



PLANNING PROPOSAL

Housekeeping Amendment 2 – Parramatta LEP 2011

Planning proposal drafts

Proponent versions:

No.	Author	Version
1.	Statewide Planning	July 2015
2.	Statewide Planning	January 2016

Council versions:

No.	Author	Version
1.	City of Parramatta Council	October 2016

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INTRODUCTION

This planning proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan 2011*. It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment 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	Hunts Creek Dam Wall, 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	330 Church Street, Parramatta	Removal of heritage listing and amendment to heritage map as item has been demolished
8	35 Orchard Street Epping	Rezoning to SP1 Place of Public Worship to reflect use by West Epping Uniting Church
9	32 Rickard Street, Carlingford	Rezoning to SP1 Place of Public Worship

Item	Address	Nature of Change
10	218 Marsden Road, Carlingford	Rezoning of driveway from RE1 to R2 Low Density Residential to reflect current use, amend zoning, HOB and FSR maps
11	4 Hope Street, Melrose Park	Rezoning of small section of site from W2 to IN1 General Industrial to reflect parcel boundary
12	Parramatta River near 5A Fleet Street, North Parramatta	Amendment of zoning and FSR maps to reflect parcel boundary
13	464 Church Street, Parramatta	Amendment of zoning and land acquisition maps to reflect parcel boundary
14	5-7 Parkes Street, Parramatta	Amendment of land acquisition map
15	111-113 Victoria Road, Parramatta	Add Additional Permitted Uses to reflect existing use as commercial/retail premises

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

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 15—Rural Landsharing Communities	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 29—Western Sydney Recreation Area	N/A	N/A
State Environmental Planning Policy No 30—Intensive Agriculture	N/A	N/A
State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)	YES	This planning proposal does not significantly change the amount of residential land in the Parramatta local government area available for urban consolidation.

		This planning proposal does not contain provisions that would affect the application of this SEPP.
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 39—Spit Island Bird Habitat	N/A	N/A
State Environmental Planning Policy No 44—Koala Habitat Protection	N/A	N/A
State Environmental Planning Policy No 47—Moore Park Showground	N/A	N/A
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 59—Central Western Sydney Regional Open Space and Residential	N/A	N/A
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
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.	Applicable to this direction are the following items: Item 15: Add additional permitted uses to reflect site's historical use The proposed changes are generally of minor significance, seek to protect employment lands, encourage employment growth and reflect existing uses thereby supporting the viability of the City of Parramatta.	YES
2. Environment and Heritage			
2.3 Heritage Conservation	Seeks to conserve items of heritage significance.	Applicable to this direction are the following items: - Item 1: Accurately reflect location of heritage item - Item 2: Accurately reflect location of heritage item - Item 3: Reduce extent of heritage item - Item 4: Amend status of heritage item - Item 5: Change listing from local to state significance - Item 6: Reduce extent of heritage item - Item 7: Remove item from heritage map 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.	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.	Applicable to this direction are the following items: - Item 2: Accurately reflect location of heritage item on residential site - Item 3: Reduce the extent of a heritage item on residential site - Item 4: Reduce the extent of a heritage item on residential site - Item 6: Reduce the extent of a heritage item on residential site	YES

		- Item 7: Remove heritage listing for residential site - Item 10: Rezone site from RE1 Public Recreation and R2 Low Density Residential to R2 only and apply relevant planning controls - Item 15: Add additional permitted uses to reflect site's historical use The proposed changes are generally of minor significance, seek to provide for housing choice and reflect existing uses.	
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.	The planning proposal maintains the current planning provisions with respect to the management of acid sulfate soils. The proposed changes are of minor significance and are consistent with this direction.	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.	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. The proposal will maintain the existing provisions contained within relevant instruments and is consistent with this direction.	YES
6.2 Reserving Land for Public Purposes	Seeks to facilitate the provision of public services and facilities by reserving land, and seeks to facilitate the removal of reservations of land where the land is	Applicable to this direction are the following items: - Item 12: Amend Land Zoning and FSR maps to accurately reflect parcel boundary for section of Parramatta River - Item 13: Amend zoning and land	YES

	no longer required for acquisition.	acquisition maps to reflect parcel boundary Item 14: Amend land acquisition map to remove listing The proposed changes are consistent with this direction.	
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, amend dual occupancy development 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.

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:

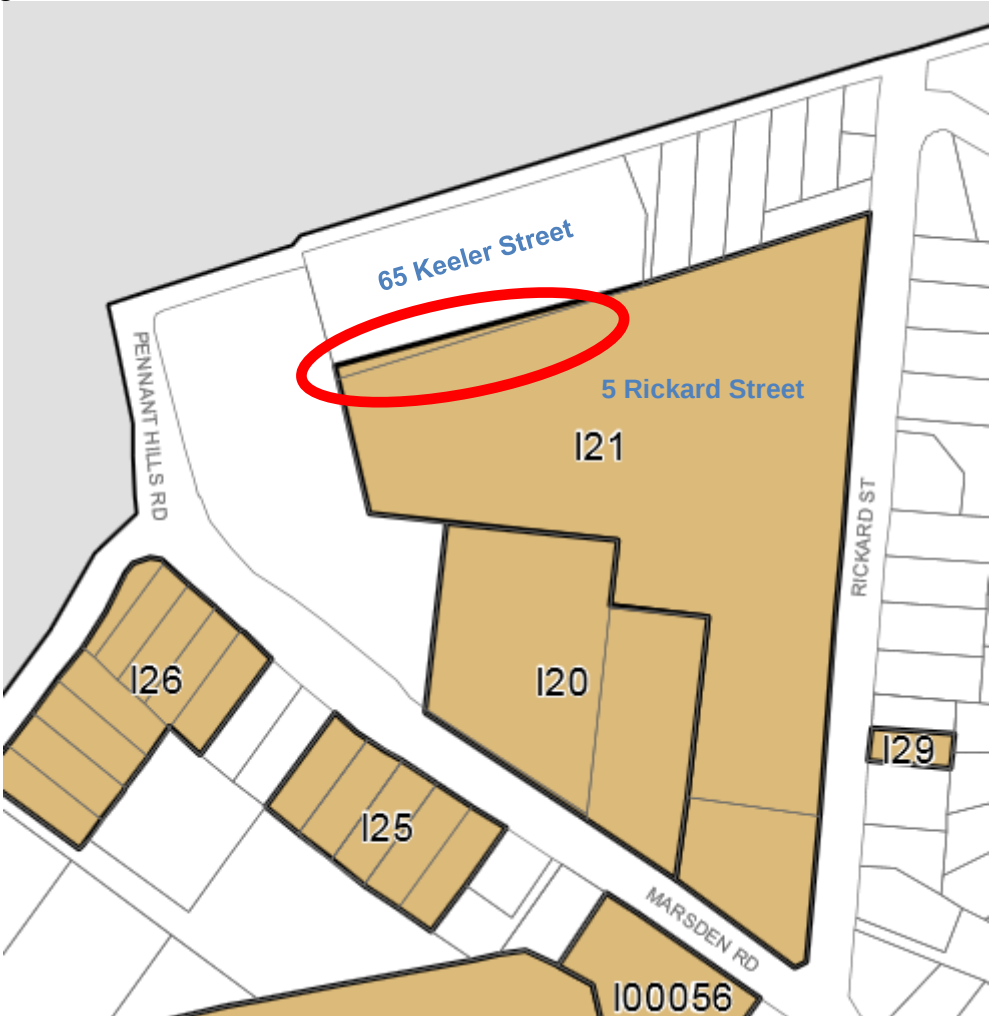
- Referral to Minister for a Gateway determination
- Commencement and completion dates for public exhibition period and government agency notification
- Consideration of submissions
- Consideration of proposal post exhibition and reporting to Council
- Submission to the Department to finalise the LEP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

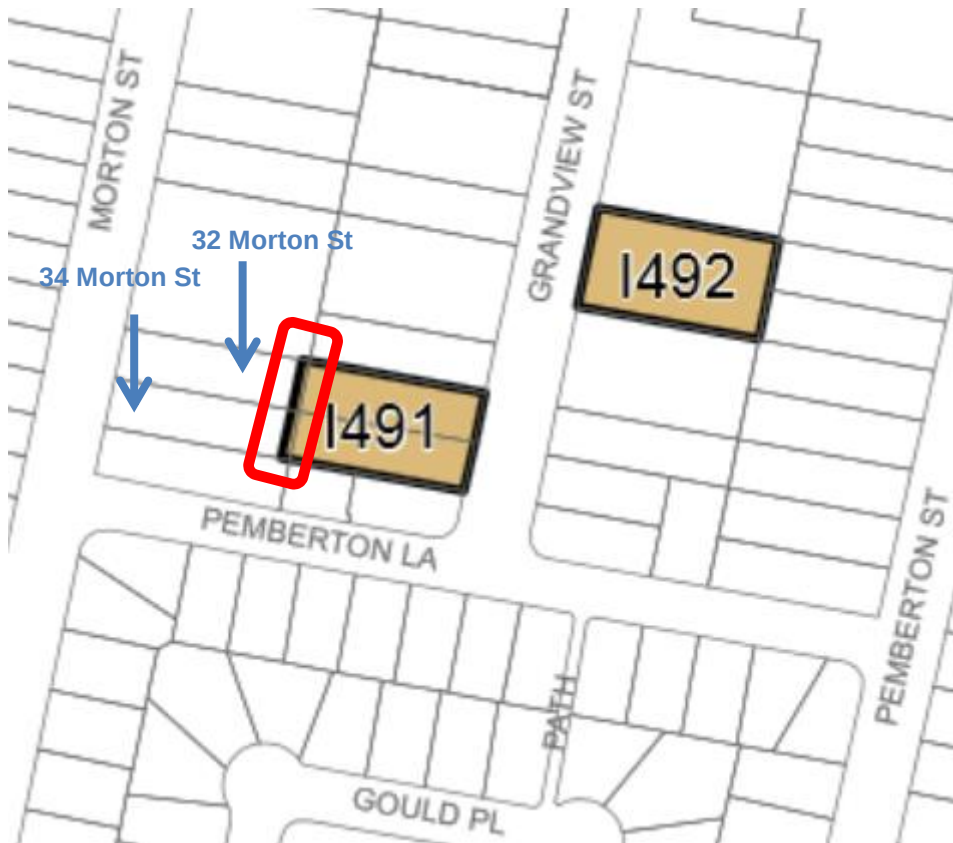
Appendix 1 – Issues Paper

Parramatta Local Environmental Plan 2011 LEP Housekeeping Amendment No.2 – Issues Paper

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	Hunts Creek Dam Wall, 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	330 Church Street, Parramatta	Removal of heritage listing as item has been demolished
8	35 Orchard Street Epping	Rezoning to SP1 Place of Public Worship to reflect use by West Epping Uniting Church
9	32 Rickard Street, Carlingford	Rezoning to SP1 Place of Public Worship
10	218 Marsden Road, Carlingford	Rezoning of driveway from RE1 to R2 Low Density Residential to reflect current use
11	4 Hope Street, Melrose Park	Rezoning of small section of site from W2 to IN1 General Industrial to reflect parcel boundary
12	Parramatta River near 5A Fleet Street, North Parramatta	Amendment of zoning and FSR maps to reflect parcel boundary
13	464 Church Street, Parramatta	Amendment of zoning and land acquisition maps to reflect parcel boundary
14	5-7 Parkes Street, Parramatta	Amendment of land acquisition map to remove listing
15	111-113 Victoria Road, Parramatta	Add Additional Permitted Uses to reflect existing use as commercial/retail premises

Item 1	
65 Keeler Street, Carlingford (SP57662) Amendment to Heritage Map	
Proposed Amendment	Amend Sheet 13 of the Heritage Map to align heritage designation to property boundary for Heritage Item 21 at 5 Rickard Street, Carlingford
Explanation	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.
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.

Item 2	
32-34 Morton Street, Parramatta (Lots 59-60 DP8016) Amendment of Heritage Map	
Proposed Amendment	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	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.
Mapping:  Extract of Sheet 9 of the Heritage Map of the Parramatta LEP 2011, showing I491 extending over 32 and 34 Morton 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	- 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	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.
Mapping:  Extract of Sheet 3 of the Heritage Map of the Parramatta LEP 2011, showing I639 at 186 Windsor Road, Winston Hills.	

Item 4	
22 Cowells Lane, Ermington (Lot 1 DP770022) Amendment of Heritage Listing	
Proposed Amendment	- 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	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.
Mapping:  Extract of Sheet 17 of the Heritage Map of Parramatta LEP 2011, showing 22 Cowells Lane, Ermington.	



Item 5

Hunts Creek Dam Wall, 28A Bourke Street, North Parramatta Amendment of Heritage Listing Description

Proposed Amendment	Amend heritage listing of Hunts Creek Dam Wall, 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 Wall as being of local significance. See extract from Schedule 5 of Parramatta LEP 2011 below. <table><tr><td>North Parramatta</td><td>Hunts Creek Dam Wall</td><td>28A Bourke Street</td><td>Local</td><td>I334</td></tr></table>	North Parramatta	Hunts Creek Dam Wall	28A Bourke Street	Local	I334
North Parramatta	Hunts Creek Dam Wall	28A Bourke Street	Local	I334		

Mapping:



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

Item 6

79 Eleanor Street, Rosehill (Lot 21 Sec E DP1249)

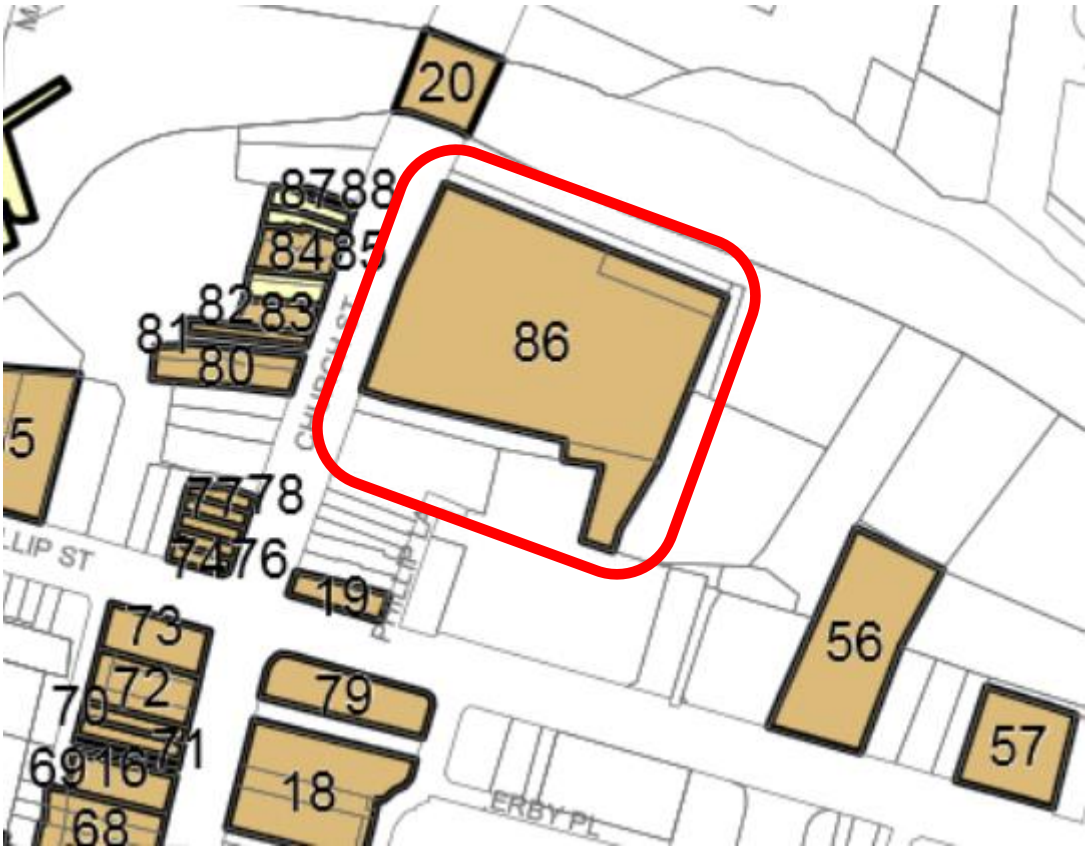
Removal of Heritage Listing

Proposed Amendment	- 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	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.

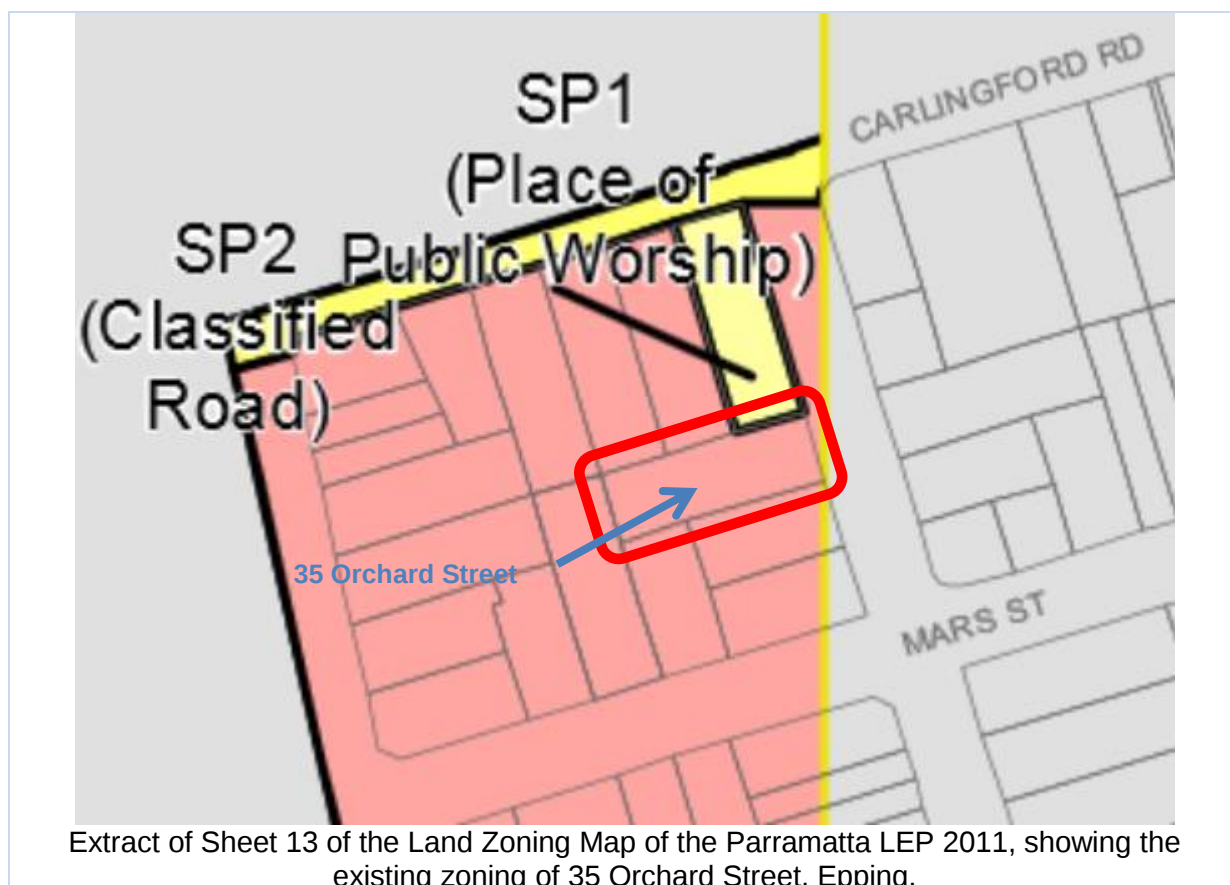
Mapping:

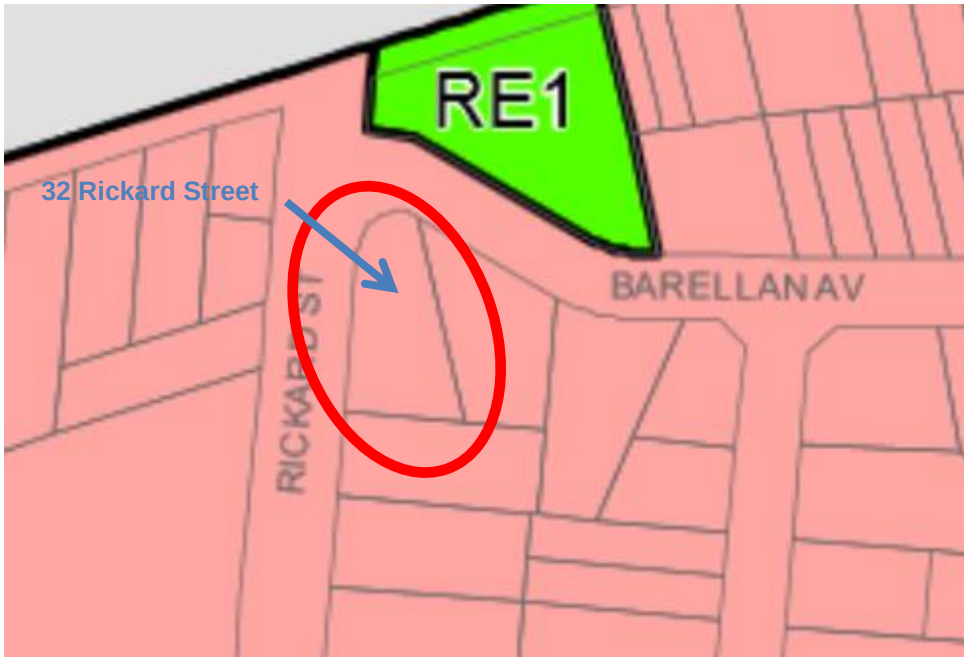


Extract of Sheet 10 of the Heritage Map of the Parramatta LEP 2011, showing 79 Eleanor Street, Parramatta in the Eleanor Street Group.

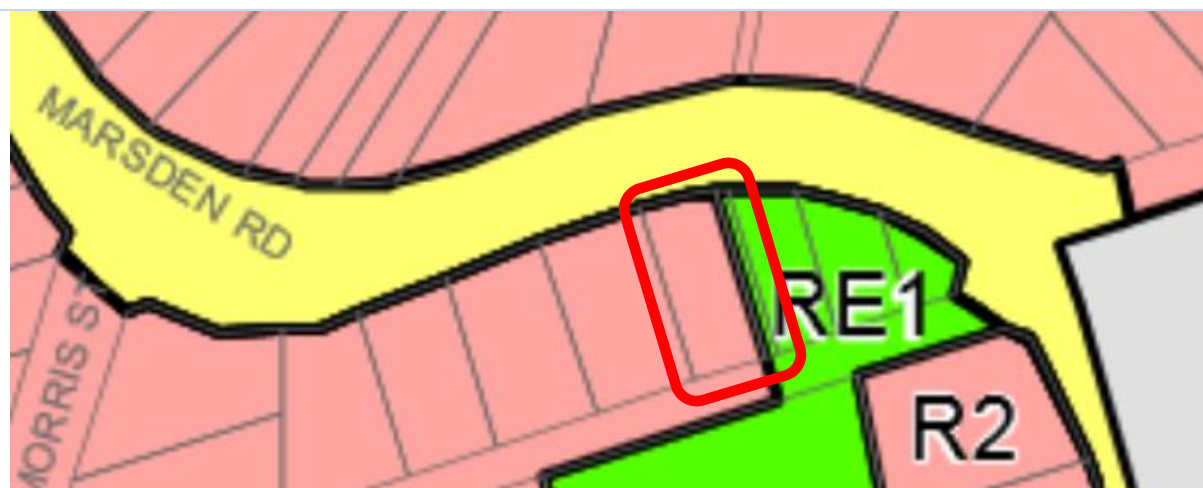
Item 7	
330 Church Street, Parramatta (Lots 2-3 DP788637, Lot 101 DP1031459) Removal of Heritage Listing	
Proposed Amendment	• Delete heritage listing of Item 86 at 330 Church Street, Parramatta from Schedule 5 Environmental Heritage of Parramatta LEP 2011 • Remove heritage designation relating to I86 in Sheet 1 of the Heritage Map of Parramatta LEP 2011
Explanation	This site was heritage listed for its historical value, being the location of the former David Jones department store. On 19 October 2012 the Planning Assessment Commission approved a development application for a mixed use development on this site (MP10_0171). A Construction Certificate for the demolition of all structures on the site and the construction of this development was approved on 20 December 2013 (CC/633/2013) and a new mixed use development is under construction. As such, nothing of heritage value remains on the site.
Mapping:  Extract of Sheet 1 of Parramatta City Centre LEP 2007, showing I86 at 330 Church Street, Parramatta.	

Item 8	
35 Orchard Street, Epping (Lot 1 Sec 1 DP1026) Rezoning to SP1 Place of Public Worship	
Proposed Amendment	• 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	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.
Councillor Workshop Outcome	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: 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.
Mapping:	

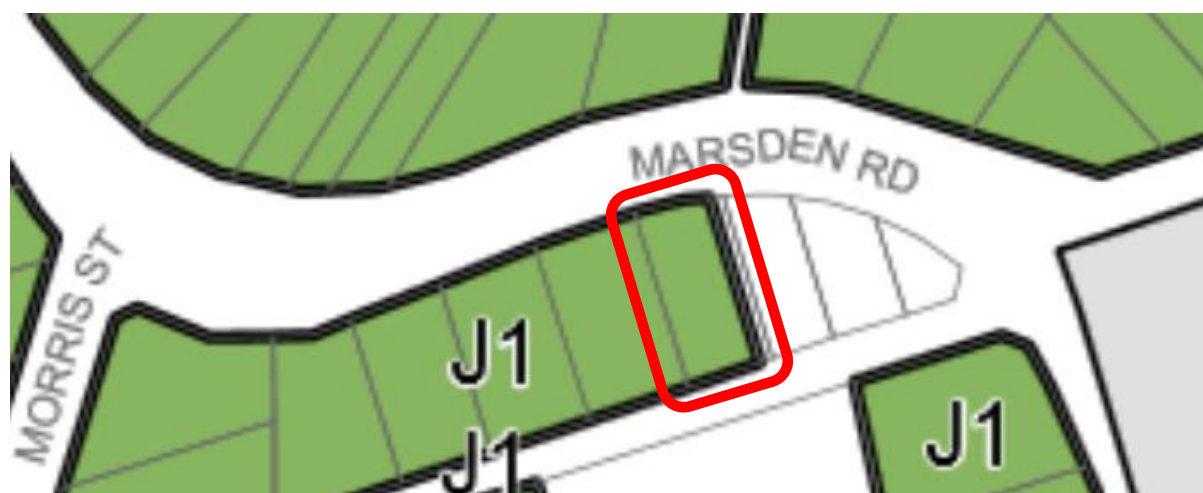


Item 9	
32 Rickard Street, Carlingford (Lot 2 DP29201) Rezoning to SP1 Place of Public Worship	
Proposed Amendment	- Rezone Lot 2 DP29201 from R2 Low Density Residential to SP1 Place of Public Worship - Amend Sheet 13 of Land Zoning Map of Parramatta LEP 2011 to reflect SP1 Place of Public Worship zoning
Explanation	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.
Councillor Workshop Outcome	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.
Mapping:	
 Extract of Sheet 13 of Land Zoning Map of Parramatta LEP 2011, showing R2 Low Density Residential zoning of 32 Rickard Street, Carlingford.	

Item 10	
218 Marsden Road, Carlingford (Lot 1 DP386075, Lot 1 DP128422) Rezoning to Low Density Residential	
Proposed Amendment	• 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	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.
Mapping: Aerial view of 218 Marsden Road, Carlingford.	



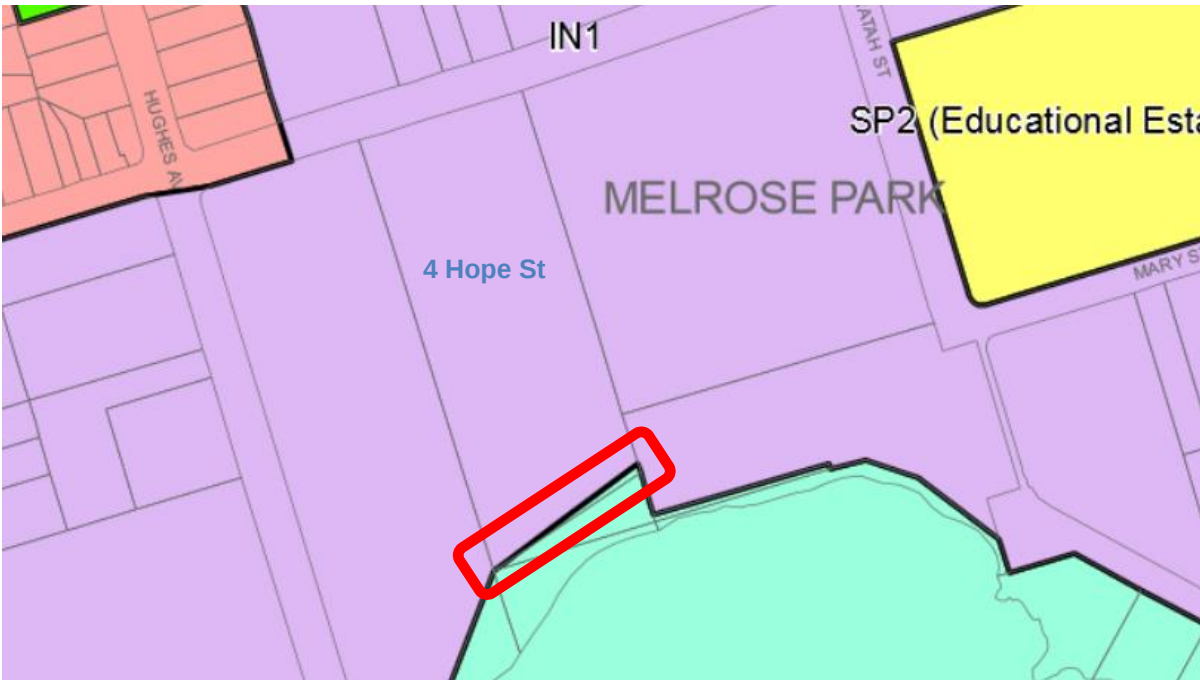
Extract of Sheet 16 of the Zoning Map of the Parramatta LEP 2011, showing the zoning of 218 Marsden Road, Carlingford.



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.

Item 11	
4 Hope Street, Melrose Park (Lot 1 DP622726) Rezoning IN1 General Industrial	
Proposed Amendment	• 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.	

Item 12

**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.

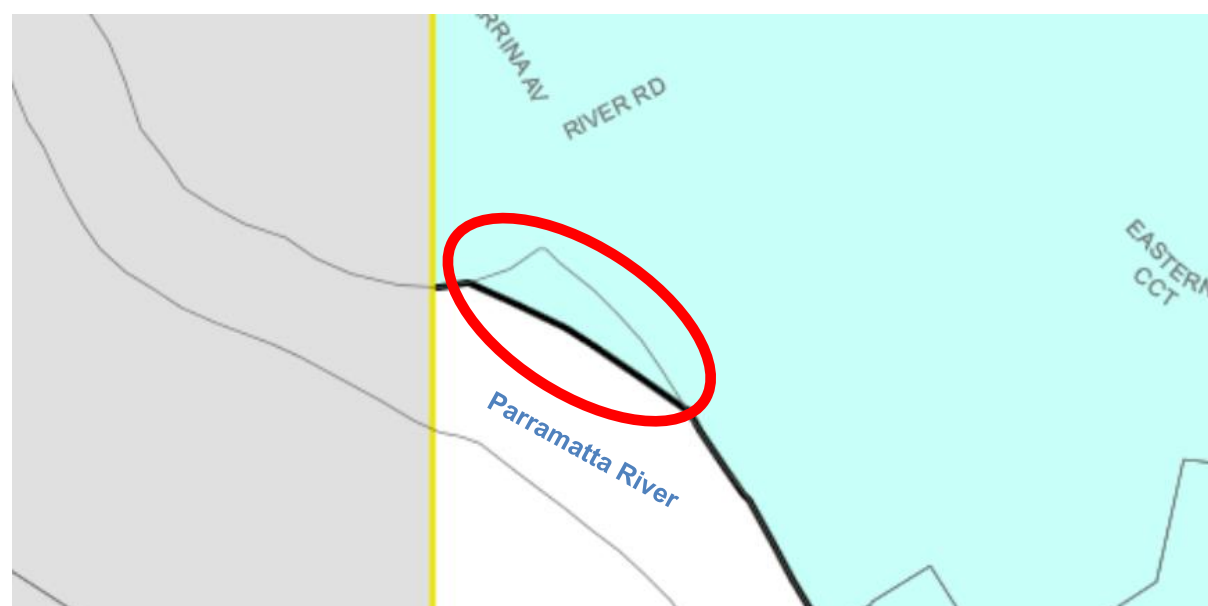
Mapping:



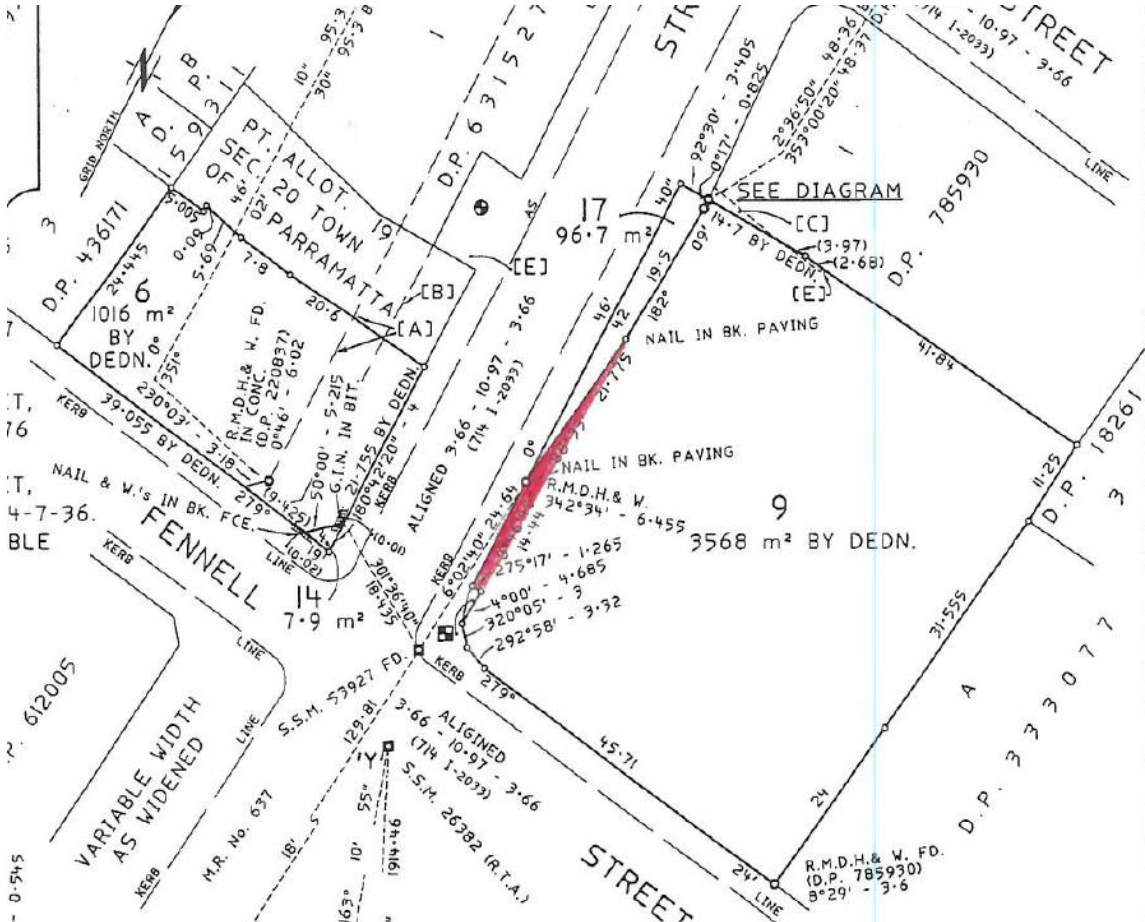
Aerial view of the small parcel of Parramatta River.



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.

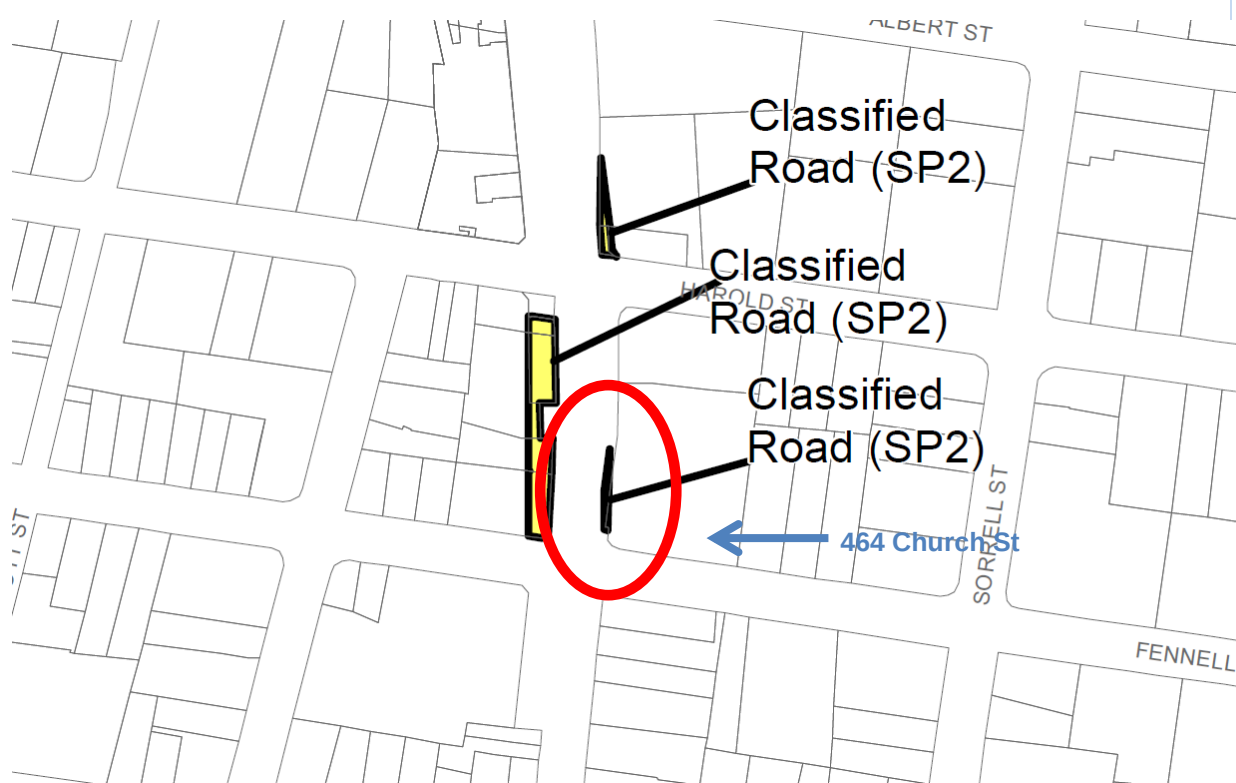


Extract of Sheet 9 of the Floor Space Ratio Map of the Parramatta LEP 2011, incorrectly displaying the small parcel of Parramatta River with an FSR.

Item 13	
464 Church Street, Parramatta (Lot 9 DP834791) Amendment of Zoning Map	
Proposed Amendment	- Amend Sheet 9 of the Land Zoning Map of the Parramatta LEP 2011 to match the parcel boundary of Lot 9 DP834791 - Amend Sheet 9 of the Land Acquisition Map of the Parramatta LEP 2011 to match the parcel boundary of Lot 9 DP834791
Explanation	A small slither of land to the west of Lot 9 DP834791 at 464 Church Street, Parramatta is shown on the Land Reservation Acquisition Map and zoned SP2; however, the slither of land is incorrectly positioned on both the Land Reservation Acquisition and Zoning maps. On 30 July 2014, Roads and Maritime Services NSW provided Council with details of the correct Land Reservation Acquisition under the Roads Act, 1993. Council wrote to RMS to advise them that the drafting anomaly in the Land Zoning and Land Reservation Acquisitions Maps would be corrected as part of a Housing Keeping LEP amendment. The Land Zoning Map and Land Reservation Acquisition Map should be amended to fix this anomaly.
Mapping: 	
Extract of Survey Map - Torrens Acquisition DP 834791, showing the correct land acquisition under the Roads Act, 1993 for 464 Church Street, Parramatta (dated 20/8/1993).	

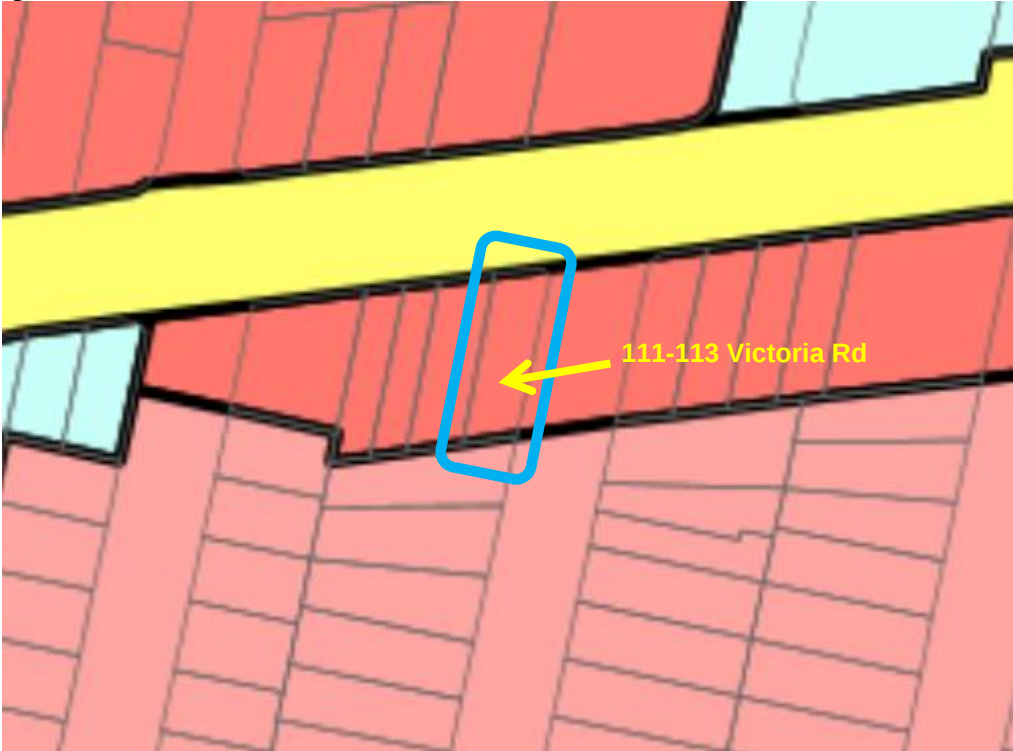


Extract of Sheet 9 of the Zoning Map of Parramatta LEP 2011, showing 464 Church Street, Parramatta.



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

Item 14	
5-7 Parkes Street, Parramatta (Lot 511 DP866023) Amendment of Land Reservation Acquisition Map	
Proposed Amendment	Amend Sheet 10 of the Land Acquisition Map of the Parramatta LEP 2011 to match the parcel boundary of 511 DP866023
Explanation	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. 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. The Land Reservation Acquisition Map should be amended to fix this anomaly.
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.	

Item 15	
111-113 Victoria Road, Parramatta (Lot 4 DP8641) Add Additional Permitted Uses	
Proposed Amendment	Insert new clause under Schedule 1 Additional Permitted Uses to permit “commercial premises” and “retail premises” at Lot 4 DP8641
Explanation	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.
Councillor Workshop Outcome	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.
Mapping: 	
Extract from Sheet 9 of the Land Zoning Map of the Parramatta LEP 2011, showing the zoning of 111-113 Victoria Road, Parramatta.	



Prepared by City of Parramatta Council

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