

ECONOMY

ITEM NUMBER	8.5
SUBJECT	Parramatta LEP 2011 Housekeeping Amendment No. 2 - Results of Public Exhibition
REFERENCE	F2013/01440 - D04682595
REPORT OF	Student Project Officer
PREVIOUS ITEMS	5.1 - Housekeeping Amendment 2 to the Parramatta LEP 2011 - Results of Public Exhibition - Independent Hearing and Assessment Panel - 21 Mar 2017 3:30pm

PURPOSE:

The purpose of this report is to enable Council to consider the outcomes of the public exhibition of the Planning Proposal relating to housekeeping amendments to the *Parramatta Local Environmental Plan 2011*, and to seek Council's endorsement to enable the proposed amendments to be finalised.

RECOMMENDATION

- (a) **That** Council considers the report on the *Housekeeping Amendment No. 2 to the Parramatta LEP 2011 – Results of Public Exhibition* submitted to the Independent Hearing and Assessment Panel (IHAP) on 21 March 2017 at **Attachment A** and its recommendations at **Attachment B**, and notes that the IHAP is recommending Council endorse a Planning Proposal (included as Attachment 1 of **Attachment A**) that proposes the following amendments to the exhibited Planning Proposal:-
- (i) That any reference to removal of 330 Church Street from the Heritage Schedule be removed from the Planning Proposal to ensure that the site remains as a listed heritage site in response to the request from the Office of Environment and Heritage
 - ii) The parts of the planning proposal related to the rezoning of 35 Orchard Street Epping from R2 Low Density Residential to SP1 Place of Public Worship be amended so the SP1 Place of Public Worship zoning applies to all of Lot 2 DP 1217211.
- (b) That Council endorse the planning proposal contained at **Attachment 1 of Attachment A** for finalisation.
- (c) **That** Council note that the Interim General Manager will utilise the plan-making delegation granted on 26 November 2012 to finalise this proposal and that the Department of Planning and Environment has authorised Council to exercise its plan-making delegation to make this plan in accordance with the Gateway Determination dated 15 November 2016.
- (d) **Further, that** Council authorise the Interim General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.

BACKGROUND

1. On 7 October 2011, the *Parramatta Local Environmental Plan 2011* (PLEP 2011) was made and applies to the former Parramatta City Council Local Government Area (LGA). The PLEP 2011 was prepared in accordance with the Standard Instrument Order (2006).
2. Since the making of the PLEP 2011, minor changes, mostly of an administrative nature have been identified which seek to correct mapping and zoning anomalies, alter heritage listings and clarify existing LEP provisions. In order to limit the number of amendments to Council's LEP, it is accepted practice to group a number of minor proposed changes together. These changes are commonly known as a 'housekeeping' amendment.
3. A review was undertaken of the PLEP 2011 as part of Housekeeping Amendment No. 2 to identify anomalies requiring correction. A document was prepared summarising the anomalies identified and suggested housekeeping amendments to correct these anomalies be implemented via a planning proposal. Accordingly, the planning proposal relating to Housekeeping LEP Amendment No. 2 seeks to make the following amendments to the PLEP 2011:
 - Create new local heritage listings;
 - Make amendments to existing heritage map/listings
 - Upgrade of heritage listings from Local to State Significant
 - Remove heritage listings;
 - Correct/update zoning and associated planning controls to ensure the LEP reflects current uses and boundaries
 - Update Land Reservation Acquisition maps

Full details of the amendments can be reviewed on page 21 of Attachment A.

4. The planning proposal was endorsed by Council on October 2016 to proceed to the Department of Planning and Environment's (DPE) Gateway Determination process.
5. A Gateway Determination was issued by the DPE in November 2016 which determined that Council be authorised to exercise delegation to make the plan and which also required a number of minor amendments to the planning proposal prior to proceeding to public exhibition (see Gateway Determination shown in Attachment 4).
6. Refer to the *Background* section of the previous Independent Hearing and Assessment Panel (IHAP) report shown in Attachment A for a more detailed discussion on the history and background of the planning proposal.

PUBLIC EXHIBITION

7. The Planning Proposal was placed on an extended public exhibition from 7 December 2016 to 18 January 2017. Public notice of the exhibition was published in the local newspaper with electronic copies also placed on Council's website and hard copies available in Parramatta Central Library and at Council's Administration building. Land owners of properties affected by a proposed amendment or located adjacent to a property affected by a proposed amendment were notified in writing with regard to the exhibition.

8. Following a zoning boundary anomaly being identified by the landowner for one of the Housekeeping LEP items (35 Orchard Street, Epping) during the above exhibition period, Council officers re-exhibited this plan for this site for a further 14 days. This is discussed in more detail in the Submissions Received section of the IHAP report shown in Attachment A.
9. Council consulted with the following public authorities, as required in the Gateway determination:
 - Office of Environment and Heritage
 - Transport for NSW – Roads and Maritime Services
10. Council's Heritage Advisory Committee were also consulted as a number of LEP amendments affecting heritage items. The relevant amendments were tabled at the committee's meeting at 14 December 2016. No objections were raised to the proposed LEP amendments by the Committee who noted that the changes proposed were of a minor nature.
11. Three (3) submissions were received as a result of the exhibition of the planning proposal of which two (2) submissions were from government agencies (Office of Environment and Heritage and Roads and Maritime Services) and one (1) from a land owner. Two (2) minor amendments to the exhibited Planning Proposal are proposed which are described in part (a) of the recommendation of this report. These amendments are proposed in response to the above submissions and are discussed in detail in the IHAP report included as Attachment A under the heading *Summary of Submissions*.

IHAP RECOMMENDATION

12. On 21 March 2017, the Independent Hearing and Assessment Panel (IHAP) considered the planning proposal which had been amended to reflect feedback received during public exhibition. IHAP recommended the following:
 - (a) ***That IHAP notes the submissions made during the public exhibition of the Planning Proposal which seeks to make housekeeping amendments to the Parramatta LEP 2011 and write to landowners advising them of IHAP's resolution on the Planning Proposal.***
 - (b) ***That IHAP endorses the Planning Proposal proposing housekeeping amendments to the Parramatta LEP 2011 included as **Attachment 1**, subject to the following minor amendments resulting from submissions received during the public exhibition period:-***
 - i) *That any reference to removal of 330 Church Street from the Heritage Schedule be removed from the Planning Proposal to ensure that the site remains as a listed heritage site in response to the request from the Office of Environment and Heritage*
 - ii) *The parts of the planning proposal related to the rezoning of 35 Orchard Street Epping from R2 Low Density Residential to SP1 Place of Public Worship be amended so the SP1 Place of Public Worship zoning applies to all of Lot 2 DP 1217211.*

(c) Further, that the housekeeping amendments to the Parramatta LEP 2011 be finalised using the delegation provided to the Interim General Manager on 26 November 2012.

PLAN-MAKING DELEGATIONS AND NEXT STEPS

13. The Housekeeping Amendment has been exhibited in accordance with the provisions of *the Environmental Planning and Assessment Act 1979* and the Gateway Determination.
14. It is therefore recommended that Council note the above IHAP recommendation following public exhibition of the draft Housekeeping LEP Amendment No. 2, and endorse the amended planning proposal (which includes the amendments recommended by IHAP in part (b) of the IHAP resolution) to allow it to be sent to the DPE for gazettal.
15. Should Council resolve to endorse the amended Planning Proposal as recommended by IHAP, Council officers will liaise directly with Parliamentary Counsel on the legal drafting and mapping of the proposed LEP amendments before it is finalised by the Interim General Manager under delegation.
16. When finalised, the LEP amendment will be formally notified and come into effect when published on the NSW legislation website.

Beau Reid
Student Project Officer Land Use Planning

Robert Cologna
Service Manager Land Use Planning

Sue Weatherley
Director Strategic Outcomes and Development

Sue Coleman
Director City Services

ATTACHMENTS:

- | | |
|--|-------------|
| 1 <u>↓</u> Attachment A - IHAP Report - 21 March 2017 (Item 5.1) | 56
Pages |
| 2 <u>↓</u> Attachment B - IHAP Recommendations - 21 March 2017 (Item 5.1) | 1 Page |
| 3 <u>↓</u> Attachment C - Gateway Determination | 5 Pages |

REFERENCE MATERIAL

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ECONOMY

ITEM NUMBER	5.1
SUBJECT	Housekeeping Amendment 2 to the Parramatta LEP 2011 - Results of Public Exhibition
REFERENCE	F2013/01440 - D04554372
REPORT OF	Student Project Officer; Student Project Officer

PURPOSE:

The purpose of this report is for IHAP to consider submissions received during the public exhibition of the Planning Proposal for housekeeping amendments to the Parramatta LEP 2011 and to seek Council's endorsement to enable the proposed amendments to be finalised.

RECOMMENDATION

- (a) **That** IHAP notes the submissions made during the public exhibition of the Planning Proposal which seeks to make housekeeping amendments to the Parramatta LEP 2011 and write to landowners advising them of IHAP's resolution on the Planning Proposal.
- (b) **That** IHAP endorses the Planning Proposal proposing housekeeping amendments to the Parramatta LEP 2011 included as **Attachment 1**, subject to the following minor amendments resulting from submissions received during the public exhibition period:-
 - i) That any reference to removal of 330 Church Street from the Heritage Schedule be removed from the Planning Proposal to ensure that the site remains as a listed heritage site in response to the request from the Office of Environment and Heritage
 - ii) The parts of the planning proposal related to the rezoning of 35 Orchard Street Epping from R2 Low Density Residential to SP1 Place of Public Worship be amended so the SP1 Place of Public Worship zoning applies to all of Lot 2 DP 1217211.
- (c) **Further, that** the housekeeping amendments to the Parramatta LEP 2011 be finalised using the delegation provided to the Interim General Manager on 26 November 2012.

BACKGROUND

1. On 7 October 2011, the *Parramatta Local Environmental Plan 2011* (PLEP 2011) was made and applies to the former Parramatta City Council Local Government Area (LGA). The PLEP 2011 was prepared in accordance with the Standard Instrument Order (2006).
2. Since the making of the PLEP 2011, minor changes, mostly of an administrative nature have been identified and they need to be made to correct mapping and zoning anomalies and alter some heritage listings. In order to limit the number of amendments to Council's LEP, it is accepted practice to group a number of minor

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proposed changes together. These changes are commonly known as a 'housekeeping' amendment.

3. A review was undertaken of the PLEP 2011 to identify anomalies requiring correction, to update the LEP in accordance with changes made to the Standard Instrument and to clarify some provisions. A document was prepared summarising the anomalies identified and suggested housekeeping amendments to correct these anomalies and it was reported to the Independent Hearing and Assessment Panel on 20 September 2016. The Panel recommended that Council endorse the Planning Proposal and forward it to the Department of Planning and Environment.
4. The report was subsequently considered by Council at the 10 October 2016 Council meeting who resolved the following:
 - a) ***That Council endorse the planning proposal provided at Attachment 1, which seeks to make the amendments listed in Attachment 2, and forward it to the NSW Department of Planning and Environment for Gateway Determination.***
 - b) ***That Council advise the Department of Planning and Environment that the Interim General Manager will be exercising the plan-making delegations for this planning proposal as authorised by Council on 26 November 2012.***
 - c) ***That Council authorise the Interim General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-amendment process.***
 - d) ***Further, that Council forward a copy of the LEP Housekeeping amendments relating to the former Woodville Ward, including all supporting documentation, to Cumberland Council for its consideration.***

For a summary of all the issues covered by the Housekeeping Amendment Planning Proposal, refer to page 4 of the Planning Proposal included in **Attachment 1** with even more detail provided in the Issues Paper which is in the appendix to the planning proposal at **Attachment 1**.

5. In accordance with part (d) of the above Council resolution, the proposed amendments relating to items within the former Woodville Ward, including all supporting documentation were sent to Cumberland Council on 17 October 2016 for their consideration and implementation. The current planning proposal therefore omits the items relating to the former Woodville Ward.
6. On 19 October 2016, the Planning Proposal was forwarded to the NSW Department of Planning and Environment (DP&E) for a Gateway determination. Council advised the DP&E that the Interim General Manager would be exercising its plan-making delegations for the Planning Proposal.
7. On 15 November 2016, the DP&E issued a Gateway determination (Attachment 5) for the Planning Proposal for housekeeping amendments to the PLEP 2011. It was determined that the Planning Proposal should proceed and that Council be authorised to exercise delegation to make the plan.

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8. The Gateway Determination required a number of minor amendments to the planning proposal prior to exhibition and which included addition of proposed draft maps for each amendment item update, update to tables and references changes. The changes required by the Gateway Determination were made to the planning proposal prior to public exhibition.

PUBLIC EXHIBITION

9. The Planning Proposal was placed on an extended public exhibition from 7 December 2016 to 18 January 2017. Public notice of the exhibition was published in the local newspaper with electronic copies also placed on Council's website and hard copies available in Parramatta Central Library and at Council's Administration building. Land owners of properties affected by a proposed amendment or located adjacent to a property affected by a proposed amendment were notified in writing with regard to the exhibition. Following a zoning boundary anomaly being identified by the landowner for one of the Housekeeping LEP items (35 Orchard Street, Epping) during the above exhibition period. Council officers re-exhibited this anomaly for a further 14 days. This is discussed in more detail in the Submissions Received section of this report.

10. Council consulted with the following public authorities, as required in the Gateway determination:

- Office of Environment and Heritage
- Transport for NSW – Roads and Maritime Services

11. Council's Heritage Advisory Committee were also consulted as a number of LEP amendments affecting heritage items. The relevant amendments were tabled at the committee's meeting at 14 December 2016. No objections were raised to the proposed LEP amendments by the Committee who noted that the changes proposed were of a minor nature. A copy of the minutes from this committee meeting are provided in **Attachment 3**.

SUBMISSIONS RECEIVED

12. In total, three (3) submissions were received in relation to the exhibition of the planning proposal, of which two (2) submissions were government agencies (Office of Environment and Heritage and Roads and Maritime Services) and one (1) from a land owner (refer to heading **Summary of Submissions** below). Full details of the issues raised in the submissions and Council's response to these issues is provided at **Attachment 2**.

13. Two (2) minor amendments to the planning proposal are recommended following public exhibition and are discussed further below.

Summary of Submissions

330 Church Street, Parramatta

The removal of the heritage listing at 330 Church Street, Parramatta was originally proposed as the item has been demolished following development approval with a new mixed use development currently under construction. The

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Office of Environment and Heritage (OEH) considers that the removal of the heritage listing is appropriate given the abovementioned circumstances, however do not recommend removal of the heritage listing at this time. This is due to the development consent incorporating a number of conditions regarding heritage archiving, archaeology, interpretation and historical markers which still need to be satisfied before OEH would support removal of the heritage listing. Accordingly, it is recommended that this item be removed from this Housekeeping LEP amendment. The issue of the listing of this site can be reconsidered in a future housekeeping amendment once the conditions of approval relating to the current development have all been satisfied.

5-7 Parkes Street, Parramatta

On 19 January 2017, RMS issued advice during exhibition that they would like to retain the portion of land currently identified on the land reservation acquisition map in the Parramatta LEP 2011 for the purpose of road widening. However, on 24 February 2017, Council received further correspondence from the RMS advising that they no longer raise any objection to the removal of land reservation area identified for the purpose of Strategic Bus Corridor at 5-7 Parkes Street, Parramatta. Given that RMS has now clarified that they do not require the portion of land for road widening purposes, the Planning Proposal can proceed as exhibited and the road widening provisions removed from the relevant LEP map.

35 Orchard Street, Epping

The land owners of 35 Orchard Street, Epping had previously requested the rezoning of the subject property from R2 Low Density Residential to SP1 Place of Public Worship to reflect its use by West Epping Uniting Church.

During the public exhibition from 7 December 2016 to 18 January 2017, Council received a submission from the landowner of 35 Orchard Street, Epping advising that the proposed zoning as originally exhibited had a property boundary inconsistency as it was based on an out dated subdivision pattern which does not reflect the current property boundary of the site.

In between the document and maps being prepared for reporting to Council previously, the subdivision of the site was finalised and this meant there was an inconsistency between the lot owned by West Epping Uniting Church and the lot shown on the exhibited maps. The diagrams below show the different lot configurations.

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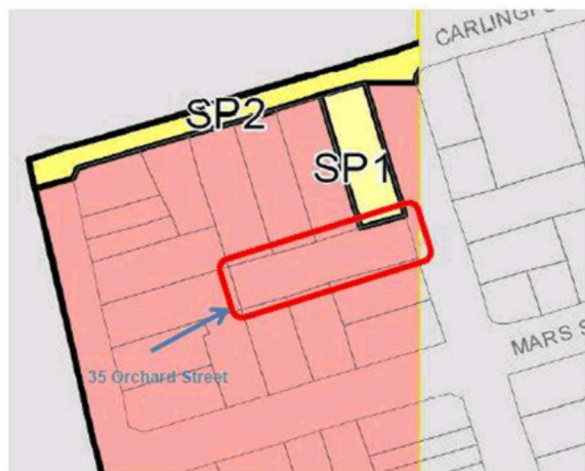
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Mapping:



Extract of Sheet 13 of the Land Zoning Map of the Parramatta LEP 2011, showing the existing zoning of 35 Orchard Street, Epping.

Proposed Mapping:



Extract of Sheet 13 of the Land Zoning Map of the Parramatta LEP 2011, showing the proposed re-zoning of 35 Orchard Street, Epping to SP1 - Place of Public Worship.

The maps and documents related to this site were re-exhibited for a further fourteen (14) days from 15 February 2017 to 1 March 2017 due to the change to the extent of the proposed SP1 zoning. It is noted that no submissions were received following re-exhibition of this matter.

PLAN-MAKING DELEGATIONS AND NEXT STEPS

14. New delegations were announced by the then Minister for Planning and Infrastructure in October 2012, allowing councils to make LEPs of local significance. On 26 November 2012 Council resolved to accept the delegation for plan making functions. Council also resolved that these functions be delegated to the Interim General Manager. Council has been authorised to exercise the delegation in the making of the Housekeeping amendment to the Parramatta LEP 2011.
15. Should Council resolve to endorse the Planning Proposal as recommended, Council officers will liaise directly with the Parliamentary Counsel on the legal

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drafting and mapping of the Amendment before it is finalised by the Interim General Manager under delegation.

16. When finalised, the LEP amendment will be formally notified and come into effect when published on the NSW legislation website.

Beau Reid
Student Project Officer Land Use Planning

Robert Cologna
Service Manager Land Use Planning

Sue Weatherley
Director Strategic Outcomes and Development

ATTACHMENTS:

1 ↓	Attachment 1 - Planning Proposal - Changes made to reflect Gateway	50 Pages
2 ↓	Attachment 2 - Public Exhibition - Submissions Table	3 Pages
3 ↓	Attachment 3 - Minutes Heritage Advisory Committee 14 December 2016	7 Pages

Attachment 1 - Planning Proposal
Attachment 2 – Public Submission Table and Council Response
Attachment 3 – Minutes of Heritage Advisory Committee



PLANNING PROPOSAL

Housekeeping Amendment 2 – Parramatta LEP 2011

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

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Planning Proposal – Housekeeping Amendment

Council versions:

No.	Author	Version
1.	City of Parramatta Council	May 2016
2.	City of Parramatta Council	November 2016
3.	City of Parramatta Council	March 2017

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Attachment 1 - Planning Proposal - Changes made to reflect Gateway

Planning Proposal – Housekeeping Amendment

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Attachment 1 - Planning Proposal - Changes made to reflect Gateway

Planning Proposal – Housekeeping Amendment

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 guides, 'A Guide to Preparing Local Environment Plans' (April 2013) and 'A Guide to Preparing Planning Proposals' (October 2012).

This planning proposal seeks to amend the *Parramatta Local Environmental Plan (PLEP) 2011* to:

- Create new local heritage listings;
- Make amendments to existing Heritage Map/Listings;
- Upgrade of Heritage Listings from Local to State Significant;
- Remove Heritage Listings; and
- Correct zoning anomalies.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this planning proposal is to make necessary amendments to the *Parramatta Local Environmental Plan 2011*.

PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to amend *Parramatta Local Environmental Plan 2011 (PLEP 2011)* to correct a number of anomalies that have been identified since the last Housekeeping Amendment.

The following changes are proposed as part of this Planning Proposal:

Item	Address	Nature of Change
1	65 Keeler Street, Carlingford	Amendment of heritage map to correct inconsistency with property boundary
2	32-34 Morton Street, Parramatta	Amendment of heritage map to correct inconsistency with property boundary
3	186 Windsor Road and 16C, 16B and 16A Weemala Street, Winston Hills	Amendment of heritage map and listing to reflect recent subdivision
4	22 Cowells Lane, Ermington	Amendment of heritage map and listing to reflect recent subdivision
5	Lake Parramatta Dam, 28A Bourke Street, North Parramatta	Upgrade item's heritage listing from local to state significance
6	79 Eleanor Street, Rosehill	Removal of heritage listing and amendment to heritage map as item has been demolished
7	35 Orchard Street Epping	Rezoning to SP1 Place of Public Worship to reflect use by West Epping Uniting Church and amendment of zoning map to reflect parcel boundary.
8	32 Rickard Street, Carlingford	Rezoning to SP1 Place of Public Worship
9	218 Marsden Road, Carlingford	Rezoning of driveway from RE1 to R2 Low Density Residential to reflect current use, amend zoning, HOB

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Planning Proposal – Housekeeping Amendment

Item	Address	Nature of Change
		and FSR maps
10	4 Hope Street, Melrose Park	Rezoning of small section of site from W2 to IN1 General Industrial to reflect parcel boundary
11	Parramatta River near 5A Fleet Street, North Parramatta	Amendment of zoning and FSR maps to reflect parcel boundary
12	464 Church Street, Parramatta	Amendment of zoning and land acquisition maps to reflect parcel boundary
13	111-113 Victoria Road, Parramatta	Add Additional Permitted Uses to reflect existing use as commercial/retail premises
14	5-7 Parkes Street, Parramatta	Amendment of Land Acquisition Map to remove Land Reservation notation

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?

There are no specific strategic studies or reports relating to the preparation of this planning proposal. The planning proposal does not generate any significant implications in terms of the findings and recommendations of major strategic planning studies. The undertaking of housekeeping amendments to the Parramatta LEP 2011 is primarily an administrative and mapping exercise.

The planning proposal is a result of a review that was undertaken by Council of the Parramatta LEP 2011 to identify anomalies requiring correction, update heritage listings, clarify LEP provisions and amend dual occupancy development provisions.

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 best means of achieving the intended outcome.

All the matters covered by the planning proposal relate to statutory issues under Part 3 of the Environmental Planning and Assessment Act. In this regard, the planning proposal is the only mechanism for achieving the objectives or intended outcomes relating to the properties and provisions covered by the planning proposal.

3.2 Section B – Relationship to strategic planning framework

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

The planning proposal is consistent with *A Plan for Growing Sydney* and the *West Central Subregion Strategy*. The amendments proposed are minor and/or mostly

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Planning Proposal – Housekeeping Amendment

administrative and will not have an adverse impact on the objectives and actions contained in the above strategies.

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

The planning proposal is consistent with the Parramatta 2038 Community Strategic Plan and the Parramatta CBD Planning Strategy. Parramatta 2038 is a long term Community Strategic Plan for the City of Parramatta and links to the long-term future of Sydney. The changes sought in this planning proposal are minor and/or mostly administrative and will not have an adverse impact on the identified challenges and opportunities contained in Parramatta 2038.

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

The table below details how the planning proposal is consistent with the relevant State Environmental Planning Policies and does not contain provisions that would affect the application of these policies.

SEPP title	Consistency	Explanation
State Environmental Planning Policy No 1—Development Standards	YES	This planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy No 4—Development Without Consent and Miscellaneous Exempt and Complying Development	YES	This planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy No 6—Number of Storeys in a Building	N/A	N/A
State Environmental Planning Policy No 14—Coastal Wetlands	N/A	N/A
State Environmental Planning Policy No 19—Bushland in Urban Areas	YES	This planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy No 21—Caravan Parks	N/A	N/A
State Environmental Planning Policy No 22—Shops and Commercial Premises	N/A	N/A
State Environmental Planning Policy No 26—Littoral Rainforests	N/A	N/A
State Environmental Planning Policy No 30—Intensive Agriculture	N/A	N/A
State Environmental Planning Policy No 33—Hazardous and Offensive Development	N/A	N/A
State Environmental Planning Policy No 36—Manufactured Home Estates	N/A	N/A
State Environmental Planning Policy No 44—Koala Habitat Protection	N/A	N/A
State Environmental Planning Policy No	N/A	N/A

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47—Moore Park Showground		
State Environmental Planning Policy No 50—Canal Estate Development	N/A	N/A
State Environmental Planning Policy No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	N/A
State Environmental Planning Policy No 55—Remediation of Land	YES	This planning proposal does not contain provisions that would affect the application of this SEPP. Any contamination issues will be addressed as part of any future development of the land through the DA process.
State Environmental Planning Policy No 60—Exempt and Complying Development	YES	This planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy No 62—Sustainable Aquaculture	N/A	N/A
State Environmental Planning Policy No 64—Advertising and Signage	N/A	N/A
State Environmental Planning Policy No 65—Design Quality of Residential Flat Development	YES	This planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)	N/A	N/A
State Environmental Planning Policy No 71—Coastal Protection	N/A	N/A
State Environmental Planning Policy (Affordable Rental Housing) 2009	YES	This planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	YES	This planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	YES	This planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	YES	This planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy (Infrastructure) 2007	YES	This planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy (Kosciuszko National Park—Alpine Resorts) 2007	N/A	N/A
State Environmental Planning Policy (Kurnell Peninsula) 1989	N/A	N/A

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State Environmental Planning Policy (Major Development) 2005	N/A	N/A
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	N/A	N/A
State Environmental Planning Policy (Penrith Lakes Scheme) 1989	N/A	N/A
State Environmental Planning Policy (Rural Lands) 2008	N/A	N/A
State Environmental Planning Policy (SEPP 53 Transitional Provisions) 2011	N/A	N/A
State Environmental Planning Policy (State and Regional Development) 2011	N/A	N/A
State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011	N/A	N/A
State Environmental Planning Policy (Sydney Region Growth Centres) 2006	N/A	N/A
State Environmental Planning Policy (Temporary Structures) 2007	N/A	N/A
State Environmental Planning Policy (Urban Renewal) 2010	YES	This planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy (Western Sydney Employment Area) 2009	N/A	N/A
State Environmental Planning Policy (Western Sydney Parklands) 2009	N/A	N/A

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

The table below details how the planning proposal is consistent with the applicable Section 117 Ministerial Directions.

Section 117 Direction	Contents of Section 117 Direction	Planning Proposal	Complies
1. Employment and Resources			
1.1 Business and Industrial Zones	Seeks to protect employment lands and encourage employment growth.	<p>Applicable to this direction are the following items:</p> <ul style="list-style-type: none"> Item 10: Rezoning of small section of site from W2 to IN1 General Industrial to reflect parcel boundary Item 11: Amendment of zoning and FSR maps to reflect parcel boundary Item 12: Amendment of zoning and land acquisition maps to reflect parcel boundary 	YES

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Planning Proposal – Housekeeping Amendment

		The proposed changes are generally of minor significance as they seek to clarify the boundaries of existing industrial (Item 10) and business (Item 11 & 12) zones and will not have an adverse impact on the provision of employment lands.	
2. Environment and Heritage			
2.3 Heritage Conservation	Seeks to conserve items of heritage significance.	<p>Applicable to this direction are the following items:</p> <ul style="list-style-type: none"> Item 1: Amendment of heritage map to correct inconsistency with property boundary Item 2: Amendment of heritage map to correct inconsistency with property boundary Item 3: Amendment of heritage map and listing to reflect recent subdivision Item 4: Amendment of heritage map and listing to reflect recent subdivision Item 5: Upgrade item's heritage listing from local to state significance Item 6: Removal of heritage listing and amendment to heritage map as item has been demolished <p>The proposed changes are generally of minor significance, seek to conserve items of heritage significance, delist sites where the heritage item has been removed, accurately identify heritage items and reflect existing uses.</p>	YES
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	Seeks to provide for housing choice and minimise impacts of residential development on the environment, infrastructure and services.	<p>Applicable to this direction are the following items:</p> <ul style="list-style-type: none"> Item 1: Amendment of heritage map to correct inconsistency with property boundary Item 2: Amendment of heritage map to correct inconsistency with property boundary Item 3: Amendment of heritage map and listing to reflect recent subdivision Item 4: Amendment of heritage map and listing to reflect recent subdivision Item 6: Removal of heritage listing and amendment to heritage map as item has been demolished Item 7: Rezoning to SP1 Place of Public Worship to reflect use by West Epping Uniting Church and amendment of zoning map to reflect 	YES

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Planning Proposal – Housekeeping Amendment

		<p>parcel boundary.</p> <ul style="list-style-type: none"> Item 8: Rezoning to SP1 Place of Public Worship Item 9: Rezoning of driveway from RE1 to R2 Low Density Residential to reflect current use, amend zoning, HOB and FSR maps Item 13: Add Additional Permitted Uses to reflect existing use as commercial/retail premises <p>The proposed changes are generally of minor significance, seek to continue to provide for housing choice and/or reflect existing uses.</p>	
3.4 Integrating Land Use and Transport	Seek to ensure that development improves access, increases public transport use and reduces car dependency.	The proposed changes are of minor significance and are consistent with this direction.	YES
4. Hazard and Risk			
4.1 Acid Sulfate Soils	Seeks to avoid significant adverse impacts from the use of land that has a probability of containing acid sulfate soils.	<p>The planning proposal maintains the current planning provisions with respect to the management of acid sulfate soils.</p> <p>The proposed changes are of minor significance and are consistent with this direction.</p>	YES
4.3 Flood Prone Land	Seeks to ensure that development on flood prone land is consistent with NSW government policy and to ensure that the provisions of an LEP are commensurate with flood hazard, including consideration of potential flood impacts.	The proposed changes are of a minor significance and are consistent with this direction.	YES
6. Local Plan Making			
6.1 Approval and Referral Requirements	Seeks to minimise the inclusion of provisions that require concurrence and the like with the Minister or a public authority.	<p>This planning proposal does not seek to introduce any new or additional levels of concurrence from external authorities in the assessment and determination of development.</p> <p>The proposal will maintain the existing provisions contained within relevant instruments and is consistent with this direction.</p>	YES
6.2 Reserving Land for Public Purposes	Seeks to facilitate the provision of public services and facilities by reserving land, and	<p>Applicable to this direction are the following items:</p> <ul style="list-style-type: none"> Item 11: Amendment of zoning and FSR maps to reflect parcel boundary 	YES

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	seeks to facilitate the removal of reservations of land where the land is no longer required for acquisition.	<ul style="list-style-type: none"> Item 12: Amendment of zoning and land acquisition maps to reflect parcel boundary Item 14: Amendment of Land Acquisition Map to remove Land Reservation notation <p>The proposed changes are consistent with this direction as it clarifies land acquisition notations (Items 12 and 14) based on advice from the RMS as well as correct a zoning anomaly relating to the delineation of the Parramatta River (Item 11)</p>	
6.3 Site Specific Provisions	Seeks to discourage unnecessary, restrictive site specific planning controls	The proposed changes are of a minor significance and are consistent with this direction.	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 amendments proposed in the planning proposal are mostly minor and/or administrative and will generally have no significant impacts on critical habitats, threatened species, populations, ecological communities or their habitats.

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?

It is considered that the planning proposal will not result in any other environmental effects.

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

The planning proposal seeks to ensure, through its contents and implementation that the future development and growth of the Parramatta LGA will be done in a manner that considers and provides for the overall social and economic wellbeing of the residents, stakeholders and occupants of the Parramatta LGA and Western Sydney.

The proposed amendments generally seek to reflect current land uses and to better align planning controls such as floor space ratio and building height. The amendments generally update provisions and correct anomalies and discrepancies associated with heritage listings so as to provide for greater certainty in relation to the current and future use of the sites affected by this planning proposal.

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Planning Proposal – Housekeeping Amendment

1.4 Section D – State and Commonwealth Interests

1.4.1 Is there adequate public infrastructure for the planning proposal?

The planning proposal will not place additional demands on public infrastructure. The properties affected by the planning proposal have or are located in close proximity to public infrastructure including sewerage, water supply, power and telecommunication services.

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

Appropriate consultation will be conducted when the Gateway determination is issued. Formal consultation has not yet been undertaken.

PART 4 – MAPPING

The document at Attachment 1 includes maps of the properties relating to this planning proposal.

PART 5 – COMMUNITY CONSULTATION

In accordance with Section 57(2) of the *EP&A Act 1979*, the Director-General of Planning must approve the form of the planning proposal, as revised to comply with the gateway determination, before community consultation is undertaken.

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 a Gateway Determination.

The following steps are anticipated:

- Referral to Minister for a Gateway determination
- Commencement and completion dates for public exhibition period and government agency notification
- Consideration of submissions

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Planning Proposal – Housekeeping Amendment

- Consideration of proposal post exhibition and reporting to Council
- Submission to the Department to finalise the LEP
- Notification of instrument

Planning Proposal – Housekeeping Amendment

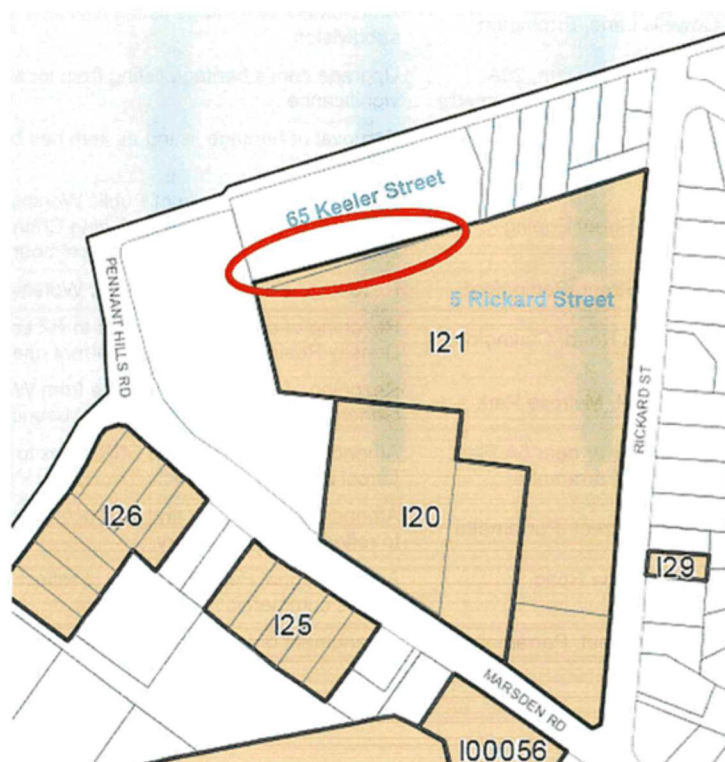
Appendix 1 – Issues Paper

Parramatta Local Environmental Plan 2011
LEP Housekeeping Amendment No.2 – Issues Paper
 (Amended to reflect issues arising from public consultation)

PROPOSED AMENDMENTS

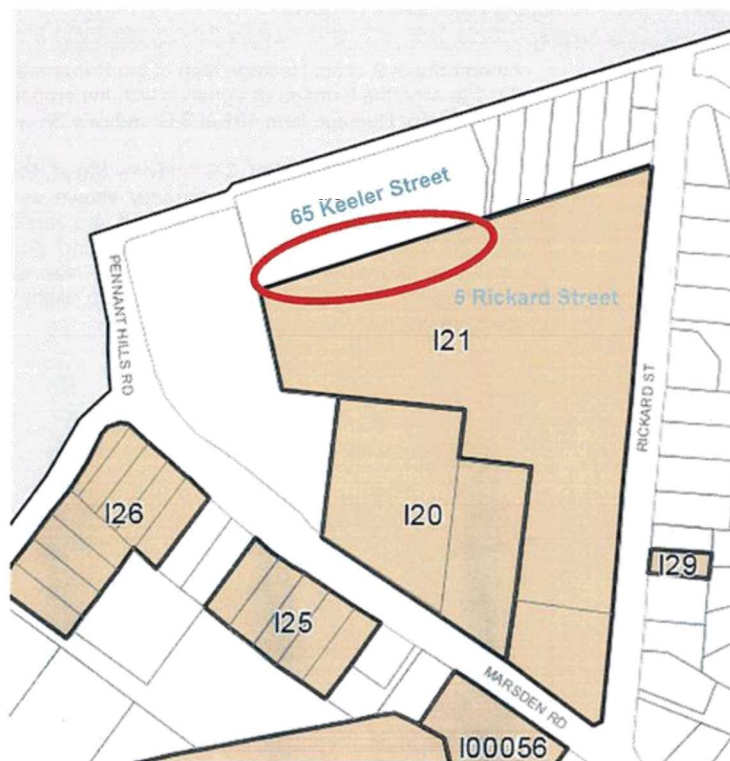
Item	Address	Nature of Change
1	65 Keeler Street, Carlingford	Amendment of heritage map to correct inconsistency with property boundary
2	32-34 Morton Street, Parramatta	Amendment of heritage map to correct inconsistency with property boundary
3	186 Windsor Road and 16C, 16B and 16A Weemala Street, Winston Hills	Amendment of heritage map and listing to reflect recent subdivision
4	22 Cowells Lane, Ermington	Amendment of heritage listing to reflect recent subdivision
5	Lake Parramatta Dam, 28A Bourke Street, North Parramatta	Upgrade item's heritage listing from local to state significance
6	79 Eleanor Street, Rosehill	Removal of heritage listing as item has been demolished
7	35 Orchard Street Epping	Rezoning to SP1 Place of Public Worship to reflect use by West Epping Uniting Church with zoning map to reflect current parcel boundary.
8	32 Rickard Street, Carlingford	Rezoning to SP1 Place of Public Worship
9	218 Marsden Road, Carlingford	Rezoning of driveway from RE1 to R2 Low Density Residential to reflect current use
10	4 Hope Street, Melrose Park	Rezoning of small section of site from W2 to IN1 General Industrial to reflect parcel boundary
11	Parramatta River near 5A Fleet Street, North Parramatta	Amendment of zoning and FSR maps to reflect parcel boundary
12	464 Church Street, Parramatta	Amendment of zoning and land acquisition maps to reflect parcel boundary
13	111-113 Victoria Road, Parramatta	Add Additional Permitted Uses to reflect existing use as commercial/retail premises
14	5-7 Parkes Street, Parramatta	Amendment of land reservation acquisition map.

Item 1	
65 Keeler Street, Carlingford (SP57662)	
Amendment to Heritage Map	
Proposed Amendment	<ul style="list-style-type: none"> Amend Sheet 13 of the Heritage Map to align heritage designation to property boundary for Heritage Item 21 at 5 Rickard Street, Carlingford
Explanation	<p>On Sheet 13 of the Heritage Map, 5 Rickard Street, Carlingford is shown listed as a heritage site (labelled I21 on the map). However, a mapping anomaly has resulted in the map showing a small sliver of the adjoining site (65 Keeler Street, Carlingford) as also being heritage listed. This adjoining property is not heritage listed and has no heritage significance. The mapping anomaly should be resolved to avoid potential confusion. The map should be amended so the area shaded complies with the boundaries of 5 Rickard Street.</p>
Current Mapping:	



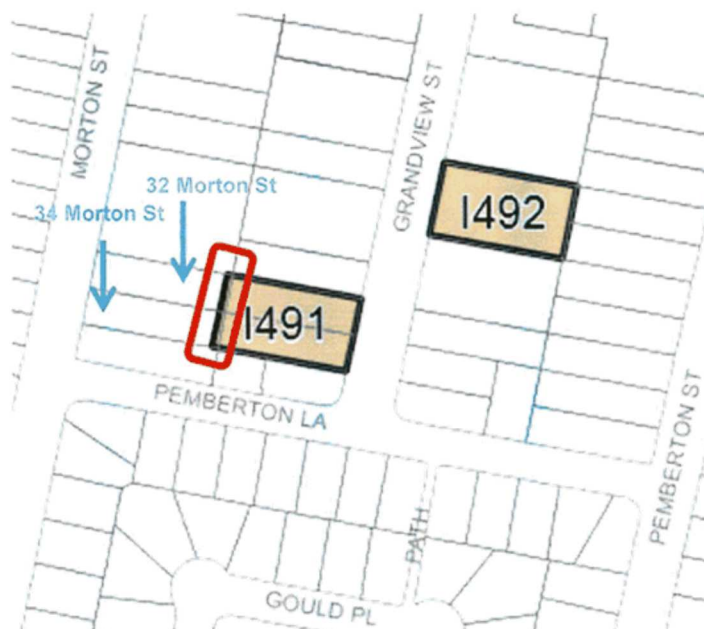
Extract of Sheet 13 of Heritage Map of Parramatta LEP 2011, showing heritage layer of I21 extending beyond property boundary of 5 Rickard Street.

Proposed Mapping:



Extract of Sheet 13 of the Heritage Map of Parramatta LEP 2011, showing the proposed changes to the outline of Heritage Item I21 to be contained within the property boundary of 5 Rickard Street.

Item 2	
32-34 Morton Street, Parramatta (Lots 59-60 DP8016)	
Amendment of Heritage Map	
Proposed Amendment	<ul style="list-style-type: none"> Amend Sheet 9 of the Heritage Map of the Parramatta LEP 2011 to align the heritage designation with the property boundary for Heritage Item 491 at 3 Grandview Street, Parramatta
Explanation	<p>On Sheet 9 of the Heritage Map, 3 Grandview Street, Parramatta (labelled as I491 on the map) is currently shown as heritage listed. However, a mapping anomaly resulted in a small sliver of 32 and 34 Morton Street, Parramatta being included in this listing. These two sites are not listed and the map should be amended so the heritage notation on the map aligns with the property boundaries.</p>
Mapping:	



Extract of Sheet 9 of the Heritage Map of the Parramatta LEP 2011, showing I491 extending over 32 and 34 Morton Street, Parramatta.

Proposed Mapping:



Extract of Sheet 9 of the Heritage Map of Parramatta LEP 2011, showing the heritage item realigned to be within the property boundaries of 3 Grandview Street, Parramatta.

Item 3	
186 Windsor Road and 16C, 16B and 16A Weemala Street, Winston Hills (Lots 7-8 DP1162840, Lot 13 DP1183314, Lots 121-122 DP1191225, Lot 6 DP1162408)	
Amendment of Heritage Map and Listing	
Proposed Amendment	<ul style="list-style-type: none"> Amend real property description of heritage Item 639 at 186 Windsor Road, Winston Hills to Lot 13 DP 1183314 in Schedule 5 of Parramatta LEP 2011 Amend Sheet 3 of the Heritage Map of the Parramatta LEP 2011 to show only 186 Windsor Road, Winston Hills as a heritage item
Explanation	<p>There has been a recent subdivision of 186 Windsor Road, Winston Hills (approved by Council July 2013) which contain a heritage item. The heritage layer for I639 remains extended over all the newly created lots, 16A-16C Weemala Street and 184B Windsor Road, Winston Hills. These properties are not heritage listed and have no heritage significance. The heritage layer should not apply to this land and the description in schedule 5 should be amended accordingly.</p>
Mapping:	




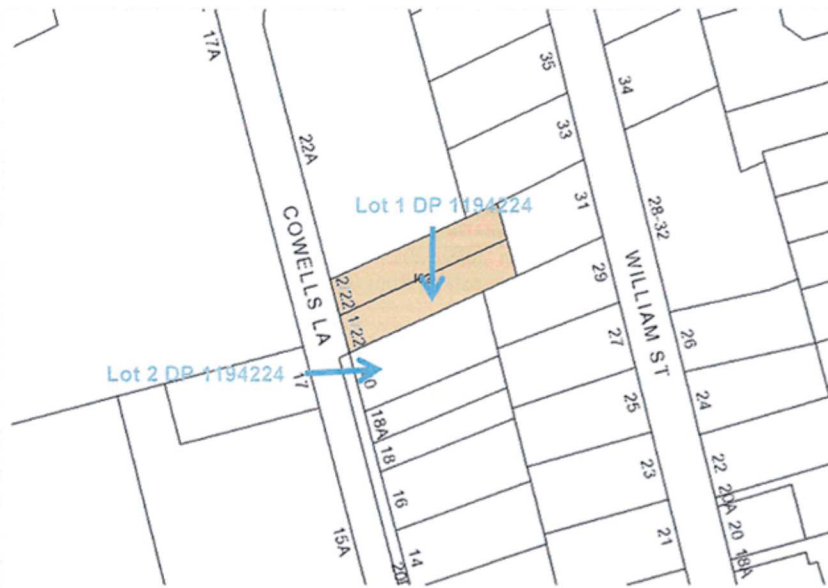
Extract of Sheet 3 of the Heritage Map of the Parramatta LEP 2011, showing I639 at 186 Windsor Road, Winston Hills.

Proposed Mapping:



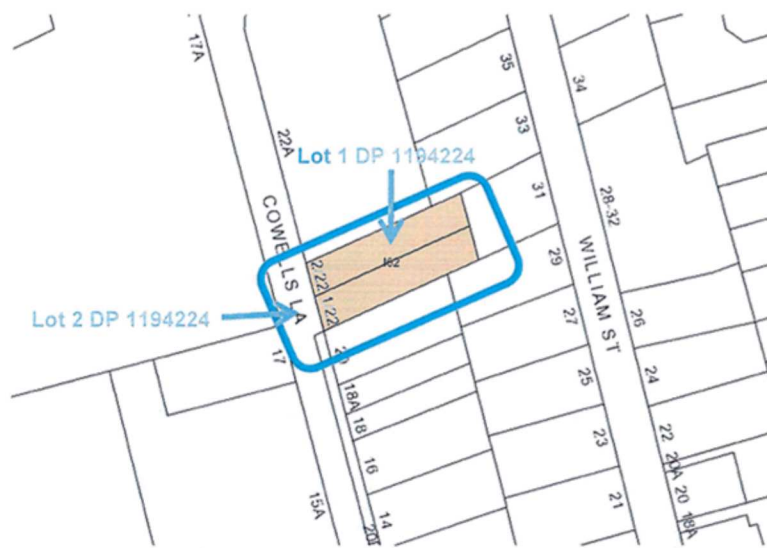
Extract of Sheet 3 of the Heritage Map of the Parramatta LEP 2011, showing 1639 at 186 Windsor Road, Winston Hills. The properties at 16A-C Weemala Street and 184B-C Windsor Road, Winston Hills would be removed from heritage listing.

Item 4	
22 Cowells Lane, Ermington (Lot 1 DP770022)	
Amendment of Heritage Listing	
Proposed Amendment	<ul style="list-style-type: none"> Amend real property description of heritage Item 62 at 22 Cowells Lane, Ermington to the new Lot and DP number in Schedule 5 of Parramatta LEP 2011, once subdivision is complete Amend Sheet 17 of the Heritage Map of the Parramatta LEP 2011 to match property boundary for Heritage Item 62 at 22 Cowells Lane, Ermington, once subdivision is complete
Explanation	<p>The site at 22 Cowells Lane, Ermington is a single-storey heritage-listed house (labelled I62 on the map). On 4 November 2015, Council received an application for the subdivision of the existing lot into two lots (SC/164/2015), including the retention of the existing heritage item on the southern lot (Lot 2 DP 1194224). The subdivision has been approved and the subdivision certificate has been issued. The real property description in the heritage listing of I62 in Schedule 5 Environmental Heritage of the Parramatta LEP 2011 is therefore now incorrect and needs to be amended to reflect the recent subdivision as does the Heritage map in the LEP.</p>
Mapping:	 <p>Extract of Sheet 17 of the Heritage Map of Parramatta LEP 2011, showing 22 Cowells Lane, Ermington.</p>



GIS Map showing recent subdivision of 22 Cowells Lane, Ermington.

Proposed Mapping:



Map to denote the subdivision of the lots. Boundary of the item will not change.

Item 5

Lake Parramatta Dam, 28A Bourke Street, North Parramatta
Amendment of Heritage Listing Description

Proposed Amendment

- Amend heritage listing of Lake Parramatta Dam, North Parramatta Item 334 in Schedule 5 Environmental Heritage of Parramatta LEP 2011 from 'local' significance to 'State' significance

Explanation

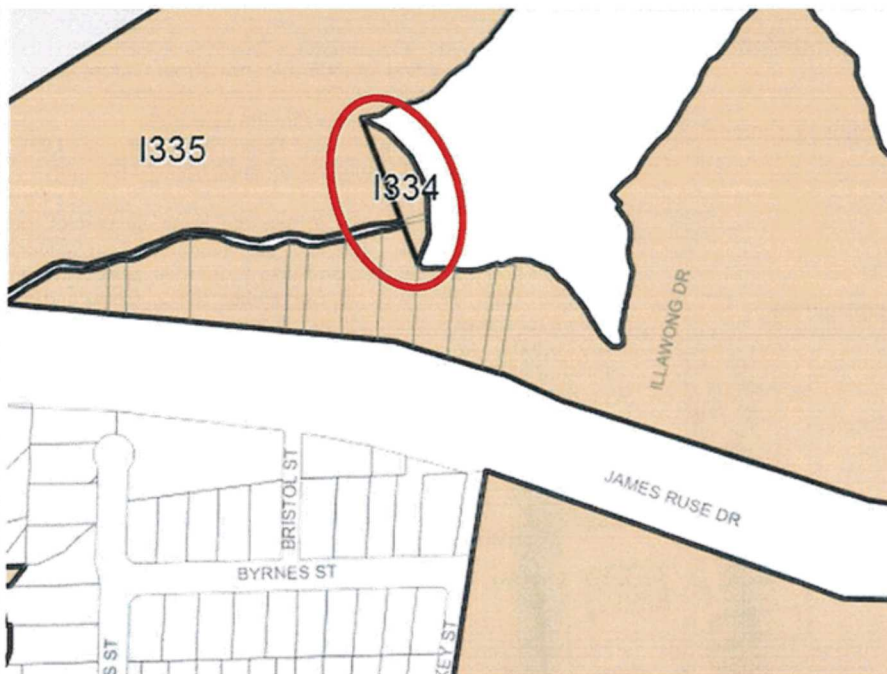
The Hunts Creek Dam Wall (I334) is listed of State significance in the State Heritage Register. Schedule 5 Environmental Heritage of the Parramatta LEP 2011 lists the Dam as being of local significance. See extract from Schedule 5 of Parramatta LEP 2011 below.

North Parramatta	Lake Parramatta Dam	28A Bourke Street	Local	I334
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Mapping:

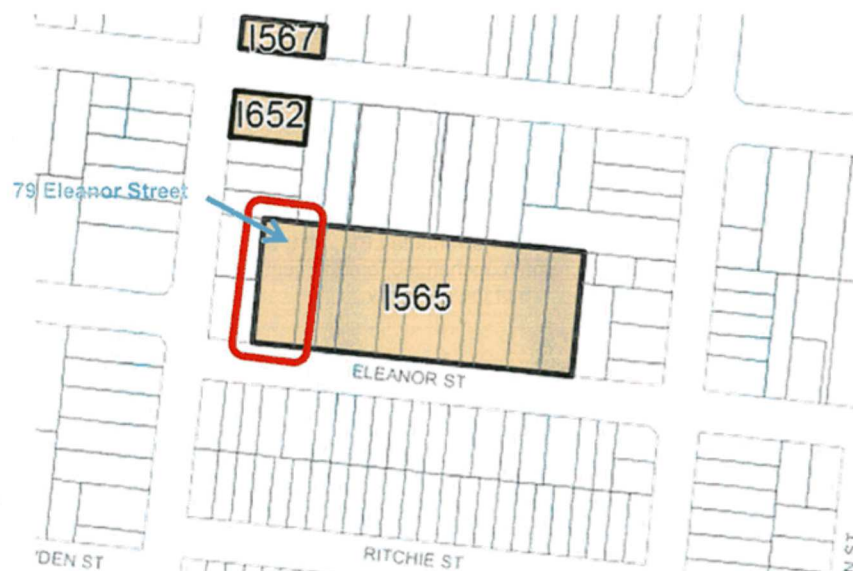
Extract from Sheet 9 of Heritage Map of Parramatta LEP 2011, showing I334 at 28A Bourke Street, North Parramatta.

Proposed Mapping:



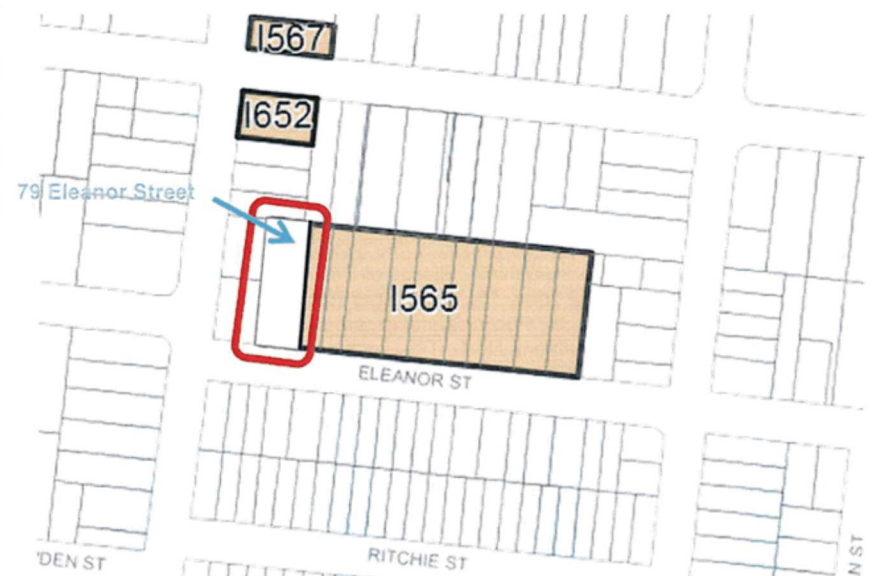
Extract from Sheet 9 of Heritage Map of Parramatta LEP 2011, showing I334 at 28A Bourke Street, North Parramatta. Map to remain unchanged, amendment is to the listing in Schedule 5 of the LEP only.

Item 6	
79 Eleanor Street, Rosehill (Lot 21 Sec E DP1249)	
Removal of Heritage Listing	
Proposed Amendment	<ul style="list-style-type: none"> Amend heritage listing for I565 (Eleanor Street Group) to remove 79 Eleanor Street, Rosehill from Schedule 5 Environmental Heritage of Parramatta LEP 2011 Amend Sheet 10 of the Heritage Map of the Parramatta LEP 2011 to remove the heritage designation from 79 Eleanor Street Rosehill
Explanation	<p>57-79 Eleanor Street, Rosehill is heritage listed as part of the Eleanor Street Group, due to the historically significant Federation houses contained on these properties, built between 1910 and 1925. However, in September 2001, Council gave approval for the demolition of the existing house on the property (DA/971/2001). As demolition of the house took place in 2007, nothing of heritage significance remains on the property and the heritage listing should be removed.</p>
Mapping:	



Extract of Sheet 10 of the Heritage Map of the Parramatta LEP 2011, showing 79 Eleanor Street, Parramatta in the Eleanor Street Group.

Proposed Mapping:



Extract of Sheet 10 of the Heritage Map of the Parramatta LEP 2011, showing Heritage Item I565, with 79 Eleanor Street, Parramatta omitted from the heritage listing.

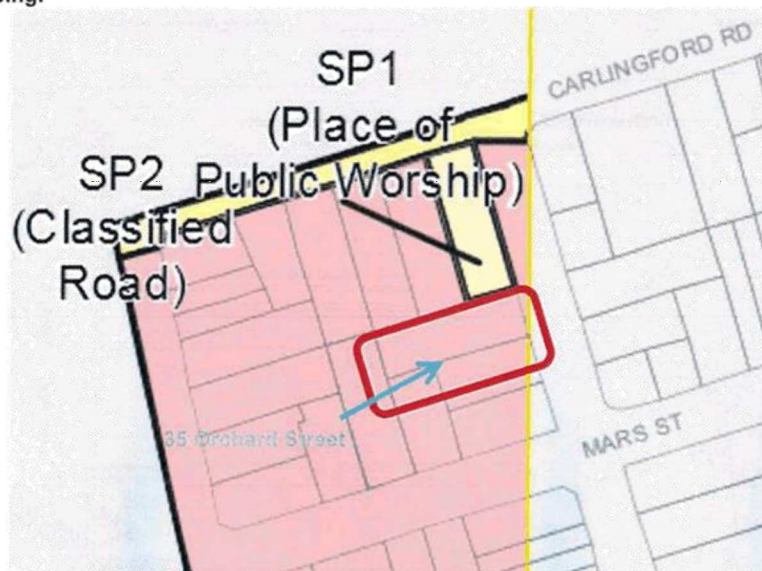
Item 5.1 - Attachment 1

Attachment 1 - Planning Proposal - Changes made to reflect Gateway

Item 7	
35 Orchard Street, Epping (Lot 1 Sec 1 DP1026)	
Rezoning to SP1 Place of Public Worship	
Proposed Amendment	<ul style="list-style-type: none"> • Rezone Lot 1 Sec 1 DP1026 from R2 Low Density Residential to SP1 Place of Public Worship • Amend Sheet 13 of Land Zoning Map of Parramatta LEP 2011 to reflect SP1 Place of Public Worship zoning
Explanation	<p>35 Orchard Street, Epping is currently zoned R2 Low Density Residential. The property is operating as a Place of Public Worship in conjunction with 161 Carlingford Road, Epping, which is immediately north of the subject site (properties are under the same ownership). Places of Public Worship are prohibited under the R2 zone. 161 Carlingford Road, Epping was rezoned to SP1 Place of Public Worship as part of the LEP Housekeeping Amendment No.1. The zoning for 35 Orchard Street, Epping should be changed to reflect the current approved use. The western cadastre boundary is incorrectly shown on the Land Zoning Map. The Land Zoning Map should be amended to fix this anomaly (refer to Public Exhibition Outcomes below).</p> <p>At the Councillor Workshop on 1 February 2016, Councillors requested further information to be provided about the use and history of the site. The following additional information has been compiled:</p>
Councillor Workshop Outcome	<p>The West Epping Uniting Church is located at the corner of Carlingford Road and Orchard Street, Epping. The Church Office and Youth Centre (Arthur Chapple Cottage) is located at 35 Orchard Street, Epping. The Church Office is a single storey brick/clad dwelling with a car park at the rear. The office is open from 9am to 3pm Monday to Friday and provides a number of support services for the Uniting Church community. Council has received several requests from the landowner – most recently a letter dated 26 May 2016 (TRIM Reference: D04247035) requesting that the site be rezoned to reflect the existing approved use. The letter included a copy of the original consent issued by Council in 1978 for use of the site as a Sunday School Youth Centre.</p>
Public Exhibition Outcomes	<p>During the public exhibition from 7 December 2016 to 18 January 2017, Council received a submission from the landowner of 35 Orchard Street, Epping advising that the proposed zoning as originally exhibited had a property boundary inconsistency as it was based on an out dated subdivision pattern which does not reflect the current property boundary of the site.</p> <p>In between the document and maps being prepared for reporting to Council previously, the subdivision of the site was finalised and this meant there was an inconsistency between the lot owned by West Epping Uniting Church and the lot shown on the exhibited maps. The diagrams below show the different lot configurations and was re-exhibited accordingly (15 February 2017 – 1 March 2017) as a result of the above boundary change post exhibition. No submissions were received during this re-</p>

exhibition process.

Mapping:

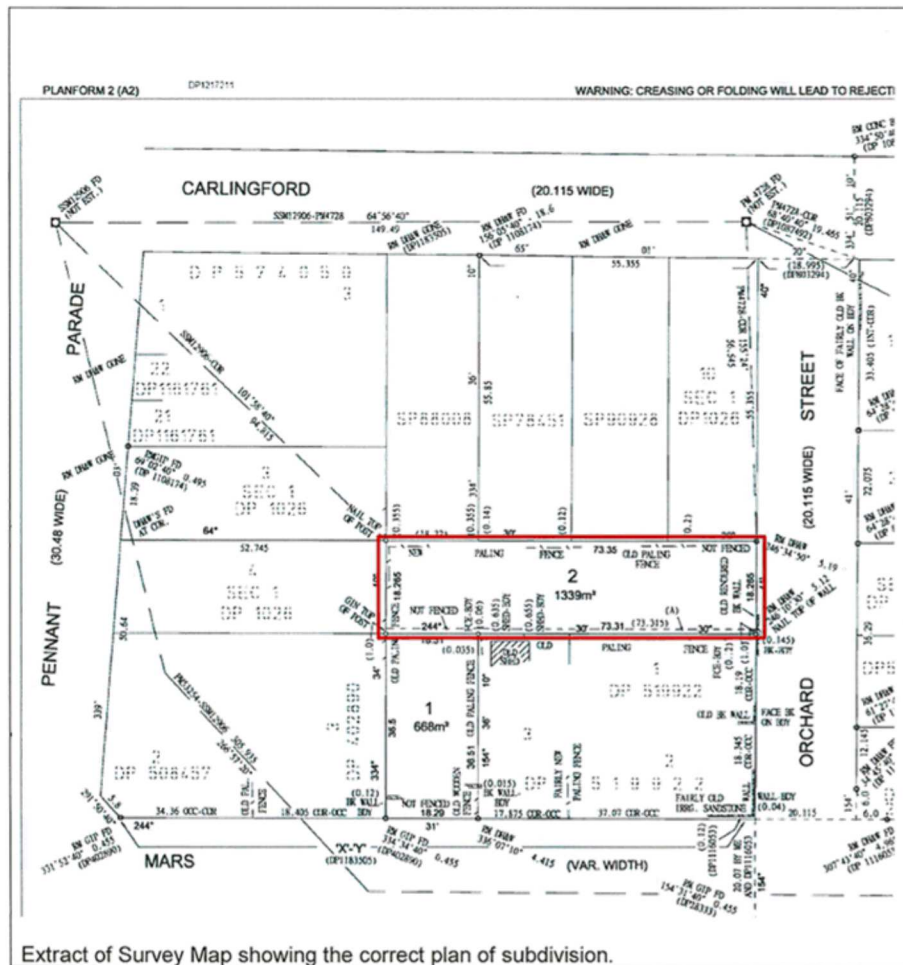



Extract of Sheet 13 of the Land Zoning Map of the Parramatta LEP 2011, showing the existing boundary of 35 Orchard St, Epping.

Proposed Mapping:

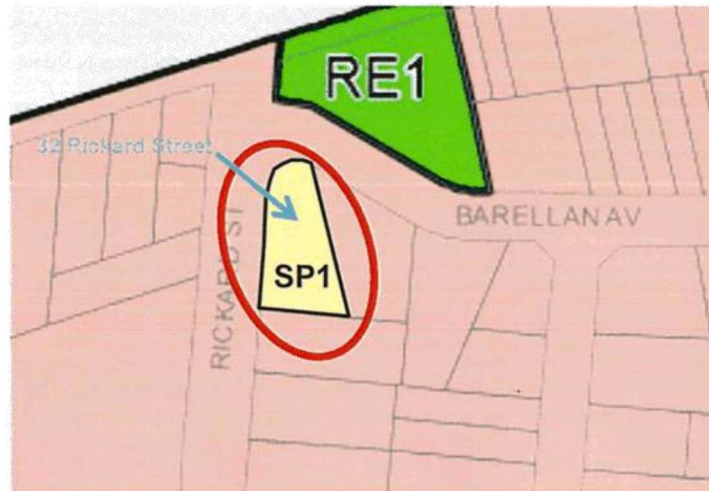


Amendment to Sheet 13 of the Land Zoning Map of the Parramatta LEP 2011, modified to reflect parcel boundary and proposed to be rezoned to SP1 – Place of Public Worship.

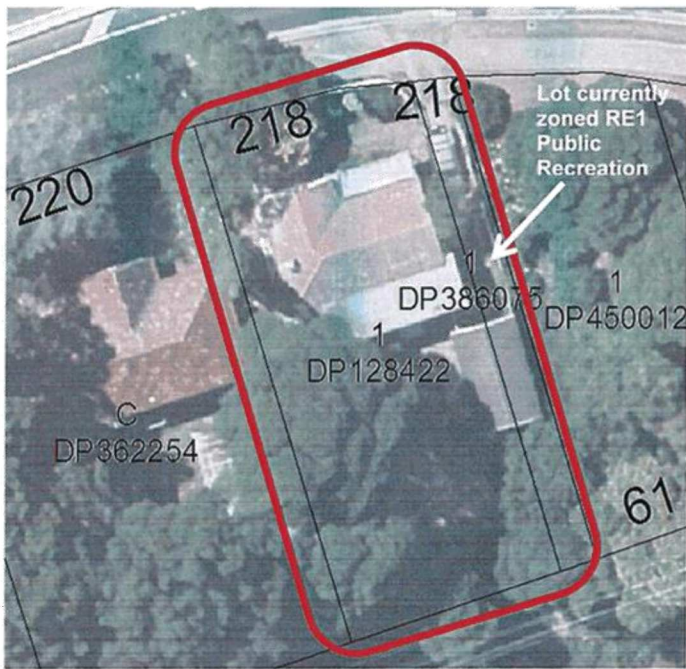


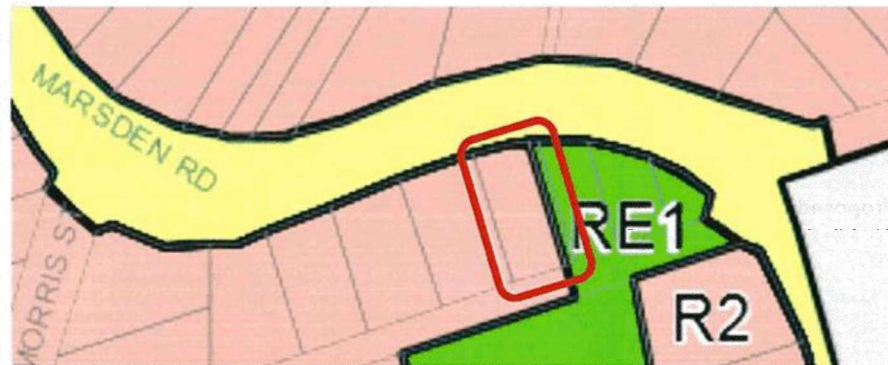
Item 8	
32 Rickard Street, Carlingford (Lot 2 DP29201) Rezoning to SP1 Place of Public Worship	
Proposed Amendment	<ul style="list-style-type: none"> Rezone Lot 2 DP29201 from R2 Low Density Residential to SP1 Place of Public Worship Amend Sheet 13 of Land Zoning Map of Parramatta LEP 2011 to reflect SP1 Place of Public Worship zoning
Explanation	<p>32 Rickard Street, Carlingford is currently zoned R2 Low Density Residential. Approval for a church hall addition to the existing meeting hall was given by Council in 1992 (D41/92). The property has been operating as a Place of Public Worship since 1961. Statutory Declarations and old building records confirm this.</p>
Councillor Workshop Outcome	<p>At the Councillor Workshop on 1 February 2016, Council did not support rezoning this property to reflect the current approved use as a church hall. Should the site not be rezoned to SP1, the subject church can continue to operate under existing use rights as the church use is currently a prohibited use in the R2 Low Density Residential zone. Given the approval issued by Council in 1992, as well as Council's rezoning of several places of public worship to SP1 in the first Housekeeping LEP (3/08/2012), it is recommended that Council rezone the site to SP1 to reflect the approved use.</p>
Mapping:	
Extract of Sheet 13 of Land Zoning Map of Parramatta LEP 2011, showing R2 Low Density Residential zoning of 32 Rickard Street, Carlingford.	

Proposed Mapping:

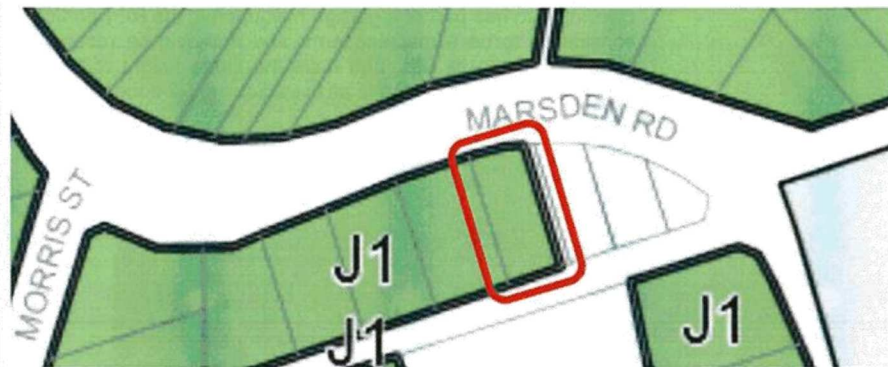


Extract of Sheet 13 of Land Zoning Map of Parramatta LEP 2011 showing 32 Rickard Street, Carlingford rezoned to SP1 – Place of Public Worship.

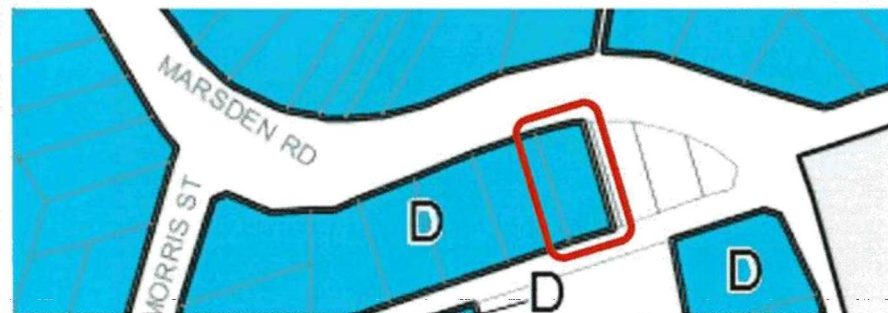
Item 9	
218 Marsden Road, Carlingford (Lot 1 DP386075, Lot 1 DP128422) Rezoning to Low Density Residential	
Proposed Amendment	<ul style="list-style-type: none"> • Rezone Lot 1 DP386075 from RE1 Public Recreation to R2 Low Density Residential • Amend Sheet 16 of the Land Zoning Map of the Parramatta LEP 2011 to reflect new R2 zoning • Amend Sheet 16 of the Height of Buildings Map of the Parramatta LEP 2011 to show a height limit of 9m (J1) over Lot 1 DP386075 • Amend Sheet 16 of the Floor Space Ratio Map of the Parramatta LEP 2011 to show a floor space ratio of 0.5:1 (D) over Lot 1 DP386075
Explanation	<p>Land at 218 Marsden Road, Carlingford is part zoned R2 Low Density Residential and part zoned RE1 Public Recreation. Both lots are under the same private ownership. As the lot currently zoned RE1 is being used as driveway access for the residential dwelling and has part of a garage built upon it, the RE1 portion is considered to be a mapping error and it should be rezoned to better align with its use, and have the same height of building and floor space ratio controls as the adjoining R2 zone applied.</p>
Mapping:	 <p>Aerial view of 218 Marsden Road, Carlingford.</p>



Extract of Sheet 16 of the Zoning Map of the Parramatta LEP 2011, showing the zoning of 218 Marsden Road, Carlingford.

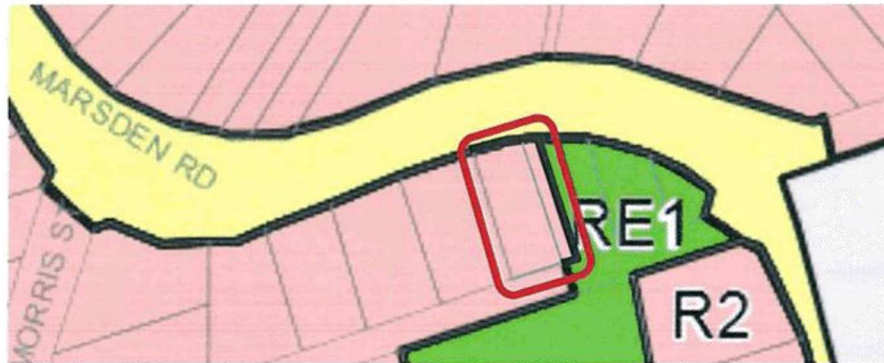


Extract of Sheet 16 of the Height of Buildings Map of the Parramatta LEP 2011, showing no height control over 218 Marsden Road, Carlingford.

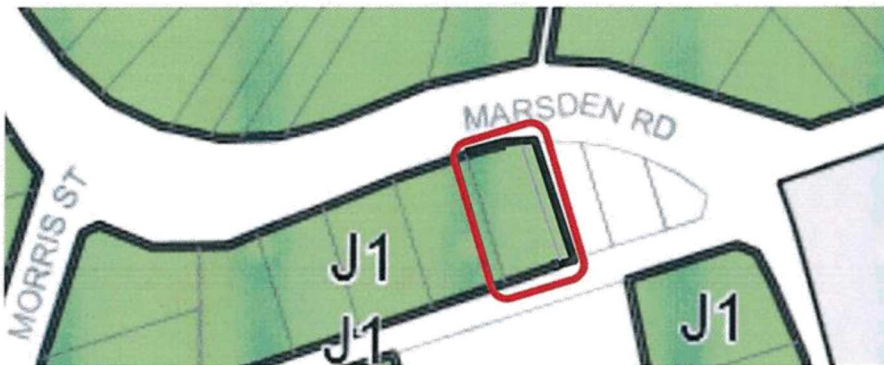


Extract of Sheet 16 of the Floor Space Ratio Map of the Parramatta LEP 2011, showing no floor space ratio control 218 Marsden Road, Carlingford.

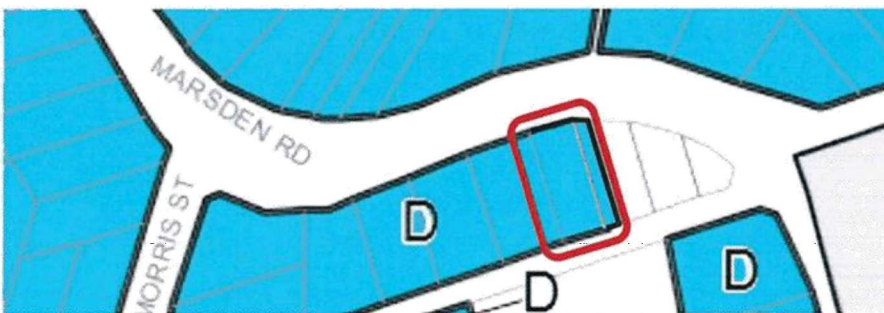
Proposed Mapping:



Extract of Sheet 16 of the Zoning Map of the Parramatta LEP 2011, showing the zoning of 218 Marsden Road, Carlingford, with the land uses as a driveway zoned R2 Low Density Residential.

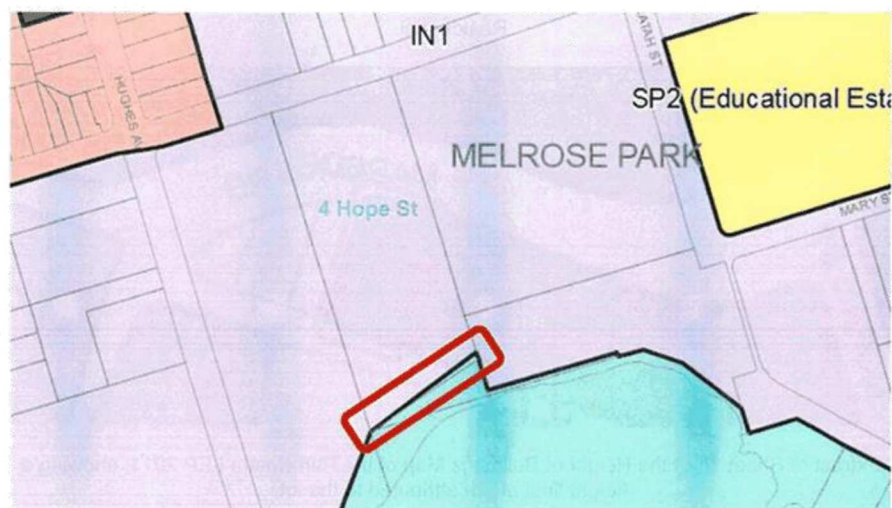


Extract of Sheet 16 of the Height of Buildings Map of the Parramatta LEP 2011, showing a height limit of 9m attributed to the lot.



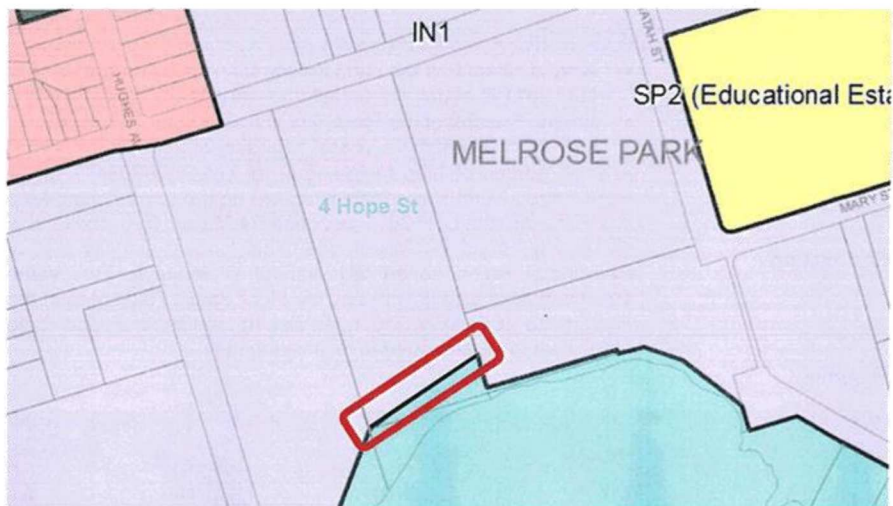
Extract of Sheet 16 of the Floor Space Ratio Map of the Parramatta LEP 2011, showing a floor space ratio of 0.5:1 applying to the lot.

Item 10	
4 Hope Street, Melrose Park (Lot 1 DP622726) Rezoning IN1 General Industrial	
Proposed Amendment	<ul style="list-style-type: none"> Rezone Lot 1 DP622726 from part IN1 General Industrial and part W2 Recreational Waterways to wholly IN1 Amend Sheet 18 of the Land Zoning Map to match the property boundary for Lot 1 DP622726 at 4 Hope Street, Melrose Park and reflect new zoning
Explanation	4 Hope Street, Melrose Park is partly zoned IN1 General Industrial and partly zoned W2 Recreational Waterways (slight wedge along southern boundary). This is a mapping anomaly and the entire property should be zoned IN1, as the entire property is being used as an industrial warehouse development.
Mapping:	



Extract of Sheet 18 of the Land Zoning Map of the Parramatta LEP 2011, showing the zoning of 4 Hope Street, Melrose Park.

Proposed Mapping:



Extract of Sheet 18 of the Land Zoning Map of the Parramatta LEP 2011, showing the zoning of 4 Hope Street, Melrose Park.

Item 11

Parramatta River, near 5A Fleet Street, North Parramatta (Lot 3 DP808447)
Amendment of Zoning and Floor Space Ratio Map


Proposed Amendment

- Amend Sheet 9 of the Land Zoning Map of the Parramatta LEP 2011 to match the parcel boundary of Lot 3 DP808447
- Amend Sheet 9 of the Floor Space Ratio of the Parramatta LEP 2011 to match the parcel boundary of Lot 3 DP808447

Explanation

A small portion of land to the south of Lot 3 DP808447 at 5A Fleet Street, North Parramatta is shown on the Land Zoning Map of the Parramatta LEP 2011 as zoned B4 Mixed Use – the land is not legally zoned B4 Mixed Use. This land is actually part of Parramatta River, zoned W1 Natural Waterways. This same small portion is also covered by the Floor Space Ratio Map of the Parramatta LEP 2011. The Land Zoning and Floor Space Ratio Maps should be amended to fix this anomaly.

Mapping:



Aerial view of the small parcel of Parramatta River.



Extract of Sheet 9 of the Land Zoning Map of the Parramatta LEP 2011, incorrectly displaying the small parcel of Parramatta River zoned B4 Mixed Use.



Extract of Sheet 9 of the Floor Space Ratio Map of the Parramatta LEP 2011, incorrectly displaying the small parcel of Parramatta River with an FSR.

x

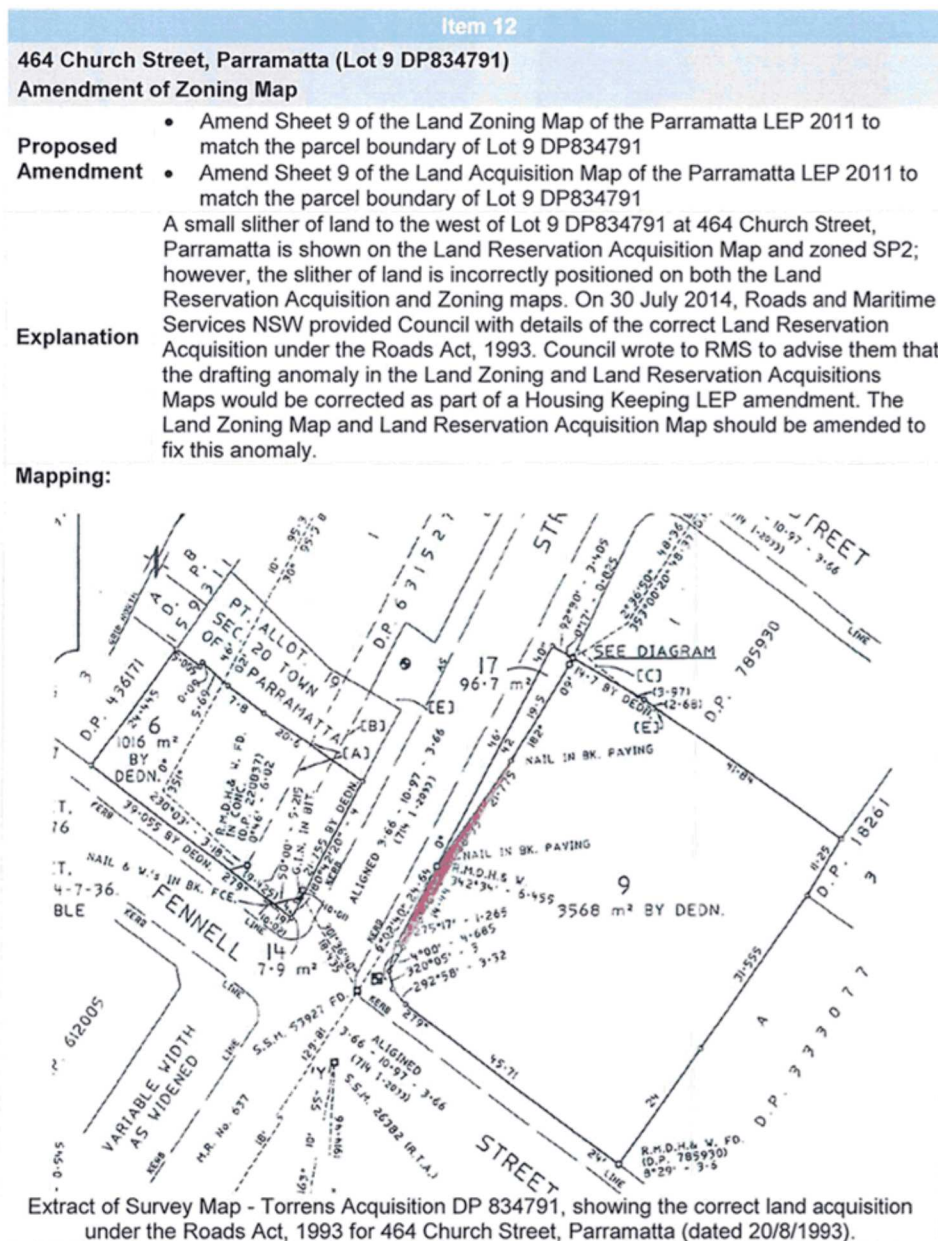
Proposed Mapping:



Amendment to Sheet 9 of the Land Zoning Map of the Parramatta LEP 2011, modified to reflect the Parramatta River's correct zoning as a Waterway.

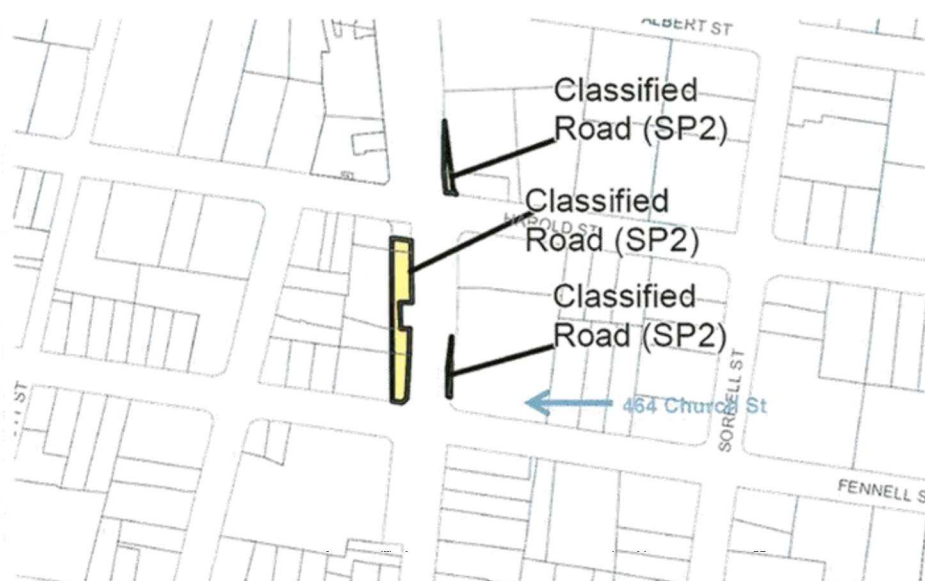


Extract of Sheet 9 of the Floor Space Ratio Map of the Parramatta LEP 2011, with the FSR removed from the waterway.





Extract of Sheet 9 of the Zoning Map of Parramatta LEP 2011, showing 464 Church Street, Parramatta.



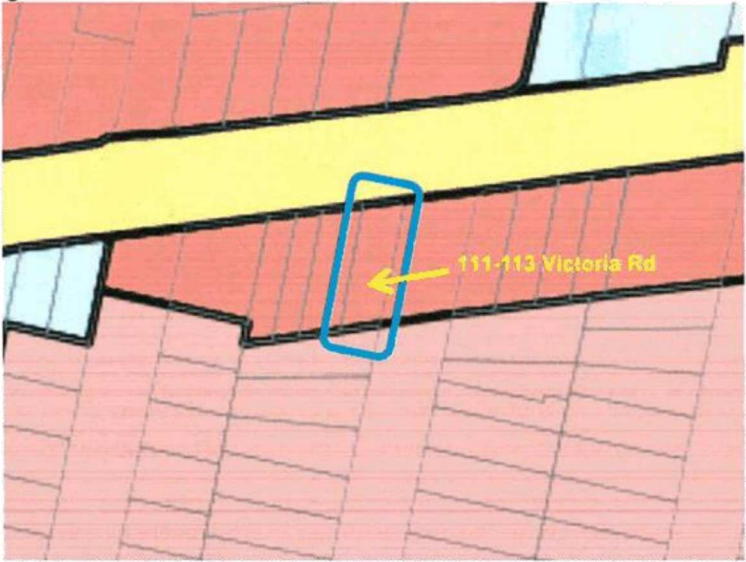
Extract of Sheet 9 of the Land Reservation Acquisition Map of Parramatta LEP 2011, showing 464 Church Street, Parramatta.

Proposed Mapping:

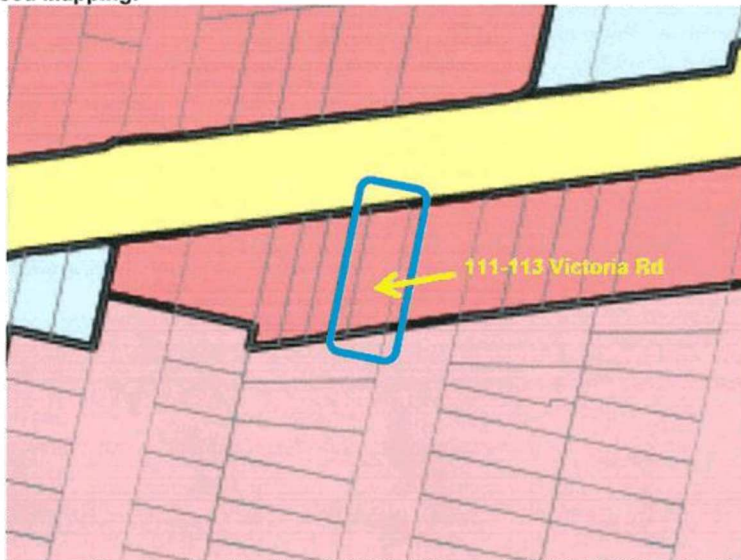


Extract of Sheet 9 of the Zoning Map of the Parramatta LEP 2011, showing the correct position of the Classified Road (SP2).



Item 13	
111-113 Victoria Road, Parramatta (Lot 4 DP8641)	
Add Additional Permitted Uses	
Proposed Amendment	<ul style="list-style-type: none"> Insert new clause under Schedule 1 Additional Permitted Uses to permit "commercial premises" and "retail premises" at Lot 4 DP8641
Explanation	<p>The site is currently zoned R3 Medium Density Residential, however its historical use as a commercial and retail premises since its construction in 1943 is not permitted under this zone. In 1992, Council approved the rezoning of the site from a residential zone (Residential A1 under Parramatta Planning Scheme Ordinance) to be used for a commercial premises. The site was then rezoned back to a medium density residential zone (Residential 2B) with the introduction of the Parramatta LEP 2001. This zoning was carried over with the current Parramatta LEP 2011. To allow for the ongoing lawful use of the site for retail and commercial purpose, consistent with the site's historical uses, it is recommended that these uses be listed under Schedule 1 Additional Permitted Uses of the Parramatta LEP 2011. Formalising the existing use in this way removes the existing anomaly and will avoid the need to rezone the site.</p>
Councillor Workshop Outcome	<p>At the Councillor Workshop on 1 February 2016, Councillors recommended adding retail and commercial uses as Additional Permitted Uses for the site under Schedule 1 of the LEP rather than rezoning the site, which was an option presented for discussion at the workshop.</p>
Mapping:	
Extract from Sheet 9 of the Land Zoning Map of the Parramatta LEP 2011, showing the zoning of 111-113 Victoria Road, Parramatta.	

Proposed Mapping:



Extract from Sheet 9 of the Land Zoning Map of the Parramatta LEP 2011, showing the zoning of 111-113 Victoria Road, Parramatta.

To remain unamended – changes to be made to the schedule only to permit an Additional Permitted Use.

Item 14	
5-7 Parkes Street, Parramatta (Lot 511 DP866023) Amendment of Land Reservation Acquisition Map	
Proposed Amendment	<ul style="list-style-type: none"> Amend Sheet 10 of the Land Acquisition Map of the Parramatta LEP 2011 to match the parcel boundary of 511 DP866023
Explanation	<p>A small slither of land at 5-7 Parkes Street, Parramatta was previously identified for acquisition under Sydney Regional Environmental Plan No 18 – Public transport Corridors. This reservation was carried over into PLEP 2011 when the consolidation of the City Centre PLEP 2007 and the PLEP 2011 was undertaken in December 2015.</p> <p>RMS (the relevant acquisition authority) has since confirmed that the reservation is no longer required. Council does not require this reservation either. It is recommended that the reservation is removed to prevent any obstruction to future development on the site.</p> <p>The Land Reservation Acquisition Map should be amended to fix this anomaly.</p>
Public Exhibition Outcomes	<p>On 19 January 2017, RMS issued advice during public exhibition that they would like to retain the portion of land currently identified on the land reservation acquisition map in the Parramatta LEP 2011 for the purpose of road widening. However, on 24 February 2017, Council received further correspondence from the RMS advising that they no longer raise any objection to the removal of land reservation area identified for the purpose of Strategic Bus Corridor at 5-7 Parkes Street, Parramatta. Given that RMS has now clarified that they do not require the portion of land for road widening purposes, the Planning Proposal can proceed as exhibited and the road widening provisions removed from the relevant LEP map.</p>

Mapping:



Extract of Sheet 10 of the Land Reservation Acquisition Map showing the section of 5-7 Parkes Street currently identified for strategic bus corridor.

Proposed Mapping:



Extract of Sheet 10 of the Land Reservation Acquisition Map showing the section of 5-7 Parkes Street currently identified for strategic bus corridor removed from the map and the parcel boundary restored.

BANK

Item 5.1 - Attachment 1

Attachment 1 - Planning Proposal - Changes made to reflect Gateway

Planning Proposal – Housekeeping Amendment



Prepared by City of Parramatta Council

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

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FOR ACTION

INDEPENDENT HEARING AND ASSESSMENT PANEL

21/03/2017

TO: Student Project Officer (Beau Reid)


Subject: Housekeeping Amendment 2 to the Parramatta LEP 2011 - Results of Public Exhibition
Target Date: 20/04/2017
Notes: Beau for action pls
File Reference: <FOLDERNUMBER> D04554372

DETERMINED

- (a) **That** IHAP endorses the Planning Proposal proposing housekeeping amendments to the Parramatta LEP 2011 included as **Attachment 1**, subject to the following minor amendments resulting from submissions received during the public exhibition period:-
- i) That any reference to removal of 330 Church Street from the Heritage Schedule be removed from the Planning Proposal to ensure that the site remains as a listed heritage site in response to the request from the Office of Environment and Heritage.
 - ii) The parts of the planning proposal related to the rezoning of 35 Orchard Street Epping from R2 Low Density Residential to SP1 Place of Public Worship be amended so the SP1 Place of Public worship zoning applies to all of Lot 2 DP 1217211.
- (b) **That** IHAP notes the submissions made during the public exhibition of the Planning Proposal which seeks to make housekeeping amendments to the Parramatta LEP 2011 and recommends the Council write to landowners advising them of IHAP's resolution on this Planning Proposal.
- (c) **Further, that** the housekeeping amendments to the Parramatta LEP 2011 be finalised using the delegation provided to the Interim General Manager on 26 November 2012.

[Open Item in Minutes](#)

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Planning & Environment

Mr G Dyer
Interim General Manager
City of Parramatta Council
PO Box 32
Parramatta NSW 2124



Dear Mr Dyer

I am writing in response to Council's letter dated 19 October 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to correct a series of minor anomalies under a housekeeping amendment.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

Plan making powers were delegated to councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment's Sydney Region West office for administrative purposes.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Ms Lillian Charlesworth of the Department's regional office to assist you. Ms Charlesworth can be contacted on (02) 9869 1510.

Yours sincerely

A. W. Albury 15-11-2016

Ashley Albury
Acting Executive Director, Regions
Planning Services

Encl:
Gateway Determination
Written Authorisation to Exercise Delegation
Attachment 5 – Delegated Plan Making Reporting Template
Department of Planning and Environment
320 Pitt Street Sydney 2000 | GPO Box 39 Sydney 2001 | planning.nsw.gov.au



Planning &
Environment

Gateway Determination

Planning proposal (Department Ref: PP_2016_COPAR_004_00): to amend the *Parramatta Local Environmental Plan 2011* to correct fifteen (15) minor housekeeping anomalies.

I, the Acting Executive Director, Regions as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Parramatta Local Environmental Plan (LEP) 2011* to correct fifteen (15) minor housekeeping anomalies should proceed subject to the following conditions:

1. Prior to exhibition, Council is to:
 - (a) include proposed draft map(s) for each amendment item;
 - (b) update the table on page 6 to remove repealed State Environmental Planning Policies;
 - (c) amend the Explanation of Provisions to change the listing name "Hunts Creek Dam Wall" to "Lake Parramatta Dam."
2. Community Consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 14 days; and
 - (b) Council must comply with the notice requirement for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A guide to Preparing Local Environmental Plans*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act, as follows:
 - Office of Environment and Heritage - Heritage Division
 - Transport for NSW - Roads and Maritime Services

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

PARRAMATTA PP_2016_COPAR_004_00 (16/13874)

5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Dated 15 day of November 2016


Ashley Albury
Acting Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission

PARRAMATTA PP_2016_COPAR_004_00 (16/13874)



**Planning &
Environment**

WRITTEN AUTHORISATION TO EXERCISE DELEGATION

City of Parramatta Council is authorised to exercise the functions of the Greater Sydney Commission under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2016_COPAR_004_00	<p>Planning proposal to amend a number of minor anomalies. The intent of the planning proposal is summarised as follows:</p> <ul style="list-style-type: none"> • heritage mapping and heritage listing amendments; • minor amendments to the zoning, height of building, floor space ratio and land acquisition maps to correctly reflect land parcel boundaries or existing uses; and • including an additional permitted use at 111-113 Victoria Road, Parramatta to reflect the existing use.

In exercising the Commission's functions under section 59, the Council must comply with the Department of Planning and Environment's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated *15* day of *November* 2016

a. w. all

Ashley Albury
Acting Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission

PARRAMATTA PP_2016_COPAR_004_00 (16/13874)

Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the Department of Planning and Environment following receipt of the planning proposal
- The Department of Planning and Environment will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the Department of Planning and Environment with the RPA's request to have the LEP notified

Table 1 – To be completed by Department of Planning and Environment

Stage	Date/Details
Planning Proposal Number	PP_2016_COPAR_004_00
Date Sent to DoP&E under s56	19 October 2016
Date considered at LEP Review Panel	N/A
Gateway determination date	

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited		
Date of public hearing (if held)		
Date sent to PCO seeking Opinion		
Date Opinion received		
Date Council Resolved to Adopt LEP		
Date LEP made by GM (or other) under delegation		
Date sent to DoP&E requesting notification		

Table 3 – To be completed by Department of Planning and Environment

Stage	Date/Details
Notification Date and details	

Additional relevant information:

PARRAMATTA PP_2016_COPAR_004_00 (16/13874)