

Old Kings School - transfer of FSR and revision of building height restrictions - O'Connell St, Parramatta

Proposal Title :	Old Kings School - transfer of FSR and revision of building height restrictions - O'Connell St, Parramatta		
Proposal Summary :	The Planning Proposal is to amend the Parramatta City Centre LEP 2007 to allow a re-distribution of the maximum allowable floor space ratio and height limits on the former Kings School site at 24 O'Connell Street (corner of Victoria Road), Parramatta.		
PP Number :	PP_2011_PARRA_004_00	Dop File No :	11/21314

Planning Team Recommendation

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

- S.117 directions :
- 2.3 Heritage Conservation
 - 3.4 Integrating Land Use and Transport
 - 4.1 Acid Sulfate Soils
 - 4.3 Flood Prone Land
 - 5.1 Implementation of Regional Strategies
 - 6.3 Site Specific Provisions
 - 7.1 Implementation of the Metropolitan Plan for Sydney 2036

- Additional Information :
- It is recommended that the planning proposal proceed with the following conditions:
1. That the planning proposal have a community consultation period of 28 days.
 2. That the Office of Environment and Heritage be formally consulted regarding the planning proposal.
 3. That 9 months be given for the planning proposal to be completed.

- Supporting Reasons :
- The redistribution of FSR and the minor adjustment of the height boundary are not substantive changes to the planning controls for the site. These changes would, however, facilitate the future use and development of this precinct for significant cultural, community, educational and recreational activities and enhance opportunities for the maintenance and conservation of this important heritage precinct.

Panel Recommendation

Recommendation Date : 15-Dec-2011 Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : The Planning Proposal should proceed subject to the following conditions:

1. 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 and must be made publicly available for 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 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

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

- Office of Environment and Heritage

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

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St, Parramatta**

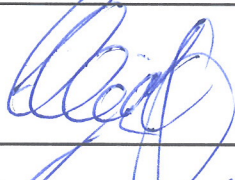
3. A copy of the preliminary advice from the Heritage Council (provided with this Determination Notice) is to be placed on exhibition with the planning proposal.

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.

Signature: _____

Printed Name: _____


Neil McGiffin

Date: _____

21.12.11