

Parramatta LEP 2011 - Amendment - 4 to 6 Barden Street, Northmead

Proposal Title : **Parramatta LEP 2011 - Amendment - 4 to 6 Barden Street, Northmead**

Proposal Summary : **The proposal seeks to enable business premises, office premises and medical centres as additional uses permitted with consent for land at 4-6 Barden Street, Northmead.**

PP Number : **PP_2015_PARRA_009_00** Dop File No : **15/1234**

Proposal Details

Date Planning Proposal Received : **16-Oct-2015** LGA covered : **Parramatta**

Region : **Metro(Parra)** RPA : **Parramatta City Council**

State Electorate : **PARRAMATTA** Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **4-6 Barden Street**

Suburb : **Northmead** City : **Sydney** Postcode : **2152**

Land Parcel : **Lot 101 DP 1083245**

DoP Planning Officer Contact Details

Contact Name : **Lillian Charlesworth**

Contact Number : **0298601101**

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RPA Contact Details

Contact Name : **Amberley Moore**

Contact Number : **0298065115**

Contact Email : **AMoore@parracity.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name : **Terry Doran**

Contact Number : **0298601149**

Contact Email : **Terry.Doran@planning.nsw.gov.au**

Land Release Data

Growth Centre : Release Area Name :

Regional / Sub Regional Strategy : **Metro West Central subregion** Consistent with Strategy : **Yes**

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MDP Number :	Date of Release :	
Area of Release (Ha) :	Type of Release (eg Residential / Employment land) :	N/A
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 :	The Lobbyist Contact Register was checked on 26 October, 2015 and indicated no contact with lobbyists regarding this proposal.	
Have there been meetings or communications with registered lobbyists? :	No	
If Yes, comment :		

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 proposal seeks to enable business premises, office premises and medical centres as additional uses permitted with consent for land at 4-6 Barden Street, Northmead.****Explanation of provisions provided - s55(2)(b)**Is an explanation of provisions provided? **Yes**Comment : **The proposal seeks to enable business premises, office premises and medical centres as additional uses permitted with consent for land at 4-6 Barden Street, Northmead by inclusion of a site specific clause at Schedule 1 of Parramatta Local Environmental Plan 2011.****Justification - s55 (2)(c)**a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

**1.1 Business and Industrial Zones
3.4 Integrating Land Use and Transport
4.3 Flood Prone Land
6.3 Site Specific Provisions
7.1 Implementation of A Plan for Growing Sydney**Is the Director General's agreement required? **N/A**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 :

The proposal is consistent with all relevant Section 117 Directions as discussed below.

SECTION 117 DIRECTION 1.1. BUSINESS AND INDUSTRIAL ZONES

Despite the existing commercial use, the site is not within a business or industrial zone and therefore this Direction does not apply.

SECTION 117 DIRECTION 3.4 INTEGRATING LAND USE AND TRANSPORT

The proposal is consistent with this Direction as it encourages employment uses within walking distance of Westmead Train Station and the Northwest Transitway (providing rapid bus connection with the Rouse Hill centre).

SECTION 117 DIRECTION 4.3 FLOOD PRONE LAND

The property is not subject to the 1 in 100 year flood event, although it is substantially affected by the Probable Maximum Flood. Flooding advice by Calibre Consulting was reviewed on Council's behalf by Bewsher Consulting to the satisfaction of Council officers. The proposal does not seek to permit a significant increase in development of the land and any inconsistency is considered to be minor.

SECTION 117 DIRECTION 6.3 SITE SPECIFIC PROVISIONS

The proposal is consistent with this Direction as it:

1. does not seek to allow a particular development to be carried out, and
2. will only allow specified additional permitted uses without imposing any additional development standards or requirements than currently exist.

SECTION 117 DIRECTION 7.1 IMPLEMENTATION OF A PLAN FOR GROWING SYDNEY

The proposal is consistent with this Direction as it supports the role identified for Greater Parramatta and the Westmead Health Precinct in A Plan for Growing Sydney by allowing the continued use of the existing commercial space to facilitate local employment opportunities.

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 proposal includes extracts of maps showing existing planning controls, and other matters, that apply to the site and surrounds. No map amendments are proposed.

These diagrams are considered to be suitable for exhibition purposes, however, it is recommended that the legends to the maps be enlarged so that these are fully legible.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

It is proposed that public consultation include a newspaper advertisement, display on Council's website and written notification to adjoining land owners.

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 proposal will amend Parramatta Local Environmental Plan 2011.**

Assessment Criteria

Need for planning proposal :

The existing two storey commercial building was built for the purpose of a medical centre, although a change of use approval in 2009 permitted the building to be used only for the purpose of a 'public building.'

Under the definition of public building, the site can be used as offices by the Crown, a statutory body, a Council or an organisation established for public purposes.

The site is currently used by CareFlight, which intends to vacate the premises to enable expansion of its operations. The owner therefore seeks to enable additional permitted uses, given the limited tenancy options with private businesses prohibited from operating from the site.

Department Comment:

It is noted that while State Environmental Planning Policy (Infrastructure) 2007 enables health services facilities with consent within nominated zones, it does not apply to the R2 Low Density Residential zone.

Council considered rezoning the site for commercial uses rather than applying additional permitted uses. This option was excluded as it was considered that it might result in the creation of another commercial centre in an unsuitable location, given the surrounding low density residential character and in view of the site's proximity to existing commercial centres.

In these unique circumstances, no objections are held to the use of Schedule 1 on this occasion.

Consistency with strategic planning framework :

The proposal is consistent with the intent of regional and local strategic plans as it will continue to allow for employment opportunities, including medical related uses, as part of supporting Westmead's role in the Greater Parramatta region. The site adjoins the Westmead Health Precinct.

Environmental social economic impacts :

FLOODING

Although the site is affected by the Probable Maximum Flood, the proposal does not intend to alter the built form or increase site density, therefore no additional flooding impacts are anticipated.

Assessment Process

Proposal type :	Routine	Community Consultation Period :	14 Days
Timeframe to make LEP :	9 months	Delegation :	RPA
Public Authority Consultation - 56(2)(d) :			

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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 - 4-6 Barden Street, Northmead - Gateway version.pdf	Proposal	Yes
Signed cover letter to DP&E for Gateway determination - planning proposal for 4-6 Barden St, Northmead .pdf	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**
 3.4 Integrating Land Use and Transport
 4.3 Flood Prone Land
 6.3 Site Specific Provisions
 7.1 Implementation of A Plan for Growing Sydney

Additional Information : **DELEGATION OF PLAN MAKING FUNCTIONS**
Council has requested that it exercise the Minister's plan making function for this planning proposal. Given the relatively minor nature of this proposal, this request is supported.

Accordingly, it is recommended that the delegate agree to delegation to Council.

DETERMINATION

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

- 1. Prior to community consultation, the legends for relevant maps be amended to make these legends legible.**
- 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 14 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. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
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 9 months from the week following the date of the Gateway determination.

Supporting Reasons :

The proposal is supported as it:

- will assist in the orderly development of the land; and
- is expected to generate additional local employment opportunities.

Signature:

RJ Cumming

Printed Name:

Rachel Cumming

Date:

2/12/2015