

PLANNING PROPOSAL

12-14 Phillip Street, 333 & 339 Church Street Parramatta
(Lennox Bridge Car Park site)



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Planning Proposal drafts

Version No.	Author	Version
1.	Ethos Urban (on behalf of PCCDevCo1)	July 2019 – Initially lodged Planning Proposal
2.	Ethos Urban (on behalf of PCCDevCo1)	February 2020 – Revised Planning Proposal following advice received from Council Officers in relation to proposed zoning boundaries
3.	City of Parramatta Council	April 2020 – Incorporation of peer review recommendations and report to Local Planning Panel & Council on the assessment of Planning Proposal

INTRODUCTION

This Planning Proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan 2011*. It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment (DP&E) guides, 'A Guide to Preparing Local Environment Plans' (August 2016) and 'A Guide to Preparing Planning Proposals' (August 2016) and 'Guidance for merged councils on planning functions' (May 2016).

Background and context

Site Location

The foreshore site is located approximately 800m to the north of Parramatta Station at 12-14 Phillip Street and 331A and 339 Church Street, Parramatta. The site is located on the southern bank of the Parramatta River between the Lennox and Bernie Banton Bridges. It has frontages to Church Street to the east, Phillip Street to the south and Marsden Street to the west (refer **Figure 1**).



Figure 1: An aerial image of the site

The site is legally described as Lots 1 and 2 in DP791693 and Lot 3 in DP825045. It is irregularly shaped and has a total area of approximately 6,281m². Vehicular access to the site is provided by Phillip Street (via the proposed Freemasons Arms Lane) and pedestrian access is available from Church Street, Phillip Street and Marsden Street.

The site previously accommodated a Council-owned at-grade car park which covered most of the site. A photograph of the site prior to commencement of demolition and construction works are included at **Figure 2**. A photomontage of the approved development that is currently under construction is included at **Figure 3**.

As part of a Project Delivery Agreement entered into between Council and PCCDecCo1 (the Developer) in 2012, the site has since been sold to the developer. However, Council will retain access to parts of the site via an easement for public access.



Figure 2: The Lennox Bridge car park as viewed from Marsden Street prior to construction



Figure 3: Photomontage of the approved development

Discovery Centre and Council's Resolution

Development consent DA/171/2014 was granted by the, then, Sydney West Joint Regional Planning Panel (JRPP) on 21 May 2015 for the demolition of all existing structures and the construction of a 41 storey mixed use building comprised of a 3 storey retail/commercial podium (including a Discovery Centre) and a 38 storey residential tower. The development is known as 'The Lennox'.

The planning approval (DA/171/2014) and Project Development Agreement (PDA) which relate to the above redevelopment of the site required the provision of a Discovery Centre on the site which would be dedicated to Council in kind for use as an information and education facility, which is a permissible use in the RE1 Public Recreation zone.

The Discovery Centre facility was intended to integrate the City's Cultural Heritage and Visitor Services, including the local research and family studies library, a storage location for the cultural collections and archaeology items, and Parramatta's Visitor Services, which includes information desk, small retail shop and a home-base for the City's visitor Host and Guides.

However, at its meeting on 10 July, 2017, Council resolved to consolidate the Discovery Centre with two other existing and one proposed cultural facilities into a bigger amalgamated facility at 5 Parramatta Square (5PS) (see **Appendix 1**). Council outlined that the facilities would be more accessible at the alternative location because of the proximity of that site to Parramatta Railway Station and the proposed light rail station. In addition to this, the cost to create the space in 5PS and the ongoing operating costs will be much less than the combined costs of the separate facilities.

As a result of the above, Council no longer requires the community space within The Lennox development and PCCDEVCO1 Pty Ltd has negotiated with Council to purchase the Discovery Centre space within the podium of the building with the intention of utilising the space for commercial premises. However, to facilitate the commercial use within Levels 1 and 2 (the podium), amendments are required to the land use zoning.

The approved building involves projections out into the RE1 zone (**Figure 4** below). In order to remove any potential risk of Council being required to acquire these parts of the building, due to the application of Section 9.1 Direction 6.2, it is proposed to rezone part of the land from RE1 Public Recreation to part RE2 Private Recreation and part B4 Mixed Uses.

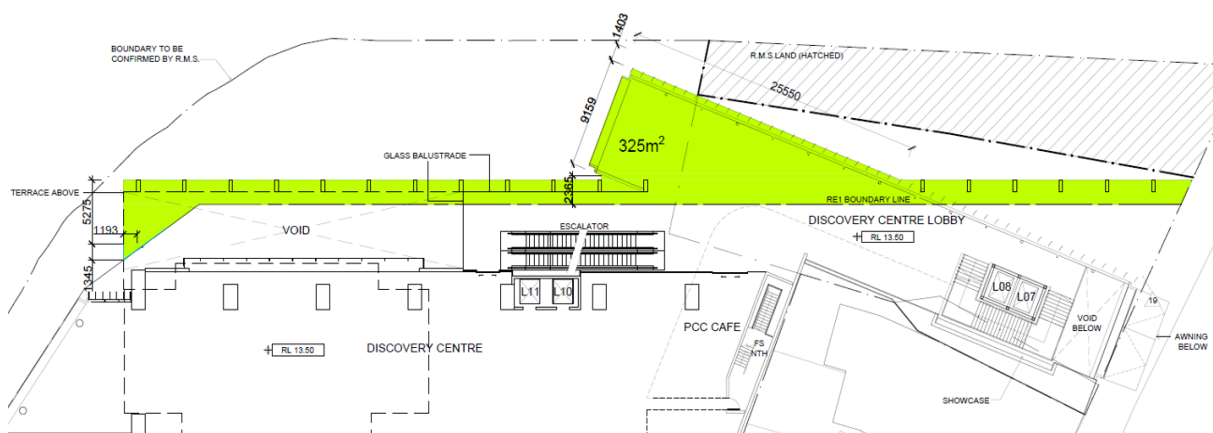


Figure 4: Extent of the building approved in the RE1 Public Recreation zone

This adjustment will resolve an issue in respect of potential acquisition (if the landowner demonstrates 'hardship' under the *Land Acquisition (Just Terms Compensation) Act 1991*). However, public access to the foreshore and access to the new boardwalk will be maintained via

easements for public access. A public right of way at B1 and Ground Floor is proposed to be created over the land zoned RE2 and the new B4 Mixed uses zone land.

Current Planning Controls

Under the *Parramatta Local Environmental Plan 2011* the site:

- is zoned part B4 Mixed Use and Part RE1 Public Recreation;
- has a maximum building height of part 150 metres, part 12 metres and part no height control;
- has a maximum floor space ratio (FSR) of part 12:1 and part no FSR control;
- is not listed as a local heritage item and is not within a heritage conservation zone, however, a number of local heritage items surround the site; and
- is affected by the 1 in 100 and 1 in 20 ARI flood events

An extract of each the above maps is provided in Part 4 – Mapping; specifically, Section 4.1 Existing controls.

Note

The current Parramatta LEP 2011 Land Use Zoning and FSR maps do not align on this site such that all areas zoned B4 Mixed Use have an FSR and all areas zoned RE1 Public Recreation have no mapped FSR.

This Planning Proposal does not seek to resolve this zoning misalignment as rectification of this misalignment would result in a larger area with a mapped FSR and would subsequently result in a greater environmental impact due to the additional permitted gross-floor area on the site.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of the Planning Proposal is to resolve zoning issues and planning anomalies that have arisen following Council's resolution to sell 12-14 Phillip Street to PCCDEVCO1 Pty Ltd and no longer proceed with the Discovery Centre on the site and mapping errors that have occurred during the design process. The intended outcomes of the Planning Proposal are to:

- Rezone the part of the site that is zoned RE1 and subject to the encroachments of the podium of 'The Lennox' building to RE2 Private Recreation (approximately **219m²** of land) such that there is no future requirement for Council to acquire those parts of the building at B1 and Ground Floor Level. Public access to this part of the site will not be affected by the proposal and will still be achieved by a public right of way easement on the land title.
- Rezone a portion of the site (approximately **108m²**) from RE1 Public Recreation to B4 Mixed Uses to resolve encroachments of the building into the RE1 Zone to ensure an improved urban design and to permit reasonable use of the strip of 'internal' floor area that currently extends into the RE1 zone as part of the wider commercial or similar use of the floor of the building.
- Rezone approximately **107m²** of land from B4 Mixed Uses to RE1 Public Recreation to increase the amount of the site that comprises public open space.
- Remove any FSR allocated to the part of the site that is rezoned from B4 Mixed Uses to RE1 Public Recreation (**86m²**).
- Relocate an equivalent amount of FSR to a part of the site that is zoned B4 Mixed Use – noting that no increase in developable gross-floor area is proposed

Refer to **Figures 5 and 6** for mapped changes to the zoning and FSR controls.

PART 2 – EXPLANATION OF PROVISIONS

This Planning Proposal seeks to amend *Parramatta LEP 2011 (PLEP 2011)*, in relation to the nominated maximum floorspace ratio and land use zoning, as follows:

Table 1: Schedule of amendments to be made to the Land Zoning and FSR controls (to be read in conjunction with Figures 5 and 6 below)

Area-specific Amendment (refer Figures 5 & 6)	Land Use Zoning proposed amendment	FSR proposed amendment	Reason
Area A	Rezone from RE1 Public Recreation to RE2 Private Recreation		To allow the applicant to use this strip which forms part of the building for a commercial use which will allow for the most efficient use of this part of the approved building.
Area B	Rezone from RE1 Public Recreation to B4 Mixed Use		To ensure that Council does not need to acquire any part of the building which is currently zoned RE1 Public Recreation while minimising the total amount of area to be rezoned B4 Mixed Use.
Area C	Rezone from B4 Mixed Use to RE1 Public Recreation		To compensate for the loss of RE1 Public Recreation area as specified above
Area D		Remove the FSR that is allocated to this area (currently has an FSR of 12:1)	To ensure that the development potential of the site neither increases nor decreases as a result of the Planning Proposal.
Area E		Apply an FSR of 12:1 to this area (currently has no mapped FSR)	To ensure that the development potential of the site neither increases nor decreases as a result of the Planning Proposal.

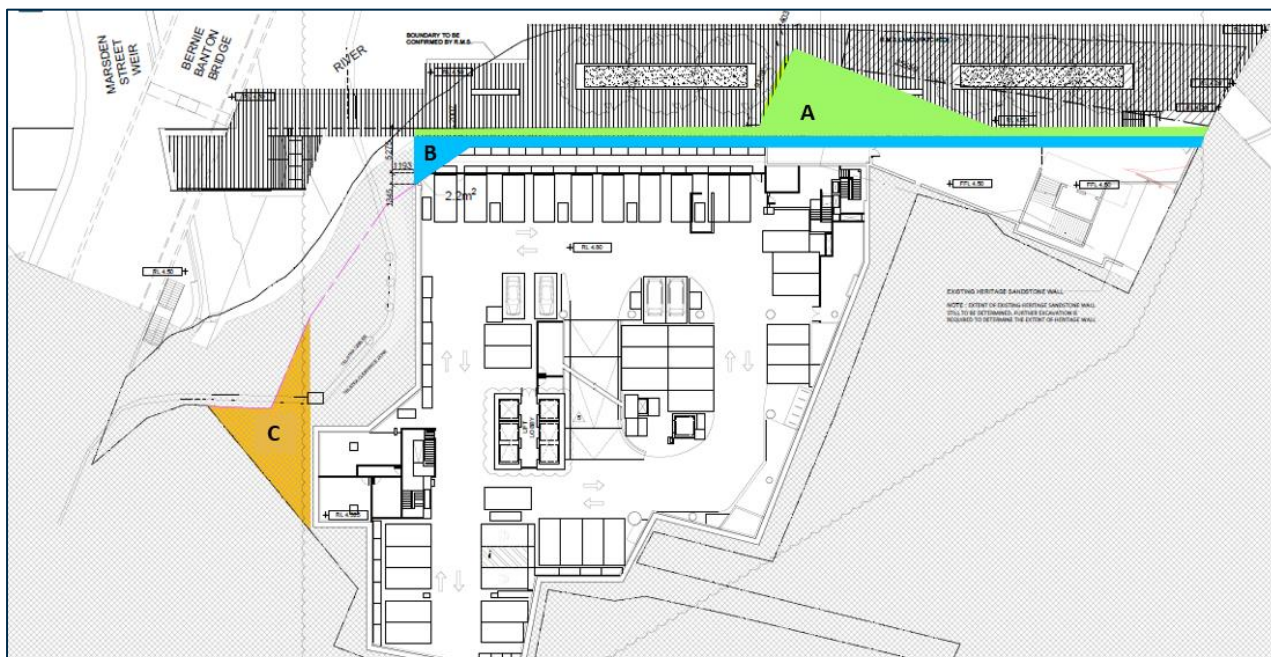


Figure 5: Changes to the mapped land zoning controls (changes at Areas A, B & C)



Figure 6: Changes to the mapped FSR controls (Changes at Area D & E)

Note

The current Parramatta LEP 2011 Land Zoning and FSR maps do not align on this site such that all areas zoned B4 Mixed Use have an FSR and all areas zoned RE1 Public Recreation have no mapped FSR. Rectification of this misalignment would result in a larger area with a mapped FSR and would subsequently result in a greater environmental impact due to the additional permitted gross-floor area on the site.

The principle purpose of this planning proposal is to resolve the land zoning misalignment without permitting any additional development potential. The area to be rezoned to RE1 (107m²) only has 86m² of FSR apply to it. This FSR will be removed and relocated on a part of the site which is currently zoned B4, but that does not have any mapped FSR apply to it.

1.1. Other relevant matters

1.1.1. Planning Agreement

A Planning Agreement already applies to the subject site and is related to a previous LEP amendment which has since been approved. The intention of this Planning Proposal is to resolve the misalignment between the approved development and the zoning and not allow additional development potential.

PART 3 – JUSTIFICATION

This part describes the reasons for the proposed outcomes and development standards in the planning proposal.

3.1 Section A - Need for the planning proposal

This section establishes the need for a planning proposal in achieving the key outcome and objectives. The set questions address the strategic origins of the proposal and whether amending the LEP is the best mechanism to achieve the aims on the proposal.

3.1.1 Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

Council has prepared a Cultural Plan which reinforces its position to centralise community and cultural facilities at 5PS, as well as enhance and activate the public domain along the Parramatta River. The development currently under construction on the site is consistent with this policy as it will:

- Deliver a new boardwalk connection along the riverfront which will be accessible to all; and
- Will provide new retail, commercial and residential land uses which will provide activation.

The Planning Proposal is primarily the result of Council's strategic decision to amalgamate several community facilities in one location at 5PS as outlined in the Council report at **Appendix 1**.

The Planning Proposal will not affect the public use of the property and will enable Council to deliver its consolidated community facility at 5PS.

3.1.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the Planning Proposal is the only means of resolving the land use issues. Without the Planning Proposal, Council is of the opinion that, as it will no longer own the Discovery Centre, it would potentially be required to acquire the parts of the building that project over the RE1 Public Recreation Zone due to the operation of the Section 9.1 directions and the Just Terms Compensation Act. To avoid this, it is proposed to rezone the land to RE2 Private Recreation. Public access at B1 and Ground Floor Level will be ensured by way of a public right of way easement.

3.2 Section B – Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the NSW Government's Plan for Growing Sydney and subregional strategy, State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

3.2.1 Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

A Metropolis of Three Cities

In March 2018, the NSW Government released the *Greater Sydney Region Plan: A Metropolis of Three Cities* (“the GSRP”) a 20 year plan which outlines a three-city vision for metropolitan Sydney for to the year 2036.

The GSRP is structured under four themes: Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are 10 directions that each contain Potential Indicators and, generally, a suite of objective/s supported by a Strategy or Strategies.

The Planning Proposal will not affect the approved development to be delivered on the site as the intention of the Planning Proposal is to resolve the misalignment between the approved development and the zoning and not allow additional development potential. As such it remains consistent with the Greater Sydney Region Plan in that it will:

- Enhance and connect the open space network in the Parramatta CBD, providing an improved connection along the Parramatta riverfront which links both the green and blue grids;
- Deliver jobs and housing in the Parramatta CBD which is highly accessible to public transport; and
- Contribute towards growing the Parramatta CBD and establishing it as the central city.

The Central City District Plan

The Central District Plan provides sub-regional guidance for the implementation of the Greater Sydney Region Plan. The proposal remains consistent with the Central City District Plan in that it facilitates the site’s redevelopment which:

- Enhances the quality of access to Parramatta River – one of the Green Grid Priorities;
- Will contribute towards increased use of public resources, such as open space, by embellishing the waterfront and provision of uses which will encourage activity along the waterfront;
- Increase the number and diversity of dwellings within the Parramatta city centre and within 30 minutes of public transport (the 30-minute city); and
- Provide new job opportunities within the strategic centre.

Parramatta has specifically been identified as an area where arts and cultural opportunities need to grow to include state-level facilities. In response to this, Council resolved to consolidate the Discovery Centre with other cultural existing and planned cultural facilities into a bigger amalgamated facility at 5 Parramatta Square. The Planning Proposal will help facilitate the consolidation of the facilities by facilitating the buyback of the Discovery Centre space within the Lennox Development.

1.1.1. Will the planning proposal give effect to a council’s endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The following local strategic planning documents are relevant to the planning proposal.

Parramatta 2038 Community Strategic Plan

Parramatta 2038 is a long term Community Strategic Plan for the City of Parramatta and it links to the long-term future of Sydney. The plan formalises several big and transformational ideas for the City and the region.

The planning proposal is technical in nature and will not impact upon the strategies and key objectives identified in the plan.

Parramatta Local Strategic Planning Statement

The Local Strategic Planning Statement provides strategic direction on how the City of Parramatta is planning for the next 20 years. The Statement draws together the needs and aspirations of the community and identifies priorities for jobs, homes and infrastructure. The Statement looks at the role of Parramatta as part of Greater Sydney and seeks to achieve a future which is sustainable, liveable and productive.

The purpose of this planning proposal is to rectify the zoning misalignment on the site and will not hinder the goals and objectives of the Local Strategic Planning Statement.

Parramatta CBD Planning Proposal

The Parramatta CBD Planning Proposal seeks to provide for an expanded and more intense commercial core to strengthen and facilitate the role of Parramatta as a dual CBD and support a vibrant centre by surrounding the core with higher density mixed use. It is based on the Parramatta CBD Planning Strategy.

The Department of Planning, Industry and Environment issued Gateway approval for the Parramatta CBD Planning Proposal on 13 December 2018 and a number of further studies are currently being prepared by Council prior to public exhibition of the proposal. The Planning Proposal is due to be finalised within 24 months of the Gateway determination, that is, 13 December 2020.

This Planning Proposal is only seeking technical changes to the zoning of a single site and is therefore expected to be finalised prior to the Parramatta CBD Planning Proposal. This Planning Proposal does not raise any issues of significance or adverse consequences to the broader CBD proposal. By rezoning a portion of the site from RE1 to B4 to enable a reasonable use of the internal floor area as commercial floorspace is consistent with the objectives of the CBD Planning Proposal to facilitate active commercial uses

Parramatta City River Strategy

The Parramatta City River Strategy seeks to reclaim the Parramatta River as a place for 'walking, swimming, picnics and events'. The strategy positions Parramatta River at the heart of the CBD's redevelopment. The Planning Proposal seeks changes to the zoning for technical reasons only and will not affect the delivery of the foreshore walk. Public access along the waterfront will be retained via a right of way easement over the land to the benefit of Council.

3.2.2 Does the Planning Proposal have site-specific merit?

Having regard to the following:

- The natural environment (including known significant environmental values, resources or hazards);
- The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and
- The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.

The proposal is considered to have site-specific merit for the following reasons:

- It will not impact on the natural environment;
- Development of the site will not have any unacceptable environmental impact on key public spaces or surrounding development, rather it will ensure the public domain

- improvements and foreshore access are successfully carried out;
- It will not impact on the uses approved for the site as part of its redevelopment, rather it will ensure the approved uses will be successfully delivered; and
- The site is serviced by utilities and infrastructure to support the approved uses and density.

This Planning Proposal achieves the assessment criteria as it demonstrates both strategic merit and site-specific merit. Therefore, this Planning Proposal meets the Strategic Merit Test.

3.2.3 Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to Table 2 below).

Table 2 – Consistency of planning proposal with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistency: Yes = ✓ No = x N/A = Not applicable	Comment
SEPP No 1 Development Standards	N/A	Does not apply to the Parramatta LEP 2011
SEPP 4 – Development Without Consent and Miscellaneous Exempt and Complying Development	N/A	Not relevant to the proposed LEP amendment.
SEPP 6 – Number of Storeys in a Building	N/A	Not relevant to the proposed LEP amendment.
SEPP 33 – Hazardous and Offensive Development	N/A	Not relevant to the proposed LEP amendment.
SEPP No 55 Remediation of Land	N/A	Not relevant to the proposed LEP amendment.
SEPP 60 – Exempt and Complying Development	N/A	Not relevant to the proposed LEP amendment.
SEPP 64 – Advertising and Signage	N/A	Not relevant to the proposed LEP amendment.
SEPP No 65 Design Quality of Residential Flat Development	N/A	Not relevant to the proposed LEP amendment. Development consent until this SEPP has already been issued.
SEPP No.70 Affordable Housing (Revised Schemes)	N/A	Not relevant to the proposed LEP amendment.

SEPP (Affordable Rental Housing) 2009	N/A	Not relevant to the proposed LEP amendment.
SEPP (BASIX) 2004	N/A	Not relevant to the proposed LEP amendment.
SEPP (Exempt and Complying Development Codes) 2008	N/A	Not relevant to the proposed LEP amendment. May apply to future development of this site.
SEPP (Infrastructure) 2007	N/A	Not relevant to the proposed LEP amendment.
Sydney Regional Environmental Plan No 18– Public Transport Corridors	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the <i>Parramatta LEP 2011</i> .
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	Not relevant to the proposed LEP amendment.
SEPP (Urban Renewal) 2010	N/A	Not relevant to the proposed LEP amendment.

3.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)

In accordance with Clause 9.1 of the *EP&A Act 1979* the Minister issues directions for the relevant planning authorities to follow when preparing planning proposals for new LEPs. The directions are listed under the following categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Housing, Infrastructure and Urban Development
- Local plan making

The following directions are considered relevant to the subject Planning Proposal.

Table 3 – Consistency of planning proposal with relevant Section 9.1 Directions

Relevant Direction	Comment	Compliance
1. Employment and Resources		
Direction 1.1 – Business and Industrial Zones	In accordance with this direction, a planning proposal must retain the areas and locations of existing business and industrial zones. The planning proposal results in the area of B4 zones being adjusted across the site however, there is no net loss of the business zone. The area rezoned from B4 to RE1 is approximately 107sqm and the area rezoned from RE1 to B4 is approximately 108sqm. Therefore the planning proposal is inconsistent with Direction 1.1 in so far it results in partial rezoning of the B4 lands. However Council considers it can be supported by the	No, justified.

	Secretary of the Department of Planning, Industry and Environment as it is an adjustment of minor significance.	
2. Environment and Heritage		
Direction 2.3 - Heritage Conservation	The subject site is adjacent to several heritage items. The planning proposal is technical in nature and will not have any environmental effect on these items.	N/A
3. Housing, Infrastructure and Urban Development		
Direction 3.1 - Residential Zones	The planning proposal does not have any effect on the site's capacity to provide residential accommodation.	N/A
Direction 3.4 - Integrating Land Use and Transport	This direction is not relevant to the planning proposal.	N/A
4. Hazard and Risk		
Direction 4.1 - Acid Sulfate Soils	Parramatta LEP contains acid sulphate soils provisions and this proposal does not seek to amend them. Acid sulphate soils (ASS) investigations have been undertaken on the site during the assessment of the development application and the risk of ASS has been appropriately managed.	N/A
Direction 4.3 - Flood Prone Land	The site is flood prone and is above the 1:100 year flood level. The issue of flooding has been previously considered in the assessment of DA/171/2014 and DA/171/2014A. The Planning Proposal does not propose any changes to the approved flood management strategy.	N/A
5. Local Plan Making		
Direction 6.1 - Approval and Referral Requirements	The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.	N/A
Direction 6.2 – Reserving Land for Public Purposes	The objectives of Direction 6.2 are: (a) to facilitate the provision of public services and facilities by reserving land for public purposes, and (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition. When Council prepares a draft LEP, the direction requires that the draft LEP not create, alter or reduce existing zonings or reservations of land for public purpose without the approval of the relevant public authority and the Secretary of the Department of Planning, Industry and Environment. Direction 6.2 also states that when a Minister or public authority requests a council to reserve land for a public purpose in a draft LEP, the land should be acquired under the Land Acquisition (Just Terms Compensation) Act 1991. In order to remove any potential risk of Council being required to acquire the parts of the building which encroach into the RE1 zoned land, it is proposed to rezone part of the land to RE2 Private Recreation and part B4 Mixed Uses. Whilst this will resolve an issue in	No, justified.

	<p>respect of potential acquisition, it does not change any aspect of the public use of the site in respect of access to the foreshore and access along the new boardwalk. Therefore, the proposal will not reduce the amount of land currently available for public purpose as the land to be rezoned will include a right-of-way easement on title and benefitting Council to ensure public access along the foreshore boardwalk is maintained.</p> <p>It is acknowledged that the planning proposal does 'alter' the existing RE1 zone. However, given that there is no real loss of the provision of this planning proposal that is inconsistent with the direction can be supported by the Secretary of the Department of Planning, Industry and Environment as it is of minor significance.</p>	
Direction 6.3 - Site Specific Provisions	The Planning Proposal does not introduce any site-specific provisions..	.N/A
6. Metropolitan Planning		
Direction 7.1 - Implementation of A Plan for Growing Sydney	This Plan has since been superseded by A Metropolis of Three Cities. The Proposal remains consistent with that Plan.	Yes

3.3 Section C – Environmental, social and economic impact

This section considers the potential environmental, social and economic impacts which may result from the Planning Proposal.

3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The proposal does not affect any critical habitat or threatened species and will not affect any of the development outcomes on the site in terms of environmental impacts.

3.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Development is already approved on the site. There will be no change to the outcomes of the approved development resulting from the Planning Proposal. Rather, the proposal is an administrative boundary adjustment on the zoning map.



Figure 7 – The approved design concept

3.3.3 How has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal will not result in any adverse social or economic impacts. The Planning Proposal will ensure the effective delivery of the planned redevelopment of the site, of which the social and economic impacts have been adequately addressed through the DA process.

3.4 Section D – State and Commonwealth Interests

3.4.1 Is there adequate public infrastructure for the planning proposal?

The site is located in an established urban area and has access to a range of existing services. The current redevelopment ensures the delivery of all required public infrastructure and the Planning Proposal will not affect this.

3.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation with the State and Commonwealth public authorities will be undertaken once the gateway determination has been issued.

PART 4 – MAPPING

This section contains the mapping for this planning proposal in accordance with the DP&E's guidelines on LEPs and Planning Proposals.

4.1 Existing controls

This section illustrates the current *PLEP 2011* controls which apply to the site.

Figure 8 illustrates the existing B4 Mixed Use and RE1 Public Recreation zoning across the site.

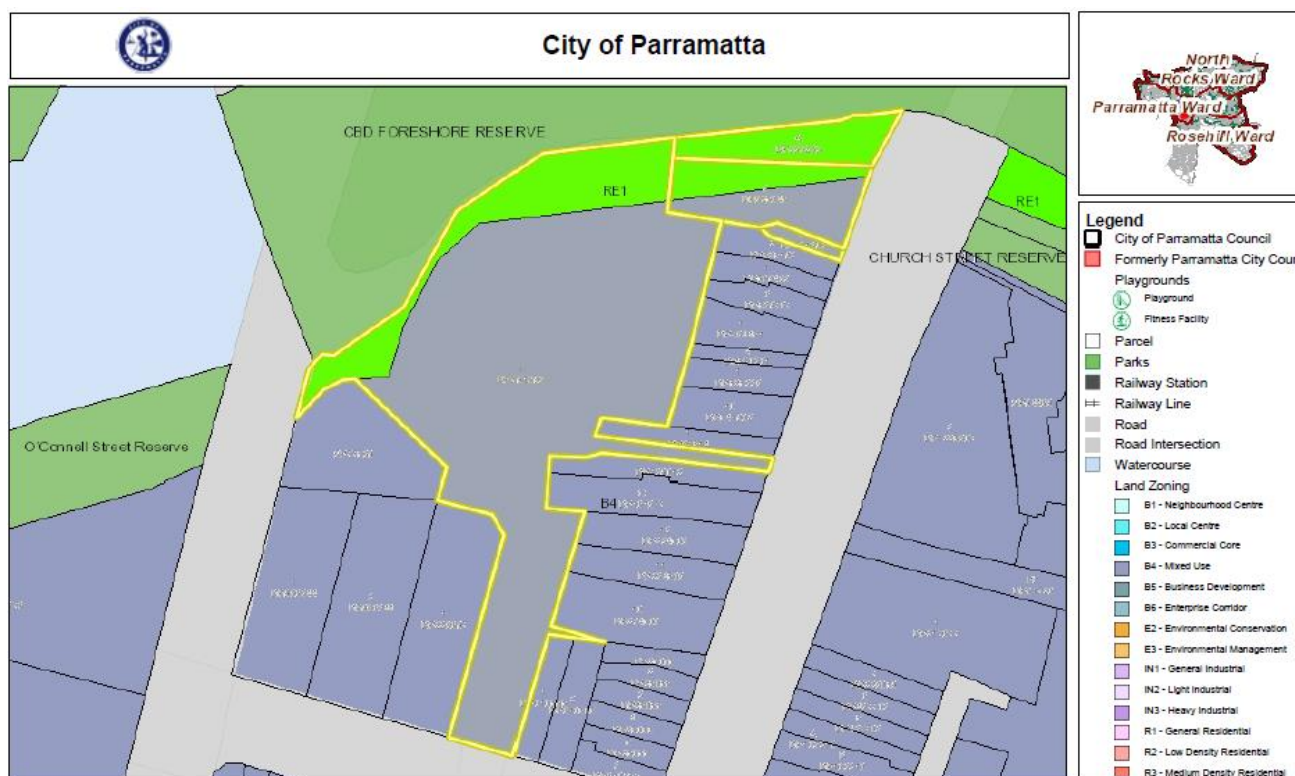


Figure 8 – Existing zoning extracted from *Parramatta LEP 2011* Land Zoning Map

Figure 9 illustrates the existing 150 metre and no height control across the site.

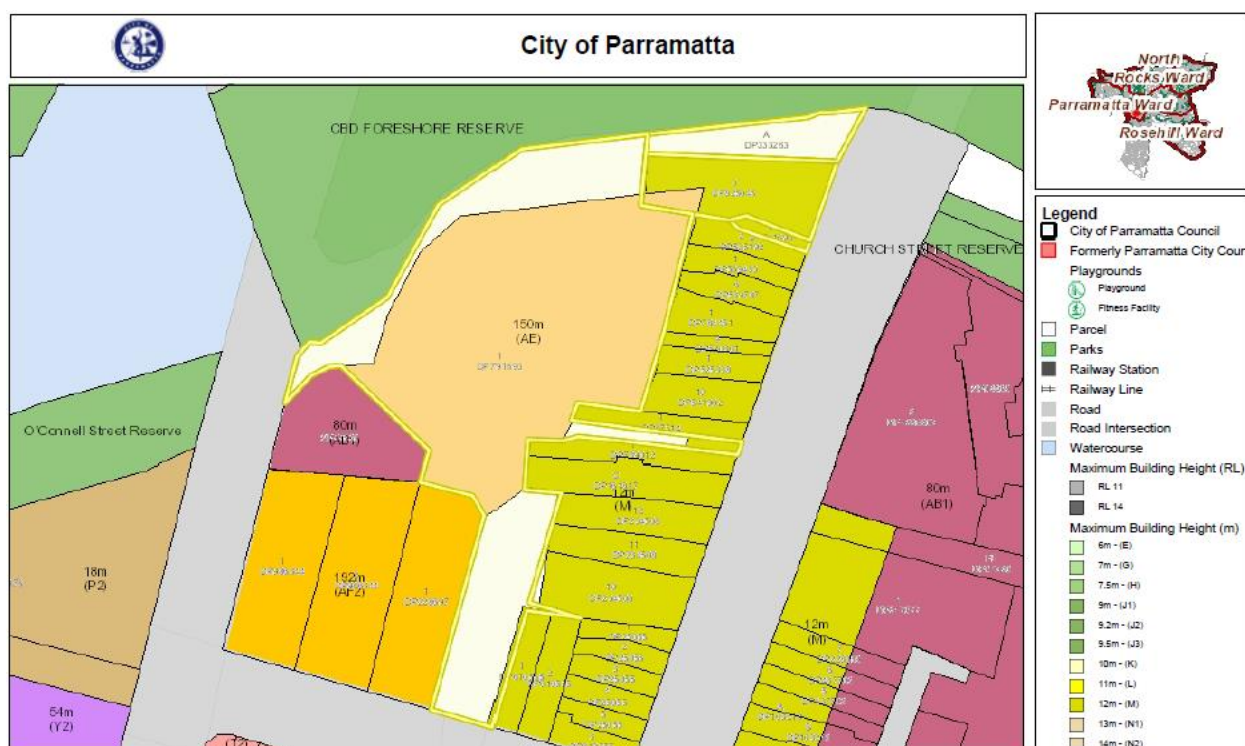


Figure 9 – Existing building heights extracted from the *Parramatta LEP 2011* Height of Buildings Map

Figure 10 illustrates the existing 12:1, 3:1 and no mapped FSR across the site.

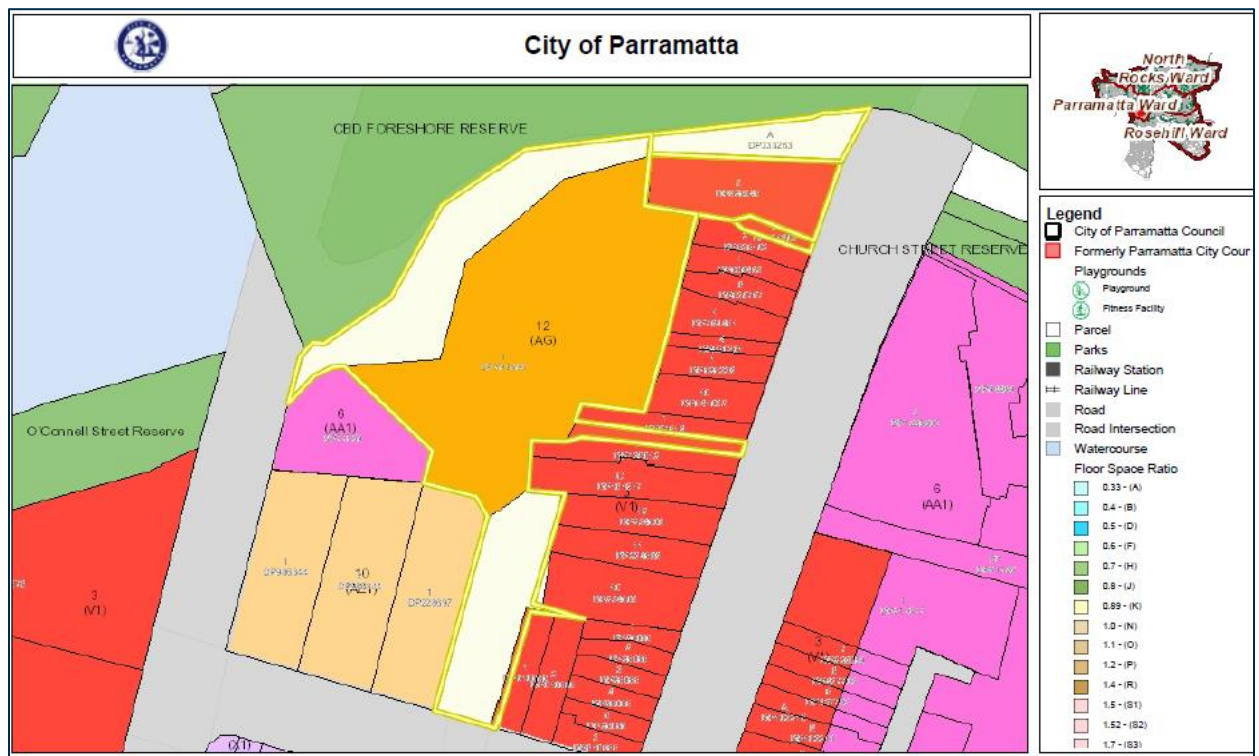


Figure 10 – Existing floor space ratio extracted from the *Parramatta LEP 2011* Floor Space Ratio Map

Figure 11 above illustrates the heritage items in close proximity to the site.

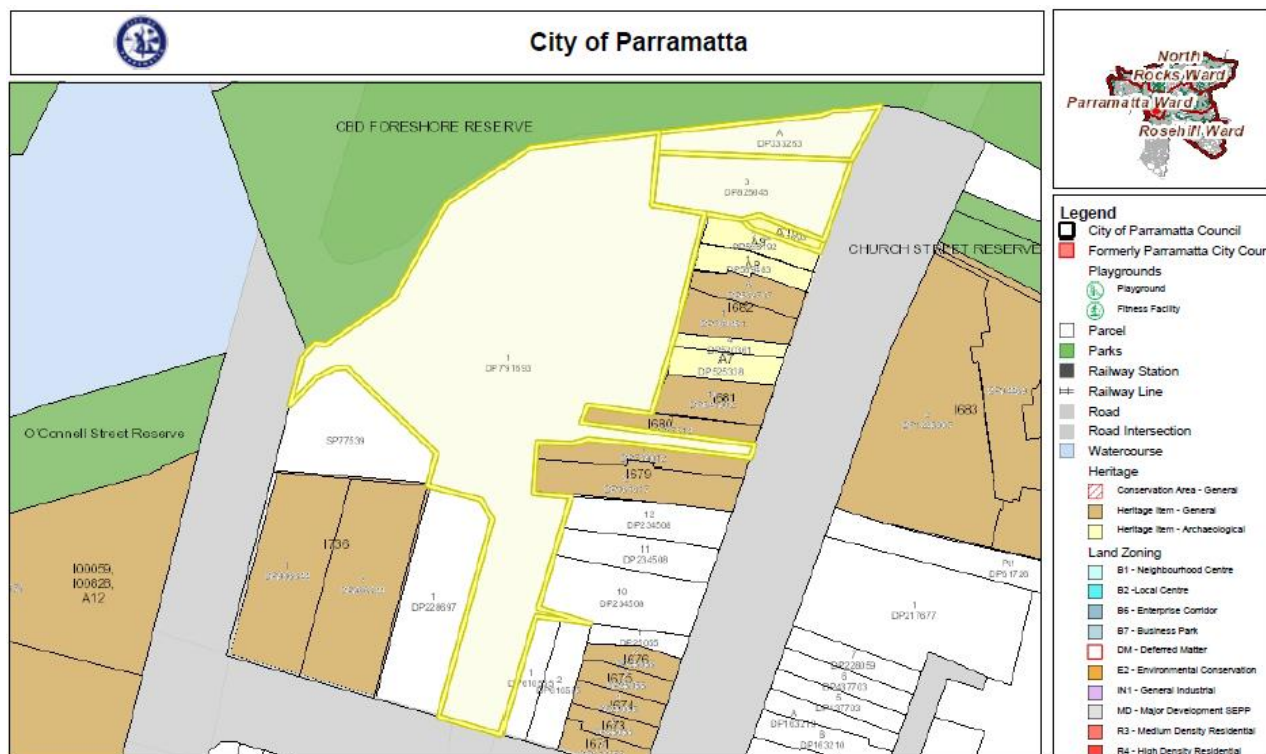


Figure 11 – Existing heritage items extracted from the *Parramatta LEP 2011* Heritage Map

Figure 12 above illustrates the flooding extant in the vicinity of the site.

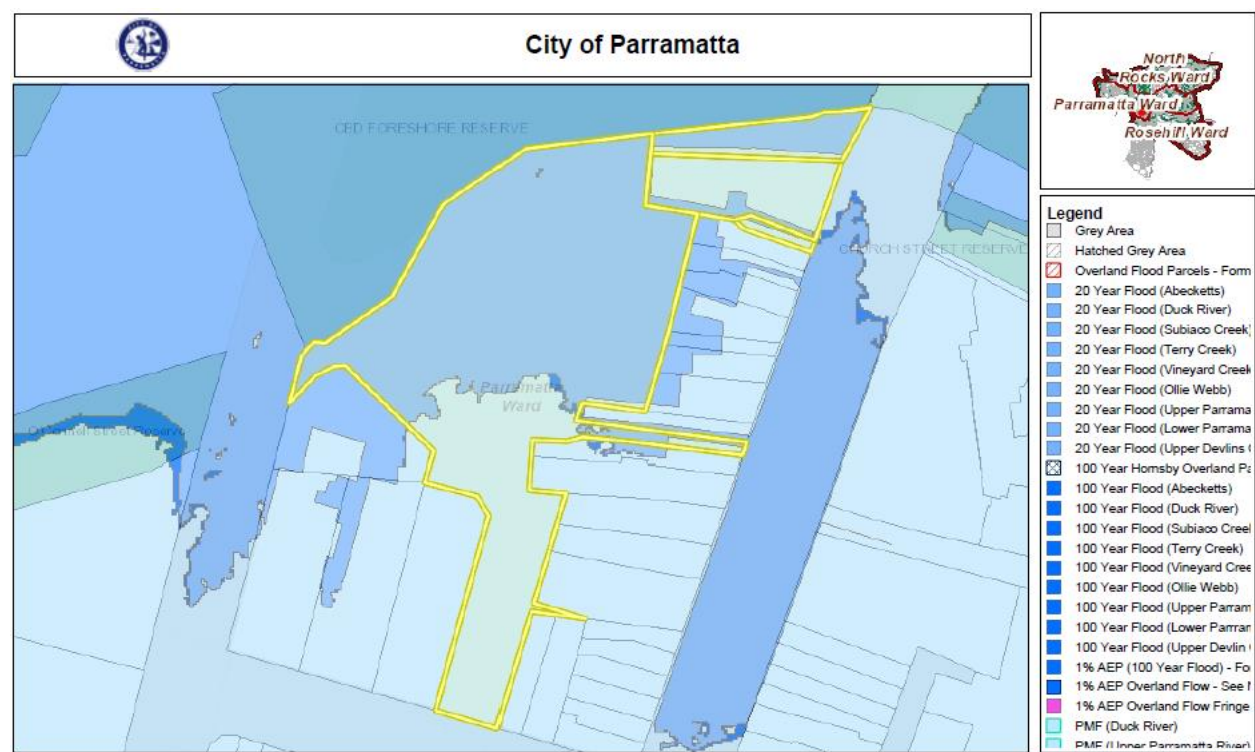


Figure 12 – Existing flooding extant extracted from Council’s flooding database

4.2 Proposed controls

The figures in this section illustrate the proposed amendments to the PLEP 2011.

Figure 13 illustrates proposed amendments to the zoning across the site. The rezoning includes are part of the site being rezoned from B4 Mixed Use to RE1 Public Recreation, part of the site being rezoned RE1 Public Recreation to B4 Mixed Use, and part of the site being rezoned RE1 Public Recreation to RE2 Private Recreation.

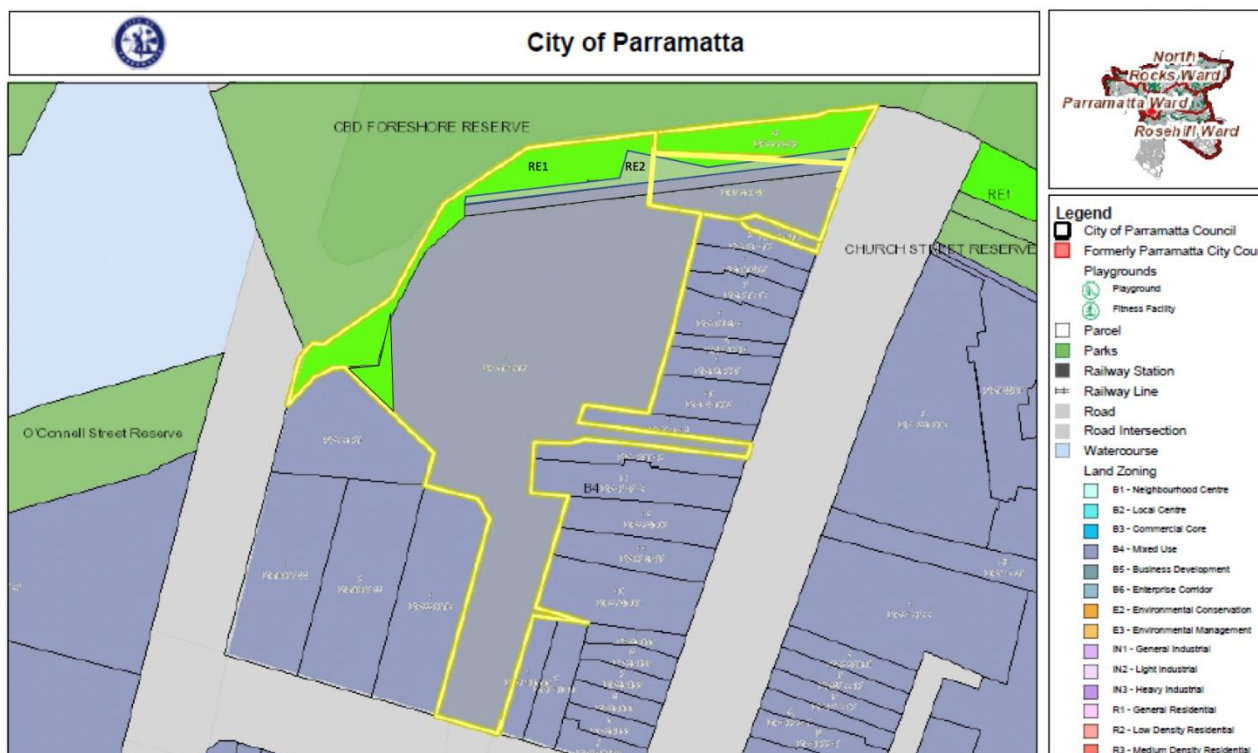


Figure 13 – Proposed amendment to the *Parramatta LEP 2011* Zoning Map

Figure 14 illustrates the proposed amendments to the FSR on the site. Part of the site has its FSR removed and an equivalent area has an FSR of 12:1 apply to it.

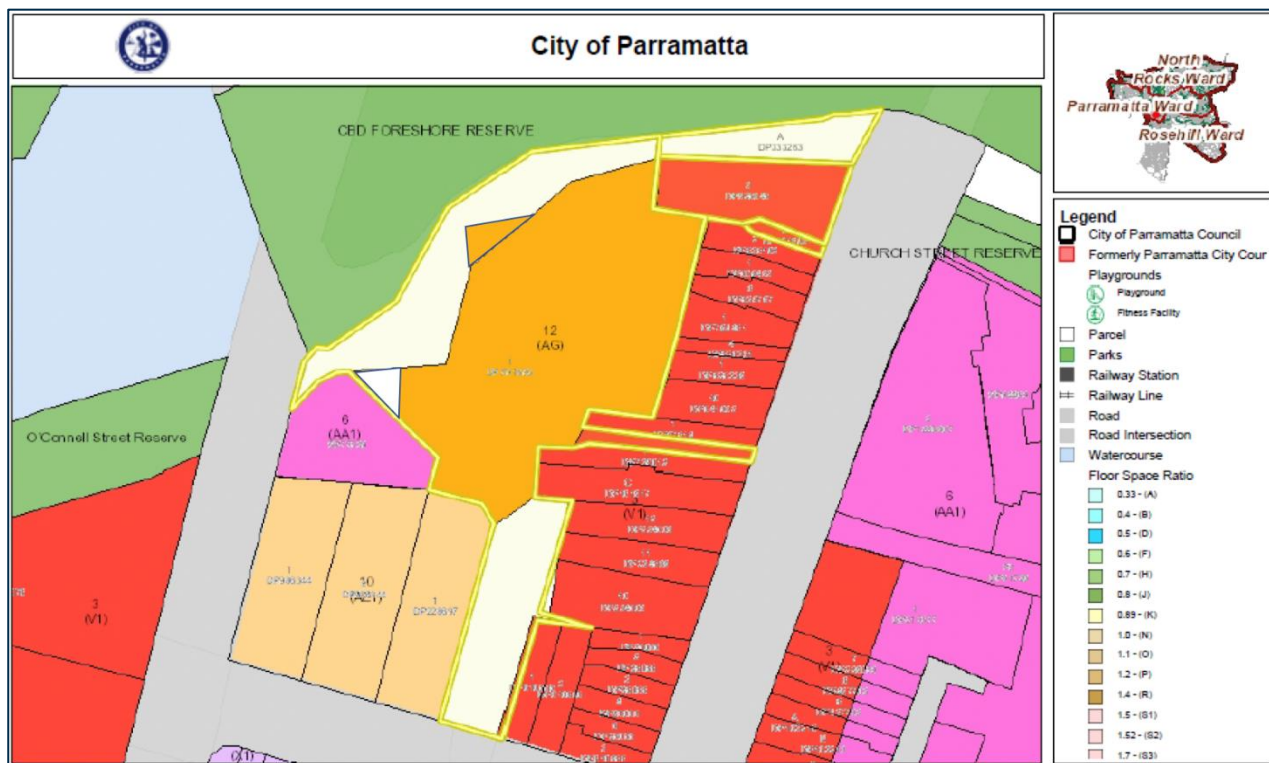


Figure 14 – Proposed amendment to the *Parramatta LEP 2011* Floor Space Ratio Map

PART 5 – COMMUNITY CONSULTATION

The planning proposal (as revised to comply with the Gateway determination) is to be publicly available for community consultation.

Public exhibition is likely to include:

- display on the Council's web-site; and
- written notification to adjoining landowners.

If a Gateway Determination is issued, it will specify the level of public consultation that must be undertaken in relation to the planning proposal including those with government agencies.

Consistent with sections 3.34(4) and 3.34(8) of the *EP&A Act 1979*, where community consultation is required, an instrument cannot be made unless the community has been given an opportunity to make submissions and the submissions have been considered.

PART 6 – PROJECT TIMELINE

Once the planning proposal has been referred to the Minister for review of the Gateway Determination and received a Gateway determination, the anticipated project timeline will be further refined, including at each major milestone throughout the planning proposal's process.

Table 4 below outlines the anticipated timeframe for the completion of the planning proposal.

Table 4 – Anticipated timeframe to planning proposal process

MILESTONE	ANTICIPATED TIMEFRAME
Report to LPP on the assessment of the PP	April 2020
Report to Council on the assessment of the PP	May 2020
Referral to Minister for review of Gateway determination	May 2020
Date of issue of the Gateway determination	September 2020
Commencement and completion dates for public exhibition period	October – November 2020
Commencement and completion dates for government agency notification	October – November 2020
Consideration of submissions	November 2020
Consideration of planning proposal post exhibition and associated report to Council	December 2020
Submission to the Department to finalise the LEP	January 2021
Notification of instrument	March 2021

Appendix 1 – Council Resolution

Appendix 2 – Zoning Maps with overlay