

Parramatta City Centre Local Environmental Plan 2007 - Amendment No. 13 - Parramatta Square

Proposal Title :	Parramatta City Centre Local Environmental Plan 2007 - Amendment No. 13 - Parramatta Square		
Proposal Summary :	The planning proposal seeks to amend the following controls for the subject land: - rezone the eastern third of the site from B4 Mixed Use to B3 Commercial Core; - prohibit Serviced Apartments in the B3 Commercial Core zone; and - delete clause 22H (Civic Place).		
PP Number :	PP_2014_PARRA_003_00	Dop File No :	14/07748

Planning Team Recommendation

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

S.117 directions : **1.3 Mining, Petroleum Production and Extractive Industries**

Additional Information : **DELEGATION OF PLAN-MAKING FUNCTION**

Council has advised that it will not exercise the plan making delegations in this instance as it is an affected landowner.

Note: the Director, Metropolitan Delivery (Parramatta) is of the view that the proposal is outside her Gateway delegation and it is appropriate that the planning proposal be submitted to the LEP Panel for attention.

RECOMMENDATION

It is recommended that the Acting Secretary's delegate agree that any inconsistency with s.117 direction 3.1 Residential Zones is of minor significance to allow the Planning Proposal to proceed.

Further, it is recommended that the Planning Proposal 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 (EP&A Act) 1979 as follows:

- (a) the planning proposal must be 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 identified in section 5.5.2 of 'A Guide to Preparing LEPs Department of Planning and Infrastructure 2012).

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

- Department of Education and Communities
- Office of Environment and Heritage
- Transport for NSW - Road and Maritime Services
- Transport for NSW - Sydney Trains
- Sydney Water
- Endeavour Energy

Each public authority is to be provided with a copy of the planning proposal and any

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relevant supporting material, and given at least 21 days to comment on the proposal.

3. 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 instance in response to a submission or if reclassifying land).

4. 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 strengthen the role of the Parramatta CBD as a business district and assist in achieving employment targets.

Panel Recommendation

Recommendation Date : 29-May-2014

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 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).

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

- Department of Education and Communities
- Office of Environment and Heritage
- Transport for NSW - Roads and Maritime services
- Sydney Trains
- Sydney Water
- Endeavour Energy

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.

3. 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).

4. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

TROY LOVEDAY

Date:

04-06-14