

FOR ACTION

COUNCIL

10/04/2017

TO: Project Officer- Land Use Planning (Paul Kennedy)

Subject: Review of the planning controls for the South Parramatta Heritage Conservation Area and adjoining areas
Target Date: 10/05/2017
Notes: Paul for action please.
File Reference: <FOLDERNUMBER> D04692179

RESOLVED (Chadwick)

- (a) **That** Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 21 March 2017 (Attachment A) and its recommendation (Attachment B) which supports the progression of the Planning Proposal for the South Parramatta HCA and adjoining areas.
- (b) **That** Council endorses the planning proposal (which is included as Attachment 1 of Attachment A) to amend the Parramatta LEP 2011 subject to it being modified where necessary to be consistent with the IHAP recommendation which is for the planning proposal to propose the following amendments to the controls:
- (i) To reduce the extent of the Heritage Conservation Area (HCA) (see Figure 2 in Attachment A).
 - (ii) That for land within the reduced HCA the planning proposal will seek to:
 - amend the zoning from R3 Medium Density Residential to R2 Low Density Residential
 - reduce the permitted FSR from 0.8:1 to an FSR in the range of between 0.4:1 and 0.5:1.
 - reduce the permitted height from 11m to a height in the range of between 7.5m and 9m.
 - limit Torrens title subdivision.
 - (iii) That for land on the north side of Boundary Street (shown shaded orange in Figure 9 of Attachment A) the planning proposal will seek to:
 - increase the FSR from 0.8:1 to 1.2:1
 - increase permitted building height from 11m to 14m

and forward for Gateway determination by the Department of Planning and Environment in accordance with section 56 of the Environmental Planning and Assessment Act 1979.

- (c) **That** upon receipt of the Gateway determination the planning proposal be placed on public exhibition for a period of 28 days subject to compliance with any conditions of the Gateway determination.
- (d) **That** Council advises NSW Department of Planning and Environment that the Interim General Manager will be exercising the plan making delegations for the planning proposal as authorised by Council on 26 November 2012.

- (e) **Further, that** Council authorises the Interim General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan amendment process.

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