

Parramatta Local Environmental Plan 2011

LEP Housekeeping Amendment No.3 – Issues Paper

PROPOSED AMENDMENTS

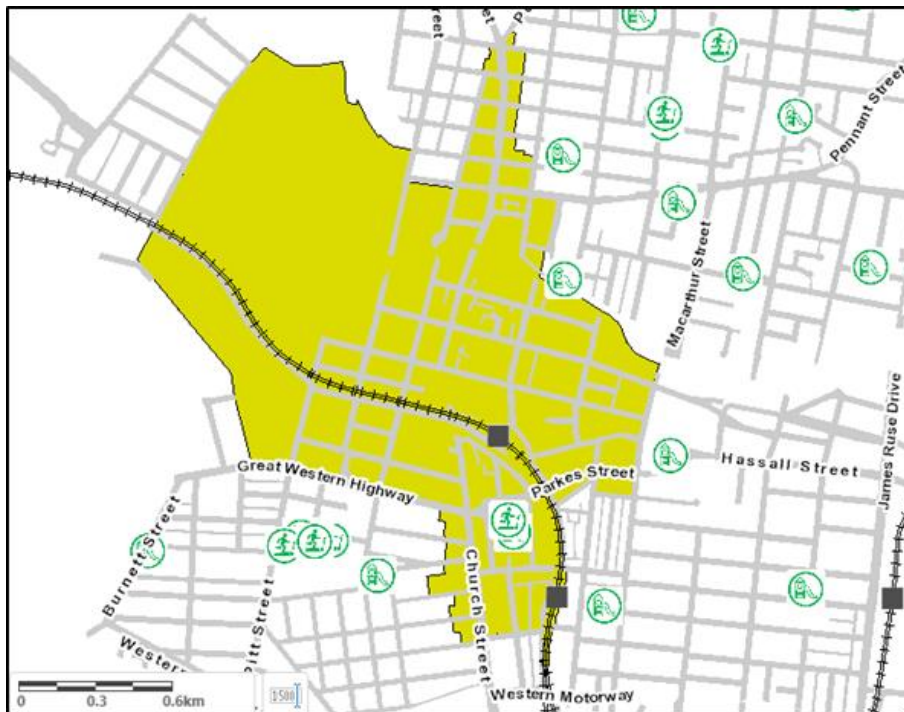
Item	Address	Nature of Change
1	PLEP – Clause 7.3	<i>Amend Clause 7.3 Additional Local Provisions – Car Parking</i>
2	PLEP – Clause 6.12 (5)	<i>Amend Clause 6.12(5) to omit 'plan' and insert 'clause'</i>
3	13 York Street, Oatlands	<i>Rectify the Land Use Zoning with property boundary</i>
4	86 Chelmsford Avenue, Epping	<i>Rectify the Land Use Zoning with property boundary</i>
5	1D Morton Street, Parramatta	<i>Amend the Land Use Zoning Map</i>
6	191Z Old Windsor Road, Old Toongabbie	<i>Amend the Heritage Map & Schedule</i>
7	158-164 Hawkesbury Road, Westmead	<i>Amend the Heritage Map & Schedule</i>
8	47 Victoria Road and 11A Betts Street, Parramatta	<i>Amend the Heritage Schedule</i>
9	Marion and Cowper Street, Parramatta	<i>Amend the Heritage Map</i>
10	Prince Alfred Square and Market Street, Parramatta	<i>Amend the Heritage Schedule</i>
11	298 & 302 Church Street	<i>Amend the Heritage Map</i>
12	292 Church Street, Parramatta	<i>Amend the Heritage Schedule</i>
13	330 Church Street, Parramatta	<i>Amend the Heritage Map & Schedule</i>
14	Northern side of Bowden Street, North Parramatta	<i>Amend the Floor Space Ratio Map</i>
15	24 O'Connell St, 26 O'Connell Street, 1 Marist Place and 3 Marist Place, Parramatta	<i>Amend the Land Use Zoning, Heritage, Lot Size and Land Reservation Maps</i>
16	Various sites, CBD PP	<i>Amend the LRA Map</i>

Item 1

Parramatta LEP 2011 – Clause 7.3 Additional Local Provisions – Car Parking Amendment Clause 7.3, PLEP 2011

Proposed Amendment	<ul style="list-style-type: none"> List 'residential flat buildings' in Column 1, and 'A maximum of 1 parking space to be provided for every dwelling plus 1 parking space to be provided for every 5 dwellings for visitors' in Column 2.
Explanation	<p>Multi dwelling housing does not include RFBs under the Parramatta LEP 2011 so this proposed use and maximum number of parking spaces should be included at the same rate as multi dwelling housing. Residential flat buildings were intended to be included as multi-dwelling housing but are separately defined in PLEP 2011. Adding RFBs to this clause allows parking rates to be consistent between these two uses in the Parramatta CBD.</p>

Mapping:

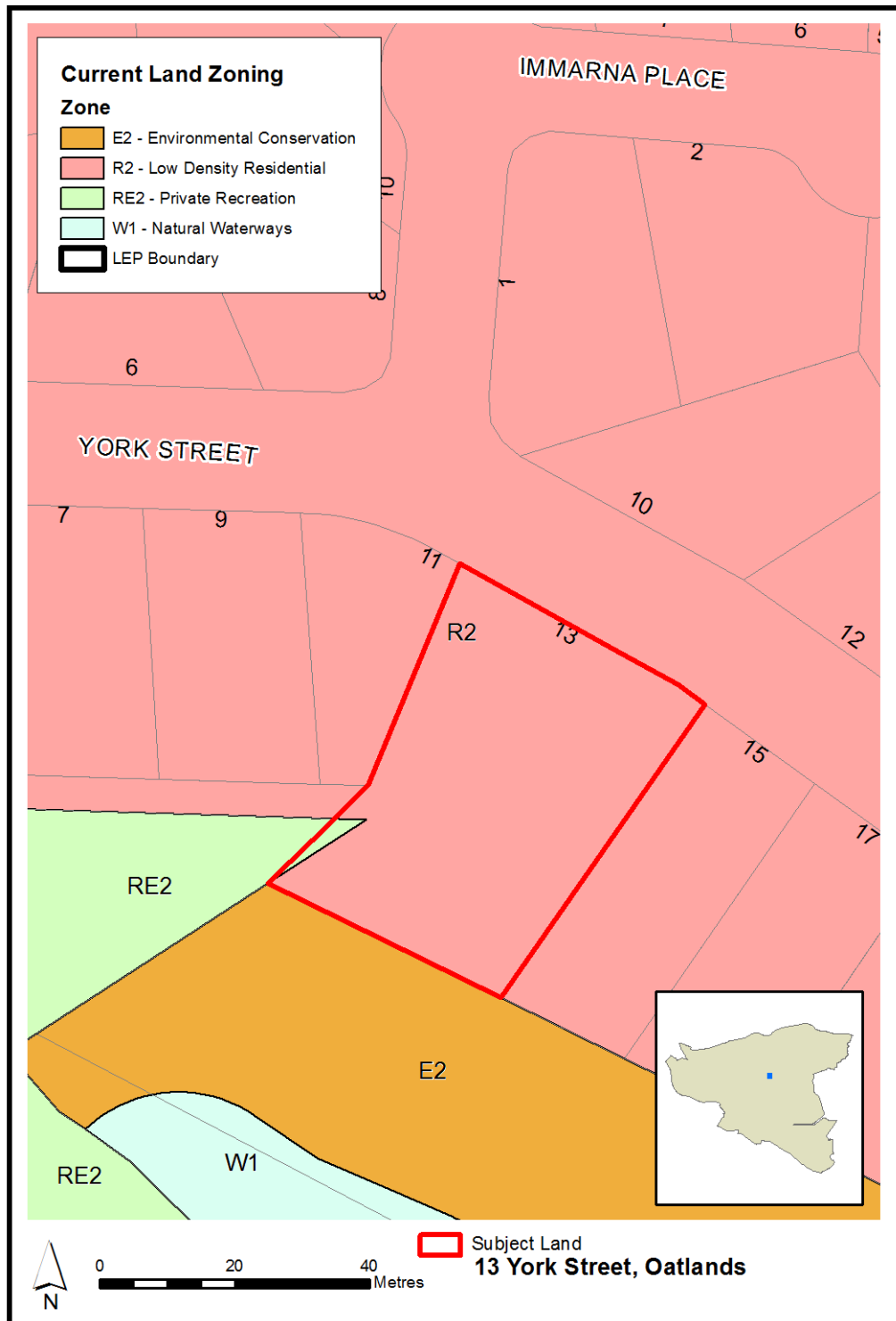


Extract of Additional Local Provisions for Parramatta City Centre, PLEP 2011

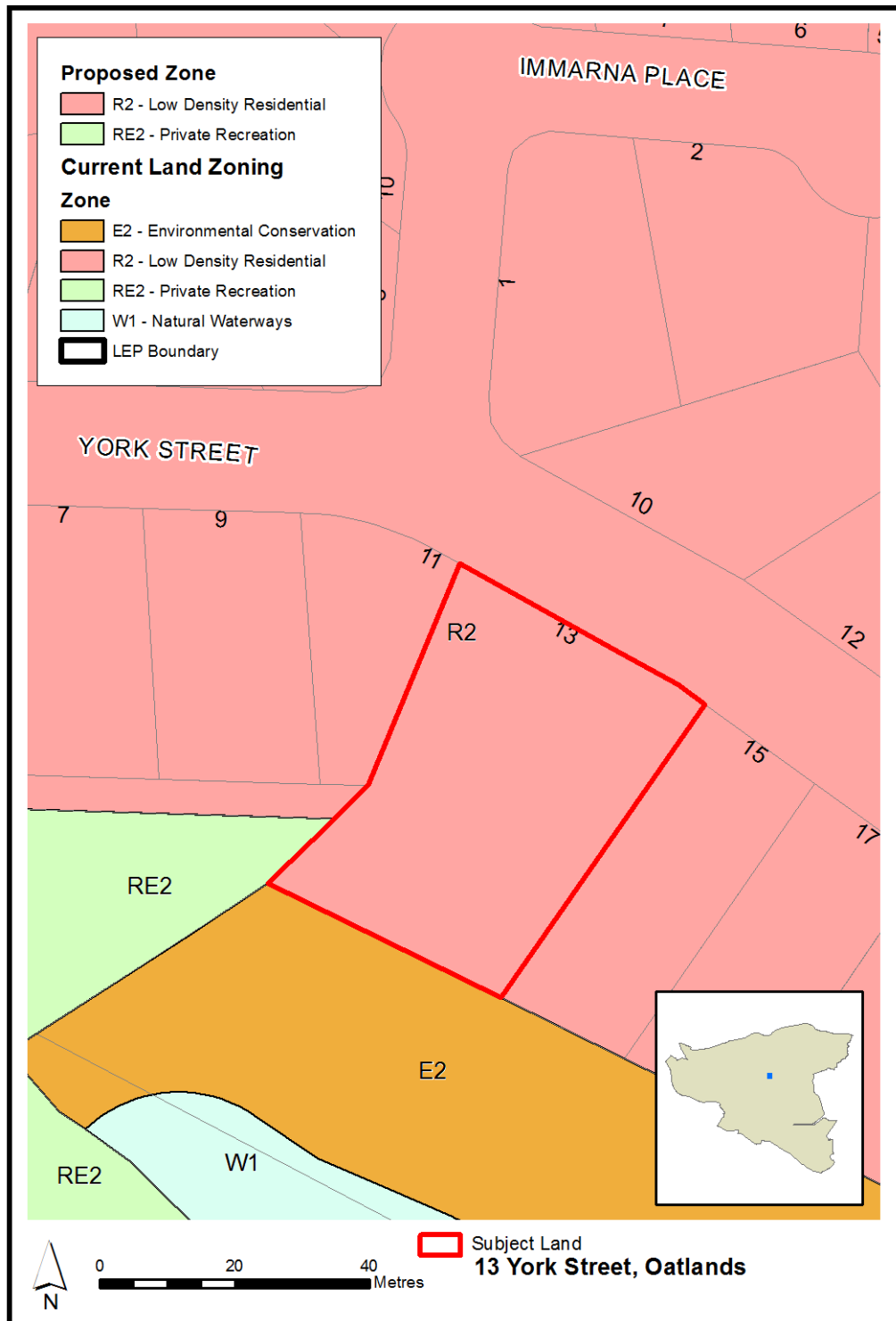
Item 2	
Parramatta LEP 2011 – Clause 6.12 (5) Amend Clause 6.12(5) to omit ‘plan’ and insert ‘clause’	
Proposed Amendment	<ul style="list-style-type: none"> Development consent must not be granted to the following development to which this ‘clause’ applies unless an architectural design competition that is consistent with the Design Excellence Guidelines has been held in relation to the proposed development
Explanation	<p>This clause is being amended to correct a wording anomaly within this clause. Development consent must not be granted to the following development to which this Plan clause applies unless an architectural design competition that is consistent with the Design Excellence Guidelines has been held in relation to the proposed development:</p> <p>(a) development in respect of a building that is, or will be, higher than 55 metres above ground level (existing),</p> <p>(b) development having a capital value of more than \$100,000,000,</p> <p>(c) development for which the applicant has chosen to have such a competition.</p> <p>Plan may be interpreted as the entire LEP.</p>
Current Mapping: N/A	
Proposed Mapping: N/A	

Item 3	
13 York Street, Oatlands (Lot 1, DP 1232662) Rectify the Land Use Zoning with property boundary	
Proposed Amendment	<ul style="list-style-type: none"> Change land use zoning from RE2 Public Recreation to R2 Low Density Residential align with property boundary and purpose built dwelling house on site..
Explanation	<p>Subdivision certificate SC/156/2017 for the boundary adjustment was applied for under Codes SEPP 2008. The boundary adjustment was required as part of several deferred commencement conditions for DA/897/2015 for Demolition, subdivision of one lot into two, construction of a two storey dwelling, in-ground pool with cabana; associated tree. With regard to the deferred commencement conditions, other issues are still outstanding and DA/897/2015 is not operative.</p>

Current Mapping:

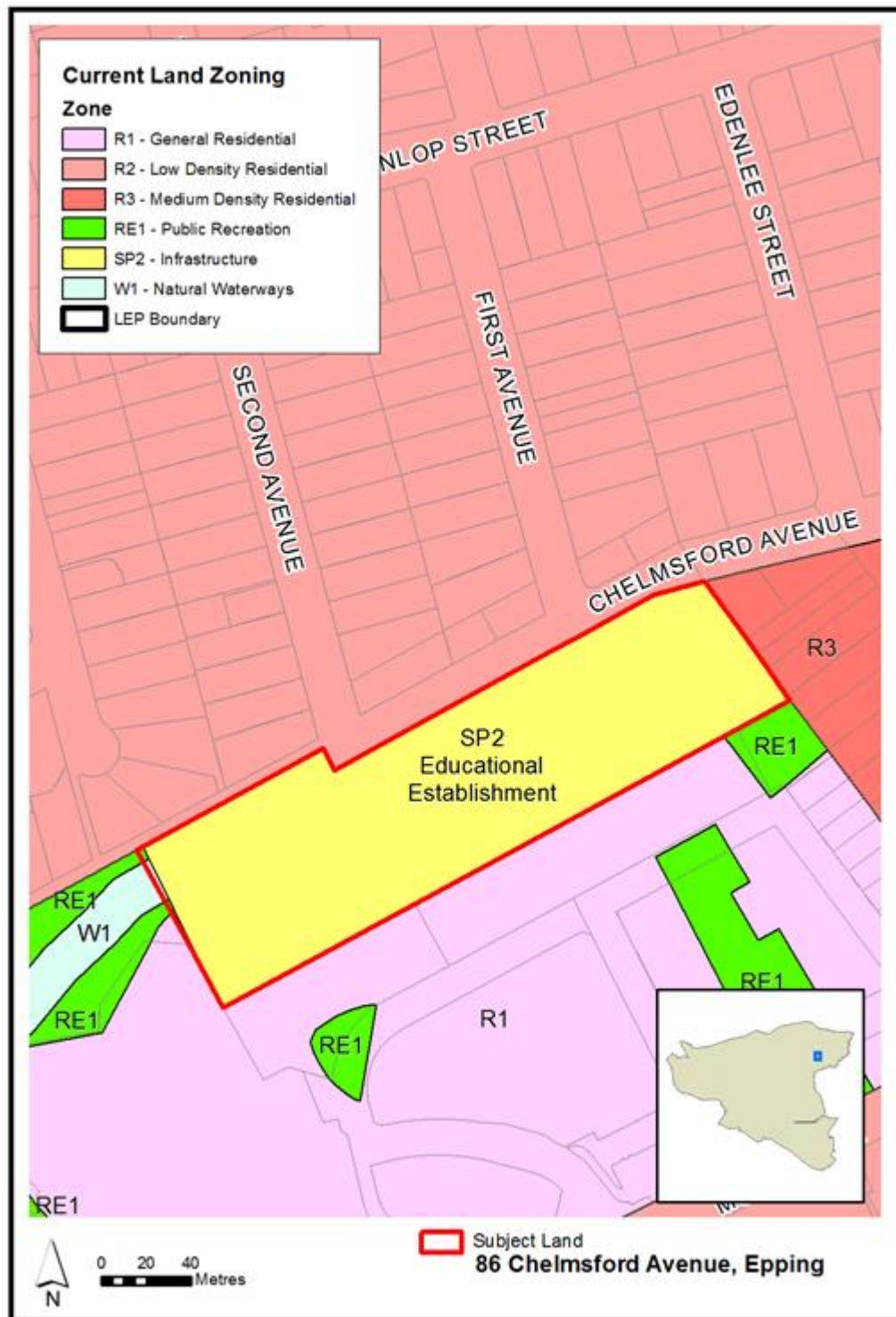


Proposed Mapping:

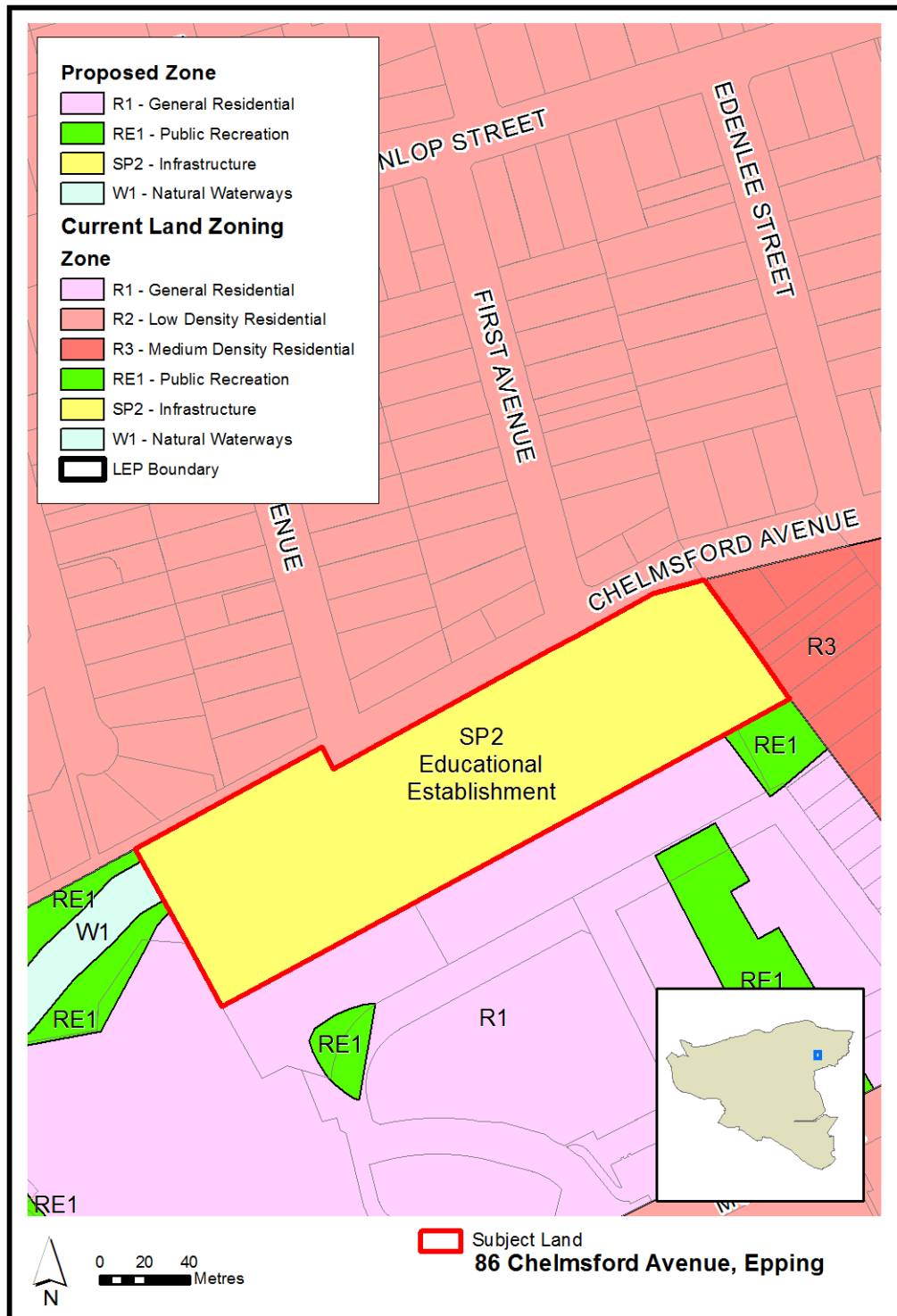


Item 4	
86 Chelmsford Avenue, Epping (Lot 1, DP 582172) Rectify the Land Use Zoning with property boundary	
Proposed Amendment	<ul style="list-style-type: none"> Change land use zoning along the western boundary from R1 General Residential and W1 Natural Waterways to SP2 Infrastructure to align with property boundary and purpose built educational establishment on site.
Explanation	A western boundary was adjusted and should reflect SP2 educational establishment use for the site. This is reflected in Planning Certificate issued 21 July 2017 (Council Ref: D05168989)

Current Mapping:

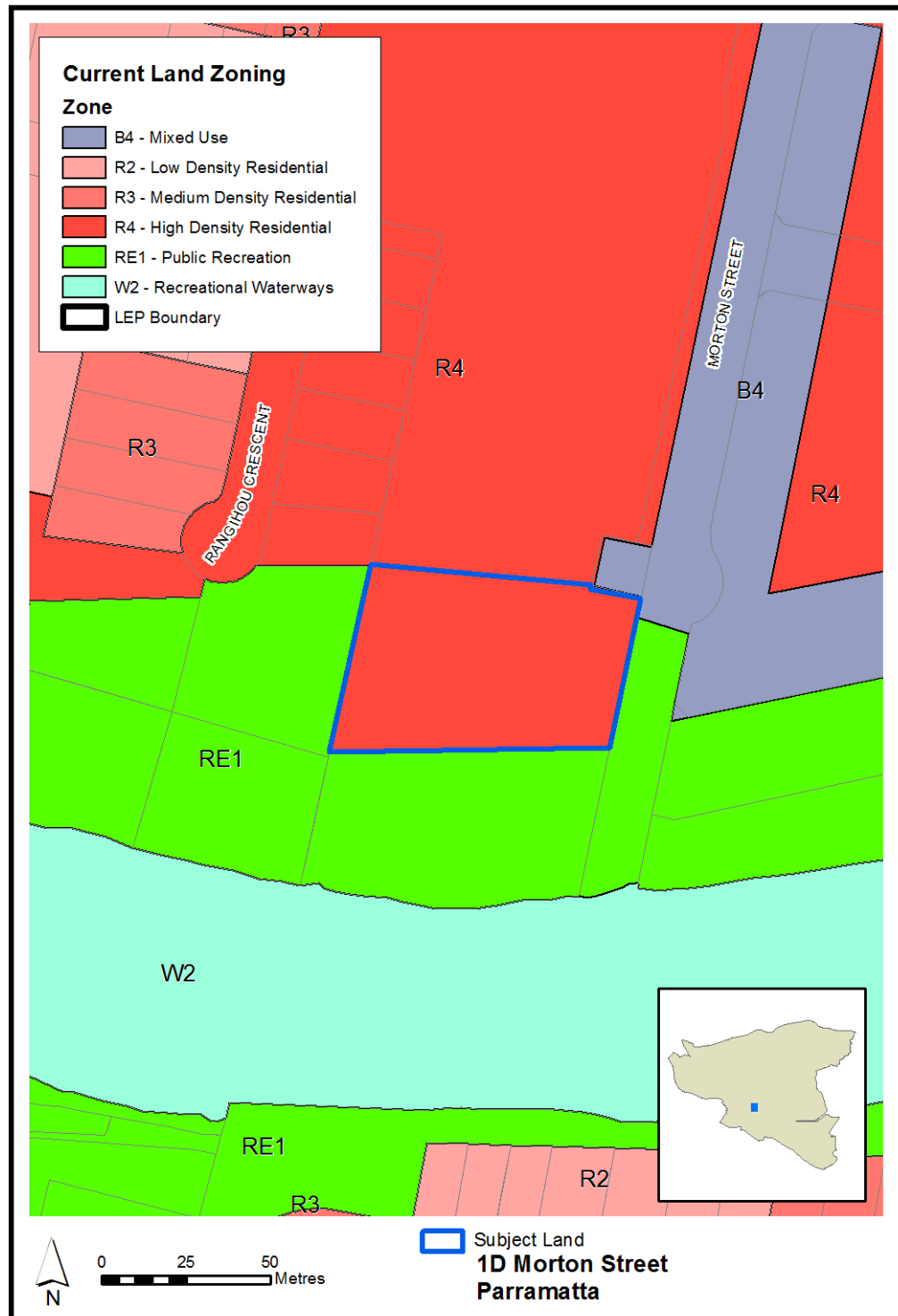


Proposed Mapping:

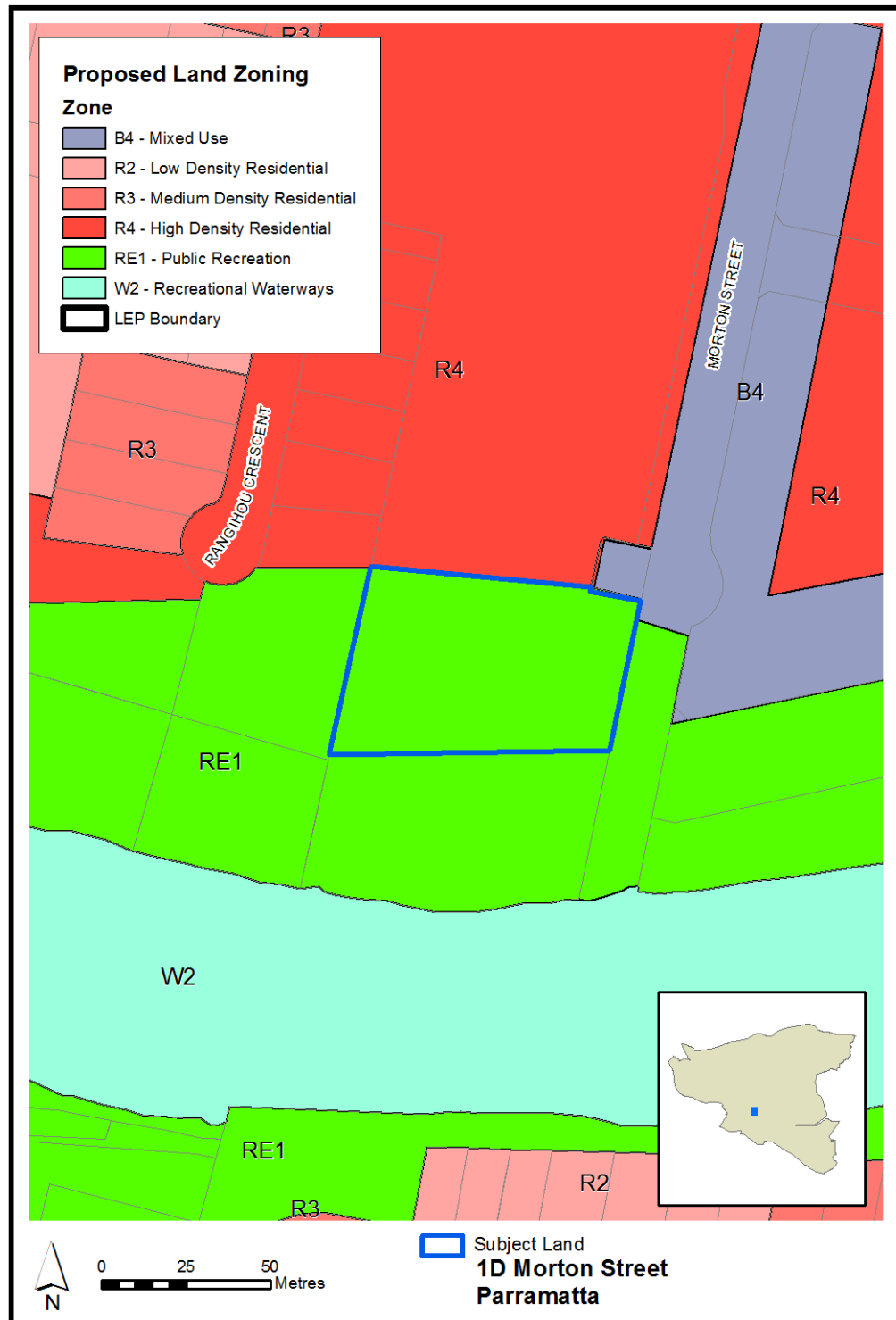


Item 5	
1D Morton Street, Parramatta (Lot 2, DP 1221620) Amend the Land Use Zoning Map	
Proposed Amendment	<ul style="list-style-type: none"> To amend the land use zoning for the site from R4 High Density Residential to RE1 Public Recreation given the outcomes of the VPA, DA, Certificate of Title and ownership to council for community purposes.
Explanation	<p>The dedication of land at 1D Morton Street was negotiated as part of Schedule 4, Item 1 of the VPA for 2 Morton Street, Parramatta. For 2 Morton Street, Parramatta, DA/391/2012 was to deliver a staged mixed use development and DA/165/2015 were determined for tree removal, new roads, subdivision and construction of a mixed use development containing 496 apartments and 4 retail/commercial tenancies. As part of the agreed VPA and determination it was agreed that the land be dedicated to Council for community purposes is described a public reserve as identified in the Certificate of Title issued 29 September 2016 (Council Ref: LDOC009013).</p>

Current Mapping:

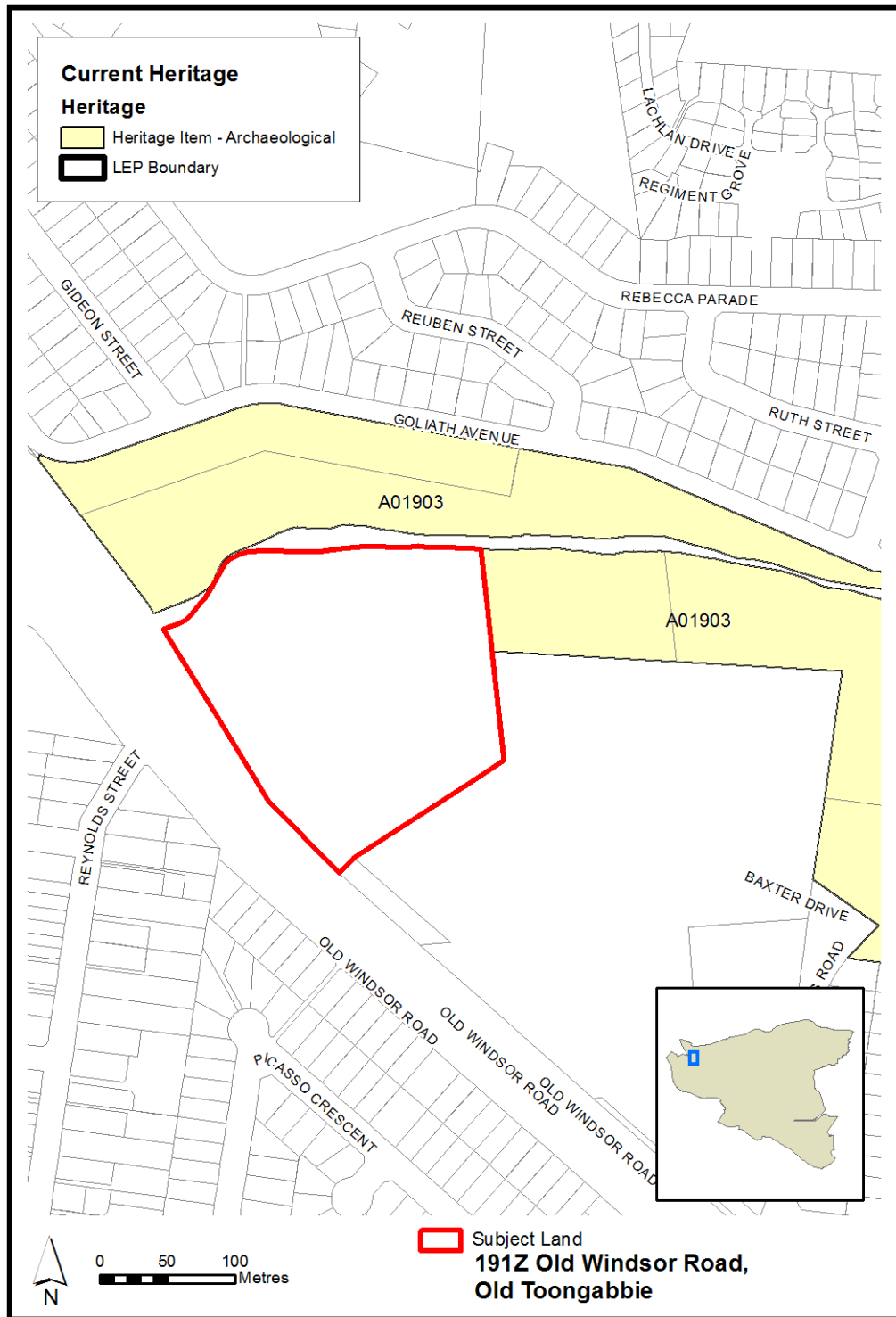


Proposed Mapping:

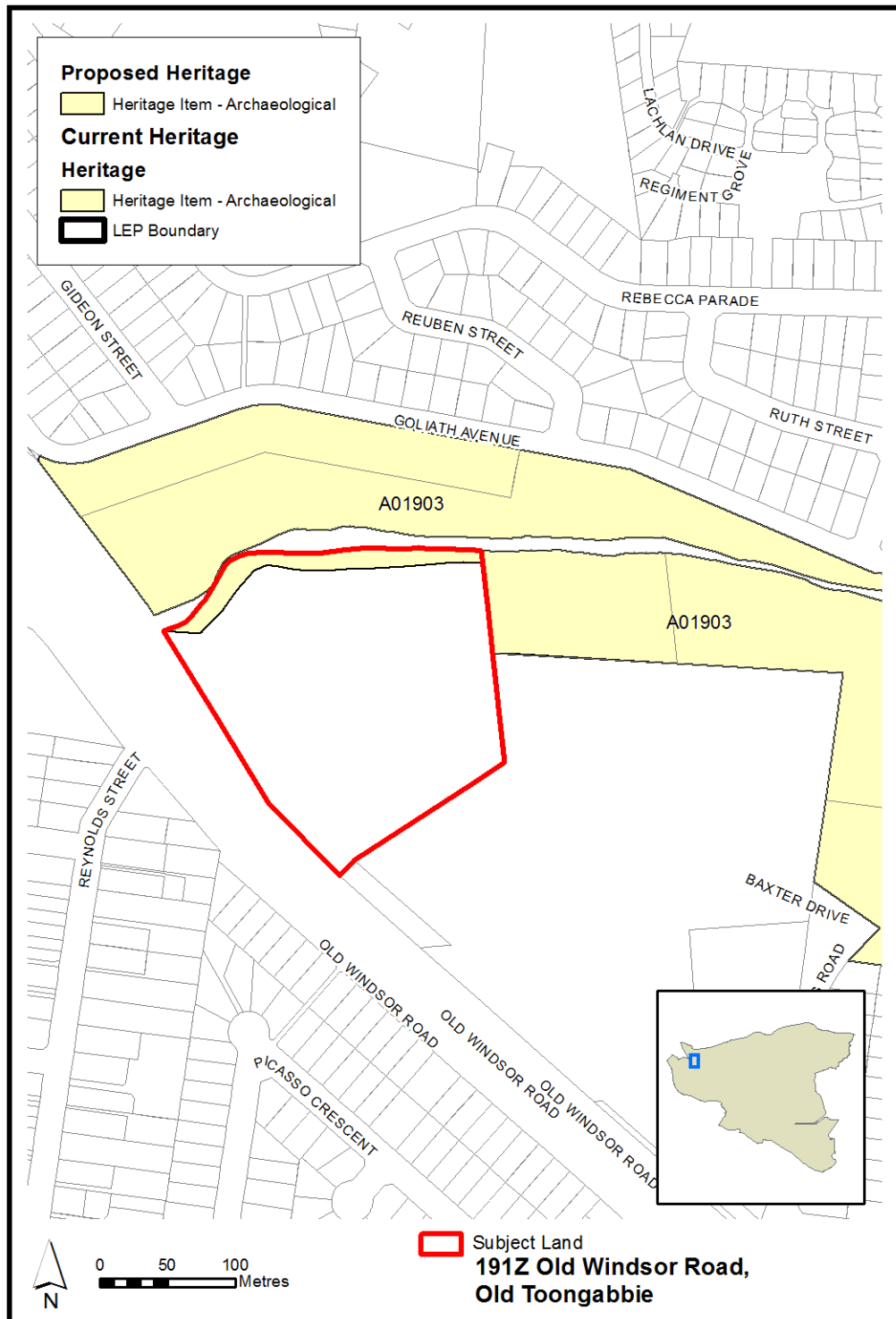


Item 6	
191Z Old Windsor Road, Old Toongabbie (Part Lot 1, DP 780050) Amend the Heritage Map & Schedule	
Proposed Amendment	<ul style="list-style-type: none"> To list northern part Lot 1, DP780050 as part of item A01903 in Schedule 5 to reflect the extent of the State listing of Toongabbie Government Farm Archaeology Site.
Explanation	<p>Toongabbie Government Farm Archaeological Site A01903 State listing affects part of Lot 1, DP 780050. This part of the property is listed in Schedule 5 of Parramatta LEP, is included in the NSW SHI Heritage Inventory for the site and also the northern edge of Lot 1, DP 780050 is mapped on SHR 01903 Plan 2115.</p>

Current Mapping:

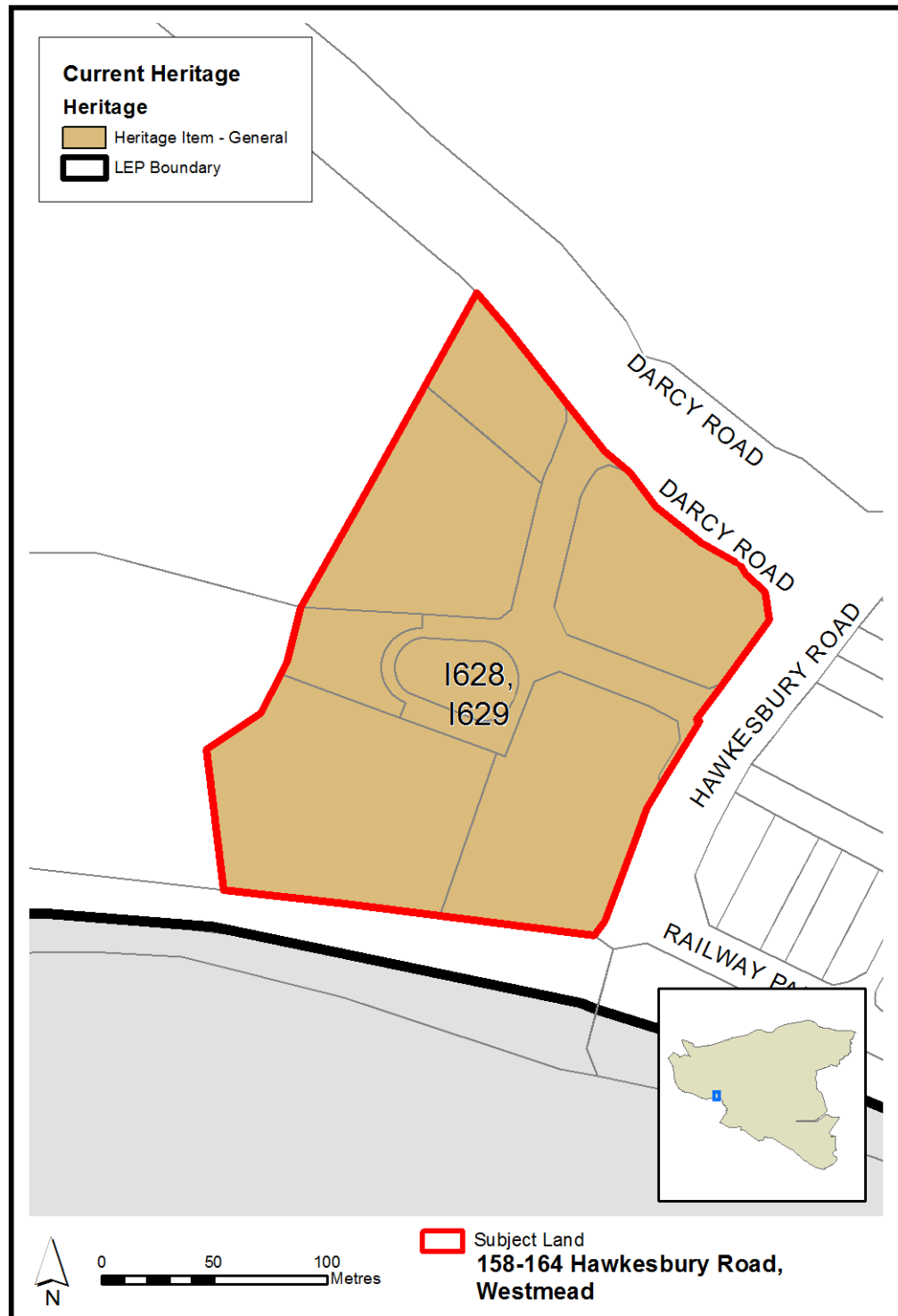


Proposed Mapping:

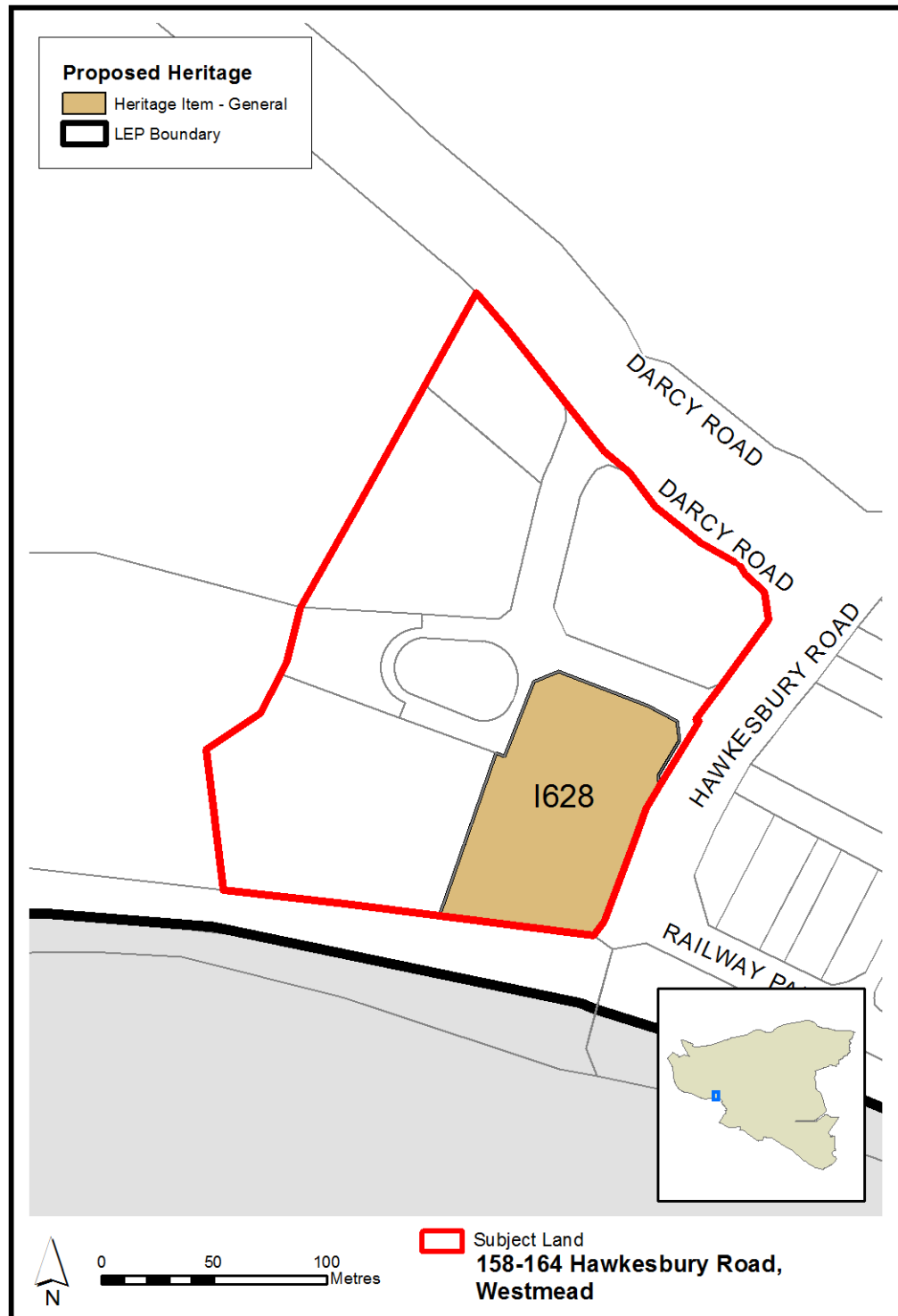


Item 7	
158-164 Hawkesbury Road, Westmead (Lots 2, 3, 4, 5, 6, DP 1227281) Amend the Heritage Map & Schedule	
Proposed Amendment	<ul style="list-style-type: none"> To correctly identify the heritage listing of I628 to Lot 1, DP 1227281 and remove heritage listing from other lots on the site.
Explanation	<p>Council subdivision application SC/211/2016 approved on 3 April 2017 the subdivision of the site into 5 lots and a one dedicated to Council for streets, isolating the heritage item and the heritage listing under I628 to Lot 1, DP 1227281 for the Victorian Residence. The heritage listing may be removed for the remainder of the site.</p>

Current Mapping:



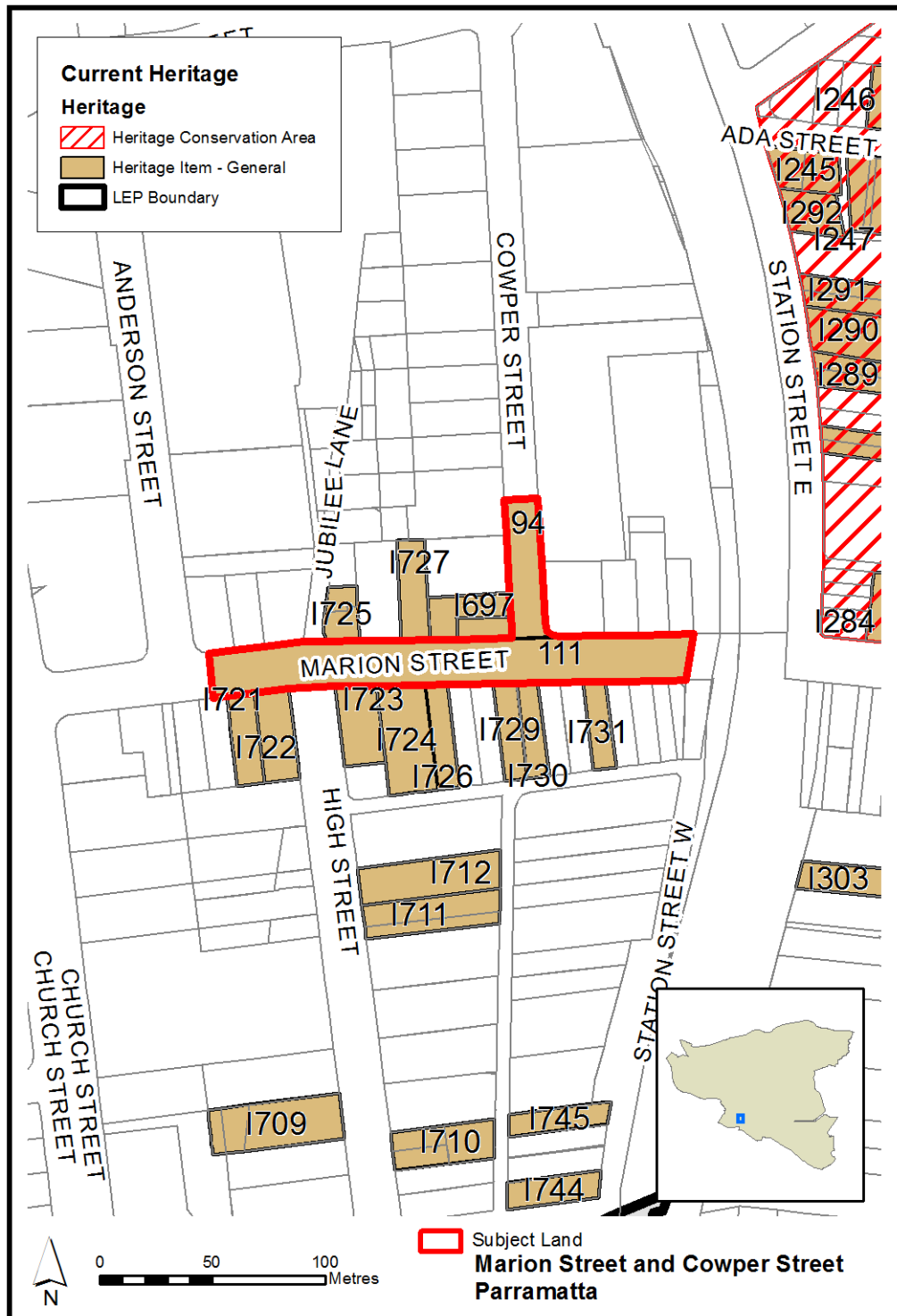
Proposed Mapping:



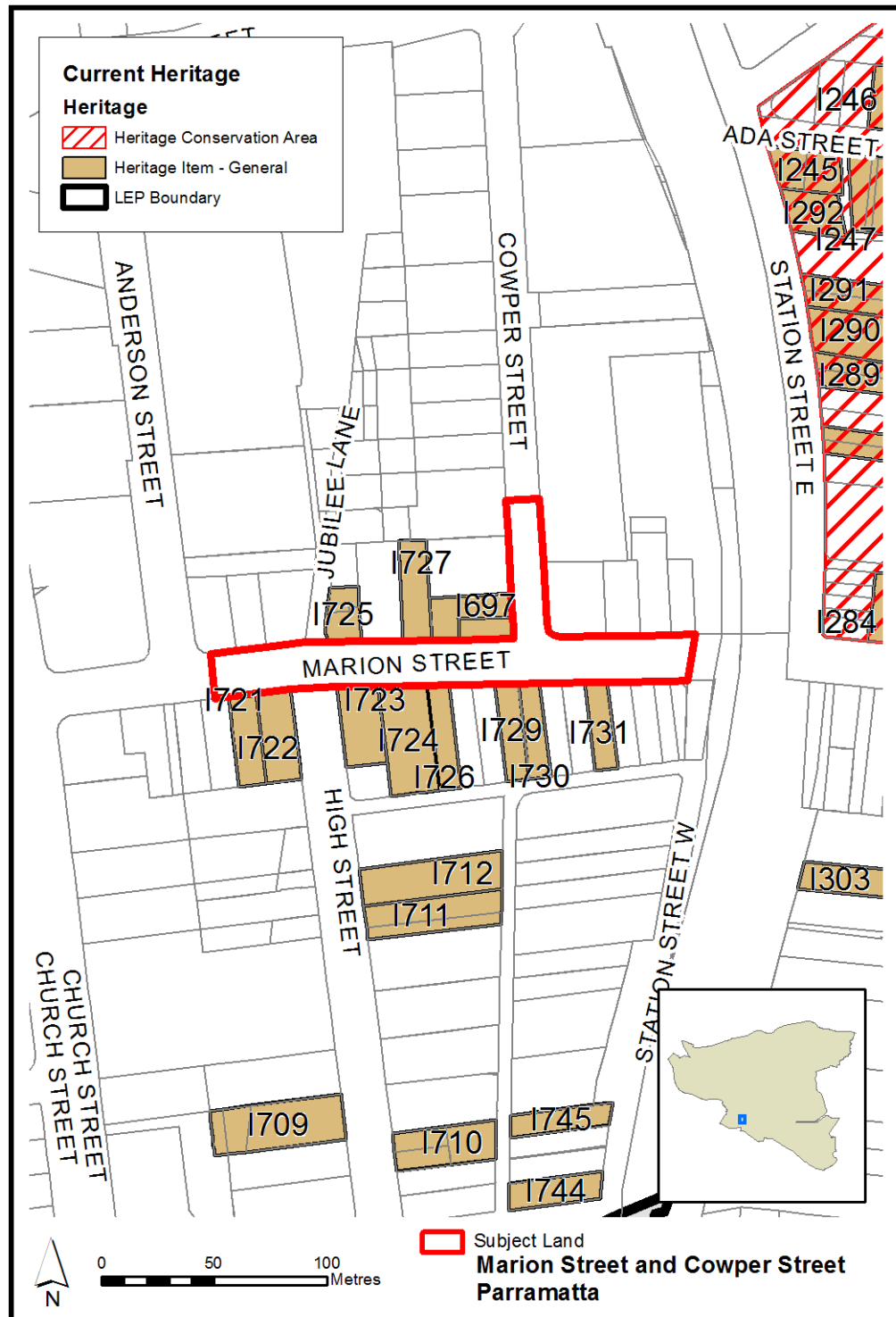
Item 8	
47 Victoria Road and 11A Betts Street, Parramatta Amend the Heritage Schedule	
Proposed Amendment	<ul style="list-style-type: none"> To amend the listing in Heritage Item I459 by changing the address from '11 Betts Street and 47 Victoria Road' to '11A Betts Street' to correctly reflect the current address of the item.
Explanation	To reflect the heritage listing of the property built c.1870 located at 11A Betts Street. The house at 11A is of significance for Parramatta for historical and aesthetic reasons, and as a relatively rare example of Victorian stone cottages in the area. The house makes a strong contribution to the streetscape.
Current Mapping: N/A	
Proposed Mapping: N/A	

Item 9	
Marion and Cowper Street, Parramatta Amend the Heritage Map	
Proposed Amendment	<ul style="list-style-type: none"> To remove the heritage mapping of these roads and their labels '94' and '111' respectively as they are not identified in the LEP and do not have any heritage significance.
Explanation	Neither item is listed in Sch. 5 of the PLEP 2011, Neither are these areas defined as archaeological sites in Schedule 5 of the LEP. From investigations conducted by staff, the inclusion of these items on the heritage map appears to be a map error.

Current Mapping:



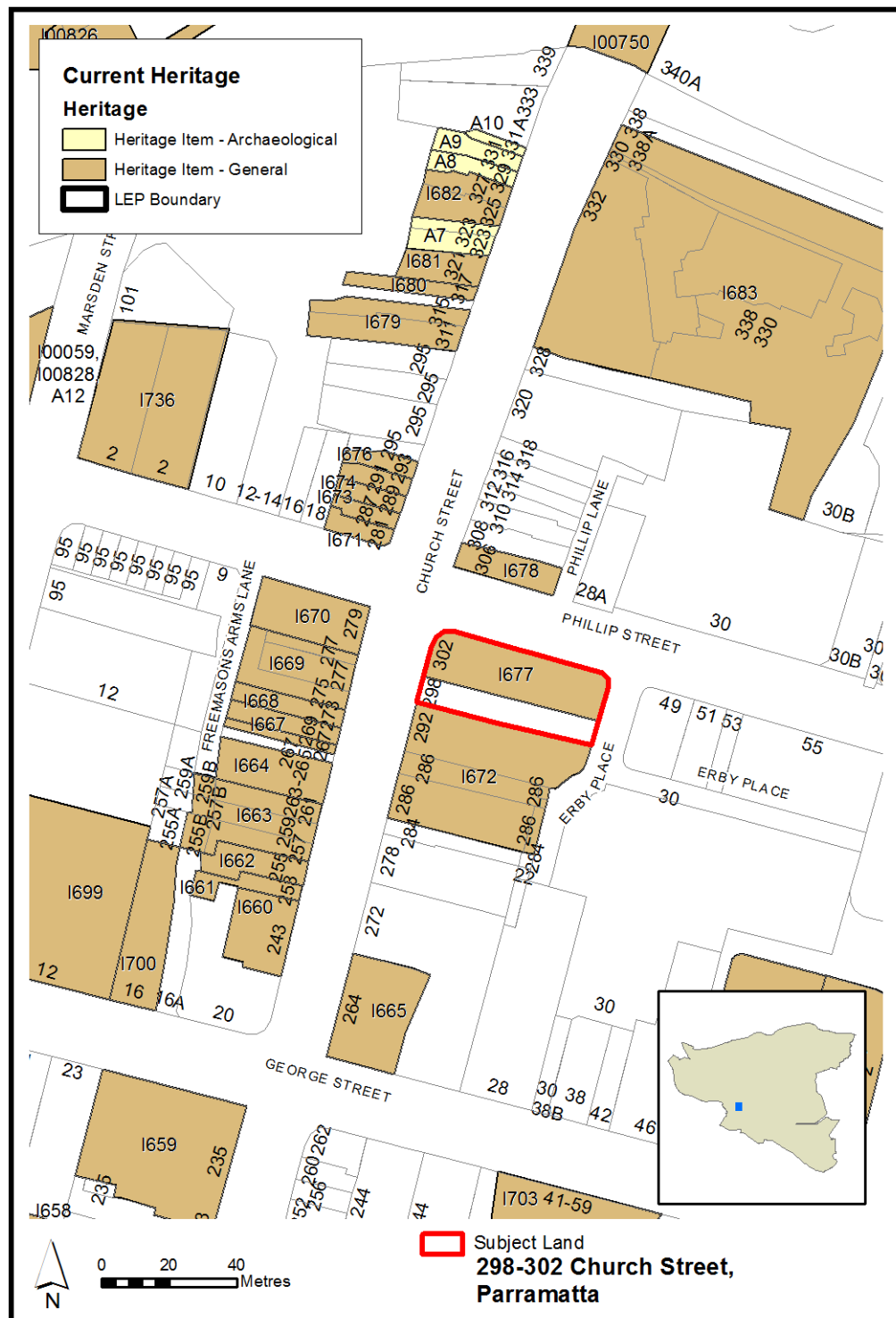
Proposed Mapping:



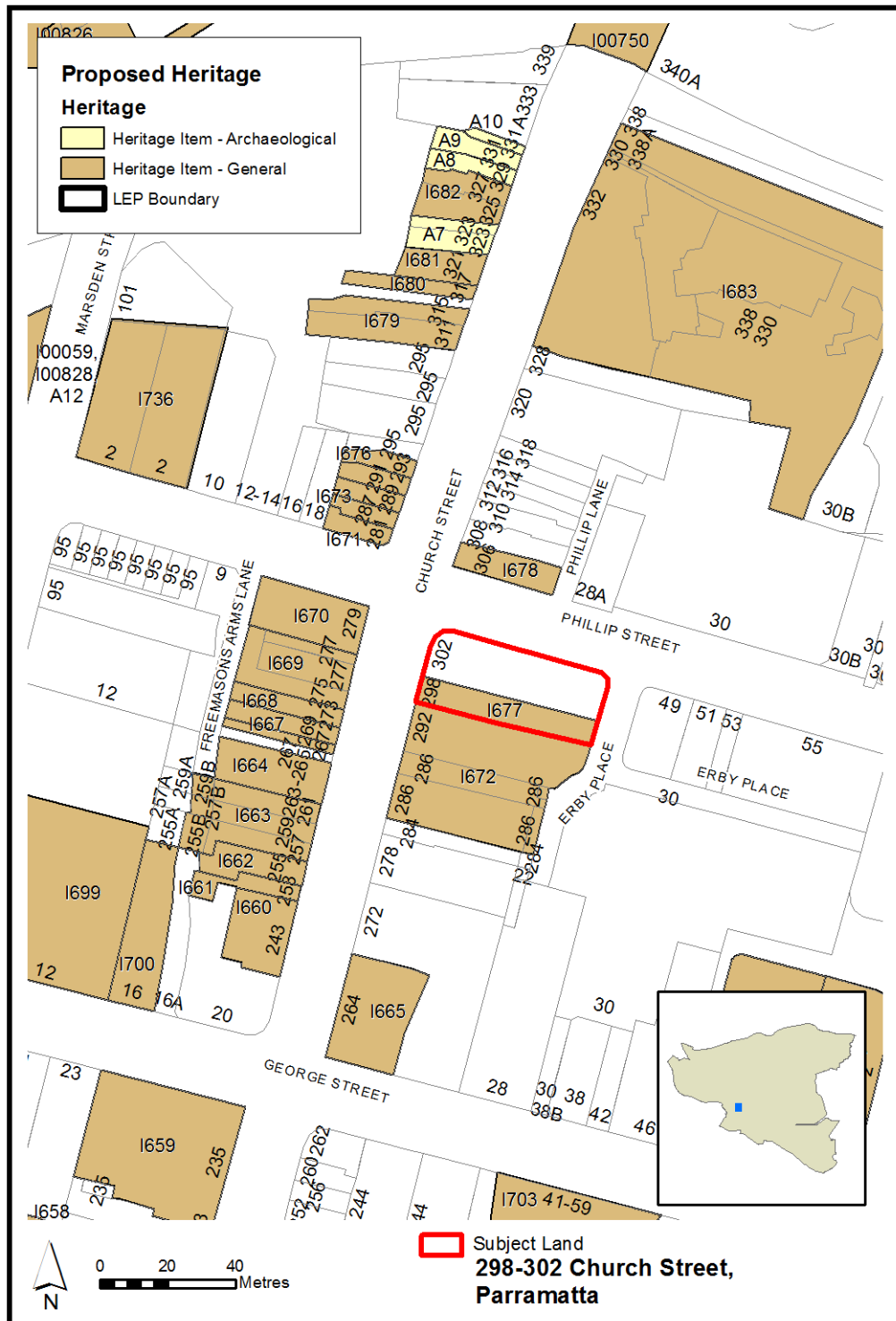
Item 10	
Prince Alfred Square and Market Street, Parramatta Amend the Heritage Schedule	
Proposed Amendment	<ul style="list-style-type: none"> To change level of heritage significance from Local to State for I686 in accordance with the recent State Heritage Listing.
Explanation	On 28 August 2017, the State heritage Register was updated to include Prince Alfred Square and potential archaeological site as state heritage significance under SHR: 01997,
Current Mapping: N/A	
Proposed Mapping: N/A	

Item 11	
298 & 302 Church Street, Parramatta Amend the Heritage Map	
Proposed Amendment	<ul style="list-style-type: none"> To remove the heritage listing of 302 Church Street given the heritage listing is located within the boundary of the adjacent 298 Church Street.
Explanation	A site inspection as completed 19 October 2016 where it was evident that the item of heritage significance is next door at 298 Church Street, Parramatta.

Current Mapping:

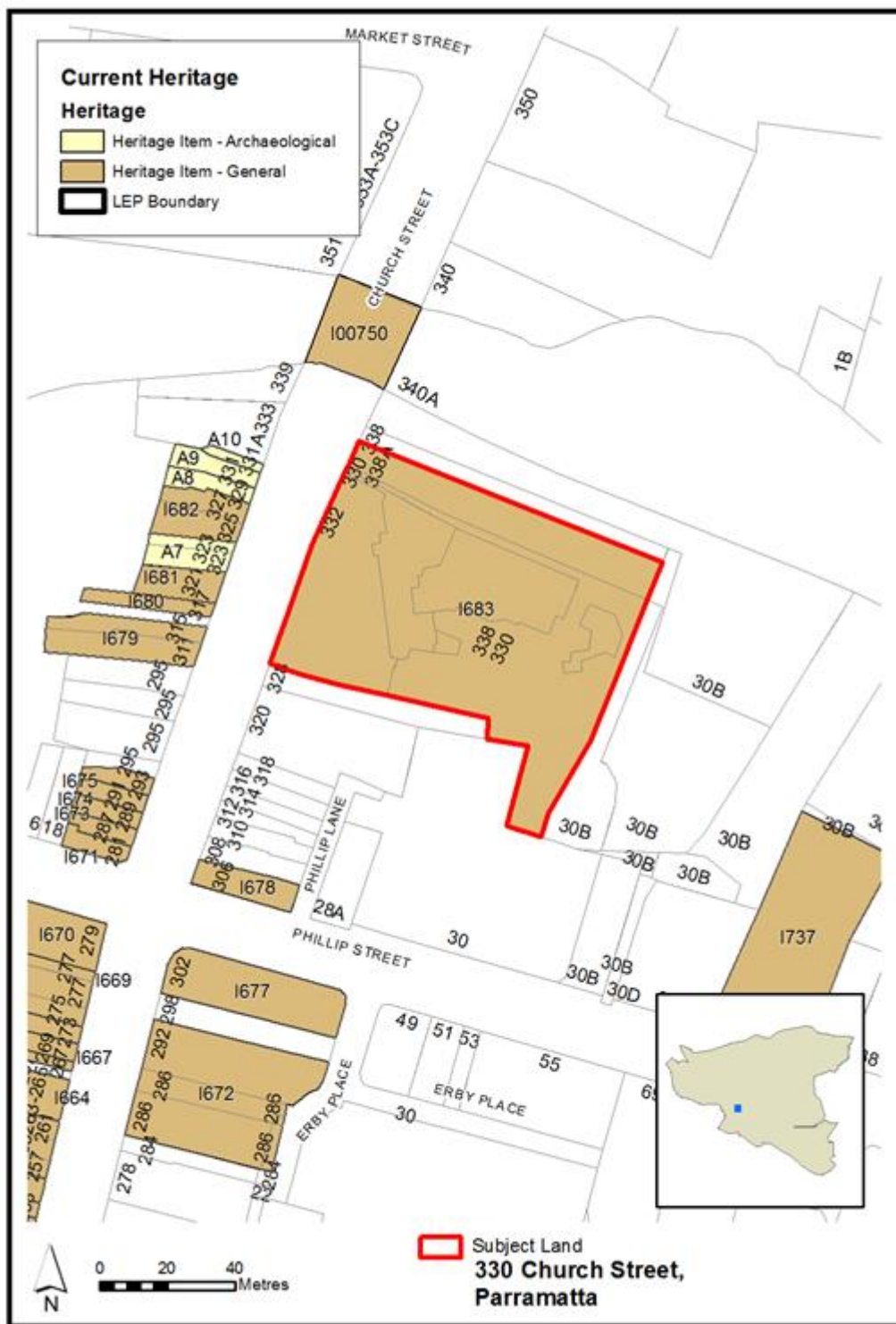


Proposed Mapping:

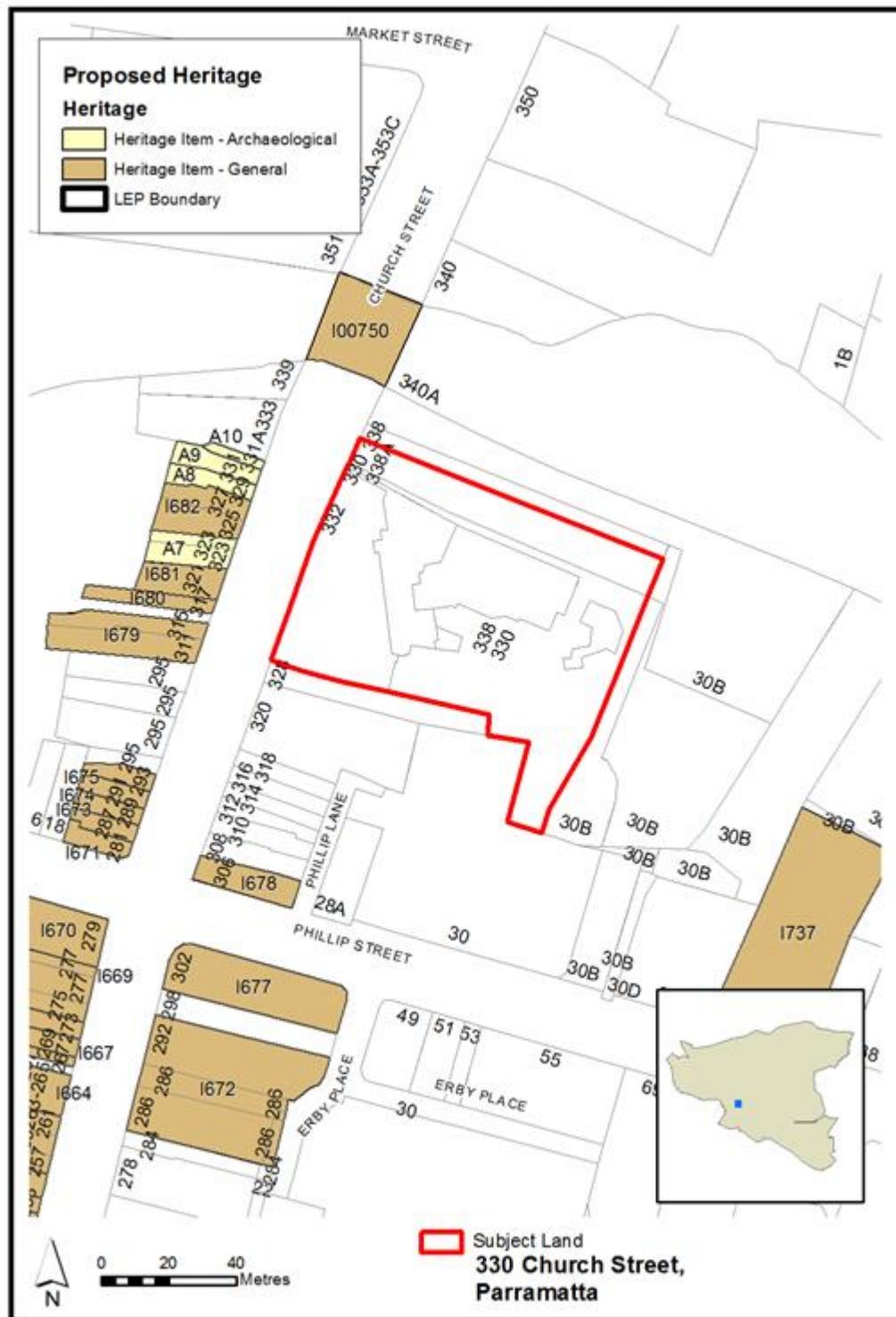


Item 12	
292 Church Street, Parramatta Amend the Heritage Schedule	
Proposed Amendment	<ul style="list-style-type: none"> To change the address under Schedule 5, I672 to include properties 292 Church Street to reflect the location of the heritage item along the rear boundary of this property.
Explanation	292 Church Street Parramatta is currently identified under item I672 within the heritage maps in PLEP 2011. Advice from Heritage Officer is that the heritage schedule should be amended to include this property. The site possesses potential to contribute to an understanding of early urban development in Parramatta.
Current Mapping: N/A	
Proposed Mapping: N/A	

Item 13	
330 Church Street, Parramatta Amendment of Heritage Map and Heritage Schedule	
Proposed Amendment	<ul style="list-style-type: none"> • Delete heritage listing of Item 86 at 330 Church Street, Parramatta from Schedule 5 Environmental Heritage of Parramatta LEP 2011 • Remove heritage designation relating to I86 in Sheet 1 of the Heritage Map of Parramatta LEP 2011
Explanation	<p>This site has historically been heritage listed for its former heritage value, being the location of the former David Jones department store. On 19 October 2012 the Planning Assessment Commission approved a development application for a mixed use development on this site (MP10_0171). A Construction Certificate for the demolition of all structures on the site and the construction of this development was approved on 20 December 2013 (CC/633/2013) and a new mixed use development is complete. As such, nothing of heritage value remains on the site. OEH notified Council in July 2018 that they were satisfied that the heritage listing for the site may be removed in July 2018 (see Council Ref: D06250276). The site has been redeveloped and holds no heritage significance.</p>
Current Mapping:	



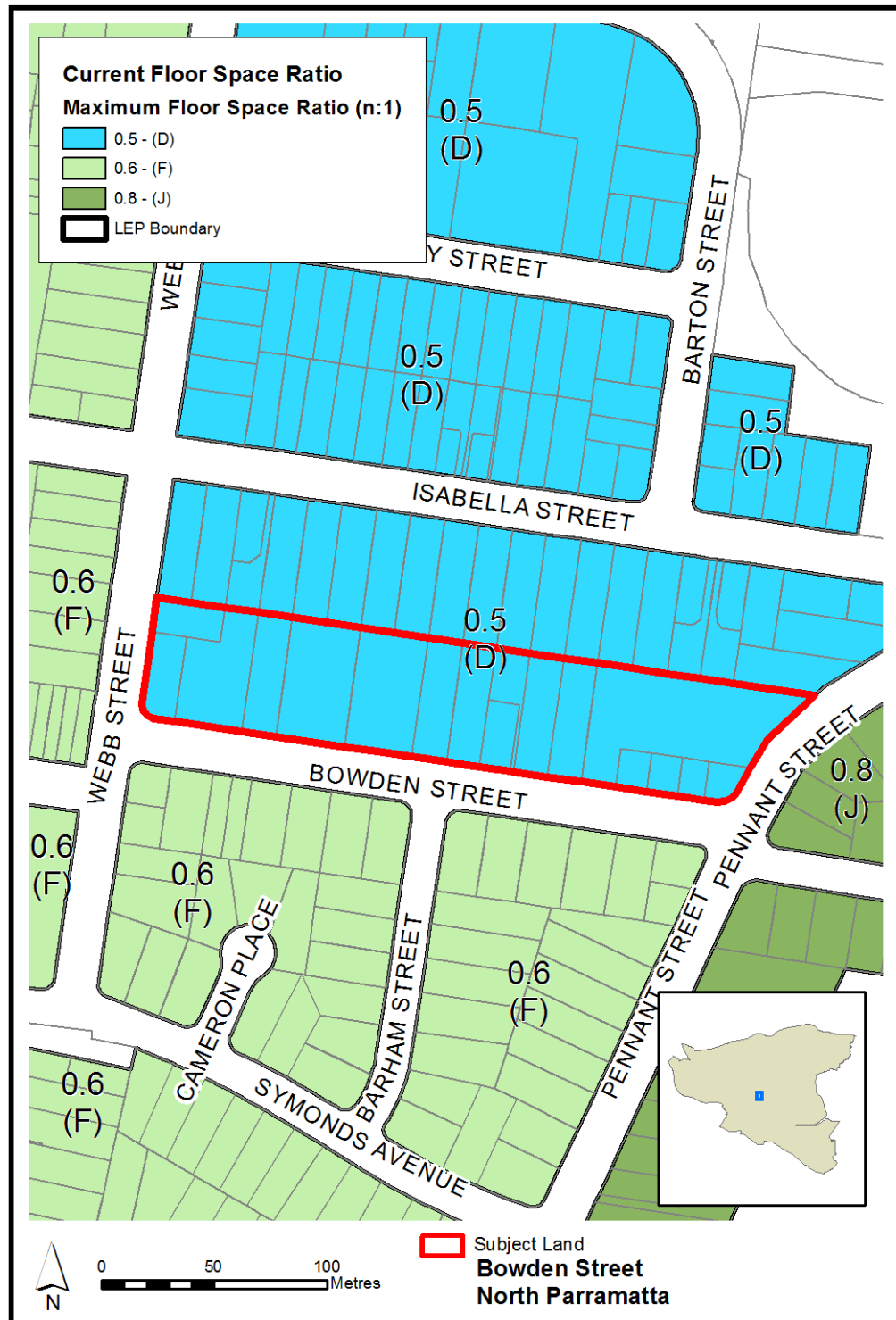
Proposed Mapping:



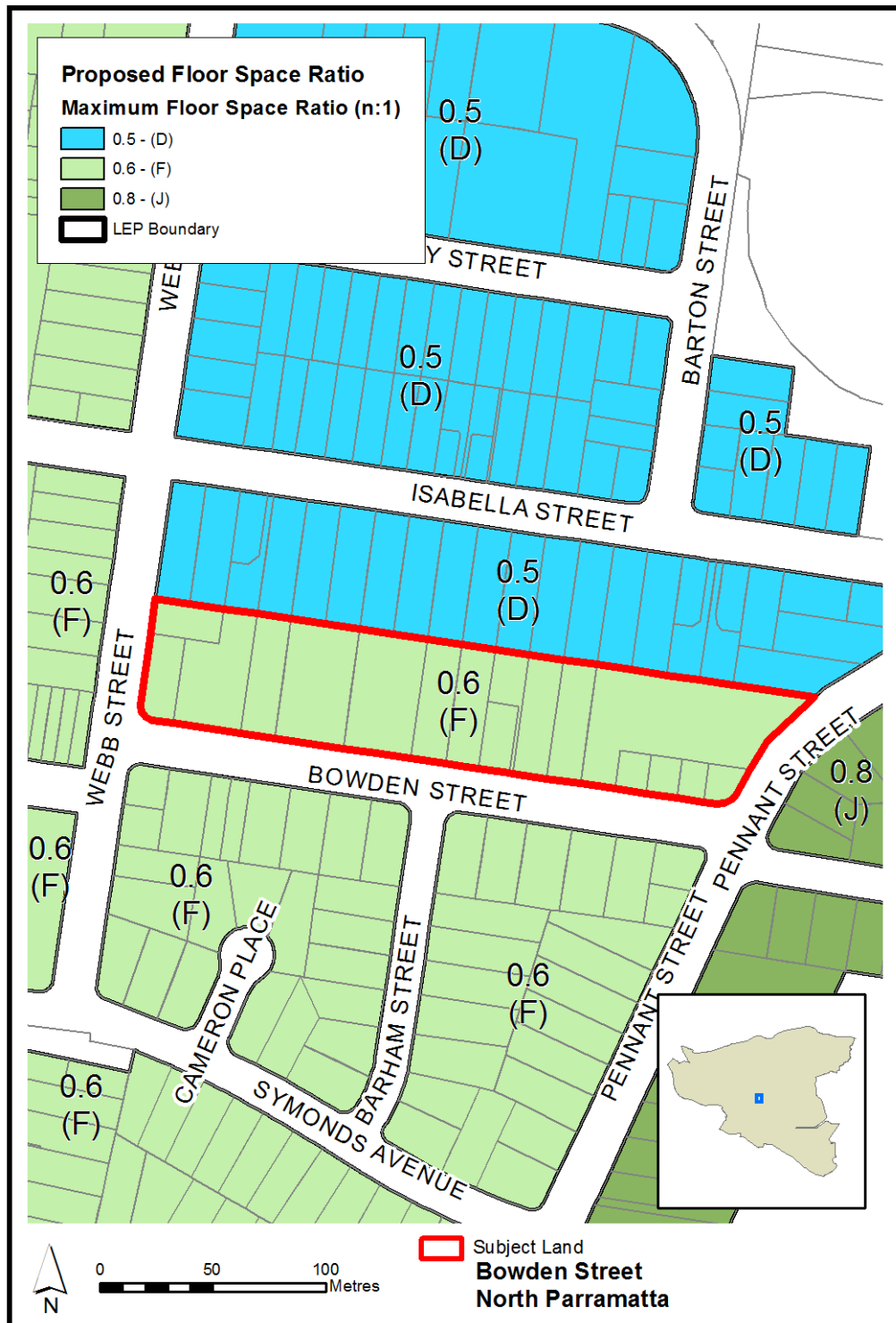
Item 14**Northern side of Bowden Street, North Parramatta (between Webb Street and Pennant Street)****Amendment of Floor Space Ratio Map**

Proposed Amendment	<ul style="list-style-type: none">To amend the floor space ratio map for R3 Medium Density Residential zoned properties on the northern side of Bowden Street between Webb Street and Pennant Street from 0.5:1 to 0.6:1 as to reflect the standard FSR for this land use zone.
Explanation	Change to ensure consistency with all properties zoned R3 on the northern side of Bowden Street to ensure consistency across LZN and FSR maps. It appears that this discrepancy was simply an error/oversight when the FSR map was finalised given the low density single dwelling building stock across the site.

Current Mapping:

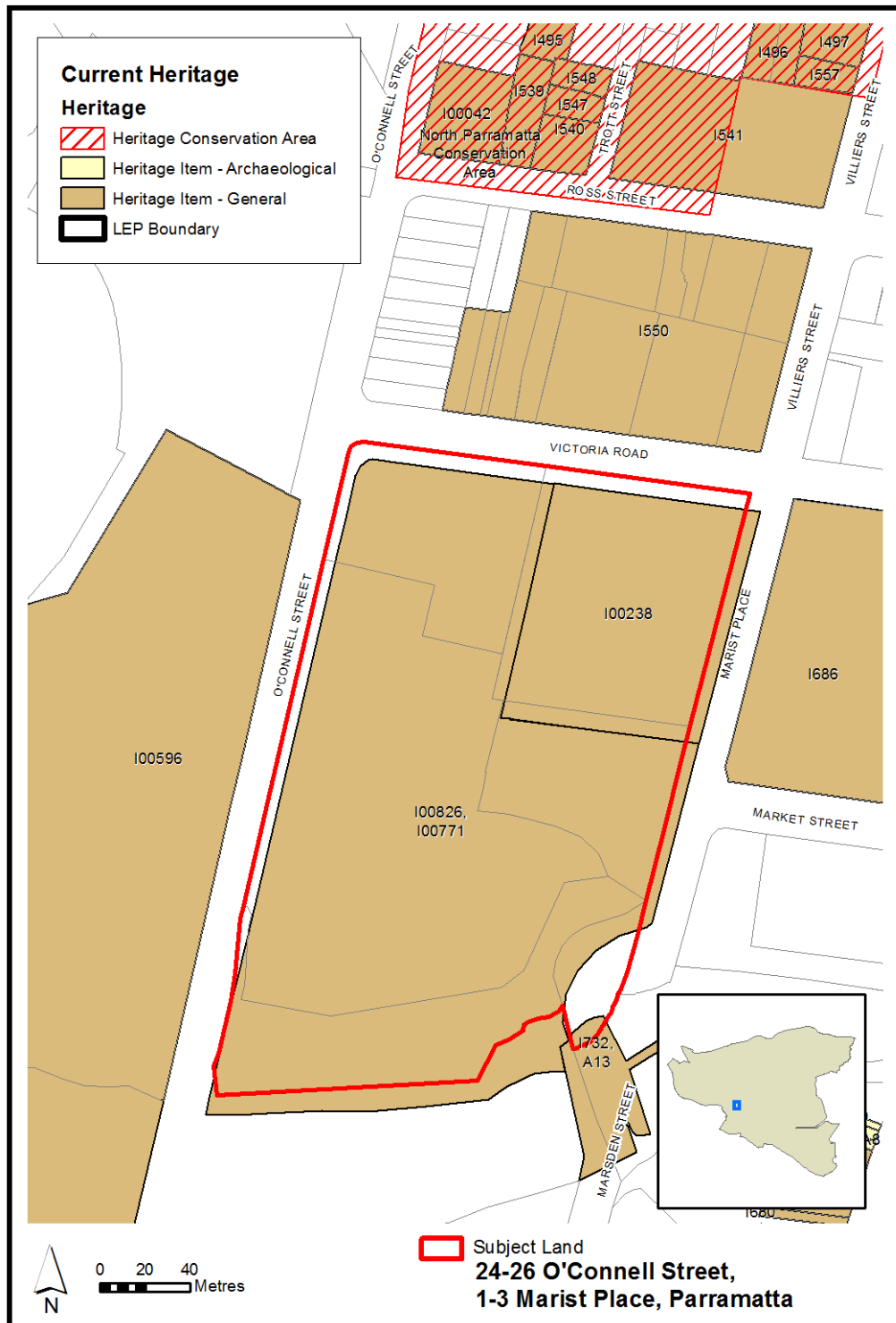


Proposed Mapping:

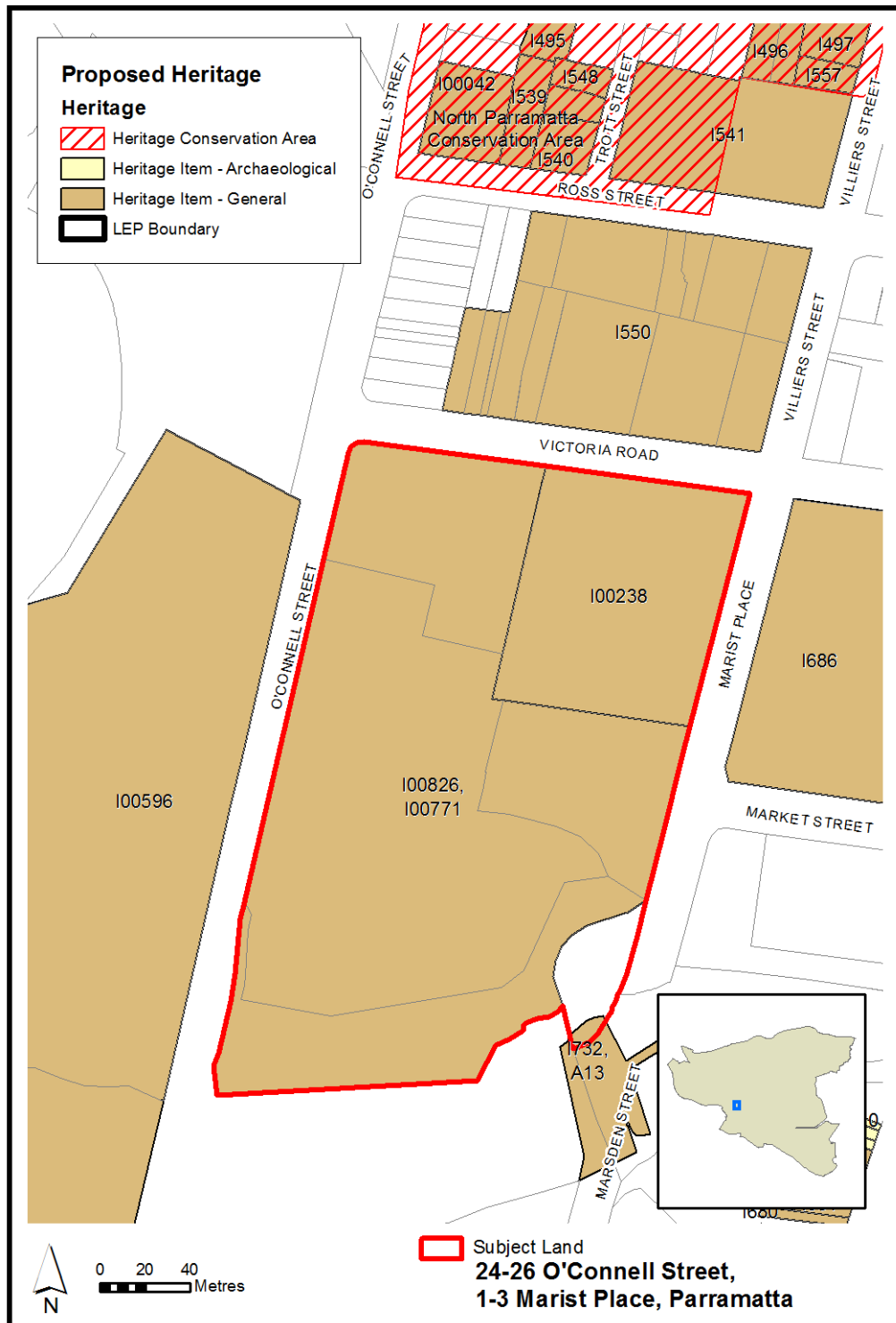


Item 15	
24 O'Connell St, 26 O'Connell Street, 1 Marist Place and 3 Marist Place, Parramatta Amend the Land Use Zoning, Heritage, Lot Size and Land Reservation Maps	
Proposed Amendment	<ul style="list-style-type: none"> To ensure the cadaster in Land Use Zoning, Heritage, Lot Size and Land Reserved for Acquisition Maps are aligned with property boundaries on this block.
Explanation	The misalignment between the controls and the cadastre is about 8 metres (at the worst point) as shown below. Would ensure that planning controls of Land Use Zoning, Heritage and Land acquisition are aligned with property boundaries.

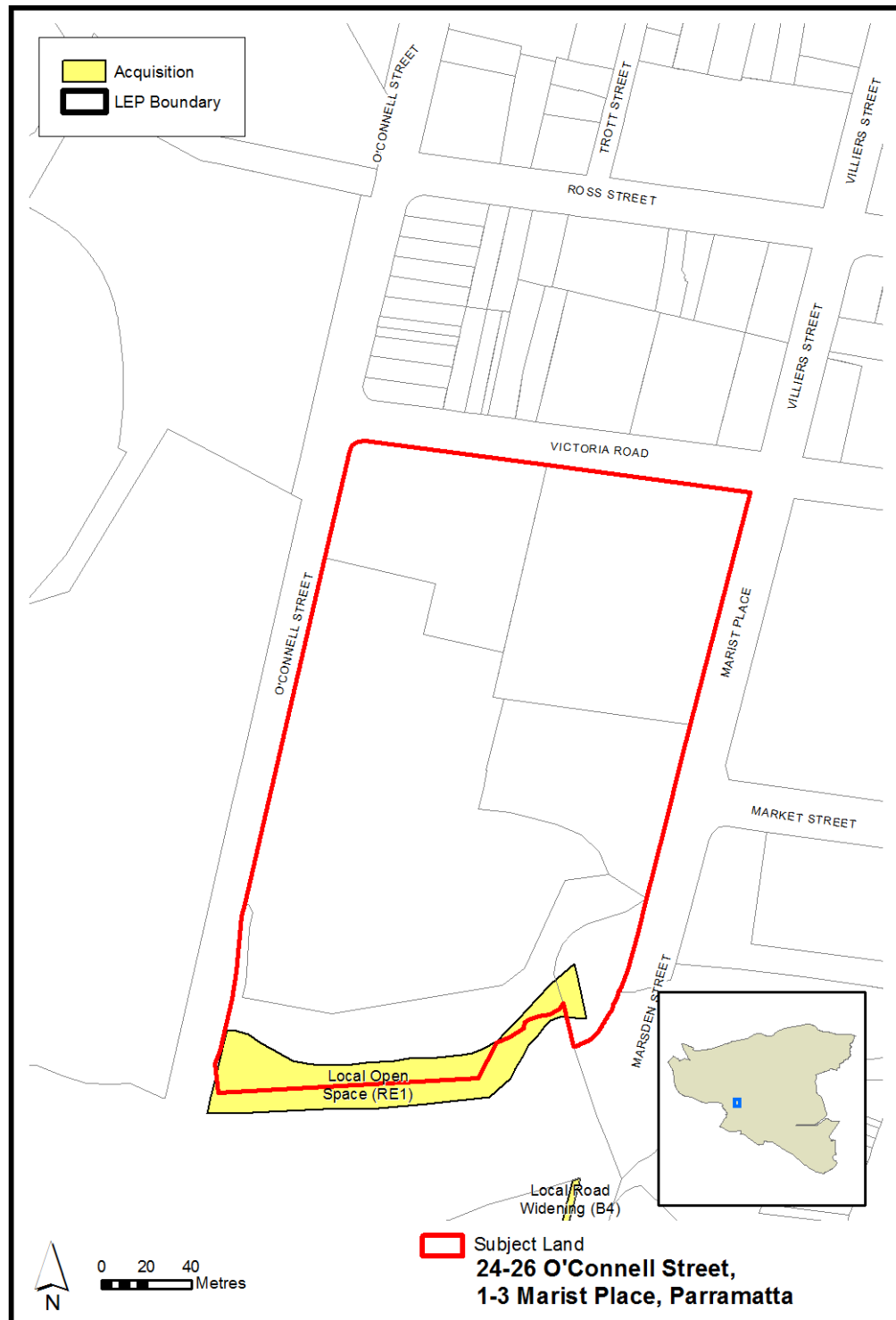
Current Heritage Mapping:



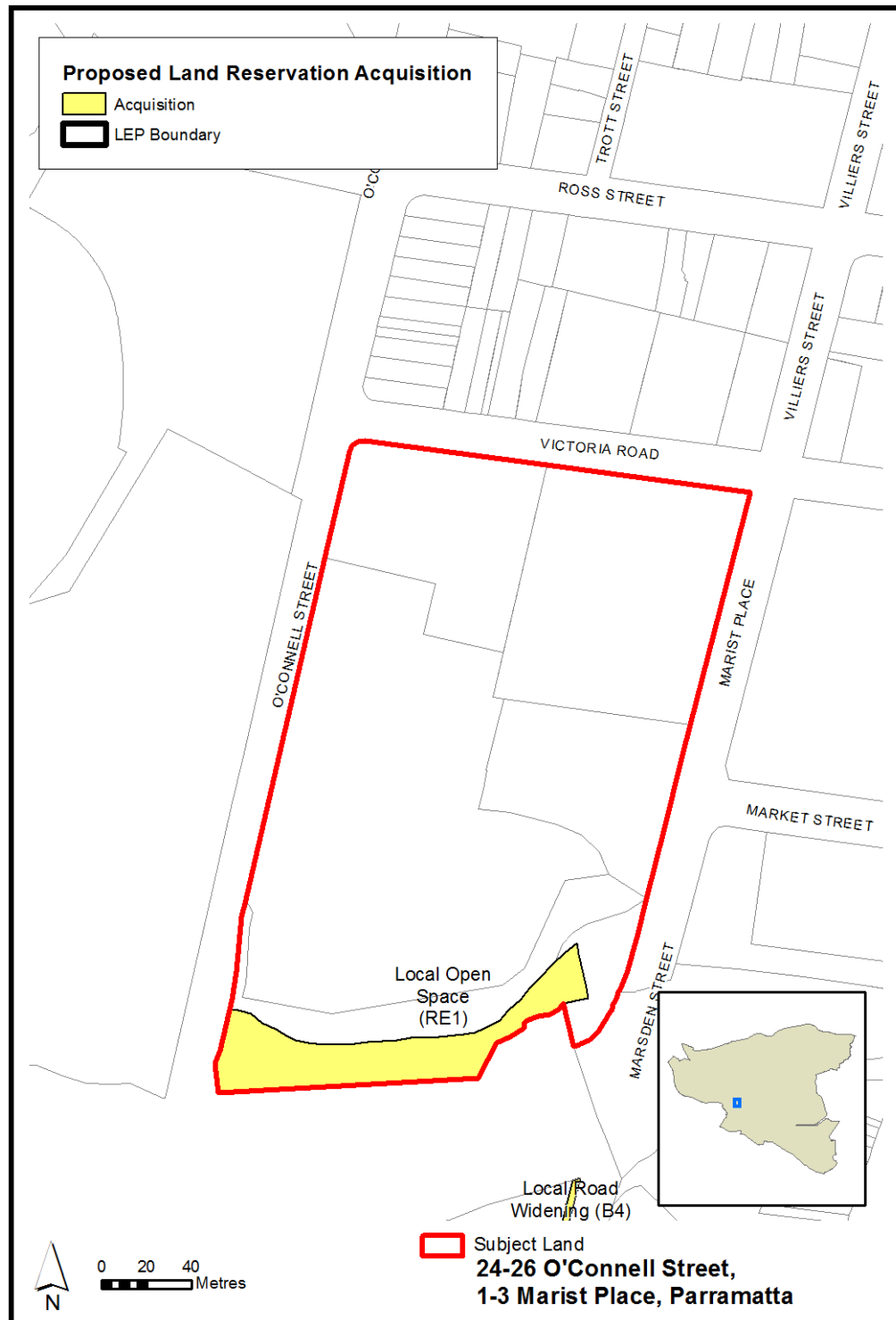
Proposed Heritage Mapping:



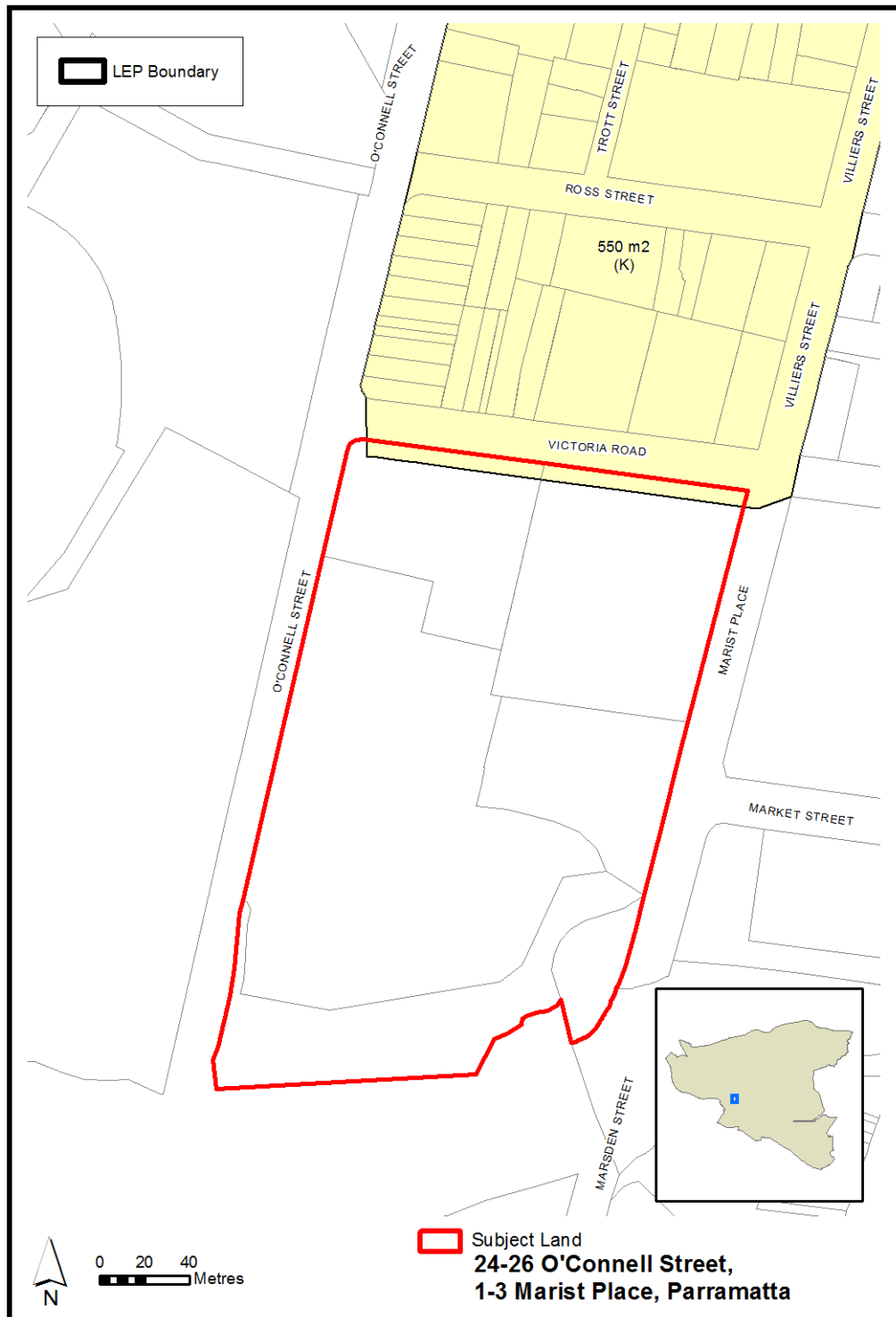
Current LRA Mapping:



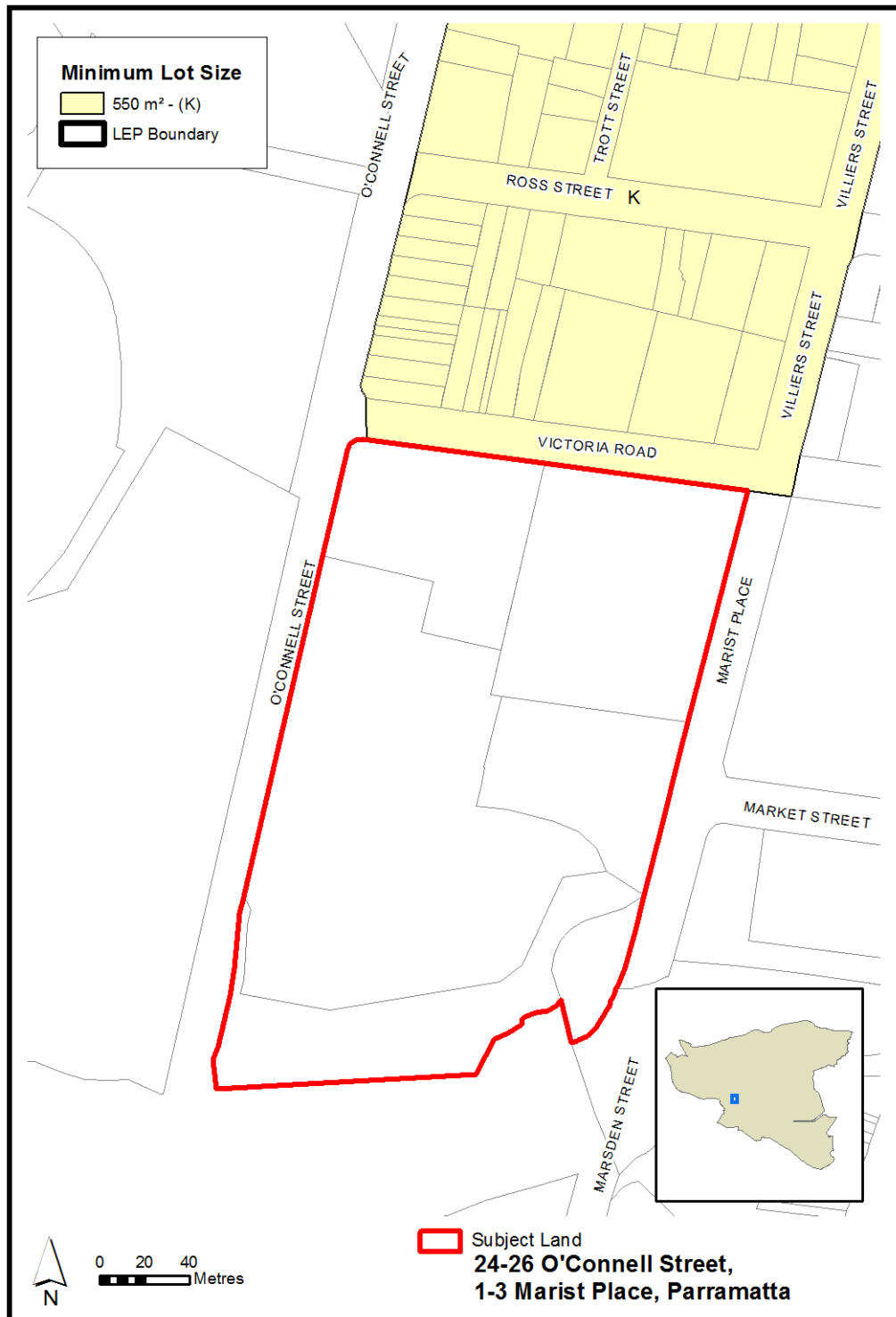
Proposed LRA Mapping:



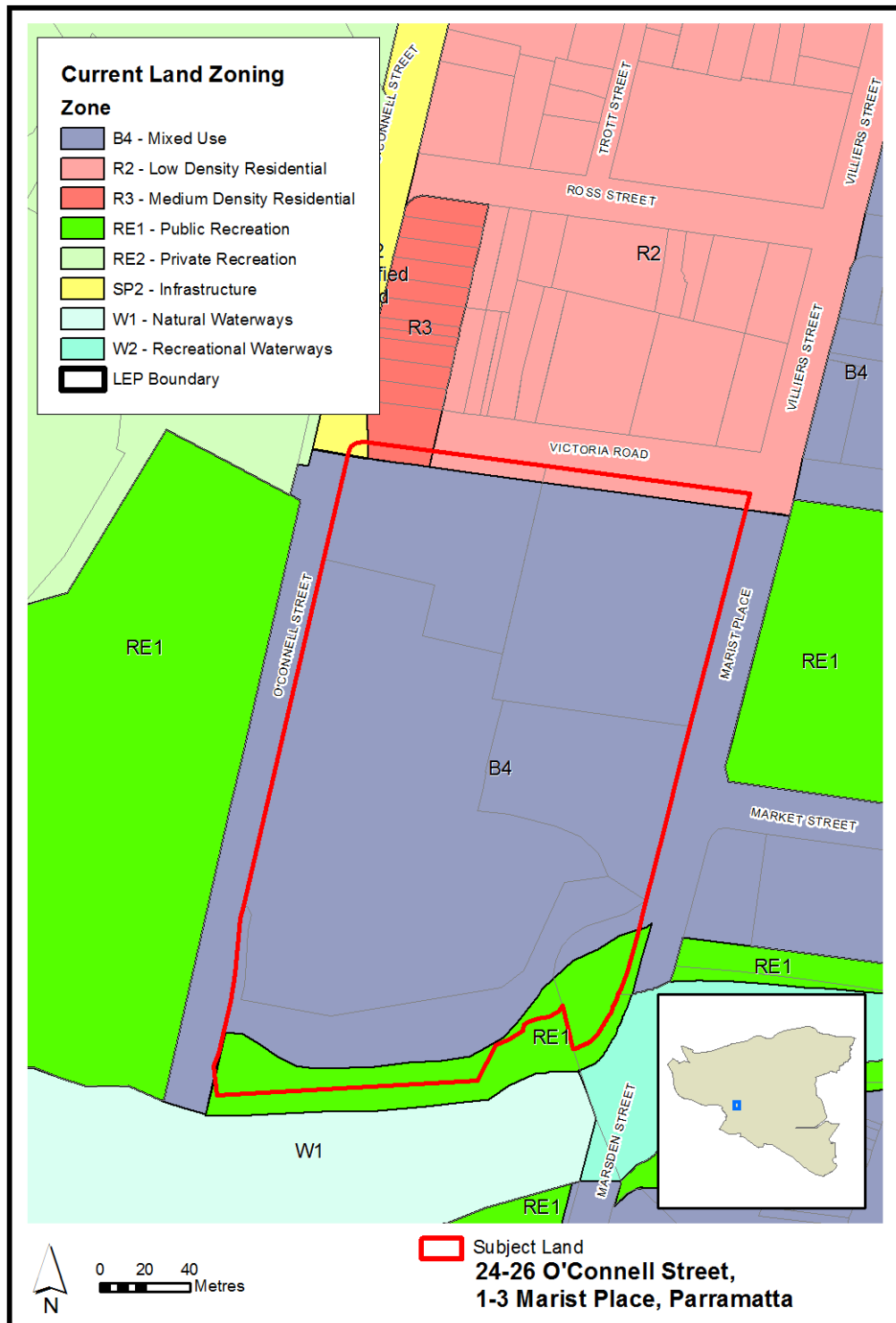
Current Lot Size Mapping:



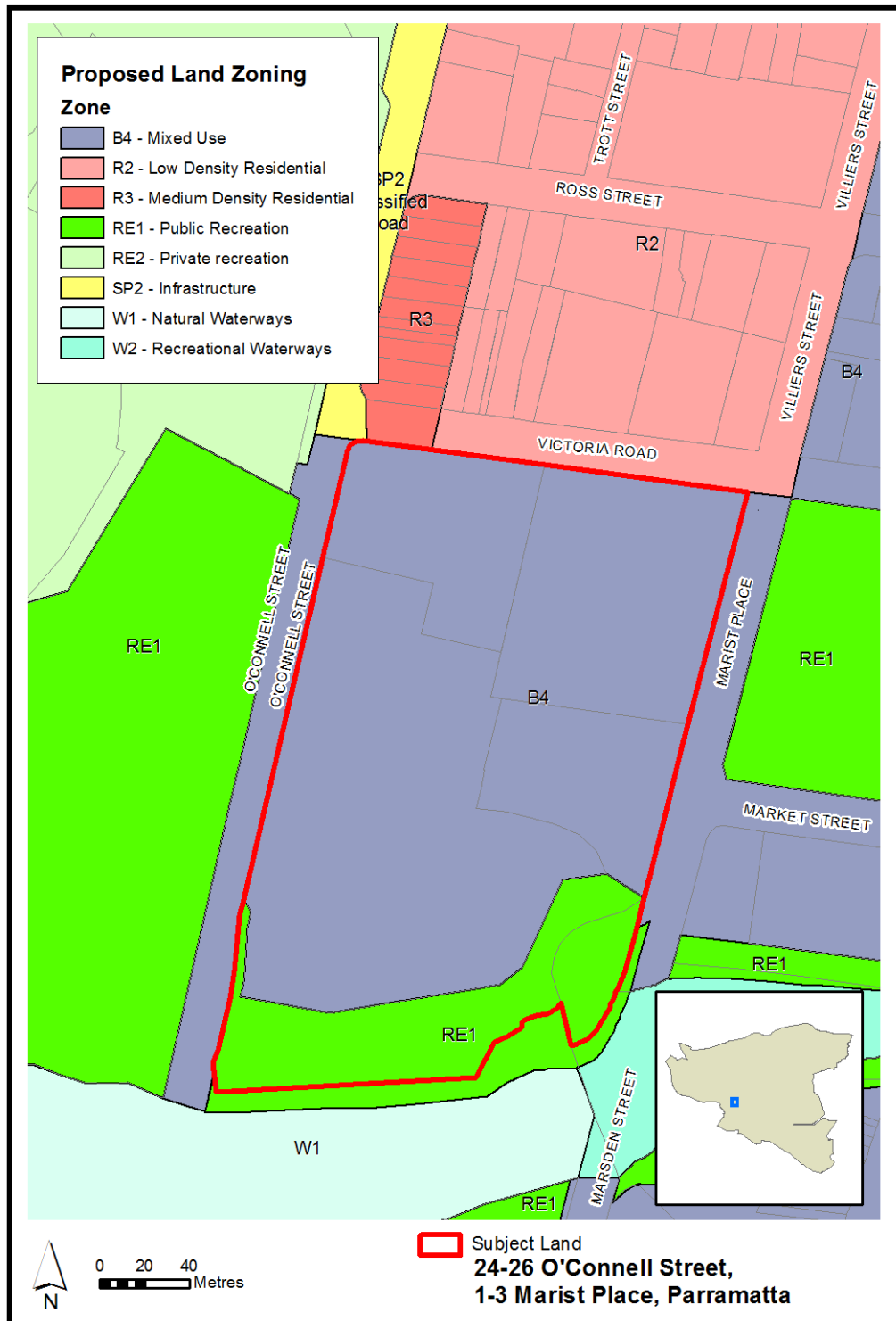
Proposed Lot Size Mapping:



Current Zoning Mapping:

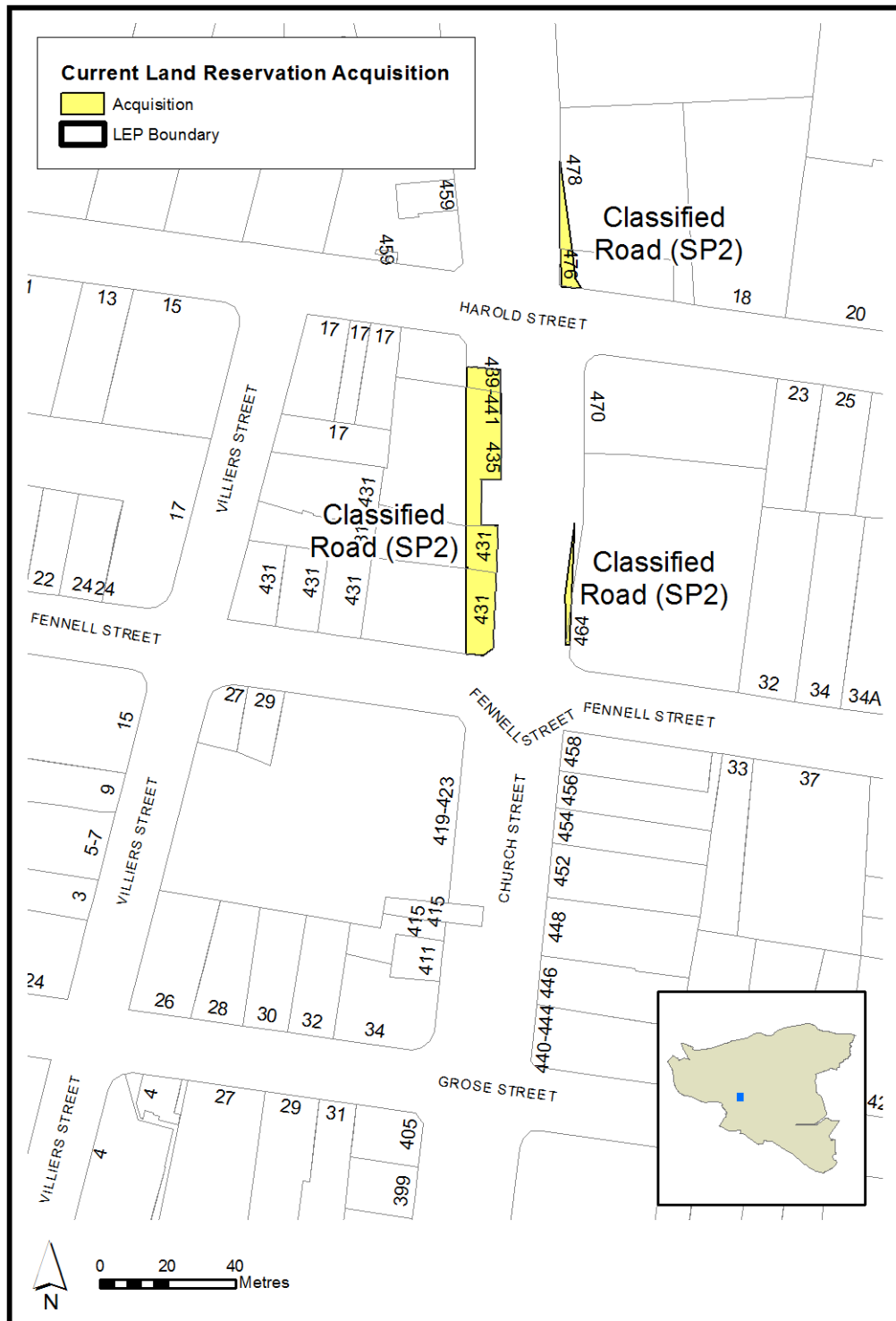


Proposed Zoning Mapping:

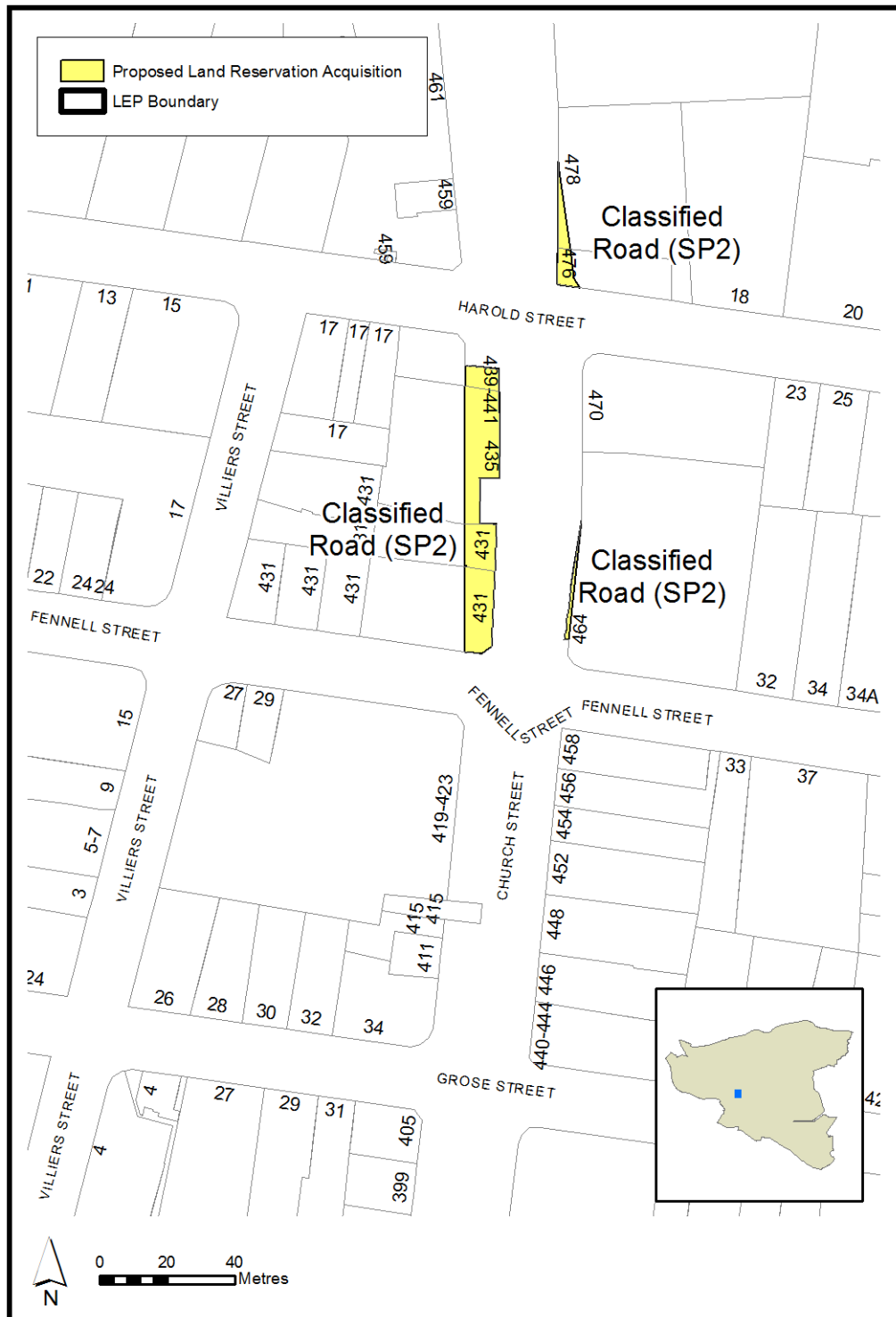


Item 16	
Various sites, Parramatta Amend the LRA Map	
Proposed Amendment	<ul style="list-style-type: none"> To show SP2 Road Reservations aligned with lot boundaries near Church, Harrold and Fennell Streets, Parramatta and Church Street, Pennant Hills Road and Albert Street, Parramatta.
Explanation	Cadastre of LRA out of line with property boundaries on LRA map with cadastre to reflect reservation with private lots.

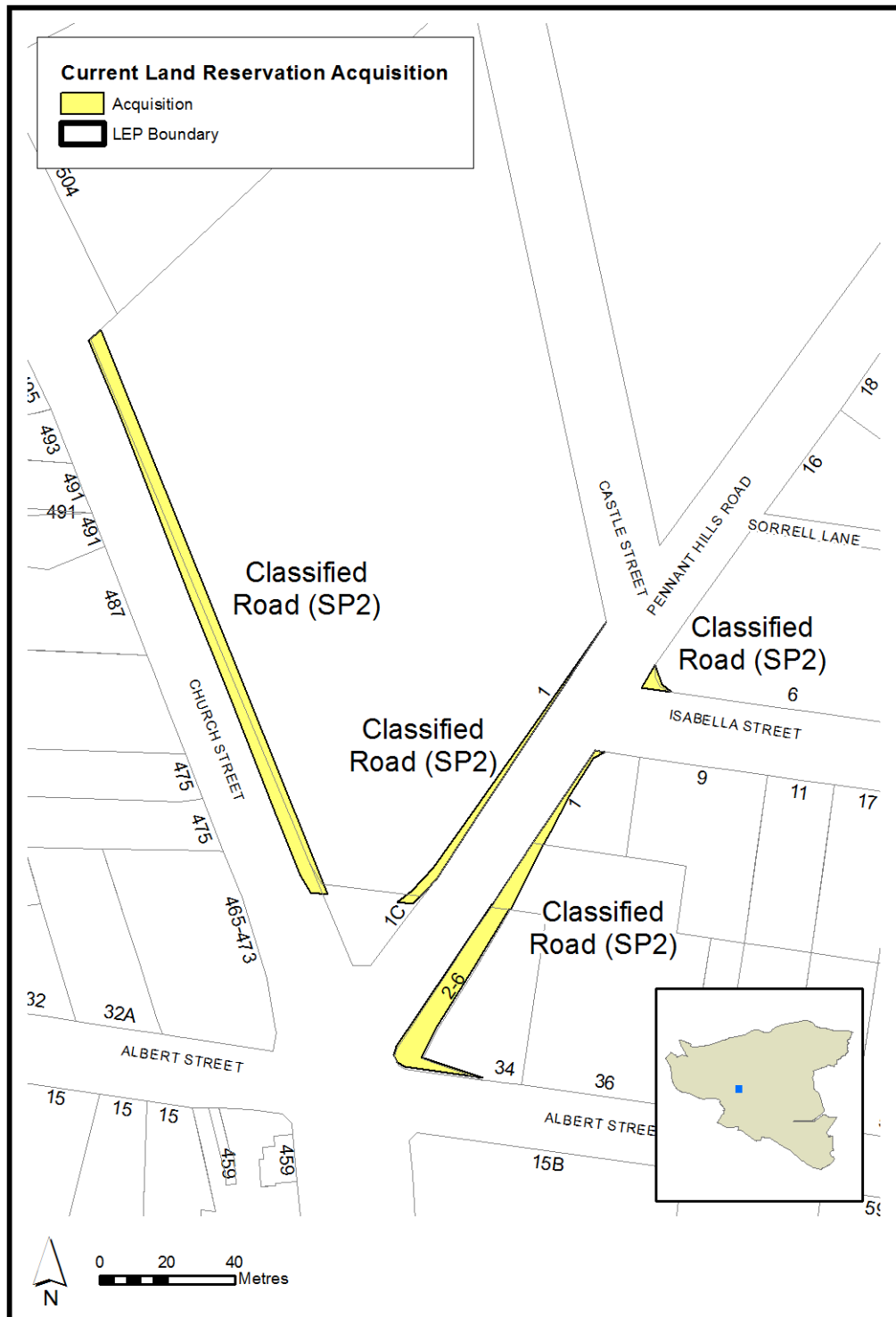
Current Church/Harold/Fennel Mapping:



Proposed Church/Harold/Fennel Mapping:



Current Church Street, Pennant Hills Road and Albert Street Mapping:



Proposed Church Street, Pennant Hills Road and Albert Street Mapping:

