



PLANNING PROPOSAL

REVIEW OF PLANNING CONTROLS IN SOUTH PARRAMATTA HERITAGE CONSERVATION AREA & ADJOINING AREAS



Planning Proposal drafts

Proponent versions:

Council versions:

No.	Author	Version
1.	City of Parramatta Council	13 March 2017
2.	City of Parramatta Council	24 May 2017
3.	City of Parramatta Council	10 July 2017
4.	City of Parramatta Council	12 July 2017

Contents

INTRODUCTION.....	5
Background and context	5
PART 1 – OBJECTIVES OR INTENDED OUTCOMES.....	6
PART 2 – EXPLANATION OF PROVISIONS	6
PART 3 – JUSTIFICATION	7
3.1 Section A - Need for the planning proposal	7
3.2 Section B – Relationship to strategic planning framework	9
3.3 Section C – Environmental, social and economic impact	14
1.4 Section D – State and Commonwealth Interests	16
PART 4 – MAPPING.....	16
4.1 Existing controls	16
4.2 Proposed controls	21
PART 5 – COMMUNITY CONSULTATION	24
PART 6 – PROJECT TIMELINE	25
Appendix 1 – Properties Associated with Planning Proposal.....	
Appendix 2 – South Parramatta Conservation Area Review, March 2014.....	
Appendix 3 – Report to Independent Hearing and Assessment Panel, 21 March 2017.....	
Appendix 4 – Report to Council, 10 April 2017.....	

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' (April 2013) and 'A Guide to Preparing Planning Proposals' (October 2012) and 'Guidance for merged councils on planning functions' (May 2016).

Background and context

This planning proposal relates to the South Parramatta Heritage Conservation Area (HCA) and an area to the north of Boundary Street, Parramatta (refer Figure 1). The subject areas are located to the south of Parramatta CBD near the Parramatta and Cumberland Council Local Government Area boundaries and are within the boundaries of the Parramatta Local Environmental Plan 2011 application area.



Figure 1: Locational Context Map showing subject areas

Source: City of Parramatta GIS data

The planning proposal seeks to resolve a number of inconsistencies between the existing development standards and planning controls for the HCA as set out in the Parramatta Local Environmental Plan (PLEP) 2011 and the Parramatta Development Control Plan (PDCP) 2011.

The planning proposal also seeks to increase the intensity development for land fronting the north side of Boundary Street to ensure an appropriate transition to land under the control of the Holroyd LEP 2013.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objectives of this planning proposal are:

- To reduce the extent of the HCA and remove areas in Lansdowne and Glebe Streets that are out of character with and do not contribute to the heritage significance of the HCA but retain the historic core of the HCA;
- To remove the existing anomalies in the PLEP 2011 development standards that apply to the HCA and which have the potential to adversely impact on the character and heritage significance of the HCA by allowing for a reduced scale and intensity of development within the modified HCA;
- To increase the permissible density of development of land on the north side of Boundary Street to ensure an appropriate transition to land under the control of Holroyd LEP 2013.

PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to amend *Parramatta LEP 2011 (PLEP 2011)* in relation to the zoning, height, heritage provisions and floor space ratio controls.

An identification of the properties, including legal descriptions and street numbers associated with the two subject areas of the planning proposal are included at **Appendix 1** as outlined below:

1. HCA – refer to Table 1 (within **Appendix 1**)
2. North of Boundary Street – refer to Table 3 (within **Appendix 1**)

In order to achieve the desired objectives the following amendments to the *PLEP 2011* would need to be made:

1. Amend the South Parramatta Heritage Conservation Area in the **Heritage Map** (Sheet HER 5 & 10), by reducing the extent of the HCA and removing the properties identified in Table 2 of Appendix 1 from the HCA. Refer to Figure 8 in Part 4 of this planning proposal.
2. Amend the zone in the **Land Zoning Map** (Sheet LZN 5 & 10), as it relates to the proposed reduced South Parramatta Heritage Conservation Area, from R3 Medium

Density Residential to R2 Low Density Residential. Refer to Figure 5 in Part 4 of this planning proposal.

3. Amend the maximum building height in the **Height of Buildings Map** (Sheet HOB 5 & 10), as it relates to
 - the reduced **South Parramatta Heritage Conservation Area**, from 11 metres to a height in the range of between 7.5m (1.5 storeys) and 9m (1-2 storeys). Refer to Figure 6 Part 4 of this planning proposal.
 - land on the **north side of Boundary Street**, Parramatta, from 11 metres to 14 metres which equates to 4 storeys. Refer to Figure 6 in Part 4 of this planning proposal.
4. Amend the maximum FSR in the **Floor Space Ratio Map** (Sheet FSR 5 & 10), as it relates to:
 - the reduced **South Parramatta Heritage Conservation Area**, from 0.8:1 to an FSR in the range of between 0.4:1 and 0.5:1. Refer to Figure 7 in Part 4 of this planning proposal.
 - land on the **north side of Boundary Street**, Parramatta, from 0.8:1 to 1.2:1. Refer to Figure 7 in Part 4 of this planning proposal.
5. Introduce a new site specific clause prohibiting Torrens Title subdivision of development within the reduced South Parramatta Heritage Conservation Area.

Note: It is clarified that:

- The planning proposal as submitted for Gateway determination provides for a range of permitted FSRs (0.4:1 to 0.5:1) and heights (7.5m to 9m) for the reduced HCA.
- The planning proposal will be publicly exhibited with a range of permitted FSRs and heights for the reduced HCA that will be supported by urban design data that shows the impact of the different controls.
- Following public exhibition, submissions will be reviewed and reported to Council along with recommendations on the most appropriate specific FSR and permitted height to be included in the planning proposal to be sent to the Department of Planning and Environment for finalisation.

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

3.1.1 Is the Planning Proposal a result of any study or report?

Recognising the inconsistencies in the planning controls for the South Parramatta HCA set out in the PLEP 2011 and the PDCP controls, as well as the uncertainty and ambiguity that this is currently causing for landowners, potential developers and the general community, Council initiated a review of the controls for the South Parramatta HCA and adjoining areas.

Initially, a heritage survey (included at **Appendix 2**) was undertaken by Council's heritage advisor that assessed the condition of the existing HCA and made a number of recommendations with regard to the extent of the HCA. The existing strip along Lansdowne Street was identified for potential removal because it does not provide the same experience as other streets in the conservation area, mainly because it is surrounded by blocks of flats developed on all sides. It was also recommended that consideration should be given to removing the HCA from properties adjoining Glebe Street (at the corner with Marsden Street) including the park.

Council staff then prepared and tested a number of broad development options for the area covered by the revised HCA boundary to determine building envelopes that retain the integrity of the HCA character while still allowing development opportunities.

Following consideration by Council and pre-statutory consultation with landowners, the preferred scenarios to retain the HCA and amend the PLEP 2011 development standards accordingly was developed and form the basis of this planning proposal. An outcome of this process was a decision to retain the current controls for height of building and floor space ratio for land bordering and just outside the new boundary of the HCA. However, for land fronting the north side of Boundary Street it is proposed to increase the floor space ratio and building height, that is also reflected in this planning proposal.

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

As noted above, the inconsistencies between the development standards in the PLEP 2011 and the planning objectives and controls of the PDCP are causing confusion as to what type and scale of development is appropriate in the HCA.

At present, the HCA is zoned predominantly for **R3** Medium Density Residential with a HOB of 11m and a FSR of 0.8:1. Having regard to the type of development permissible under the **R3** zoning (townhouses, multi-dwelling developments, etc.) and the scale of development possible with a FSR of 0.8:1 and a building height of 11m, it is clear that the current development standards are not compatible the single storey nature and modest subdivision pattern of the HCA, key elements which contribute to the heritage significance of the area.

To resolve this conflict and to give appropriate weight to the responses received from residents during pre-statutory consultation it is proposed to accept scenarios that allow for two storey development at the rear of properties in the HCA. Under these scenarios the zoning would be reduced from R3 Medium Density Residential to R2 Low Density Residential and permitted height reduced from 11m to a height in the range of between 7.5m and 9m and FSR from 0.8:1 to and FSR in the range of between 0.4:1 to 0.5:1. Amendments are also proposed to Parramatta DCP 2011 to reflect and manage the provision of two-storey development at the rear of properties. These changes will ensure that PLEP development standards align with the PDCP controls.

Therefore, Council considers that the current planning proposal is the best means of achieving the objectives/intended outcomes for the HCA. The proposed amendment to the PLEP development standards will ensure the protection of the HCA and that future development in the HCA respects the character and the heritage significance of the area.

In addition, the planning proposal is considered the best method of achieving increased intensification of land on the northern side of Boundary Street. The planning proposal will protect street amenity whilst allowing development consistent with that allowed on the opposite side of the street under the control of Holroyd LEP 2013.

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 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

A Plan for Growing Sydney

On 14 December 2014, the NSW Government released 'A Plan for Growing Sydney' which outlines actions to achieve the Government's vision for Sydney which is a 'strong global city and a great place to live'.

In achieving this vision, A Plan for Growing Sydney has identified goals that Sydney will be:

- A competitive **economy** with world-class services and transport
- A city of **housing choice** with homes that meet our needs and lifestyles
- A **great place to live with** communities that are strong, healthy and well connected; and
- A sustainable and resilient city that protects the **natural environment** and has a balanced approach to the use of the land and resources

The proposed amendments to the PLEP 2011 will amend development standards that have the potential to adversely impact on the historical and heritage significance of the South Parramatta HCA with regard to future development. In this regard, this proposal is compliant under A Plan for Growing Sydney as it aims to promote and maintain European heritage.

While this planning proposal proposes to rezone approximately 8.7ha of land from **R3** (Medium Density residential) to **R2** (Low Density residential), this will have no impact on A Plan for Growing Sydney's delivery to achieve growth. In this regard, the following factors should be considered:

- The extent of the area proposed to be rezoned from **R3** to **R2** is limited in area in the context of the wider Metropolitan Area;

- At present, development of the scale and density permissible under the current development standards in the PLEP would have a significant and unreasonable impact on the heritage and historical character of the HCA; and.
- The planned uplift in FSR and HOB on land fronting the north side of Boundary Street in the vicinity of the HCA will help to offset the reduction in FSR and HOB within the HCA in terms of overall development yield from this part of the city.

Draft West Central District Plan

The Draft West Central District Plan (DWCDP) released in November 2016 outlines the Greater Sydney Commission's 20-year vision for the West Central District which comprises Blacktown, Cumberland, The Hills and City of Parramatta local government areas (LGAs).

The relevant actions and priorities within the DWCDP which are applicable to the Planning Proposal are:

Liveability Priority 1: Deliver West Central's 5-year housing targets.

Council's submission on the draft West Central District Plan included an analysis of the City of Parramatta's (CoP) performance against the 5 and 20 year dwelling targets. This analysis demonstrated that CoP is performing well above and beyond the targets. As such, the downzoning of the subject land from R3 to R2 will not impede Council's ability to meet the targets. In addition, the effect of the planning proposal to increase dwelling yield for land on the north side of Boundary Street will help to offset the proposed reduction of dwellings within the HCA.

Action L13: Conserve and enhance environmental heritage including Aboriginal, European and natural.

This planning proposal is consistent with this action as the proposed amendments will assist in the protection of the historical and heritage significance of the South Parramatta HCA. The rezoning of the land from R3 Medium Density Residential to R2 Low Density residential will reduce conflicts between the conservation of the heritage values of the area and pressure for redevelopment.

Liveability Priority 7: Conserve heritage and unique local characteristics.

The subject land has been identified within the South Parramatta Heritage Conservation Area. The Planning Proposal will help to preserve the unique character of the area and the streetscape, and to reduce the likelihood that contributory items will be demolished.

3.2.2 Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?

3.2.3

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

Parramatta 2038 Community Strategic Plan

The *Parramatta 2038 Community Strategic Plan* recognises Parramatta as a city that carries a rich history where heritage assets help to shape the culture of the city and its identity. Through the conservation of heritage, Parramatta will work towards building upon

its cultural life. The plan identifies a number of strategies to promote culture, one of which is identified as 'Distinct Places', the objective of which is to *'formulate great experiences and recognise, celebrate, and promote our dynamic history and heritage and unique places'*.

This planning proposal is consistent with Council's local strategy as it aims to maintain the heritage significance of the HCA ensuring that future development aligns with the cultural and heritage values of the area.

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

3.2.5

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to Table 1 below).

Table 1 – Comparison of planning proposals with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistent: Yes - ✓ No - ✗ or N/A	Comment
SEPP No 1 Development Standards	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 4 – Development Without Consent and Miscellaneous Exempt and Complying Development	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 6 – Number of Storeys in a Building	N/A	Standard instrument definitions apply.
SEPP No 55 Remediation of Land	✓	Not relevant to proposed amendment. May be relevant to future DAs.
SEPP 60 – Exempt and Complying Development	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 64 – Advertising and Signage	N/A	Not relevant to proposed amendment. May be relevant to future DAs.
SEPP No 65 Design Quality of Residential Flat Development	✓	Not relevant to the proposed amendment as it relates to the HCA. The design of future development of land north of Boundary Street will be addressed in future DAs.
SEPP No.70 Affordable Housing (Revised Schemes)	N/A	Not relevant to proposed amendment.
SEPP (Affordable Rental Housing) 2009	N/A	Not relevant to proposed amendment.
SEPP (BASIX) 2004	N/A	Not relevant to the proposed amendment. May be relevant to future DAs.
SEPP (Exempt and Complying Development Codes) 2008	✓	May apply to future development of the site.
SEPP (Infrastructure) 2007	✓	May apply to future development of the site.
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 Parramatta LEP 2011.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	Not relevant to the proposed amendment. May be relevant to future DAs.
SEPP (Urban Renewal) 2010	✓	The lands which are the subject of this planning proposal are partially located within the Granville potential precinct as identified by the Urban Renewal SEPP (lands east of Marsden Street). It should be noted, however, that the land is situated outside of the Urban Renewal Study Area for the Auto Alley Precinct. Any future development proposals in the area affected by this SEPP will be subject to assessment at the DA stage (where applicable). The criteria set out in Clause 10(3) of the SEPP requires an assessment of the potential of proposed development to restrict or prevent the following: a) Development of the potential precinct for high density housing or commercial or mixed development. b) The future amalgamation of sites for the purpose of any such development within the potential precinct c) Access to or development of infrastructure, other facilities, and public domain areas associated with existing and future public transport in the potential precinct. The provisions of the current planning proposal will not compromise compliance of future development with this SEPP.

3.2.6 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)

In accordance with Clause 117(2) 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
- Regional planning
- Local plan making

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

Table 2 – Comparison of planning proposals with relevant Section 117 Directions

Section	Comment	Compliance
2. Environment and Heritage		

Direction 2.3 - Heritage Conservation	This planning proposal seeks to promote the conservation of the South Parramatta HCA. The proposed amendments to down zone the area to R2 Low Density Residential and to reduce height and FSR will ensure a reduced scale of development in line with DCP objectives and controls. This will help to maintain the area's heritage and historical significance and ensure that future development does not compromise the area. Whilst it is proposed to contract the HCA, it is considered that this will have a positive impact on the integrity of the HCA which is to be retained. The built up areas to be removed from the existing HCA have been extensively altered since the original subdivision and now add little to the character of the HCA or to its heritage value. By removing the areas which no longer contribute to the HCA (and which set an undesirable precedent for other such development in the HCA), it is considered that the integrity of the retained HCA will be strengthened.	Yes
3. Housing, Infrastructure and Urban Development		
Direction 3.1 - Residential Zones	The planning proposal proposes to rezone the modified HCA from R3 Medium Density Residential to R2 Low Density Residential and to reduce FSR and HOB for the purpose of heritage conservation. It has been calculated that these changes to the planning controls could result in a reduction of 280 dwellings in the reduced HCA. The proposed increase in FSR and HOB for land fronting the north side of Boundary Street outside the HCA will offset the decrease in development yield within the HCA. It has been calculated that the change in planning controls could result in an increase of 45 additional dwellings for this area. Overall, the planning proposal could theoretically result in a net loss of approximately 235 dwelling units in this local area. However, this net loss is considered insignificant given the extensive opportunities for housing development in the Parramatta CBD and adjoining areas. This proposal will not impact on the efficient use of existing infrastructure and services located on or in proximity to the conservation area. Due to the proximity of the area to Harris Park and Parramatta Interchanges, future development will benefit from access to these infrastructure services. Whilst the planning controls in the amended HCA will not encourage a variety and choice of housing types, the planning controls in the adjoining area will promote this.	Yes

Direction 3.4 - Integrating Land Use and Transport	Increased HOB and FSR for land north of Boundary Street will facilitate the delivery of additional residential accommodation in proximity to existing transport interchanges (i.e. Parramatta and Harris Park station).	Yes
4. Hazard and Risk		
Direction 4.1 - Acid Sulfate Soils	Soils in the HCA are classified as Class 5 under the Acid Sulphate Soils designation in the PLEP 2011. All future development will be assessed against this SEPP at a DA stage.	Yes
Direction 4.3 - Flood Prone Land	Council's current flood information indicates that most of the sites to south of Lansdowne Street, the rear of the sites to the north of Dixon Street and some lots to the north of Inkerman Street are affected by flooding, in particular the 20-year flood level and the high hazard flood path (Refer to Figure 9 over). Where development is permissible, appropriate design principles are set out in the existing PDCP to address flooding issues.	Yes
6. 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.	Yes
Direction 6.3 - Site Specific Provisions	The Planning Proposal does not introduce any site specific provisions.	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.

1.3.1 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 South Parramatta HCA does not include any critical habitat, threatened species, populations or ecological communities. Therefore, this planning proposal will not pose any threat to the above.

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

This planning proposal may result in some environmental effects within the area of the reduced South Parramatta HCA. By rezoning land from R3 Medium Density Residential to R2 Low Density Residential it will no longer be possible to establish townhouses and multiunit housing in the area that conflicts with the character of the HCA. However, under the planning proposal it will be possible to establish two storey additions and dual occupancy development at the rear of properties. Proposed amendments to Parramatta DCP 2011 will manage the effects of

this development by retaining the single storey scale of houses at the front of properties and ensuring that new development is sympathetic to the objectives of the HCA.

The planning proposal by allowing for intensification of multiunit and apartment dwelling development for land on the north side of Boundary Street could affect the street's character. Nevertheless, it is not considered that development permitted up to a height of 14m (four storeys) will cause any significant overshadowing or loss of amenity for the street. Any impacts should be able to be appropriately managed by controls in PLEP 2011 and PDCP 2011. Development permitted will also be compatible with that allowed on the opposite side of the road under the Holroyd LEP 2013. This land is zoned R4 High Density Residential, has a floor space ratio of 1.2:1 and a permitted height of 15 m.

Whilst development is not currently permitted in high hazard flood zones, the Draft Floodplain Risk Management Policy will permit development in these areas where it is demonstrated that the new development reduces the risk of flooding compared to what is existing and that properties are not exposed to increased flood risk. Appropriate development principles are set out in the DCP to minimise environmental effects and flood related impacts and associated issues will be addressed at a DA stage.

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

The redevelopment of sites within the HCA for higher density development, though currently permissible under the existing zoning and FSR and HOB standards, is at odds with the HCA designation and the objectives of the PDCP to maintain the character of the area.

Therefore, whilst it could be argued that the proposed amendments to the zoning, FSR and HOB will have some negative impact on the development potential and hence the future development yield of a site and the economic implications of same, this will be offset by amendments that allow for some redevelopment at the rear of properties in the HCA.

The amendments also recognise the positive economic and social impacts of retaining the HCA designation and maintaining the character of the area. A growing number of property market watchers have indicated that a moderate heritage overlay control (such as a heritage conservation area designation) can have a positive impact on property values and that there is evidence to suggest that such a designation actually enhances the value of a property¹. It is reasonable to conclude that architecturally uniform streetscapes can work to boost the value of individual houses and that a property within an intact period streetscape will be more attractive to a prospective buyer than the same house two streets away which may be sitting between a RFB and a modern townhouse. Whilst the proposed amendments seek to retain the existing buildings which contribute to the streetscape, and to maintain the existing scale and pattern of development at the front of properties, provision is made for two storey development at the rear of properties that will meet the economic and social needs of existing

¹ <http://news.domain.com.au/domain/home-investor-centre/heritage-homes-sell-at-a-premium-20110215-1aujt.html>

owner occupiers. In addition, the proposal to increase height and FSR for land on the north side of Boundary Street will help to meet housing demand in the area.

1.4 Section D – State and Commonwealth Interests

1.4.1 Is there adequate public infrastructure for the planning proposal?

Any future development applications for redevelopment of this area (where applicable), will be subject to assessment under Clause 104 of the SEPP Infrastructure 2007. It is therefore considered that a traffic and transport assessment is not required to be undertaken.

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

This planning proposal will be seeking views of State and Commonwealth authorities as part of its public exhibition. It is proposed to consult with NSW Office of Environment and Heritage and Cumberland Council.

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 contains map extracts from *PLEP 2011* which illustrate the current controls applying to the South Parramatta Heritage Conservation Area and adjoining areas.

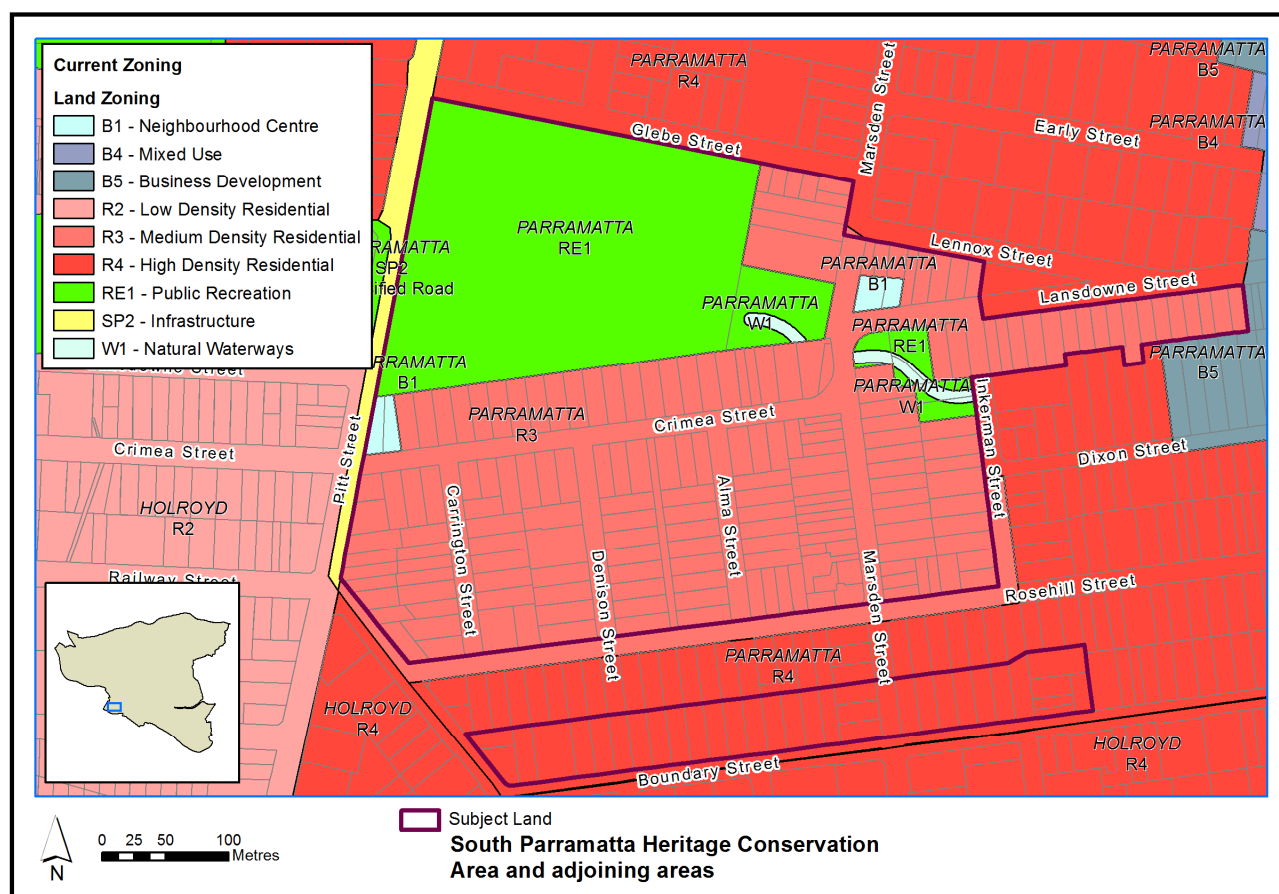


Figure 1– Existing zoning extracted from the *PLEP 2011* Land Zoning Maps

Figure 1 above illustrates the existing R3 Medium Density Zone over the South Parramatta Heritage Conservation Area and the R4 High Density Zone over land to the north of Boundary Street.



Figure 2 above illustrates the existing 11 metre height applying to the South Parramatta Heritage Conservation Area and land to the north of Boundary Street.

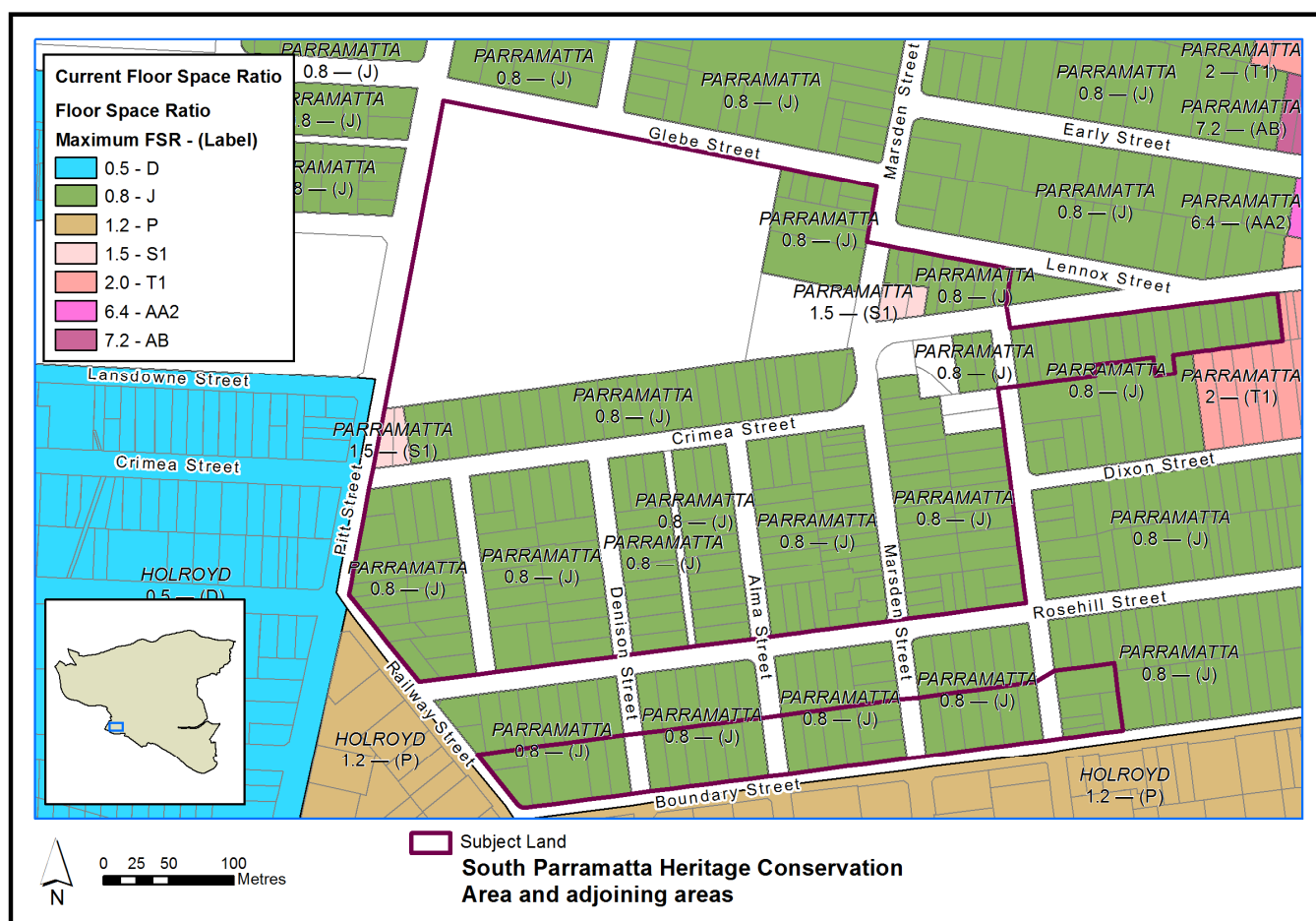


Figure 3 – Existing floor space ratio extracted from the PLEP 2011 Floor Space Ratio Map

Figure 3 above illustrates the existing 0.8:1 FSR which applies to the South Parramatta Heritage Conservation Area and land to the north of Boundary Street.

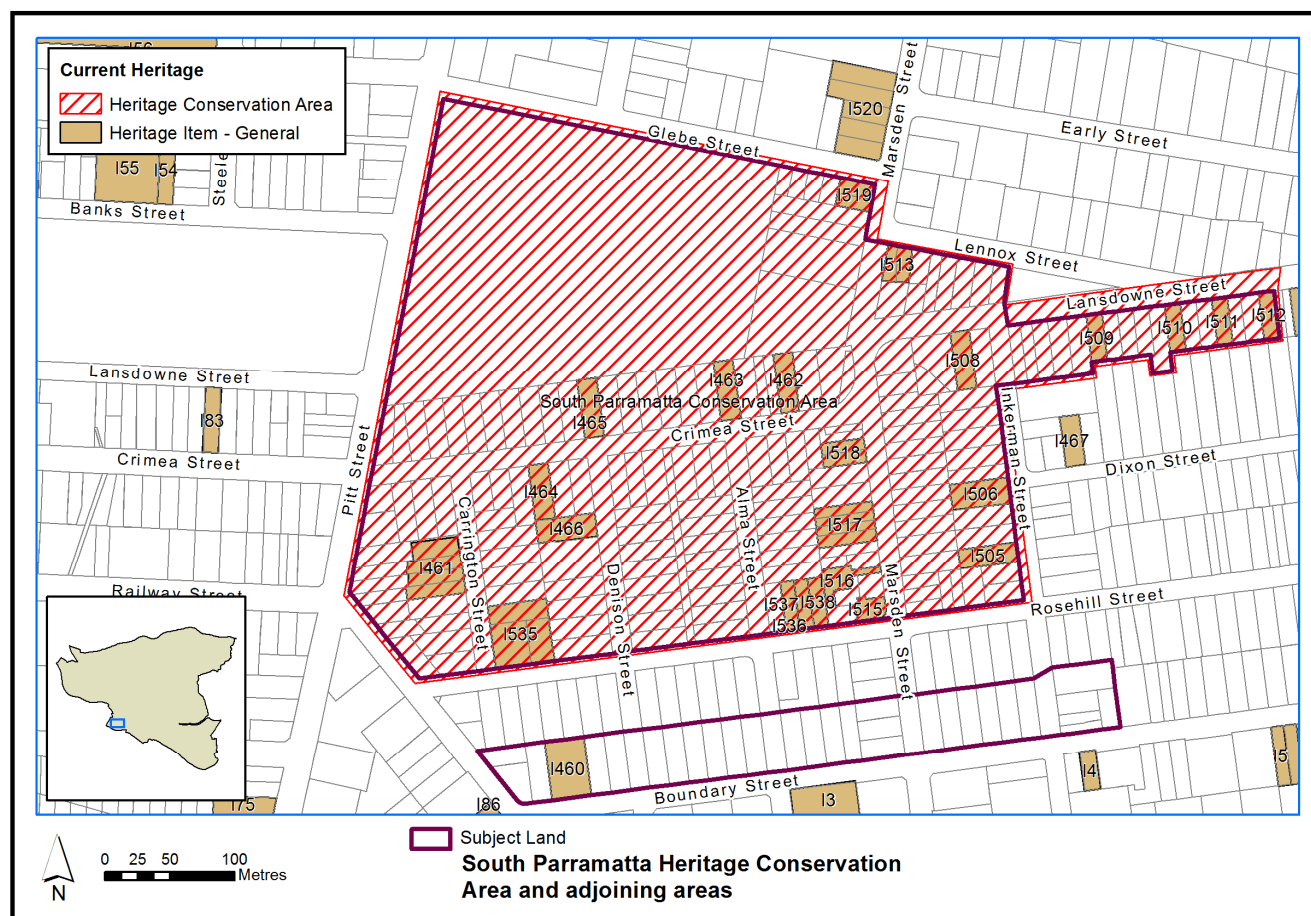


Figure 4 – Existing heritage items extracted from the PLEP 2011 Heritage Maps

Figure 4 above illustrates the South Parramatta Heritage Conservation Area and heritage sites which are located within and adjacent to this Area.

4.2 Proposed controls

The figures in this section (Figures 5 to 8) illustrate the proposed zoning, building height, floor space ratio and heritage changes sought by this planning proposal. The proposed maps amendments are set out below.

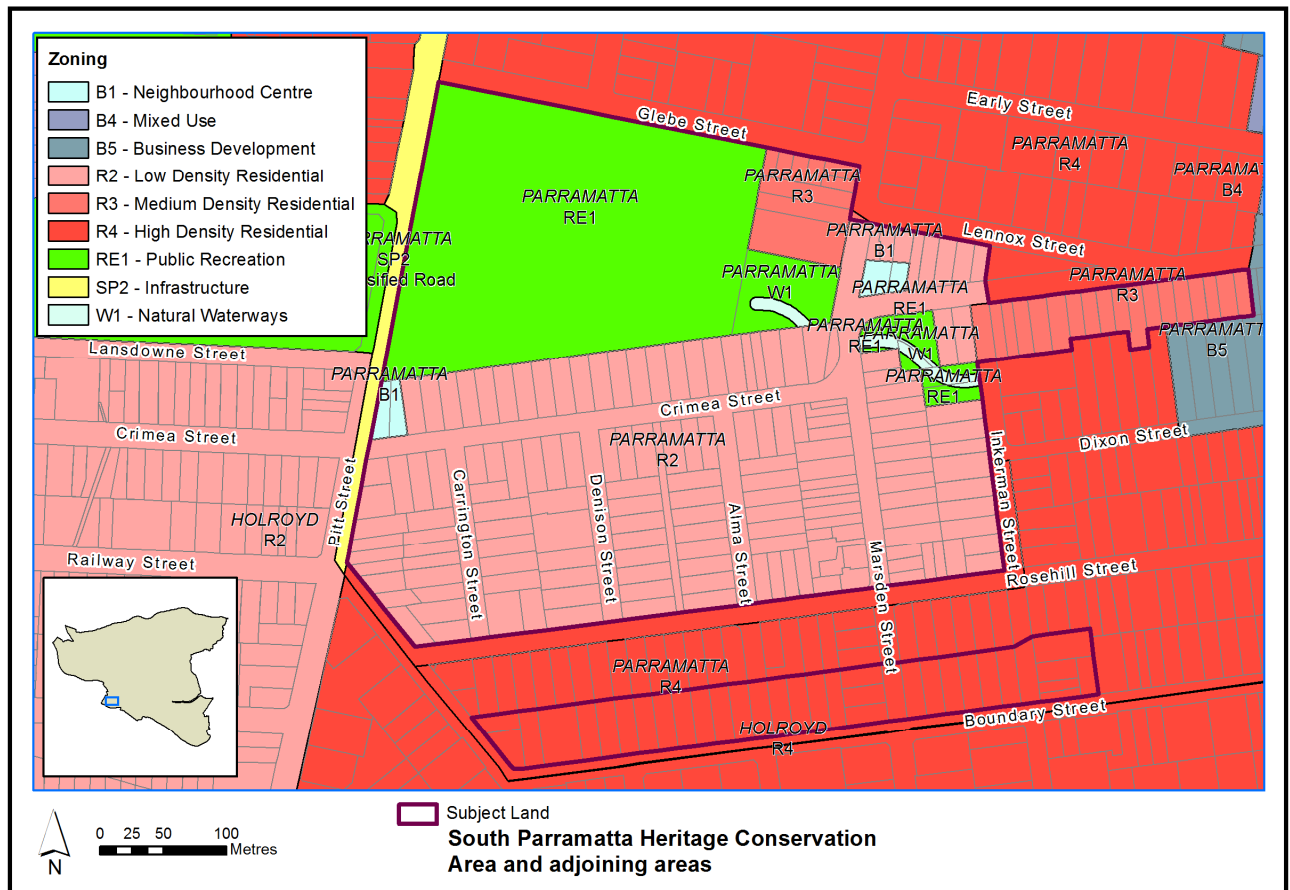
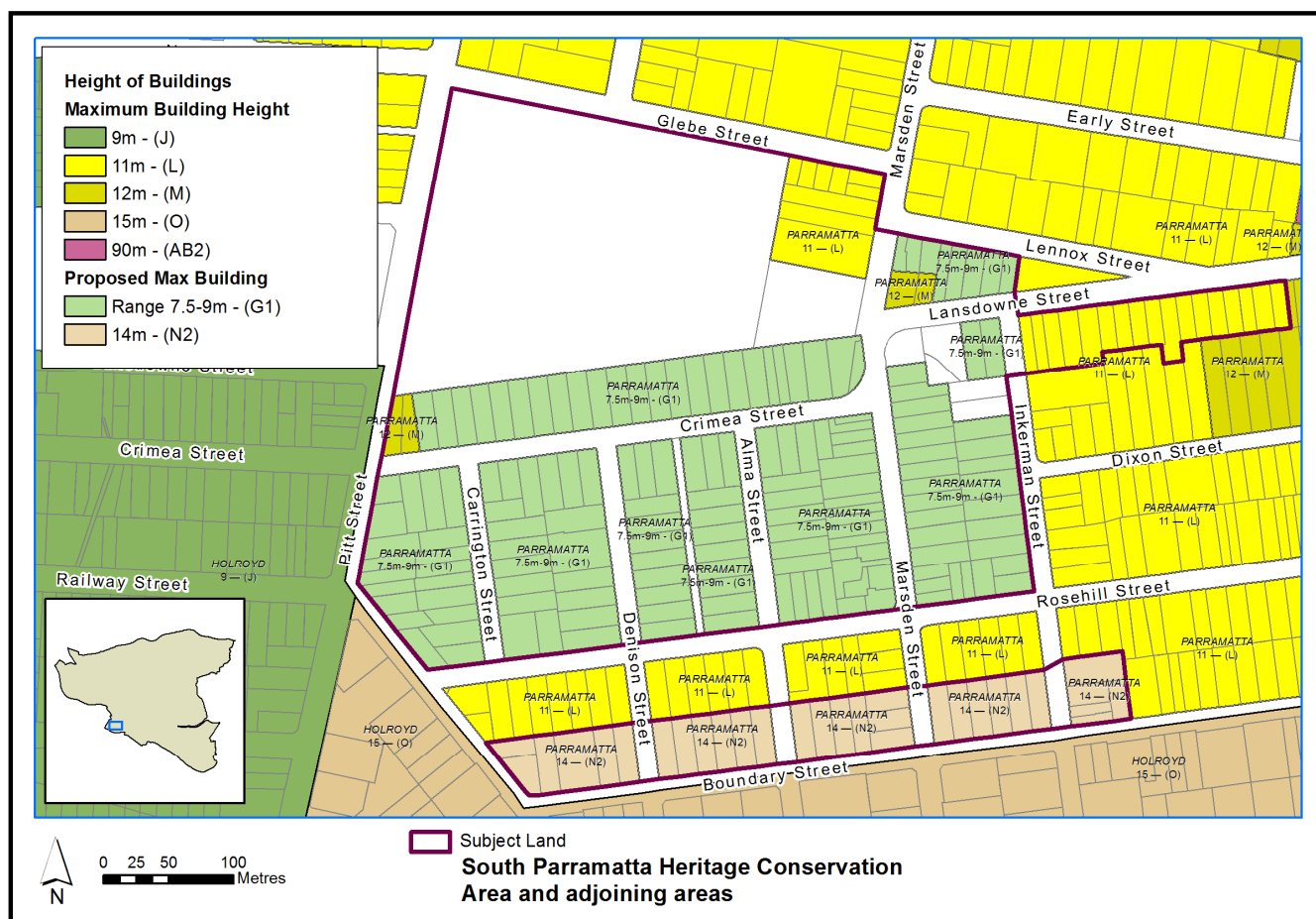


Figure 5 – Proposed amendment to the PLEP 2011 Land Zoning Map which shows the rezoning of the reduced area of the HCA to R2 Low Density Residential.



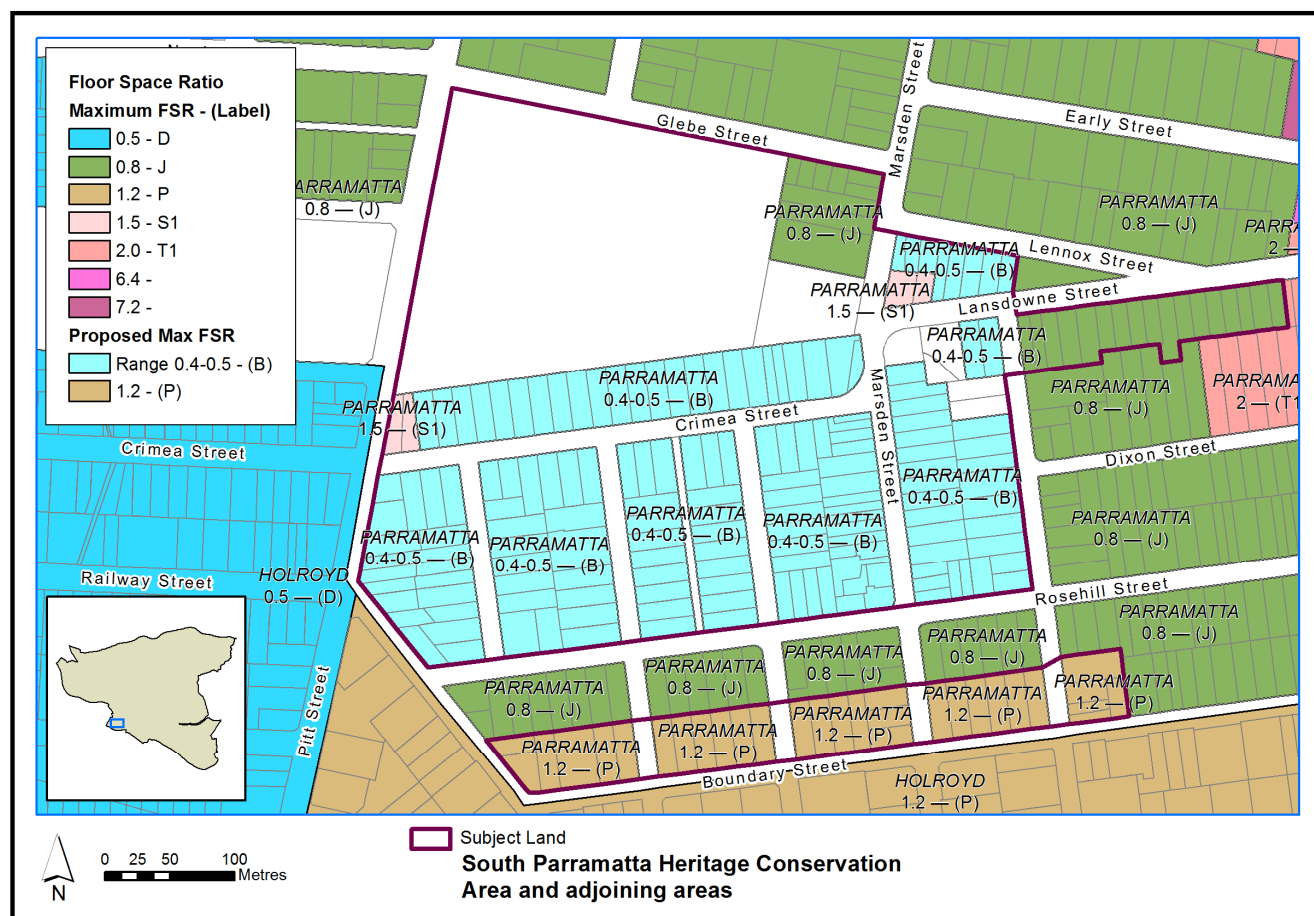


Figure 7 – Proposed amendment to the PLEP 2011 Floor Space Ratio Map which shows for the reduced HCA a reduction in permitted FSR to an FSR in the range of between 0.4:1 to 0.5:1 and for the area north of Boundary Street an increase in permitted FSR to 1.2:1.

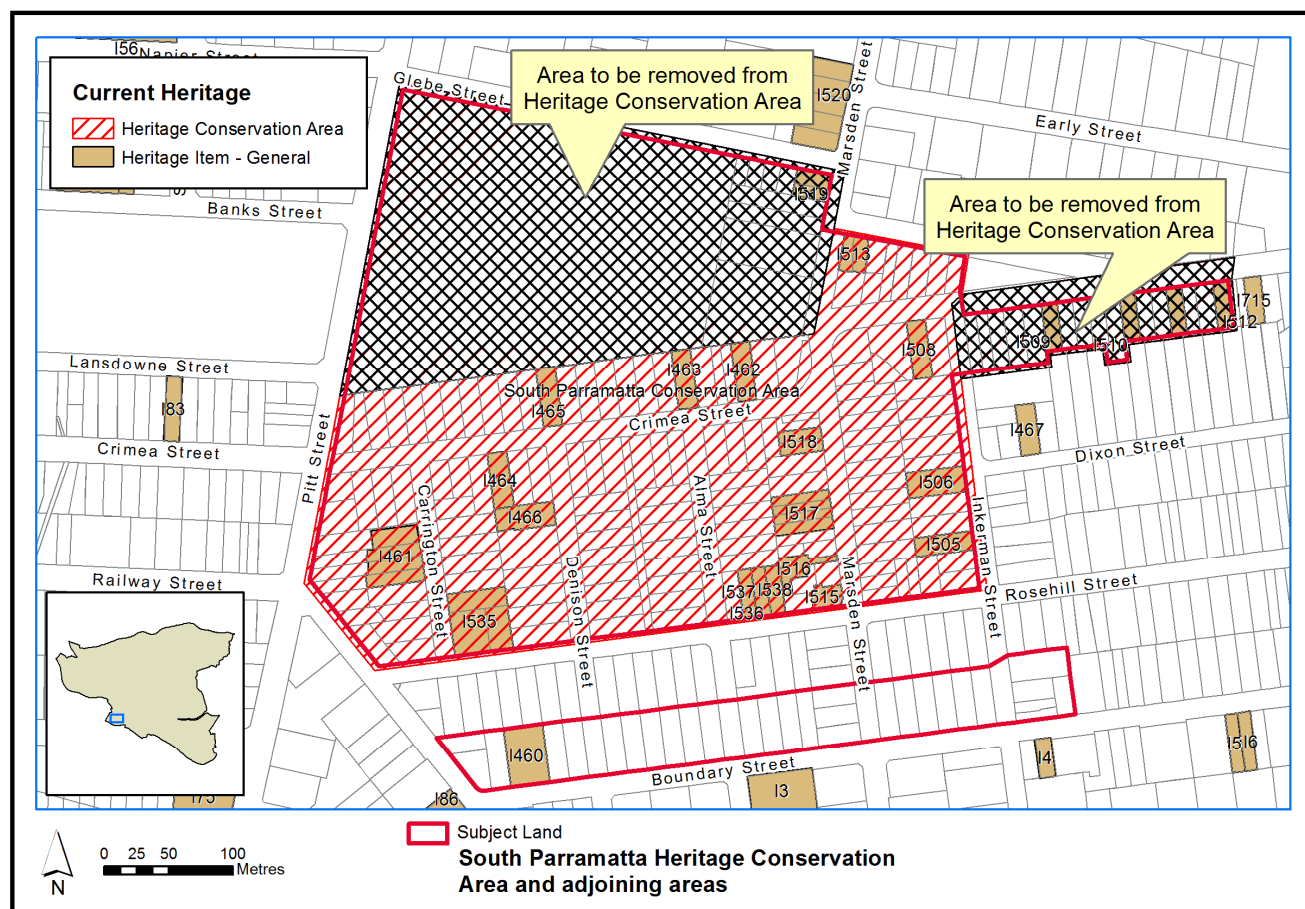


Figure 8 – Proposed amendment to the LEP 2011 Heritage Map which shows the areas to be removed from the HCA.

PART 5 – COMMUNITY CONSULTATION

The planning proposal (as revised to comply with the Gateway determination) is to be publicly available for community consultation for a period of 28 days.

Public exhibition is likely to include:

- newspaper advertisement;
- display on the Council's web-site; and
- written notification to landowners within the HCA and land north of Boundary Street and land adjoining these areas.

The gateway determination will specify the level of public consultation that must be undertaken in relation to the planning proposal including those with government agencies.

Pursuant to Section 57(8) of the *EP&A Act 1979* the Responsible Planning Authority must consider any submissions made concerning the proposed instrument and the report of any public hearing.

PART 6 – PROJECT TIMELINE

The detail around the project timeline is expected to be prepared following the referral to the Minister for review of the Gateway Determination.

The following steps and timeframes are anticipated:

Steps	Timeframe
Referral to Minister for Gateway determination	July 2017
Date of Gateway determination	October 2017
Commencement and completion dates for public exhibition period and government agency notification	November/December 2017
Consideration of submissions	January 2018
Consideration of proposal post exhibition and reporting to Council	February 2018
Submission to the Department to finalise the LEP	March 2018
Notification of instrument	April 2018



Prepared by City of Parramatta

PARRAMATTA WE'RE BUILDING **AUSTRALIA'S NEXT GREAT CITY**

Appendix 1 – Properties Associated with Planning Proposal

Appendix 2 – South Parramatta Conservation Area Review, March 2014

Appendix 3 – Report to the Independent Hearing and Assessment Panel, 21 March 2017

Appendix 4 – Report to Council 10 April 2017