



PLANNING PROPOSAL

**Lot 582 DP 36692 of 22 Lord Avenue,
Teloepa**

Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Endeavour Property Advisory	October 2017

Council versions:

No.	Author	Version
1.	City of Parramatta Council	21 November IHAP Meeting recommending Gateway Determination
2.	City of Parramatta Council	11 December Council Meeting recommending Gateway Determination

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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' (August 2016) and 'Guidance for merged councils on planning functions' (May 2016).

Background and context

On 11 October 2017, a Planning Proposal application was lodged with the City of Parramatta by Endeavour Property Advisory on behalf of landowner, Dundas-Strathfield Gospel trust to rezone part of 22 Lord Avenue, Telopea, being Lot 582 DP 36692 from SP1 Special Activities (Place of Public Worship) to R2 Low Density Residential. The site is shown in Figure 1.

The Site

The subject site is Lot 582 DP 36692 and is part of 22 Lord Avenue, Telopea. The property at 22 Lord Avenue comprises of three lots, with the remaining two lots having the legal descriptions of Lot 580 DP 36692 and Lot 581 DP 36692. The three lots have a total site area of approximately 2,023m², with Lot 582 comprising of approximately 700m² of the total area.

The Site is currently occupied by a single storey dwelling and is surrounded by low density residential development to the north-east and north-west, public open space to the south-west (Acacia Park) and the Telopea Anglican Church on the adjacent south-east properties, west and east.

The site is located on the corner of Lord Avenue and Evans Road and is approximately 750m from the Telopea town centre. The site is within close proximity to but outside the study area of the Telopea Priority Precinct, which is currently undergoing a rezoning process led by the State Government.



Figure 1. Site subject at Lot 582 DP36692 of 22 Lord Avenue, Telopea

Under *Parramatta Local Environmental Plan (PLEP) 2011* the site has the following planning controls (also refer to Part 4 – Mapping):

- is zoned SP1 – Special Activities – Place of Public Worship (refer to Figure 2 in Part 4 – Mapping);
- has a maximum building height of 9 metres (refer to Figure 2 in Part 3 – Mapping); and
- has a maximum floor space ratio (FSR) of 0.5:1 (refer to Figure 3 in Part 4 – Mapping).

PART 1 – OBJECTIVE AND INTENDED OUTCOMES

The objective of this planning proposal is to amend PLEP 2011 by rezoning Lot 582 DP 36692 of 22 Lord Avenue, Telopea from SP1 Special Activities – Place of Public Worship to R2 Low Density Residential to formalise the use of the site for the purpose of a single dwelling residence.

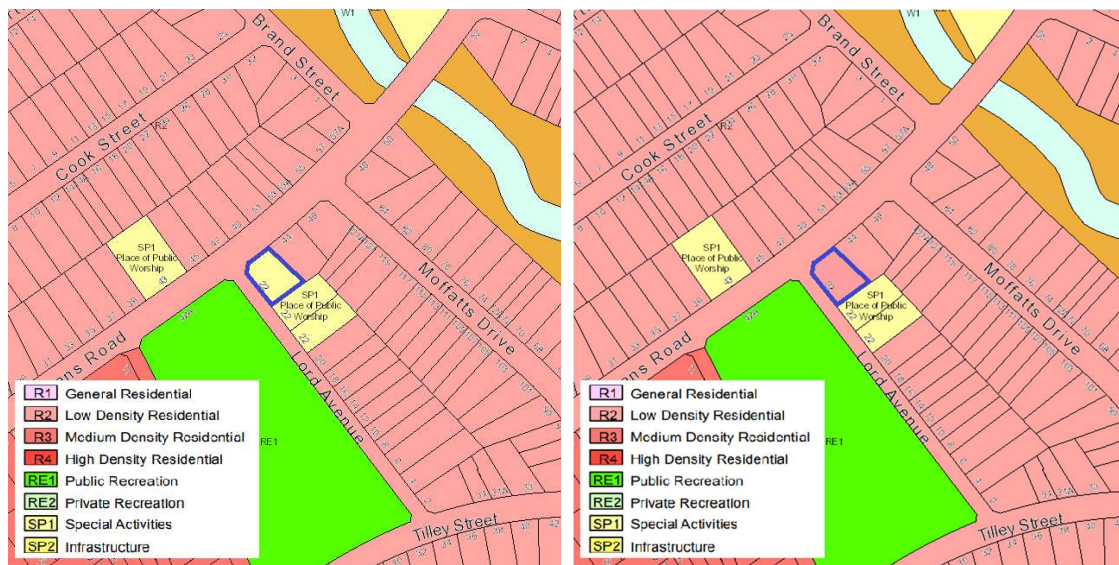
The proposed amendment does not seek to change other planning controls such as FSR and maximum building height that currently apply to the site.

PART 2 – EXPLANATION OF PROVISIONS

This Planning Proposal seeks to amend *PLEP 2011* in relation to the zoning.

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

1. Amend the zone in the **Land Zoning Maps** (Sheet LZN_014) SP1 Special Activities (Place of Public Worship) to R2 Low Density Residential.



Figures 2 & 3. Existing (left) and proposed (right) land use zones on the site

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 objective and intended outcomes. 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 any study or report?

No. The Planning Proposal is not the direct result of a strategic study or report; however, it is not inconsistent with the intentions of local and State government strategic plans including the NSW Government's *A Plan for Growing Sydney* and *Parramatta 2038* as it contributes to the provision of residential lands for housing opportunities.

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

The Planning Proposal is the best and most appropriate means of achieving the desired outcome on the Site. The alternative of including this amendment in Council's next Housekeeping Amendment was considered; however, the precise timeframe for this amendment to be undertaken has not been established.

Consideration was given to the possibility of rezoning the site for commercial uses rather than applying additional permitted uses; however, this may result in the creation of another commercial centre, which is neither suitable nor desired for this location from a strategic perspective given the established surrounding residential character and proximity to existing commercial centres.

The rezoning of this site for low density residential uses will ensure the existing residential use and a low density character is maintained. It is considered that the impact of this proposal is relatively minor given the presence of the single dwelling on the site.

3.2 Section B – Relationship to strategic planning framework

2. 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 of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

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*'.

The Parramatta local government area is part of the West Central Subregion. *A Plan for Growing Sydney* identifies the following directions, actions and priorities for Parramatta and the West Central Subregion:

Grow Greater Parramatta – Sydney's Second CBD

- Grow Parramatta as Sydney's second CBD by connecting and integrating Parramatta CBD, Westmead, Parramatta North, Rydalmere and Camellia
- Grow the specialised health and education precincts at Westmead and Rydalmere
- Renew Parramatta North to create a vibrant mixed-use precinct (to deliver around 6,000 new homes and 2,000 new jobs).
- Establish A New Priority Growth Area – Greater Parramatta To The Olympic Peninsula
- Establish a new partnership to manage renewal of the Greater Parramatta to Olympic Peninsula Priority Growth Area
- Identify and deliver enabling infrastructure to support growth and urban renewal
- Deliver priority revitalisation precincts
- Grow the knowledge economy as part of the extension of the Global Economic Corridor.

Promote Sydney's Heritage, Arts and Culture

- Grow the arts and cultural opportunities in Parramatta to include State-level facilities.
- **Centres:** Parramatta is identified as Sydney's Western CBD and is also a Strategic Centre. The site is located approximately 2.5km to the north of the Parramatta CBD and adjacent to the Westmead Health Precinct.
- **Global Economic Corridor:** The Global Economic Corridor contains a concentration of jobs and activities in strategic centres, transport gateways and industrial lands between Port Botany/Sydney Airport, Macquarie Park and now extended to Parramatta, Norwest and Sydney Olympic Park. Growing Sydney notes that the Government will work with Parramatta Council to review expansion opportunities in the Westmead Health Precinct to encourage growth of this facility.
- **Transport:** As well as existing road and public transport infrastructure, several opportunities for light rail have been identified around Parramatta, including the Westmead Health Precinct. However, any proposed light rail routes are not considered certain at the time of assessment.
- **Urban Renewal Corridor:** Parramatta is part of an Urban Renewal Corridor (Greater Parramatta to Olympic Peninsula Priority Growth Area) where *A Plan for Growing Sydney* prioritises the revitalisation of established urban areas to provide for a greater range of housing and to improve liveability through better access to employment, improved services and social infrastructure.

The planning proposal supports the role identified for Greater Parramatta; however, as the proposed amendment is not seeking an intensification of use on the site it is not expected to have a significant influence on the outcomes contained within '*A Plan for Growing Sydney*'.

Draft Greater Sydney Region Plan 2017

The Draft Greater Sydney Region Plan is a twenty-year plan with a forty-year vision (2056) for the Greater Sydney area to manage growth and change in the context of social, economic and environmental matters. It sets the planning framework for Sydney and is used to inform the district and local plans. The draft Plan establishes a metropolis of three 30-minute cities with the greater Parramatta area identified as the Central River City.

The draft Plan identifies ten directions and forty objectives to guide the delivery of Plan with an emphasis on population, people and places, housing, jobs, connections and landscape. The ten directions are:

1. A city supported by infrastructure
2. A collaborative city
3. A city for people
4. Housing the city
5. A city of great places
6. A well-connected city
7. Jobs and skills in the city
8. A city in its landscape
9. An efficient city
10. A resilient city

Due to the minor nature of this Planning Proposal it is not considered to be inconsistent with the objectives of the Draft Greater Sydney Region Plan.

Draft Central City District Plan

The *Draft Central City District Plan* outlines the Greater Sydney Commission's (GSC) vision for the Blacktown, Cumberland, Auburn, Parramatta and The Hills Local Government Areas.

The draft Plan will implement the overarching 40-year vision and strategy of the draft Greater Sydney Region Plan through a 20-year plan. It will be used to inform preparation of Local Environmental Plans, Planning Proposals, and strategic land use and transport and infrastructure planning.

The District Plan contains four key themes, metrics to measure the successful delivery of the Plan and specific priorities and actions for the district. The four key themes are:

1. Infrastructure and collaboration
2. Liveability
3. Productivity
4. Sustainability

This vision includes cementing the West Central City District as Sydney's economic powerhouse, supported by planned investment in new transport infrastructure, the provision of new and diverse housing options, and the expansion and diversification of employment opportunities that build on and respect the regions significant cultural and landscape assets.

Due to the minor nature of this Planning Proposal, it is not considered to be inconsistent with the objectives of the Draft Central City District Plan.

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

The following 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 proposed amendment only seeks to reflect existing use rights, which does not intensify the usage compared to the surrounding area, and is generally consistent with the Community Strategic Plan.

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 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 19 – Bushland in Urban Areas	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 55 Remediation of Land	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 60 Exempt and Complying Development	Yes	Any future redevelopment of this site will be consistent with the provisions under SEPP 60
SEPP 64 – Advertising and Signage	N/A	Not relevant to proposed amendment. May be relevant to any future DAs.

SEPP No 65 Design Quality of Residential Flat Development	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP (Affordable Rental Housing) 2009	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP (BASIX) 2004	✓	The requirements of BASIX will be met should any future redevelopment be undertaken on the site.
SEPP (Exempt and Complying Development Codes) 2008	✓	The Planning Proposal will not contain provisions that conflict or obstruct the application of this SEPP.
SEPP (Infrastructure) 2007	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP (State and Regional Development) 2011	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	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP (Urban Renewal) 2010	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.

3.2.4 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:

2. Environment and heritage
3. Housing, infrastructure and urban development
4. Hazard and risk
6. Local plan making
7. Metropolitan Planning

The following directions in **Table 2** are considered relevant to the subject Planning Proposal:

Ministerial Direction	Consistent	Comment
2. Environment and Heritage		
2.3 Heritage Conservation	Yes	The site subject to this Proposal is within close proximity to an item of identified archaeological significance, being Item A6 Kishnaghur Archaeological Site, now Acacia Park. Due to the minimal impact this Proposal is likely to have on this item, a heritage impact assessment is not required for this Proposal.
3. Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Yes	The Proposal is consistent with this Direction for the following reasons: <ul style="list-style-type: none"> The rezoning will permit low density residential housing on the site.

		<ul style="list-style-type: none"> The site is adequately serviced by essential infrastructure.
3.3 Home Occupations	Yes	The Proposal complies with this objective The Proposal will allow home occupations in accordance with the provisions of PLEP 2011.
4. Hazard and Risk		
4.1 Acid Sulphate Soils	Yes	The Proposal complies with this objective The Site has a low Classification of 5. The soil type and likely groundwater is such that this issue is not critical and able to be managed with new development Proposals.
4.3 Flood Prone Land	Yes	The Proposal complies with this objective The Site is not known to be flood liable.
6. Local Plan Making		
6.1 Approval and Referral Requirements	Yes	The Proposal complies with this objective The Proposal does not include consultation, concurrence or referral above and beyond the provisions of the PLEP 2011. The Proposal does not include designated development.
7. Metropolitan Planning		
7.1 Implementation of A Plan for Growing Sydney	Yes	The Proposal is consistent with the relevant Goals and directions in the Strategy.

Table 2 – Comparison of the Planning Proposal with relevant Section 117 Directions

a. 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?

No. There are no known critical habitat or threatened species, populations or ecological communities, or their habitats present on the site.

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?

No. This Planning Proposal is not seeking an intensification of use on the site and any impacts resulting from the proposed rezoning are likely to be minimal.

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

This Planning Proposal is expected to have minimal social and economic impacts due to the minor nature of the proposed amendment.

3.4 Section D – State and Commonwealth Interests

3.4.1 Is there adequate public infrastructure for the planning proposal?

Yes. The site subject to the planning proposal is located in a well-serviced and established residential area with adequate existing infrastructure. No intensification of the use on this site is proposed as part of this amendment.

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

No consultation has been undertaken at this stage due to the minor nature of the proposed amendment. Future consultation with relevant agencies and stakeholders will be undertaken following Gateway determination as part of the formal public exhibition.

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.

The subject Planning Proposal seeks an amendment to land use zoning on the site. Thus, the following maps are provided below:

- Existing and Proposed Land Zoning Map applying to the land

The proposed mapping is in sketch form. The map will be provided in the format prescribed by the technical guidelines for LEP maps published by the DP&E for public exhibition purposes as required.

4.1 Existing controls

This section contains map extracts from *PLEP 2011* which illustrate the current controls applying to the site.

Zoning

Figure 4 below illustrates the existing SP1 Special Uses (Place of public Worship) over the Site. Subject Site outlined in blue.

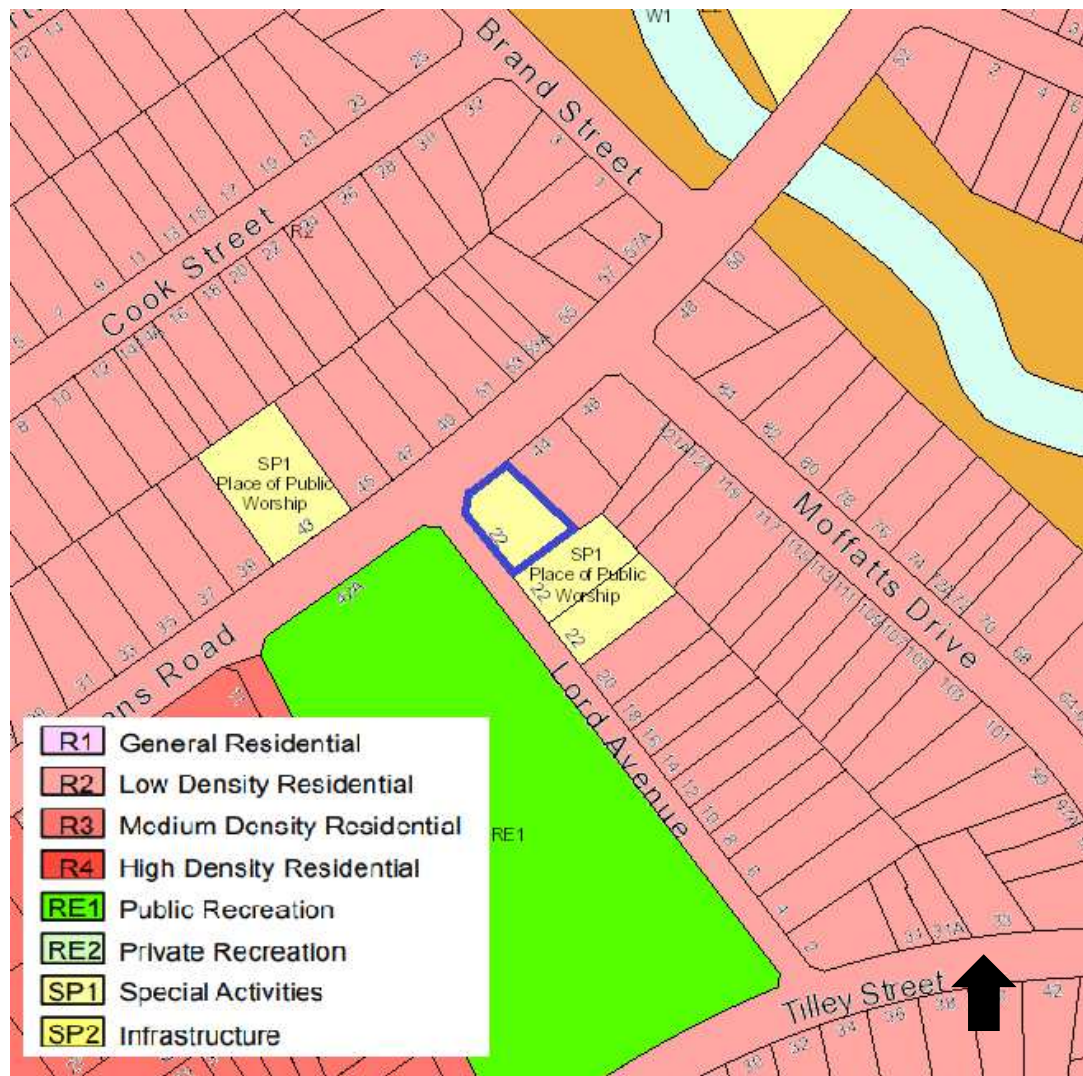


Figure 4. Existing zoning of Subject Site

4.2 Proposed controls

The figures in this section illustrate the proposed controls sought by this planning proposal.

Proposed Zoning

Figure 5 below illustrates the proposed R2 Low Density Residential zone over the Site. Subject site outlined in blue.

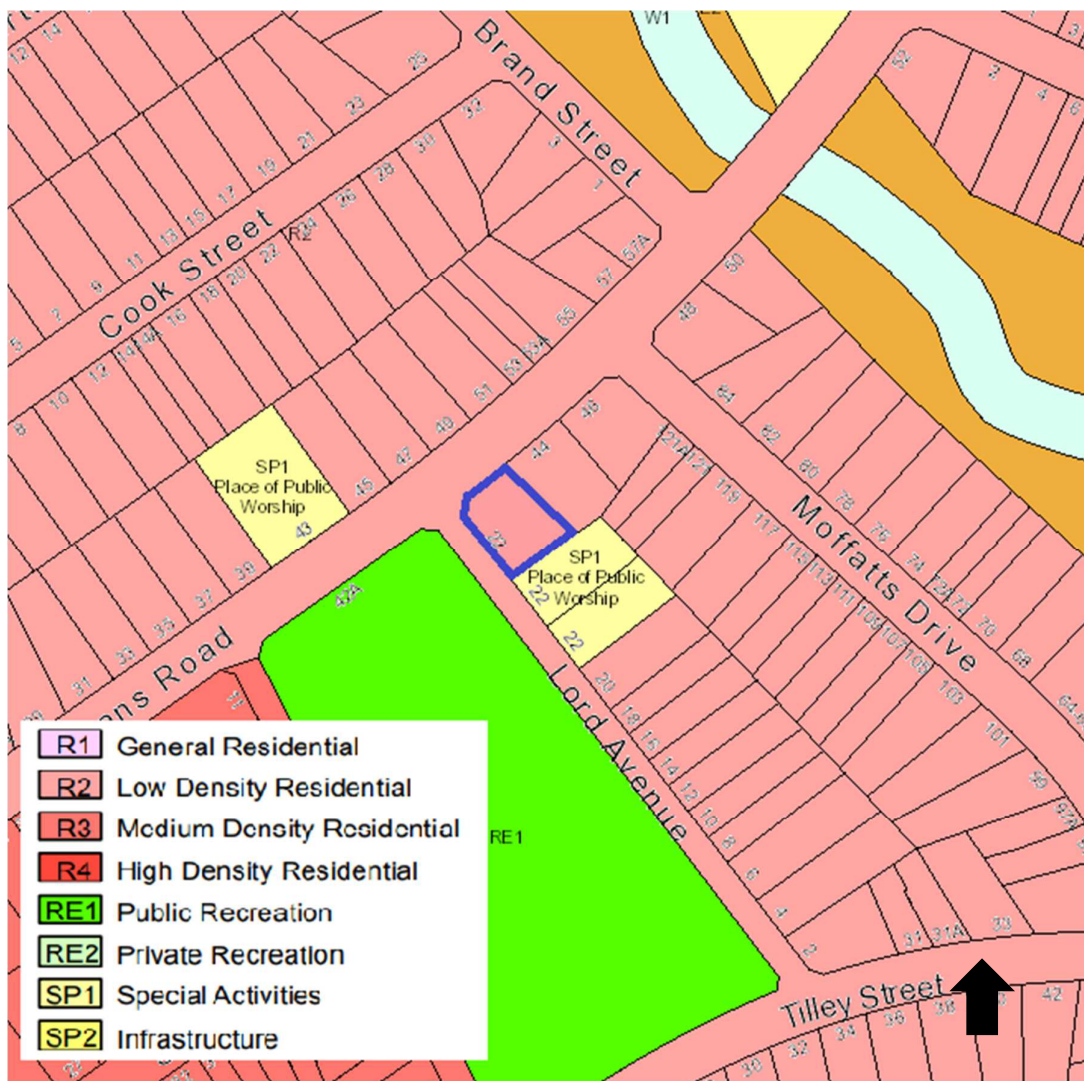


Figure 5. Proposed land use zone on the Site

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:

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

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 are anticipated:

- Referral to Minister for review of Gateway determination
- Receive Gateway determination
- Commencement and completion dates for public exhibition period and government agency notification
- Consideration of submissions
- Post-exhibition reporting to Council
- Submission to the Department to finalise the LEP
- Notification of instrument



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