

Housekeeping Amendment 2 - Parramatta

Proposal Title : **Housekeeping Amendment 2 - Parramatta**

Proposal Summary : **This planning proposal seeks to amend Parramatta Local Environmental Plan 2011 (PLEP 2011) to correct fifteen (15) minor anomalies that have been identified since the previous housekeeping amendment.**

PP Number : **PP_2016_COPAR_004_00** Dop File No : **16/13874**

Proposal Details

Date Planning Proposal Received : **20-Oct-2016** LGA covered : **City of Parramatta**

Region : **Metro(Parra)** RPA : **City of Parramatta Council**

State Electorate : **PARRAMATTA** Section of the Act : **55 - Planning Proposal**

LEP Type : **Housekeeping**

Location Details

Street : **Various**

Suburb : **Parramatta LGA** City : **City of Parramatta** Postcode : **2150**

Land Parcel : **Refer to page 4 of the planning proposal.**

DoP Planning Officer Contact Details

Contact Name : **Stuart McIntosh**

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RPA Contact Details

Contact Name : **Caitlin Westropp**

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DoP Project Manager Contact Details

Contact Name : **Adrian Hohenzollern**

Contact Number : **0298601505**

Contact Email : **Adrian.Hohenzollern@planning.nsw.gov.au**

Land Release Data

Growth Centre : Release Area Name :

Regional / Sub : **Metro West Central** Consistent with Strategy : **Yes**

Regional Strategy : **subregion**

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MDP Number :

Date of Release :

Area of Release (Ha)

Type of Release (eg

Residential /

Employment land) :

No. of Lots : 0

No. of Dwellings : 0
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : **The Department's Lobbyist Contact Register has been checked on 25 October 2016 and there are no records of contact with lobbyists in relation to this proposal.**

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment : **To the best of the knowledge of the regional team, the Department's Code of Practice in relation to communications and meetings with Lobbyists has been complied with. Sydney Region West (Parramatta) has not met with any lobbyists in relation to this proposal, nor has the Director been advised of any meetings between other departmental officers and lobbyists concerning this proposal.**

Supporting notes

Internal Supporting Notes :

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The planning proposal seeks to amend the Parramatta Local Environmental Plan 2011 to correct a number of primarily mapping anomalies identified since the last housekeeping amendment. The nature of the anomalies are as follows:**

- 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
- listing an additional permitted at 111-113 Victoria Road, Parramatta to reflect the existing use.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The following 15 items are proposed amendments to the Parramatta LEP 2011.**

HERITAGE MAPPING AND LISTING AMENDMENTS

- 65 Keeler Street, Carlingford
Amendment of the heritage map to align with the parcel boundary.

- 32-34 Morton Street, Parramatta

Amendment of the heritage map to align with the parcel boundary.

- 186 Windsor Road and 16C, 16B and 16A Weemala Street, Winston Hills

Amendment of the heritage map and listing to reflect the recent subdivision where the new lots are not heritage listed and have no heritage significance.

- 22 Cowells Lane, Ermington

Amendment of heritage map and listing to reflect recent subdivision. The southern lot (Lot 2 DP 1194224) is to remain on the heritage map and listing, whereas the northern lot (lot 1 DP 1194224) which is not heritage listed and has no heritage significance, will be removed.

- Hunts Creek Dam Wall, 28A Bourke Street, North Parramatta

Upgrade the item from local heritage listing to State significance, in line with the State Heritage Register.

HERITAGE LISTING REMOVALS

- 79 Eleanor Street, Rosehill

The heritage item was demolished in 2007 and nothing of heritage significance remains.

- 330 Church Street, Parramatta

The site was the location of the former David Jones department store. Demolition of all structures on site was approved on 20 December 2013 and nothing of heritage significance remains.

MINOR REZONING AMENDMENTS

- 35 Orchard Street, Epping

Rezoning from R2 Low Density Residential to SP1 Place of Public Worship to reflect the existing approved use by West Epping Uniting Church who has occupied the site since 1978. Rezoning of the site is in line with Councils rezoning of several places of public worship to SP1 in a previous housekeeping amendment.

- 32 Rickard Street, Carlingford

Rezoning from R2 Low Density Residential to SP1 Place of Public Worship to reflect the existing approved use as a church Hall since 1961.

- Part No.218 Marsden Road, Carlingford

Rezoning from RE1 Public Recreation to R2 Low Density Residential to correct a mapping error. The section of RE1 land to be rezoned is privately owned and used for a driveway and garage for the associated detached dwelling. Amendments to the zoning, height of buildings and floor space ratio maps will reflect existing use.

- Part No.4 Hope Street, Melrose Park

Amend the land zoning map from W2 Recreational Waterways to IN1 General Industrial as the entire site is used as an industrial warehouse development.

MISCELLANEOUS AMENDMENTS

- Parramatta River near 5A Fleet Street, North Parramatta

Amendment of the land zoning from B4 Mixed Use to W1 Natural Waterways and amendment of the floor space ratio map to reflect that the site is an undeveloped, vegetated area adjoining the waterway.

- 464 Church Street, Parramatta

Amendment of land zoning and land acquisition maps to correct a drafting anomaly brought to the attention of Council by the RMS on 30 July 2014. Amendments made will reflect the parcel boundary.

- 5-7 Parkes Street, Parramatta

Amendment of the zoning and land acquisition map to correct a mapping error identified by RMS.

ADDITIONAL USE AMENDMENT

- 111-113 Victoria Road, Parramatta

Add the additional permitted uses of "commercial premises" and "retail premises" to reflect the existing use since 1943.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.1 Business and Industrial Zones

2.3 Heritage Conservation

3.1 Residential Zones

3.4 Integrating Land Use and Transport

4.1 Acid Sulfate Soils

4.3 Flood Prone Land

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

6.3 Site Specific Provisions

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 1—Development Standards

SEPP No 4—Development Without Consent and Miscellaneous Exempt and Complying Development

SEPP No 19—Bushland in Urban Areas

SEPP No 55—Remediation of Land

SEPP No 65—Design Quality of Residential Flat Development

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Infrastructure) 2007

SEPP (Affordable Rental Housing) 2009

e) List any other matters that need to be considered :

Based on the information provided in the planning proposal, the proposal is consistent with all relevant State, regional and local plans and section 117 Directions.

The planning proposal seeks to upgrade listing of the Hunts Creek Dam Wall from local to State heritage listing consistent with the State Heritage Register. Given that the intent is to align the listing with the State Heritage Register, it is recommended that the listing be renamed "Lake Parramatta Dam" as per the Register and that the item address also be updated to align with the dam only, rather than the entire Lake Parramatta Reserve.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Council has provided maps that indicate existing controls, although no draft maps have

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been provided to reflect the changes sought. The planning proposal should be amended prior to exhibition to provide draft maps for each proposed mapping amendment.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Council indicate that community consultation is likely to include a newspaper advertisement, display on councils website and written notification to adjoining owners.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **The principle LEP was made in October 2011.**

Assessment Criteria

Need for planning proposal : **The planning proposal seeks to correct a number of minor anomalies that have been identified since the last housekeeping amendment.**

The planning proposal is the appropriate mechanism for achieving the objective of amendments to the heritage, rezoning, land acquisition and floor space ratio maps.

Consistency with strategic planning framework : **The planning proposal is consistent with all relevant State, regional and local plans.**

Environmental social economic impacts : **Council states that the amendments are minor and/or mostly administrative in nature and will not have any significant adverse impact.**

The planning proposal seeks to reflect current land uses and better align planning controls with property information to provide greater certainty and avoid confusion.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **14 Days**

Timeframe to make LEP : **9 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) **Office of Environment and Heritage**
Transport for NSW - Roads and Maritime Services

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Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Cover Letter to DPE for Gateway Determination- Housekeeping LEP PP#3.pdf	Proposal Covering Letter	No
Housekeeping LEP Planning Proposal#4.pdf	Proposal	No
IHAP Report - 20 September 2016#4.pdf	Determination Document	No
IHAP Resolution - 20 September 2016#4.pdf	Determination Document	No

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.1 Business and Industrial Zones
- 2.3 Heritage Conservation
- 3.1 Residential Zones
- 3.4 Integrating Land Use and Transport
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions

Additional Information : **DELEGATION OF PLAN-MAKING FUNCTION**

Council has requested that it exercise the Minister's plan making function for this planning proposal. Given the relatively minor nature of this proposal, this request is supported.

RECOMMENDATION

It is recommended that the planning proposal proceed subject to the following conditions:

1. Prior to exhibition, Council is to:

- (a) insert 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" and alter the address for this item to indicate the dam only.

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 LEPS (Department of Planning and Environment 2013).

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).

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

Supporting Reasons: The proposal is supported as it is a minor administrative matter that corrects various mapping anomalies.

Signature:



Printed Name:

Lillian Charlesworth
Acting Team Leader

Date:

3/11/16

