

Parramatta Local Environmental Plan 2011- 166A Windsor Road, Northmead (Heritage Listing)

Proposal Title : **Parramatta Local Environmental Plan 2011- 166A Windsor Road, Northmead (Heritage Listing)**

Proposal Summary : **The proposal seeks to list the former Moxham Quarry, located at 166A Windsor Road Northmead, as an item of local heritage.**

PP Number : **PP_2015_PARRA_006_00** Dop File No : **15/09670**

Proposal Details

Date Planning Proposal Received :	12-Jun-2015	LGA covered :	Parramatta
Region :	Metro(Parra)	RPA :	Parramatta City Council
State Electorate :	BAULKHAM HILLS	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	166A Windsor Road		
Suburb :	Northmead	City :	Sydney
		Postcode :	2152
Land Parcel :	Lot 939 and 940 in DP 1176567 (known as Moxham Quarry)		

DoP Planning Officer Contact Details

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RPA Contact Details

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DoP Project Manager Contact Details

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Land Release Data

Growth Centre :		Release Area Name :	
Regional / Sub Regional Strategy :	Metro West Central subregion	Consistent with Strategy :	

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MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0
The NSW Government Lobbyists Code of Conduct has been complied with : Yes			
If No, comment :	To the best of the Regional Team's knowledge, there has not been any contact with registered lobbyists regarding this proposal.		
Have there been meetings or communications with registered lobbyists? :	No		
If Yes, comment :	The Lobbyist Contract Register was checked on 16 June, 2015.		

Supporting notes

Internal Supporting Notes : **This planning proposal applies to the same site as PP_2014_PARRA_005_00, that seeks to amend the planning controls applicable to the land to enable the former Moxham Quarry site to be reused for sustainable high density residential development.**

External Supporting Notes :

Adequacy Assessment

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

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

Comment : **The proposal seeks to list the former Moxham Quarry as an item of local heritage.**

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

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

Comment : **The proposal seeks to amend Schedule 5 Environmental Heritage of Parramatta Local Environmental Plan 2011 by adding the former Moxham Quarry site as an additional item of local heritage.**

Justification - s55 (2)(c)

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

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

* May need the Director General's agreement

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

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

d) Which SEPPs have the RPA identified?

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e) List any other matters that need to be considered :

SECTION 117 DIRECTION 2.3 Heritage Conservation

The proposal is consistent with this Direction as it seeks to protect the heritage conservation values of the former Moxham Quarry site by listing it as an item of local heritage. The listing follows an Interim Heritage Order that was placed over the site on 9 March 2015 by the former Minister for Heritage on a recommendation from the Heritage Council of NSW.

The planning proposal is consistent with State, regional and local policies.

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

The annotated aerial photo diagram showing the area of the site to be listed as a heritage item does not match the curtilage shown on Interim Heritage Order No 2690 (see 'Documents').

The planning proposal includes the site access handle within the proposed heritage listing, whereas the Interim Heritage Order does not include this part of the site.

It is recommended that Council give consideration to the amendment of the diagram in the planning proposal to ensure consistency with the boundary shown on the Interim Heritage Order.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

Council's suggests an exhibition period of 28 days and consultation with the Heritage Office and the Department of Trade and Investment (the land owner). This is supported.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

It is recommended that the Assessment of Heritage Significance - Former Moxham Quarry, prepared by Heritage Advisor to Parramatta City Council in November 2014 be attached as an appendix to the planning proposal.

Proposal Assessment

Principal LEP:

Due Date : **October 2011**

Comments in relation to Principal LEP :

This proposal will amend Parramatta Local Environmental Plan 2011 - the principal plan.

Assessment Criteria

Need for planning proposal :

Parramatta Council seeks to heritage list the site to ensure that heritage considerations are taken into account, should the site be rezoned - following a separate proposal to rezone

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part of the subject site from E3 Environmental Management to R4 High Density Residential and to apply height and FSR controls.

The separate rezoning proposal is being considered by the Sydney West Joint Regional Planning Panel as the Relevant Planning Authority.

Consistency with strategic planning framework :

The proposal is consistent with State, regional and local plans and policies.

Environmental social economic impacts :

The proposal seeks to minimise the potential environmental, social and heritage impacts should the land be rezoned as part of a separate proposal to rezone the site for high density housing. A heritage listing will ensure that heritage considerations are taken into account.

Assessment Process

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

Timeframe to make LEP : **6 months** Delegation : **DDG**

Public Authority Consultation - 56(2)(d) : **Office of Environment and Heritage
Department of Trade and Investment**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

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

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Planning proposal.pdf	Proposal	Yes
Council cover letter.pdf	Proposal Covering Letter	Yes
Tag A - Interm Heritage Order.pdf	Determination Document	Yes
Gateway determination - Moxham Quarry heritage listing.pdf	Determination Document	Yes

Planning Team Recommendation

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

S.117 directions: **2.3 Heritage Conservation**

Additional Information : **DELEGATION OF PLAN MAKING FUNCTIONS**

Council has requested that it exercise the Minister's plan making functions for this planning proposal. Given that the site is the subject of a separate rezoning proposal, with the Sydney West Joint Regional Planning Panel, this request is NOT supported.

Accordingly, it is recommended that the delegate not issue delegation to Council.

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

1. Prior to exhibition, Council:

- (a) is to consider amending Figure 1: Location Map, of the planning proposal to be consistent with the boundary of the site as shown by Interim Heritage Order No 128 and, if necessary, adjust the planning proposal accordingly; and
- (b) include the "Assessment of Heritage Significance - Former Moxham Quarry", (prepared by Heritage Advisor to Parramatta City Council in November 2014) as an appendix to the planning proposal.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for a minimum of 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Environment 2013).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- NSW Office of Environment and Heritage (Heritage Branch);
- NSW Trade and Investment; and
- Department of Primary Industries, Lands.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

Supporting Reasons : **The proposal is supported to allow appropriate consideration to be given to any development proposals for the land in the future.**

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Signature:



Printed Name:

T DORAN

Date:

20/7/15