

Parramatta Local Environmental Plan 2011 - Mapping amendment

Proposal Title : **Parramatta Local Environmental Plan 2011 - Mapping amendment**

Proposal Summary : **The Planning Proposal intends to correct 55 errors in the maps for Parramatta Local Environmental Plan 2011 relating to both the mapping data and mapping annotations. The errors are summarised as:**

- 23 missing or incorrect labels;
- 6 missing street names or street names in the wrong location;
- 6 polygons which require merging;
- 4 incorrect zonings;
- 4 instances of missing height of building controls;
- 3 instances of incorrect height of building controls;
- 3 instances of incorrect floor space ratio controls;
- 2 instances of a parcel missing from the Lot Sizes map and the Lot Sizes for Dual Occupancy Development map;
- 2 instances of a blue "Area 1" outline missing from an area in Granville;
- 1 instance of missing cadastre in the margin; and
- 1 instance of a red outline missing to denote the Parramatta City Centre Local Environmental Plan 2007.

PP Number : **PP_2013_PARRA_006_00**

Dop File No : **13/12315**

Proposal Details

Date Planning
Proposal Received : **22-Jul-2013**

LGA covered : **Parramatta**

Region : **Sydney Region West**

RPA : **Parramatta City Council**

State Electorate : **PARRAMATTA**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Housekeeping**

Location Details

Street :

Suburb :

City :

Postcode :

Land Parcel : **55 mapping errors will be amended, applying to land across the LGA - refer to the maps at Attachment 1.**

DoP Planning Officer Contact Details

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RPA Contact Details

Contact Name : **Jennifer Concato**
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DoP Project Manager Contact Details

Contact Name : **Terry Doran**
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Land Release Data

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

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

If No, comment :

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

If Yes, comment : **The regional team is not aware of any meetings or communication with registered lobbyists concerning this Planning Proposal.**

Supporting notes

Internal Supporting
Notes :

External Supporting
Notes :

Adequacy Assessment

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

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

Comment : **The Planning Proposal aims to correct the mapping anomalies identified in Attachment 1 to the planning proposal.**

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

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

Comment : **The Planning Proposal will amend the following map layers within Parramatta Local Environmental Plan 2011:**

- Land Zoning;
- Height of Buildings;
- Heritage;
- Floor Space Ratio;
- Lot Size;
- Minimum Lot Sizes for Dual Occupancy;
- Acid Sulfate Soils;
- Foreshore Building Line;
- Land Reservation Acquisition;
- Natural Resources - Riparian Land and Waterways; and
- Natural Resources - Biodiversity.

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA : **1.1 Business and Industrial Zones**

* May need the Director General's agreement **3.1 Residential Zones**

6.3 Site Specific Provisions

7.1 Implementation of the Metropolitan Plan for Sydney 2036

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

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

d) Which SEPPs have the RPA identified? **N/A**

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

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

If No, explain : **Given the nature of the proposal, there are no inconsistencies with any SEPP's, deemed SEPP's or s117 Directions.**

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? **No**

Comment : **Council has requested that agency and community consultation be waived as all of the matters within this planning proposal were exhibited and endorsed by Council as part of Parramatta Local Environmental Plan (PLEP) 2011. Errors were made unintentionally to the maps after public exhibition of PLEP 2011.**

In the circumstances it is recommended that public and agency consultation be waived.

Additional Director General's requirements

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

If Yes, reasons :

Overall adequacy of the proposal

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

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **October 2011**

Comments in relation to Principal LEP : **The proposed changes reflect the correct controls adopted by Council and made under the original version of Parramatta Local Environmental Plan 2011.**

Assessment Criteria

Need for planning proposal : **The Planning Proposal is needed to correct unintended mapping changes that occurred without Council endorsement.**

Consistency with strategic planning framework : **The Planning Proposal will have no material effect on the strategies and actions within the West Central Subregional Strategy and is not inconsistent with either the Draft Metropolitan Strategy for Sydney to 2031 or Parramatta Twenty 25 Strategic Plan.**

Environmental social economic impacts : **An assessment of impacts is not required as the Planning Proposal intends to remove mapping errors and reinstate the exhibited and gazetted Parramatta Local Environmental Plan 2011.**

Assessment Process

Proposal type : **Minor** Community Consultation Period : **Nil**

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

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

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

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

If no, provide reasons :

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

If Yes, reasons :

Identify any additional studies, if required. :

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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.doc	Proposal	Yes
Cover Letter .pdf	Proposal Covering Letter	Yes
Attachment 1 - maps.pdf	Map	Yes
Delegation checklist.doc	Proposal Covering Letter	Yes

Planning Team Recommendation

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

S.117 directions: **1.1 Business and Industrial Zones**
 3.1 Residential Zones
 6.3 Site Specific Provisions
 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **The Planning Proposal should proceed subject to the following conditions:**

- (a) No community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act").
- (b) No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
- (c) 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.
- (d) The Timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway Determination.

Supporting Reasons : **1. The proposal is a housekeeping amendment to correct anomalies identified within the mapping for the Principal LEP.**
 2. No public exhibition is required as all of the mapping changes proposed were publicly exhibited, endorsed by Council and made as part of the Principal LEP.

Signature:



Printed Name:

SHANE NUGENT

Date:

5/8/13