

Christine Gough
A/Director, Central (GPOP)
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Your Reference	N/A
Our Reference	F2019/00709
Contact	Michael Carnuccio
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13 December 2019

Dear Christine,

Gateway Determination Request: Harmonisation Planning Proposal – Consolidated City of Parramatta Local Environmental Plan

Please be advised that a Planning Proposal seeking to consolidate the local environmental plans currently applying in the City of Parramatta Local Government Area has now been uploaded to the Planning Portal.

Council at its meeting of 11 November 2019 considered the Planning Proposal and resolved:

- (a) *That Council endorse the Planning Proposal – Consolidated Parramatta Local Environmental Plan (included at Attachments 4 and 5), for submission to the Department of Planning, Industry and Environment with a request for a Gateway Determination, and subject to the following amendments being incorporated:*
- (i) *Retain the existing height controls applying to R3 Medium Density Residential zoned land currently subject to Parramatta LEP 2011, and amend the Height of Building Map to apply a height limit of 11 metres to R3 zoned land across the remainder of the City of Parramatta LGA.*
 - (ii) *Remove Items 13A and 13B in Part 4 of the Planning Proposal relating to the rezoning of various places of public worship from R2 Low Density Residential to SP1 Special Activities.*
 - (iii) *Amend the Zoning Map to rezone existing places of public worship adjoining R2 Low Density Residential zoned land from SP1 Special Activities to R2 Low Density Residential.*
 - (iv) *Amend the Zoning Map to rezone land in Northmead bounded by Fletcher Street, Campbell Street and Murray Street from R3 Medium Density Residential to R2 Low Density Residential, and apply the corresponding height, FSR and minimum subdivision lot size controls consistent with that proposed for the adjoining R2 zoned land, to reflect the low-density character of the neighbourhood. Further, that this land be included on the Dual Occupancy Prohibition Map.*
 - (v) *Amend the Zoning Map to rezone land at 34 to 62 Felton Road, Carlingford from R3 Medium Density Residential to R2 Low Density Residential to align with the R2 zoning on the north side of the road, and apply the corresponding height, FSR and minimum subdivision lot size controls consistent with that proposed for the adjoining R2 zoned land. Further, that this land be included on the Dual Occupancy Prohibition Map.*
 - (vi) *Amend the Dual Occupancy Prohibition Map to include all R2 Low Density Residential zoned land*

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between Marsden and Midson Roads.

- (b) **That** Council note the outcomes of the public exhibition of the Discussion Paper, outlined in the Consultation Report that is included as Appendix 5 to the Planning Proposal.
- (c) **That** Council authorises the CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal that may arise during the Planning Proposal process.
- (d) **Further, that** Council note the Local Planning Panel's advice, provided at Attachment 6, except that it includes a recommendation that, post Gateway, there is greater targeted public consultation around the topical matters, including dual occupancy. Given the extensive consultation that has been undertaken to date, the Planning Proposal recommends targeted consultation including notification to those who made a submission on the Discussion Paper or have registered an interest in the project, as well as to landowners affected by a change in zoning, height, FSR or minimum lot size controls.

Given the resolution, Council requests a Gateway Determination be issued for the Planning Proposal in accordance with Section 3.34 of the *Environmental Planning and Assessment Act 1979*. Please note, the Planning Proposal has been updated in accordance with the resolution.

Should you require any further information or wish to discuss this matter, please contact Michael Carnuccio, Team Leader Land Use Planning on 9806 5453 or MCarnuccio@cityofparramatta.nsw.gov.au.

Regards

Roy Laria

A/ Group Manager City Strategy

Documents uploaded to Planning Portal:

1. Local Planning Panel Report and Advice (8 October 2019)
2. Council Meeting Report and Minutes (11 November 2019)
3. Planning Proposal and Appendices