.

2. *Environment and Heritage*

2.3 Heritage Conservation

This planning proposal will continue to make provision for the conservation of items, areas, objects and places of environmental heritage significance and indigenous heritage significance consistent with this direction.

3. *Housing, Infrastructure and Urban Development*

3.1 Residential Zones

This planning proposal will maintain the existing zoning regime with respect to permissibility of residential development within the B4 (Mixed Use) zone within the affected land. The planning proposal will continue to allow the location of high density residential development to help meet future housing needs and take advantage of the infrastructure present in the Parramatta City Centre. The planning proposal is consistent with the objectives of this direction.

3.4 Integrating Land Use and Transport

The planning controls proposed and continued to be maintained will facilitate the future growth of Parramatta. The further development of Parramatta into centre of employment, housing and recreation will make use of the existing public transport infrastructure and reduce dependence on private motor vehicles and is consistent with this direction.

4. *Hazard and Risk*

4.1 Acid Sulfate Soils

The planning proposal maintains the current planning provisions (contained in both PLEP 2011 and the City Centre LEP) with respect to the management of acid sulfate soils. The planning proposal is consistent with this direction.

4.3 Flood Prone Land

This planning proposal seeks to remove the current flood prone land map from the LEP instrument and be subject to the current clauses relating to flood prone land contained within PLEP 2011. The planning proposal is consistent with this direction.

5. Regional Planning

This direction is not applicable to this planning proposal.

6. Local Plan Making

6.1 Approval and Referral Requirements

This planning proposal does not seek to introduce any new or additional levels of concurrence from external authorities in the assessment and determination of development. The proposal will maintain the existing provisions contained within relevant instruments and is consistent with this direction.

6.2 Reserving Land for Public Purposes

This planning proposal does not seek to remove or add any new reservations of land for public purposes. The proposal is consistent with this direction.

6.3 Site Specific Provisions

This planning proposal does not contain unnecessarily restrictive site specific controls. Rather it provides for a greater level of flexibility while still maintaining consistency and certainty in the application of development standards. It also proposes to provide more incentives for commercial development in the City Centre.

7. Implementation of the Metropolitan Plan for Sydney 2036

The Planning Proposal is consistent with the objectives and strategies of the Metropolitan Plan. The amalgamation of instruments and introduction of the provisions outlined in Part 2 of this planning proposal will facilitate the levels of development and growth required to meet the City's identified employment and housing targets.

C. Environmental, Social and Economic Impact – Part C

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 land affected by the planning proposal is in an established urban environment of the Parramatta City Centre. No critical habitat or threatened species, populations or

ecological communities or their habitats will be adversely affected by this planning proposal.

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

The potential variations to development standards that may arise as a result of this planning proposal will, through the proposed regime of design excellence, as well as the general provisions of the assessment process, ensure that environmental effects of development are appropriately managed and mitigated.

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

The planning proposal seeks to ensure, through its contents and implementation that the future development and growth of the City of Parramatta will be done in a manner that considers and provides for the overall social and economic wellbeing of the residents, stakeholders and occupants of the City of Parramatta and Western Sydney.

D. State and Commonwealth interests:

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

Parramatta City Centre is identified under the Sydney Metropolitan Plan as a regional centre. Accordingly, it contains a high level of civil and utility infrastructure to service the existing and proposed uses and growth of the City.

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

To date formal consultation has not been undertaken however the following State and Commonwealth public authorities will be consulted during the public exhibition;

- Transport for NSW
- Transport for NSW (Railcorp)
- Transport for NSW (Roads and Maritime Services)
- Sydney Water
- Endeavour Energy
- NSW Office of Environment and Heritage – Heritage Branch

Part 4. Mapping

Located in this part are the following maps that this planning proposal seeks to incorporate into PLEP 2011 as listed in Part 2 (subsection c).

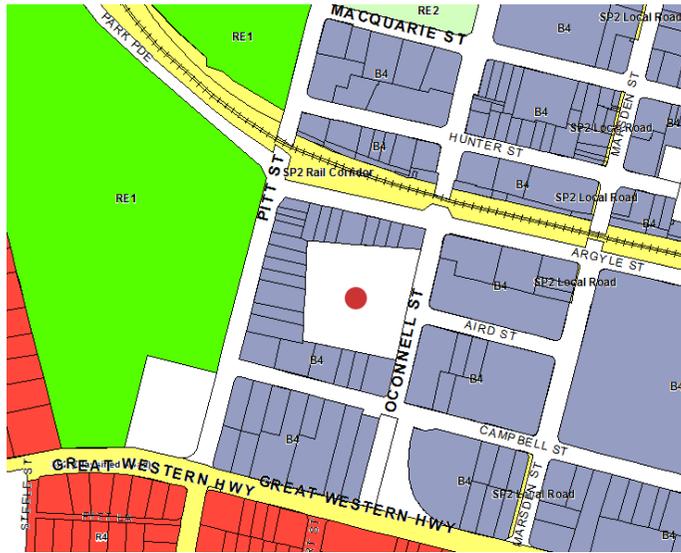
- Land Application
- Land Zoning
- Height of Buildings
- Floor Space Ratio
- Heritage
- Include a new map entitled 'Additional Local Provisions' as part of this planning proposal.
- Land Reservation Acquisition
- Key Sites
- Acid Sulfate Soils
- Note: the Flood Prone Land map will not be included in the amalgamated instrument.

Further following are extracts of the site specific amendments and corrections also referenced in Part 2 (subsection c).

Where relevant, each suite of maps will be amended to include the land currently covered by the City Centre LEP. These will be required to be prepared in accordance with the technical directions. The current City Centre maps have been modified to comply ostensibly with these directions however may require further refinement as the planning proposal progresses. This includes the application of a zone to all the roadways within the City Centre which are currently unzoned. The zoning applied will be that of the adjacent land or the application of the SP2 (Classified Road) zoning for roads owned by the Roads and Maritime Service (RMS). The application of a zoning for the waterways (W1 & W2) will also be required.

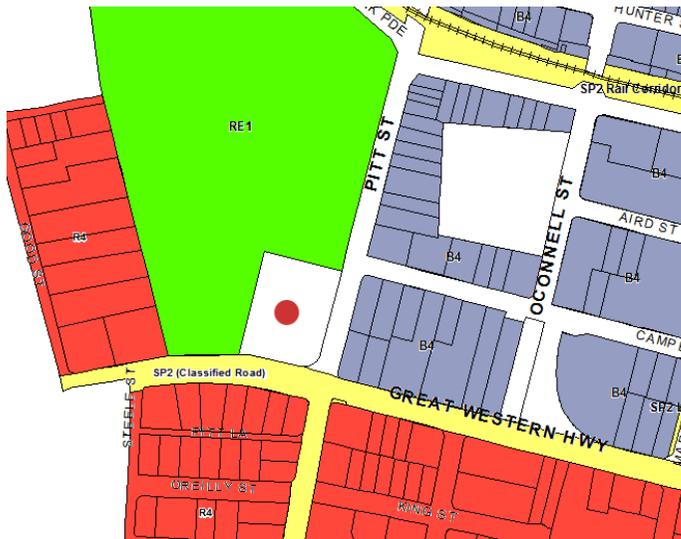
Since the coming into effect of the City Centre LEP a number of mapping errors and anomalies have been identified. Examples of this include zoning depiction that does not accurately match cadastral boundaries as intended, unzoned parcels of land (listed and mapped below) along with a number of other relatively minor mapping errors.

Proposed Site Specific Amendments



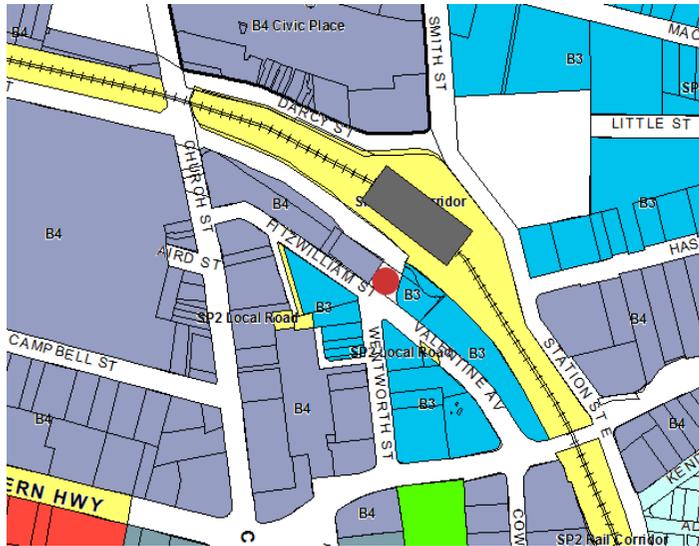
A. 1 O'Connell Street, Parramatta (St Johns Cemetery)

Proposed zone: SP2 Infrastructure (Cemetery)
No maximum height or floor space ratio to apply.



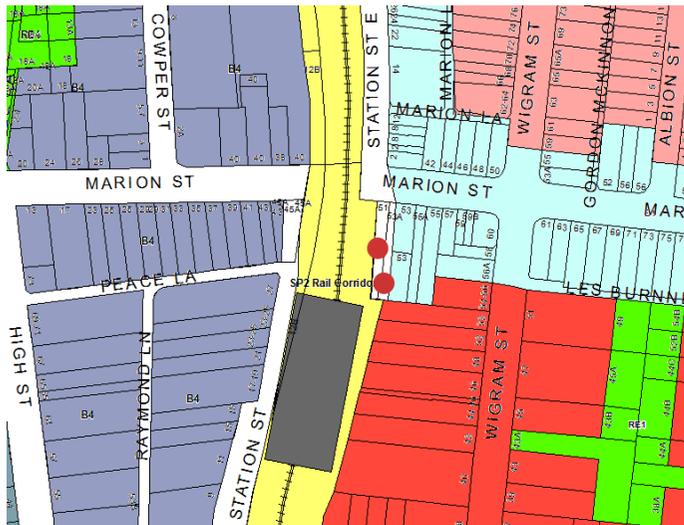
B. 76A Great Western Highway, Parramatta (Parramatta High School)

Proposed zone: B4 (Mixed Use)
Proposed maximum height: 28m
Proposed maximum FSR: 3.5:1



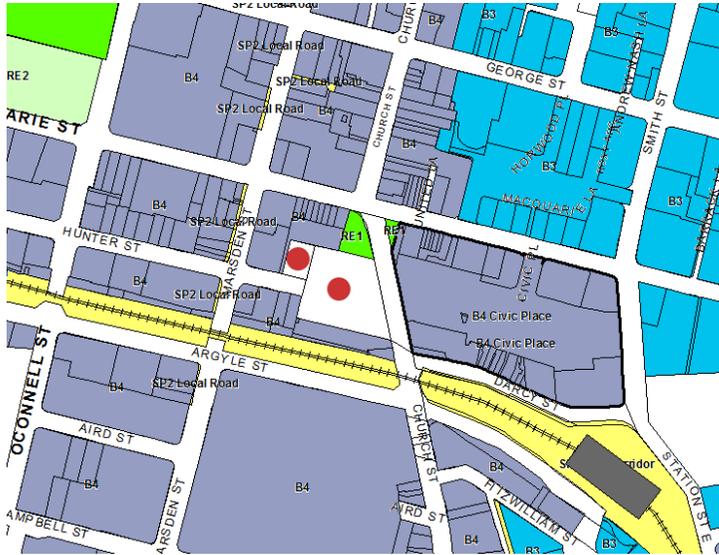
C. Part of 2 Fitzwilliam Street, Parramatta

Proposed zone: B3 (Commercial Core)
 Proposed maximum height: subject of provisions relating to sun access
 Proposed maximum FSR: 6:1



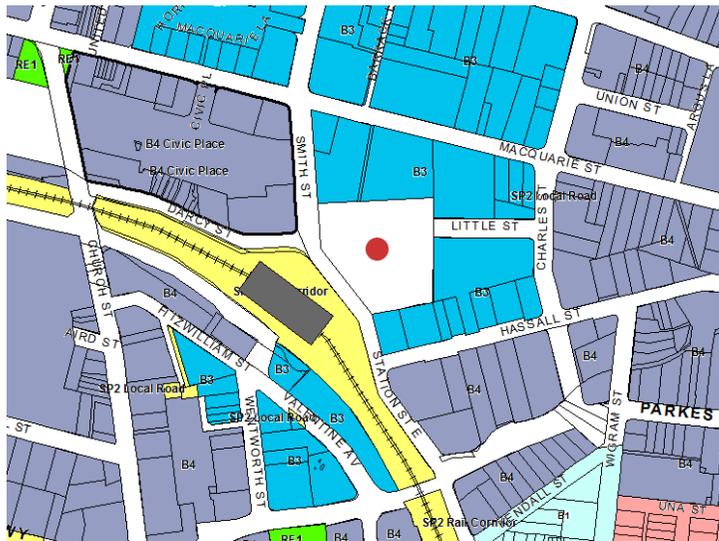
D. 51 & 53A Marion Street, Harris Park

Proposed zone: B1 (Neighbourhood Centre)
 Proposed maximum height: 13m
 Proposed maximum FSR: no FSR



E. 195 Church Street, Parramatta (both sites known as 195) (St Johns Cathedral)

Proposed zone: SP1 Special Activities (Place of Public Worship)
 No maximum height or floor space ratio to apply.



F. 2 Smith Street, Parramatta (Lancer Barracks)

Proposed zone: B3 (Commercial Core)
 No maximum height or floor space ratio to apply.



G. 12 Hassall Street, Parramatta

Proposed zone: B4 (Mixed Use)
 Increase maximum FSR from 6:1 to 8:1
 No change to maximum height (72m).



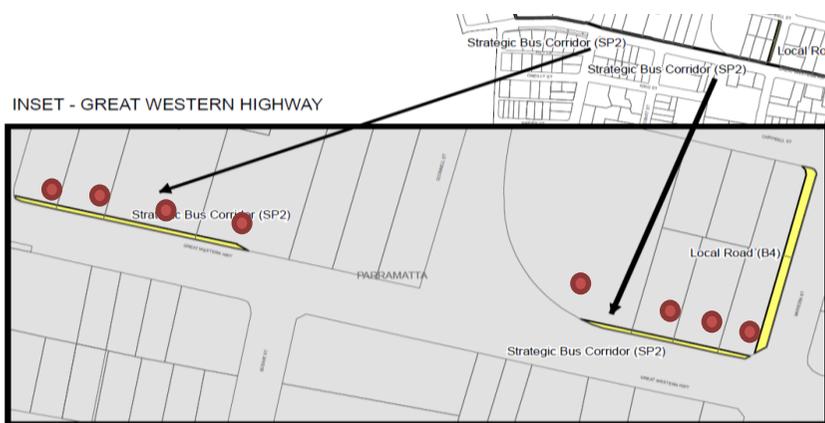
H. 5-7 Parkes Street, Parramatta

Proposed to reflect the existing reservation under SREP 18 (Public Transport Corridors) on the LRA map.



I. 100 George Street & 32 Smith Street, Parramatta

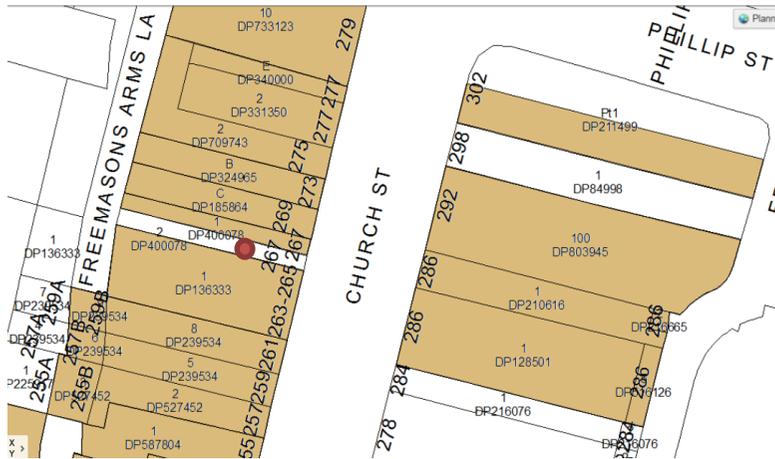
Proposed to reflect the existing reservation under SREP 18 (Public Transport Corridors) on the LRA map.



J. 64-74 Great Western Highway, Parramatta

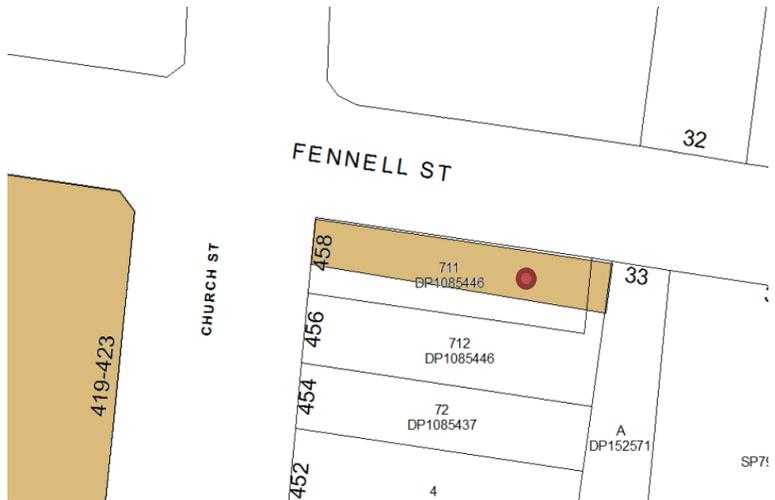
40 Great Western Highway & 15 Campbell Street, Parramatta

Proposed to reflect the existing reservation under SREP 18 (Public Transport Corridors) on the LRA map.



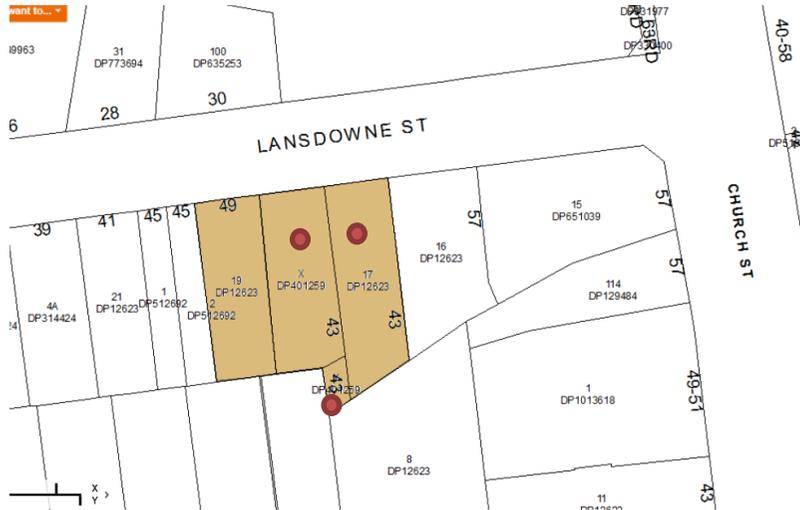
K. 267 Church Street, Parramatta

Proposed to map Lot 2 DP 400078, currently not mapped but subject to Item No. 69 in Heritage Schedule.



L. 458 Church Street, Parramatta

Heritage shading does not match property cadastre. Rear right of way access for No. 456 Church Street is incorrectly mapped. Proposed to apply the heritage shading to the entire property No. 458 and remove from No. 456.



O. 43 Church Street, Parramatta

43 Church Street has been wrongfully mapped. 41 Lansdowne Street is the heritage item and has been correctly mapped in PLEP 2011. The listing at 43 Church Street has been removed from the map because there is no associated listing in the Heritage Schedule.



P. 35 Smith Street, Parramatta

Removed property from Heritage map. This property does not contain a heritage item and is not referenced in the Heritage Schedule.



Q. 2 Macquarie Street, Parramatta

The property is mapped on the City Centre LEP heritage map as a heritage item (part of item 53, Parramatta Park and Old Government House) but is not included in the Heritage Schedule 5 of the City Centre LEP separately as a listed item. The property was not separately listed in the heritage schedule of Sydney Regional Environmental Plan No 28 – Parramatta. The State Heritage Register curtilage plan for Parramatta Park and Old Government House specifically excludes this property. This property has been removed from the Heritage map.



R. 82-88, 82A & 90, Phillip Street, Parramatta

The Regional Open Space reservation currently applying to these properties is an anomaly. It is proposed to remove this reservation from the LRA Map.

Part 5. Community Consultation

In accordance with Clause 56(2) of the EP&A Act the Gateway determination will indicate the level of community consultation deemed necessary for the proposal. It is recommended the planning proposal be placed on public exhibition for a minimum of 28 days. A public hearing is not required for this planning proposal.

Part 6. Project Timeline

Below is an indicative timeline for the planning proposal;

- Anticipated referral to Minister for Gateway determination: February 2013
- Anticipated commencement date (date of Gateway determination): March 2013
- Anticipated timeframe for the completion of required technical information: April 2013
- Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination): May 2013
- Commencement and completion dates for public exhibition period: May/June 2013
- Timeframe for consideration of submissions: July/August 2013
- Timeframe for the consideration of proposal post exhibition and reporting to Council: September 2013
- Re-exhibition of any amendments: October/November 2013
- Date of submission to the Department to finalise the LEP: February 2014
- Anticipated date for notification of instrument: April 2014

It is intended that the public exhibition of the planning proposal be timed to coincide with the public exhibition of the DCP amendments as applicable to the City Centre to enable a greater level of community understanding and clarity.