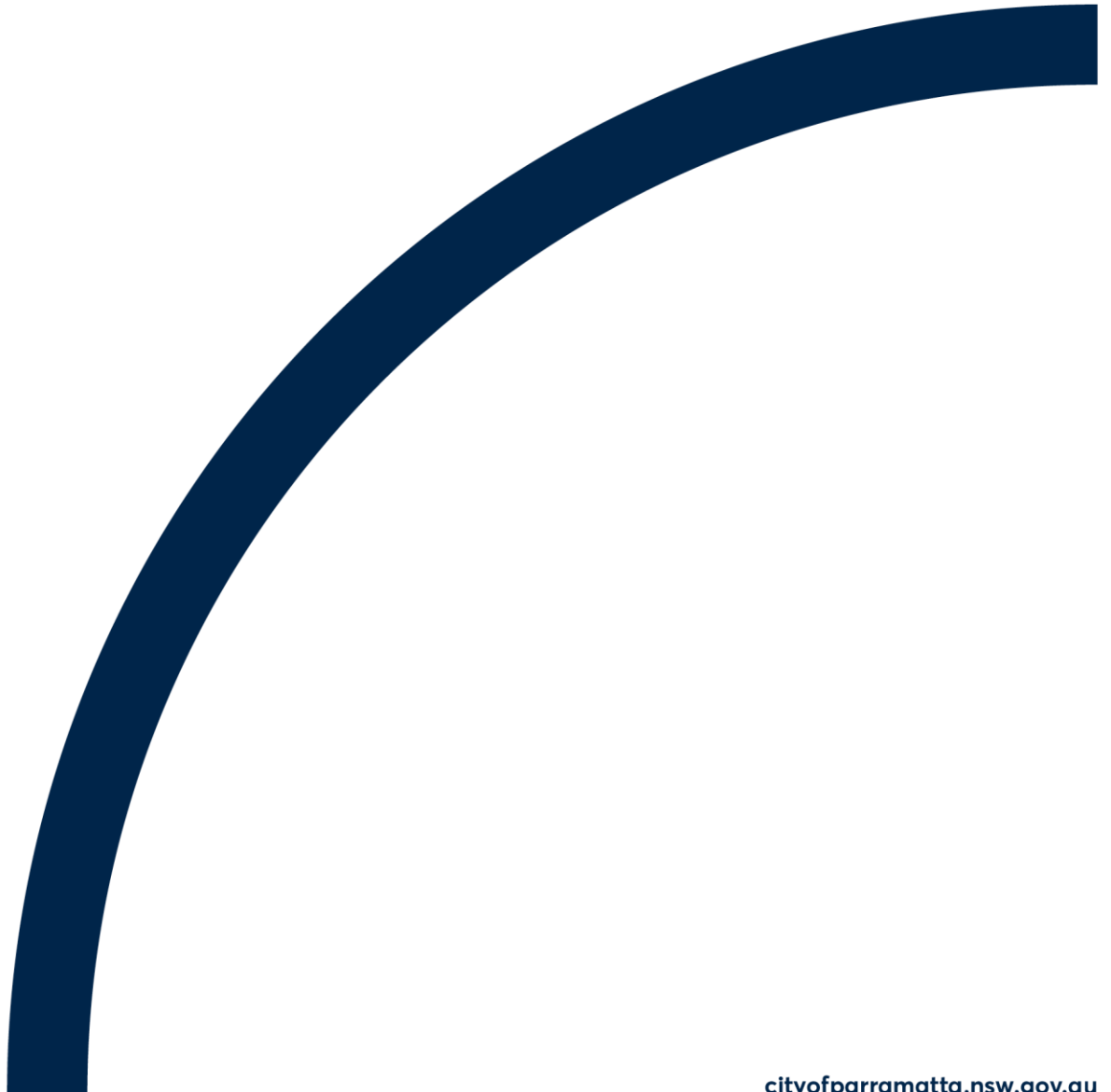




**CITY OF  
PARRAMATTA**

# **PLANNING PROPOSAL**

**8 LINCLUDEN PLACE, OATLANDS**



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## Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Think Planners	Submitted to Council for assessment – August 2021

Council versions:

No.	Author	Version
1.	City of Parramatta Council	Report to Local Planning Panel and Council on the assessment of Planning Proposal – October 2022 Submission to Department of Planning and Environment seeking Gateway Determination – December 2022
2.	City of Parramatta Council	Amendments updating Planning Proposal following Gateway Determination – December 2023

# INTRODUCTION

This planning proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan 2023*. It has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment (DPE) guide, 'A Guide to Preparing Local Environment Plans' (December 2021).

## Background and context

### *The Site*

On 5 November 2021, Council received a Planning Proposal from Think Planners Pty Ltd on behalf of Zaki Property Pty Ltd ATF Zaki Property Trust relating to the land at 8 Lincluden Place, Oatlands. The site is legally defined as Lot 3 DP 775621 and has a site area of approximately 4,249sqm. The site is currently zoned part SP2 Infrastructure (Educational Establishment) and part SP2 Infrastructure (Classified Road).

The site is located at the northern end of a cul-de-sac with boundaries on Lincluden Place, Gollan Avenue and Pennant Hills Road. The site is shown in **Figure 1**, below.



**Figure 1** – Site at 8 Lincluden Place, Oatlands, subject to the Planning Proposal

The site served as an educational facility, the Garfield Barwick School, until its sale in 2019 by the previous owners, the Royal Institute for Deaf and Blind Children, and currently includes an education building, carparking and outdoor play spaces. The existing building on site provides approximately 1320spm of multipurpose floor space, including kitchens, multipurpose rooms, classrooms, offices, and storage. The facility is not currently in use.



The land to the east and southeast is zoned R2 Low Density Residential comprising low density housing. The adjoining property to the west is zoned SP2 Infrastructure (Educational Establishment) and is occupied by the Alan Walker College. Further SP2 Infrastructure (Educational Establishment) zones are located on the northern side of Pennant Hills Road, with Burnside Public School and the grounds of the Kings School directly opposite the site. Tara Anglican School for Girls, and Redeemer Baptist School are also within proximity to the site (refer **Figure 2**).



**Figure 2** – Educational Establishments within the vicinity of the site at 8 Lincluden Place, Oatlands.



**Figure 3** – Street view of the site 8 Lincluden Place, Oatlands from Lincluden Place.





**Figure 4** – Street view of the site 8 Lincluden Place, Oatlands from Gollan Avenue.



**Figure 5** – Street view of the site 8 Lincluden Place, Oatlands from Pennant Hills Road.

## ***Background***

Under *Parramatta Local Environmental Plan 2023* the site:

- is zoned part SP2 Infrastructure (Educational Establishment) and part SP2 Infrastructure (Classified Road);
- has a minimum lot size of 700sqm;
- has a maximum building height of 9 metres;
- has no maximum Floor Space Ratio (FSR);
- is located within the Burnside Homes Heritage Conservation Area.

The site is located within the Burnside Homes Heritage Conservation Area, however the building currently on site is not identified as a heritage item.

An extract of each the above maps is provided in Part 4 – Mapping; specifically, Section 4.1 Existing controls.

# PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this Planning Proposal is to amend the *Parramatta Local Environmental Plan 2023* to enable the rezoning of the subject site to R2 Low Density Residential to accommodate future low density residential housing.

The intended outcome of the Planning Proposal is to increase the availability of housing, by rezoning the site consistent with the underlying zoning of surrounding properties.

The Planning Proposal seeks to achieve these intended outcomes through an amendment to the *Parramatta Local Environmental Plan 2023*, to rezone the land zoned SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential. In accordance with surrounding properties zoned R2 Low Density Residential, the Planning Proposal will amend *Parramatta Local Environmental Plan 2023* to apply a Floor Space Ratio of 0.5:1 and identify the site as 'S' (subdivisions) on the Dual Occupancy Prohibition map. The Planning Proposed is accompanied by technical studies to support the proposed changes (refer to Appendix 1 and 2).



# PART 2 – EXPLANATION OF PROVISIONS

This Planning Proposal seeks to amend *Parramatta Local Environmental Plan 2023* in relation to the zoning, floor space ratio and dual occupancy prohibition controls.

In order to achieve the desired objectives, the following amendments to the *Parramatta Local Environmental Plan 2023* are required:

Amend the zone in the **Land Zoning Map** from part SP2 Infrastructure (Educational Establishment) and part SP2 Infrastructure (Classified Road) to part R2 Low Density Residential and part SP2 Infrastructure (Classified Road). Refer to **Figure 18** in Part 4 of this Planning Proposal.

Amend the maximum floor space ratio in the **Floor Space Ratio Map** from no floor space ratio control to 0.5:1. Refer to **Figure 19** in Part 4 of this Planning Proposal.

Amend the **Dual Occupancy Prohibition Map** to identify the site as 'S' (subdivisions) on the Dual Occupancy Prohibition map. Refer to **Figure 20** in Part 4 of this Planning Proposal.

## Notes:

The above planning provisions were updated in accordance with the Gateway determination issued by the Department of Planning and Environment. Condition 1 of the Gateway determination required the Planning Proposal to be updated prior to public exhibition to align with the *Parramatta Local Environmental Plan 2023* that came into effect on 2 March 2023. Subsequently, the Planning Proposal applies controls consistent with the surrounding properties zoned R2 Low Density Residential.

## 2.1 Other relevant matters

### 2.1.1 Voluntary Planning Agreement

It is noted that the proponent provided a Letter of Offer on 29 September 2022, outlining willingness to enter into a Planning Agreement associated with the Planning Proposal. The Letter of Offer provides for pedestrian upgrades to address increased infrastructure demand generated by the proposed development. It is intended that the Planning Agreement is structured to allow a base development scenario up to an envisaged maximum development scenario, and triggers for revision of the Planning Agreement should development vary from this.

# PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

This part describes the reasons for the proposed outcomes and development standards in the Planning Proposal.

## 3.1 Section A - Need for the Planning Proposal

This section establishes the need for a Planning Proposal in achieving the key outcome and objectives. The set questions address the strategic origins of the Planning Proposal, and whether amending the LEP is the best mechanism to achieve the intended outcome of the Planning Proposal.

### 3.1.1 Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

#### Local Strategic Planning Statement (LSPS)

Council's adopted Local Strategic Planning Statement (LSPS) provides strategic direction on how the City of Parramatta is planning for the future growth of the city and draws together the needs and aspirations of the community. It identifies priorities for jobs, home and infrastructure. The LSPS contains actions and priorities to help Council achieve the vision of the State Government's Greater Sydney Region Plan and Central City District Plan and highlights its important role as the Central River City.

The LSPS additionally identifies the need to preserve and enhance the low-scale character of suburban Parramatta outside of the Greater Parramatta and Olympic Park (GPOP) area and Epping Strategic Centre through 'Planning Priority 5' which relates to maintaining lower density residential zones in areas outside of identified growth precincts across the city. As Oatlands is not in, or adjacent to, an identified growth precinct, this Planning Proposal is strategically aligned with Planning Priority 5 in the LSPS. This consistency is highlighted in **Table 3**.

**Table 3** – Consistency of Planning Proposal with City of Parramatta Local Strategic Planning Statement

Priority/Direction/Action	Response
<b>Planning Priority 5</b> Policy Direction P17 Maintain lower density residential zones, with a maximum height of 2 storeys, throughout suburban Parramatta.	Consistent. This Planning Proposal is in an area outside of a growth precinct and proposes an R2 Low Density Rezoning that is consistent with surrounding zoning.

#### Local Housing Strategy (LHS)

The Planning Proposal is consistent with the City of Parramatta Local Housing Strategy (LHS), which provides direction at the local level about when and where future housing growth will occur, and how it aligns with the broader NSW-government strategic planning framework. The LHS identifies that the city will require a small increase of housing stock in areas outside of the identified growth precincts.

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

The Planning Proposal is the best and most appropriate means of achieving the desired future redevelopment on the site. Accordingly, an amendment to the *Parramatta Local Environmental Plan 2023* to re-zone the site as R2 Low Density Residential, and apply relevant floor space ratio and dual occupancy subdivision prohibition controls, is an appropriate mechanism to achieve consistency with the surrounding land uses for this site.

## 3.2 Section B – Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the NSW Government's Plan for Growing Sydney and subregional strategy, State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

### 3.2.1 Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

#### A Metropolis of Three Cities

In March 2018, the NSW Government released the *Greater Sydney Region Plan: A Metropolis of Three Cities* ("the GSRP") a 20 year plan which outlines a three-city vision for metropolitan Sydney for to the year 2036.

The GSRP is structured under four themes: Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are 10 directions that each contain Potential Indicators and, generally, a suite of objective/s supported by a Strategy or Strategies. Those objectives and or strategies relevant to this Planning Proposal are discussed below.

#### Infrastructure and Collaboration

An assessment of the Planning Proposal's consistency with the GSRP's relevant Infrastructure and Collaboration objectives is provided in **Table 4a**, below.

**Table 4a** – Consistency of Planning Proposal with relevant GSRP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Relevant Objective	Comment
<b>A city supported by infrastructure</b>	<b>O1:</b> Infrastructure supports the three cities <b>O2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact <b>O3:</b> Infrastructure adapts to meet future need <b>O4:</b> Infrastructure use is optimised	This Planning Proposal is supported by a Planning Agreement providing for pedestrian upgrades to address increased infrastructure demand generated by the proposed development. The Planning Agreement is structured to allow a base development scenario up to a maximum development scenario, and triggers for revision of the Planning Agreement should development vary from this.

#### Liveability

An assessment of the Planning Proposal's consistency with the GSRP's relevant Liveability objectives is provided in **Table 4b**, below.



**Table 4b – Consistency of Planning Proposal with relevant GSRP Actions – Liveability**

Liveability Direction	Relevant Objective	Comment
<b>A city for people</b>	<b>O6:</b> Services and infrastructure meet communities' changing needs	<p>This Planning Proposal seeks to remove the current SP2 Infrastructure (Educational Establishment) in favour of R2 Low Density Residential zoning.</p> <p>It is noted that the site had previously accommodated a private school and has not been used as an educational establishment since 2019. This zoning change will not have an impact on current educational service in the Oatlands catchment area.</p>
	<b>O7:</b> Communities are healthy, resilient and socially connected	
	<b>O8:</b> Greater Sydney's communities are culturally rich with diverse neighbourhoods	
	<b>O9:</b> Greater Sydney celebrates the arts and supports creative industries and innovation	
<b>Housing the city</b>	<b>O10:</b> Greater housing supply	This Planning Proposal will contribute to greater housing supply. The intended outcome of the Planning Proposal is to increase the availability of housing, by rezoning the site consistent with the underlying zoning of surrounding properties.
	<b>O11:</b> Housing is more diverse and affordable	The rezoning will contribute to the diversity and affordability of low-density housing.
<b>A city of great places</b>	<b>O13:</b> Environmental heritage is identified, conserved and enhanced	The site itself does not contain a heritage item; however, is within the Burnside Homes Heritage Conservation Area. As such, any future Development Applications will be assessed against current heritage controls and will be accompanied by a Statement of Heritage Impact to ensure development is respectful of the Burnside Homes Conservation Area (refer to <b>Appendix 1</b> ).

### **Productivity**

An assessment of the Planning Proposal's consistency with the GSRP's relevant Productivity objectives is provided in **Table 4c**, below.

**Table 4c – Consistency of Planning Proposal with relevant GSRP Actions – Productivity**

Productivity Direction	Relevant Objective	Comment
<b>A well-connected city</b>	<b>O14:</b> The plan integrates land use and transport creates walkable and 30-minute cities	This Planning Proposal is not located in an identified growth precinct and does not contribute to the establishment of a 30-minute city.
	<b>O15:</b> The Eastern, GPOP and Western Economic Corridors are better connected and more competitive	N/A This Planning Proposal is not located in the Eastern, GPOP or Western Economic Corridors.
<b>Jobs and skills for the city</b>	<b>O19:</b> Greater Parramatta is stronger and better connected <b>O21:</b> Internationally competitive health, education, research and innovation precincts <b>O22:</b> Investment and business activity	N/A This Planning Proposal is related to residential land only. It is noted that the northern portion of this site is currently zoned SP2 Infrastructure (Classified Road), and is identified on the Land

	<p>in centres</p> <p><b>O23:</b> Industrial and urban services land is planned, retained and managed</p> <p><b>O24:</b> Economic sectors are targeted for success</p>	Reservation Acquisition Map. This Planning Proposal seeks to retain the land zoned SP2 Infrastructure (Classified Road).
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### ***Sustainability***

An assessment of the Planning Proposal's consistency with the GSRP's relevant Sustainability objectives is provided in **Table 4d**, below.

**Table 4d – Consistency of Planning Proposal with relevant GSRP Actions – Sustainability**

<b>Sustainability Direction</b>	<b>Relevant Objective</b>	<b>Comment</b>
<b>A city in its landscape</b>	<p><b>O25:</b> The coast and waterways are protected and healthier</p> <p><b>O27:</b> Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p> <p><b>O28:</b> Scenic and cultural landscapes are protected</p> <p><b>O29:</b> Environmental, social and economic values in rural areas are protected and enhanced</p> <p><b>O30:</b> Urban tree canopy cover is increased</p> <p><b>O31:</b> Public open space is accessible, protected and enhanced</p> <p><b>O32:</b> The Green grid links Parks, open spaces, bushland and walking and cycling paths</p>	<p>N/A</p> <p>This Planning Proposal is located in an existing urban area and does not impact biodiversity or bushland.</p>
<b>An efficient city</b>	<p><b>O33:</b> A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change</p> <p><b>O34:</b> Energy and water flows are captured, used and re-used</p> <p><b>O35:</b> More waste is re-used and recycled to support the development of a circular economy</p>	<p>N/A</p> <p>This Planning Proposal does not respond to energy, waste or water efficiencies. Detailed assessment of these issues may be considered at the DA stage.</p>
<b>A resilient city</b>	<p><b>O36:</b> People and places adapt to climate change and future shocks and stresses</p> <p><b>O37:</b> Exposure to natural and urban hazards is reduced</p> <p><b>O38:</b> Heatwaves and extreme heat are managed</p>	<p>The site is not located in a flood prone area.</p>

### ***Implementation***

An assessment of the Planning Proposal's consistency with the GSRP's relevant Implementation objectives is provided in **Table 4e**, below.

**Table 4e– Consistency of Planning Proposal with relevant GSRP Actions – Implementation**

<b>Implementation Direction</b>	<b>Relevant Objective</b>	<b>Comment</b>
<b>Implementation</b>	<b>O39:</b> A collaborative approach to city planning	<p>The Planning Proposal is consistent with the State Government's Planning Proposal process in accordance with the 'A Guide to Preparing Planning Proposals'.</p> <p>The Planning Proposal considers other strategic planning documents including the Central City District Plan and local strategies. This will be further discussed below.</p>

### **Central City District Plan**

In March 2018, the NSW Government released *Central City District Plan* which outlines a 20 year plan for the Central City District which comprises The Hills, Blacktown, Cumberland and Parramatta local government areas.

Taking its lead from the GSRP, the *Central City District Plan* (“CCDP”) is also structured under four themes relating to Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are Planning Priorities that are each supported by corresponding Actions. Those Planning Priorities and Actions relevant to this Planning Proposal are discussed below.

### **Infrastructure and Collaboration**

An assessment of the Planning Proposal’s consistency with the CCDP’s relevant Infrastructure and Collaboration Priorities and Actions is provided in **Table 5a**, below.

**Table 5a – Consistency of Planning Proposal with relevant CCDP Actions – Infrastructure and Collaboration**

Infrastructure and Collaboration Direction	Planning Priority/Action	Comment
<b>A city supported by infrastructure</b> <b>O1:</b> Infrastructure supports the three cities <b>O2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact <b>O3:</b> Infrastructure adapts to meet future need <b>O4:</b> Infrastructure use is optimised	<b>PP C1: Planning for a city supported by infrastructure</b> <ul style="list-style-type: none"> <li>• <b>A1:</b> Prioritise infrastructure investments to support the vision of <i>A metropolis</i></li> <li>• <b>A2:</b> Sequence growth across the three cities to promote north-south and east-west connections</li> <li>• <b>A3:</b> Align forecast growth with infrastructure</li> <li>• <b>A4:</b> Sequence infrastructure provision using a place based approach</li> <li>• <b>A5:</b> Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans</li> <li>• <b>A6:</b> Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes to reduce the demand for new infrastructure, supporting the development of adaptive and flexible regulations to allow decentralised utilities</li> </ul>	<p>This Planning Proposal is supported by a Planning Agreement providing for pedestrian upgrades to address increased infrastructure demand that will be generated by future development because of the Planning Proposal. The Planning Agreement is structured to allow a base development scenario up to a maximum development scenario, and triggers for revision of the Planning Agreement should development vary from this.</p> <p>It is noted that the northern portion of the site is currently zoned SP2 Infrastructure (Classified Road) and is identified on the Land Reservation Acquisition Map. This Planning Proposal seeks to retain the land zoned SP2 Infrastructure (Classified Road).</p>
<b>O5:</b> Benefits of growth realized by collaboration of governments, community and business	<b>PP C2: Working through collaboration</b> <ul style="list-style-type: none"> <li>• <b>A7:</b> Identify prioritise and delivery collaboration areas</li> </ul>	<p>N/A</p> <p>This Planning Proposal relates to a single site outside of the growth precincts.</p>

### **Liveability**

An assessment of the Planning Proposal’s consistency with the CCDP’s relevant Liveability Priorities and Actions is provided in **Table 5b**, below.

**Table 5b – Consistency of Planning Proposal with relevant CCDP Actions – Liveability**

Liveability Direction	Planning Priority/Action	Comment
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<p><b>A city for people</b></p> <p><b>O6:</b> Services and infrastructure meet communities' changing needs</p>	<p><b>PP C3: Provide services and social infrastructure to meet people's changing needs</b></p> <ul style="list-style-type: none"> <li>• <b>A8:</b> Deliver social infrastructure that reflects the need of the community now and in the future</li> <li>• <b>A9:</b> Optimise the use of available public land for social infrastructure</li> </ul>	<p>This Planning Proposal seeks to remove the current SP2 Infrastructure (Educational Establishment) in favour of R2 Low Density Residential zoning.</p> <p>It is noted that the previous school was private, and the site has not been used as an educational establishment since 2019. This zoning change will not have an impact on current educational service in the Oatlands catchment area.</p>
<p><b>O7:</b> Communities are healthy, resilient and socially connected</p> <p><b>O8:</b> Greater Sydney's communities are culturally rich with diverse neighbourhoods</p> <p><b>O9:</b> Greater Sydney celebrates the arts and supports creative industries and innovation</p>	<p><b>PP C4: Working through collaboration</b></p> <ul style="list-style-type: none"> <li>• <b>A10:</b> Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by (a-d).</li> <li>• <b>A11:</b> Incorporate cultural and linguistic diversity in strategic planning and engagement.</li> <li>• <b>A12:</b> Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations.</li> <li>• <b>A13:</b> Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Land Council's.</li> <li>• <b>A14:</b> Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden including (a-c).</li> <li>• <b>A15:</b> Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places</li> </ul>	<p>N/A</p> <p>This Planning Proposal is related to residential land only.</p>
<p><b>Housing the city</b></p> <p><b>O10:</b> Greater housing supply</p> <p><b>O11:</b> Housing is more diverse and affordable</p>	<p><b>PP C5: Providing housing supply, choice and affordability, with access to jobs, services and public transport</b></p> <ul style="list-style-type: none"> <li>• <b>A16:</b> Prepare local or district housing strategies that address housing targets [abridged version]</li> <li>• <b>A17:</b> Prepare Affordable Rental housing Target Schemes</li> </ul>	<p>This Planning Proposal will contribute to greater housing supply. The intended outcome of the Planning Proposal is to increase the availability of housing, by rezoning the site consistent with the underlying zoning of surrounding properties.</p>
<p><b>A city of great places</b></p> <p><b>O12:</b> Great places that bring people together</p> <p><b>O13:</b> Environmental heritage is identified, conserved and enhanced</p>	<p><b>PP C6: Creating and renewing great places and local centres, and respecting the District's heritage</b></p> <ul style="list-style-type: none"> <li>• <b>A18:</b> Using a place-based and collaborative approach throughout planning, design, development and management deliver great places by (a-e)</li> <li>• <b>A19:</b> Identify, conserve and enhance environmental heritage by (a-c)</li> <li>• <b>A20:</b> Use place-based planning to support the role of centres as a focus for connected neighbourhoods</li> <li>• <b>A21:</b> In Collaboration Areas, Planned Precincts and planning for centres (a-d)</li> </ul>	<p>The site itself does not contain a heritage item; however, it is within the Burnside Homes Heritage Conservation Area. As such, any future Development Applications will be assessed against heritage controls and will be accompanied by a Statement of Heritage Impact to ensure development is respectful of the Burnside Homes Conservation Area (refer to <b>Appendix 1</b>).</p>

	<ul style="list-style-type: none"> <li>• <b>A22:</b> Use flexible and innovative approaches to revitalise high streets in decline.</li> </ul>	
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### Productivity

An assessment of the Planning Proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in **Table 5c**, below.

**Table 5c – Consistency of Planning Proposal with relevant CCDP Actions – Productivity**

Productivity Direction	Planning Priority/Action	Comment
<b>A well-connected city</b> <b>O19:</b> Greater Parramatta is stronger and better connected	<b>PP C7: Growing a stronger and more competitive Greater Parramatta</b> <ul style="list-style-type: none"> <li>• <b>A23:</b> Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy [abridged]</li> <li>• <b>A24:</b> Revitalise Hawkesbury Road so that it becomes the civic, transport, commercial and community heart of Westmead</li> <li>• <b>A25:</b> Support the emergency services transport, including helicopter access</li> <li>• <b>A26:</b> Prioritise infrastructure investment [abridged]</li> <li>• <b>A27:</b> Manage car parking and identify smart traffic management strategies</li> <li>• <b>A28:</b> Investigate opportunities for renewal of Westmead East as a mixed use precinct</li> </ul>	N/A This Planning Proposal is not located in the Eastern, GPOP or Western Economic Corridors, and does not impact infrastructure. Detailed assessment of these issues may be considered at the DA stage
Jobs and skills for the city <b>O15:</b> The Eastern, GPOP and Western Economic Corridors are better connected and more competitive	<b>PP C8: Delivering a more connected and competitive GPOP Economic Corridor</b> <ul style="list-style-type: none"> <li>• <b>A29:</b> Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the GPOP Economic Corridor</li> <li>• <b>A30:</b> Prioritise transport investments that enhance access to the GPOP between centres within GPOP</li> <li>• <b>A31:</b> Co-locate health, education. Social and community facilities in strategic centres along the GPOP Economic Corridor.</li> </ul>	N/A This Planning Proposal is not located in the Eastern, GPOP or Western Economic Corridors, and does not contribute to the establishment of a 30 minute city.
<b>O14:</b> The plan integrates land use and transport creates walkable and 30 minute cities	<b>PP C9: Delivering integrated land use and transport planning and a 30-minute city</b> <ul style="list-style-type: none"> <li>• <b>A32:</b> Integrate land use and transport plans to deliver a 30-minute city</li> <li>• <b>A33:</b> Investigate, plan and protect future transport and infrastructure corridors</li> <li>• <b>A34:</b> Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network</li> <li>• <b>A35:</b> Optimise the efficiency and effectiveness of the freight handling and logistics network by (a-d)</li> <li>• <b>A36:</b> Protect transport corridors as appropriate, including the Western Sydney Freight Line, North South train link from Schofields to WS Airport as well as Outer Sydney Orbital and Bells Line of Road-Castlereagh connections</li> </ul>	This Planning Proposal is not located in an identified growth precinct and does not contribute to the establishment of a 30 minute city.
<b>O23:</b> Industrial and urban services land is planned, retained and managed	<b>PP C10: Growing investment, business opportunities and jobs in strategic centres</b> <ul style="list-style-type: none"> <li>• <b>A37:</b> Provide access to jobs, goods and services in centres [abridged]</li> <li>• <b>A38:</b> Create new centres in accordance with the principles for Greater Sydney's centres</li> </ul>	N/A This Planning Proposal is not located in the Eastern, GPOP or Western

	<ul style="list-style-type: none"> <li>• <b>A39:</b> Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional floorspace</li> </ul>	Economic Corridors.
<b>O23: Industrial and urban services land is planned, retained and managed</b>	<p><b>PP C11: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land</b></p> <ul style="list-style-type: none"> <li>• <b>A49:</b> Review and manage industrial and urban service land, in line with the principles for managing industrial and urban services land, in the identified local government area</li> <li>• <b>A51:</b> Facilitate the contemporary adaption of industrial and warehouse buildings through increased floor to ceiling heights</li> <li>• <b>A52:</b> Manage the interfaces of industrial areas, trade gateways and intermodal facilities by land use activities (a-e) and transport operations (f-g) [abridged]</li> </ul>	N/A This Planning Proposal is related to residential land only.
<b>O24: Economic sectors are targeted for success</b>	<p><b>PP C12: Supporting growth of targeted industry sectors</b></p> <ul style="list-style-type: none"> <li>• <b>A53:</b> Facilitate health and education precincts by (a-d) [abridged]</li> <li>• <b>A54:</b> Provide a regulatory environment that enables economic opportunities created by changing technologies</li> <li>• <b>A55:</b> Consider the barriers to the growth of internationally competitive trade sectors, including engaging with industry and assessing regulatory barriers</li> <li>• <b>A56:</b> Protect and support agricultural production and mineral resources by preventing inappropriate dispersed urban activities</li> <li>• <b>A57:</b> Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experience and ensure connections to transport at key tourist attractions</li> <li>• <b>A58:</b> Consider opportunities to enhance the tourist and visitor economy in the district, including a coordinated approach to tourism activities, events and accommodation</li> <li>• <b>A59:</b> When preparing plans for tourism and visitation consider (a-g) [abridged]</li> </ul>	N/A This Planning Proposal is related to residential land only.

### ***Sustainability***

An assessment of the Planning Proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in **Table 5d**, below.

**Table 5d – Consistency of Planning Proposal with relevant CCDP Actions – Sustainability**

<b>Sustainability Direction</b>	<b>Planning Priority/Action</b>	<b>Comment</b>
<p><b>A city in its landscape</b></p> <p><b>O25:</b> The coast and waterways are protected and healthier</p>	<p><b>PP C13: Protecting and improving the health and enjoyment of the District's Waterways</b></p> <ul style="list-style-type: none"> <li>• <b>A60:</b> Protect environmentally sensitive areas of waterways</li> <li>• <b>A61:</b> Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water based transport</li> </ul>	<p>N/A</p> <p>This Planning Proposal is located in an existing urban area and does not face onto sensitive waterways. Stormwater management on the site will be assessed at DA stage.</p>



	<ul style="list-style-type: none"> <li>• <b>A62:</b> Improve the health of catchments and waterways through a risk based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes</li> <li>• <b>A63:</b> Work towards reinstating more natural conditions in highly modified urban waterways</li> </ul>	
<b>O26:</b> The coast and waterways are protected and healthier	<p><b>PP C14: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element</b></p> <ul style="list-style-type: none"> <li>• <b>A64:</b> Implement South Creek Corridor Project and use the design principles for South Creek to deliver a cool and green Western Parkland City</li> </ul>	<p>N/A</p> <p>This Planning Proposal is not located in the South Creek Corridor Project area.</p>
<p>O27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced</p> <p>O28: Scenic and cultural landscapes are protected</p>	<p>PP C15: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes</p> <ul style="list-style-type: none"> <li>• A65: Protect and enhance biodiversity by (a-c) [abridged]</li> <li>• A66: Identify and protect scenic and cultural landscapes</li> <li>• A67: Enhance and protect views of scenic and cultural landscapes from the public realm</li> </ul>	<p>This site has been largely developed and so does not contain areas of biodiversity that would warrant protection.</p> <p>A preliminary assessment (audit) of existing trees on the site has identified six (6) trees rated as 'high significance'* for retention, and zero (0) trees recommended for removal in response to this Planning Proposal and the indicative subdivision scheme.</p> <p>Additionally, the preliminary assessment demonstrates that there is adequate room to construct new residential dwellings, and space between existing trees on the site to accommodate the development of future driveways should the indicative subdivision application be progressed. As such, any future Development Applications will be assessed against the in-force DCP.</p> <p>*Significance of a Tree, Assessment Rating System (STARS) – Institute of Australian Consulting Arboriculturists 2010)</p>
<p><b>O30:</b> Urban tree canopy cover is increased</p> <p><b>O32:</b> The Green grid links Parks, open spaces, bushland and walking and cycling paths</p>	<p><b>PP C16: PP C16: Increasing urban tree canopy cover and delivering Green grid connections</b></p> <ul style="list-style-type: none"> <li>• <b>A68:</b> Expand urban tree canopy in the public realm</li> <li>• <b>A69:</b> progressively refine the detailed design and delivery of (a-c) [abridged]</li> <li>• <b>A70:</b> Create Greater Sydney green Grid connections to the Western Sydney Parklands</li> </ul>	<p>A preliminary assessment (audit) of existing trees on the site has identified six (6) trees rated as 'high significance'* for retention, and zero (0) trees recommended for removal in response to this Planning Proposal and the indicative subdivision scheme.</p> <p>Additionally, the preliminary assessment demonstrates that there is adequate room to construct new residential dwellings, and space between existing trees on the site to accommodate the development of future driveways should the indicative subdivision application be progressed. As such, any future Development Applications will be assessed against the in-force DCP.</p> <p>*Significance of a Tree, Assessment Rating System (STARS) – Institute of Australian Consulting Arboriculturists 2010)</p>

<p><b>O31:</b> Public open space is accessible, protected and enhanced</p>	<p><b>PP C17: Delivering high quality open space</b></p> <ul style="list-style-type: none"> <li>• <b>A71:</b> Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged]</li> </ul>	<p>N/A</p> <p>This Planning Proposal is located in an existing urban area and does not impact public open space.</p>
<p><b>An efficient city</b></p> <p><b>O33:</b> A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change</p> <p><b>O34:</b> Energy and water flows are captured, used and re-used</p> <p><b>O35:</b> More waste is re-used and recycled to support the development of a circular economy</p>	<p><b>PP C19: Reducing carbon emissions and managing energy, water and waste efficiently</b></p> <ul style="list-style-type: none"> <li>• <b>A75:</b> Support initiatives that contribute to the aspirational objectives of achieving net-zero emissions by 2050</li> <li>• <b>A76:</b> Support precinct-based initiatives to increase renewable energy generation and energy and water efficiency</li> <li>• <b>A77:</b> Protect existing and identify new locations for waste recycling and management</li> <li>• <b>A78:</b> Support innovative solutions to reduce the volume of waste and reduce waste transport requirements</li> <li>• <b>A79:</b> Encourage the preparation of low carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimising car parking provisions where an increase in total floor in 100,000sqm</li> </ul>	<p>N/A</p> <p>This Planning Proposal does not respond to energy, waste or water efficiencies. Detailed assessment of these issues may be considered at the DA stage.</p>
<p><b>O36:</b> People and places adapt to climate change and future shocks and stresses</p> <p><b>O37:</b> Exposure to natural and urban hazards is reduced</p> <p><b>O38:</b> Heatwaves and extreme heat are managed</p>	<p><b>PP C20: Adapting to the impacts of urban and natural hazards and climate change</b></p> <ul style="list-style-type: none"> <li>• <b>A81:</b> Support initiatives that respond to the impacts of climate change</li> <li>• <b>A82:</b> Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing areas most exposed to hazards</li> <li>• <b>A83:</b> Mitigate the urban heat island effect and reduce the vulnerability to extreme heat</li> <li>• <b>A84:</b> Respond to the direction for managing flood risk in Hawkesbury-Nepean Valley</li> <li>• <b>A85:</b> Consider strategies and measures to manage flash flooding and safe evacuation when planning for growth in Parramatta CBD</li> </ul>	<p>The site is not located in a flood prone area.</p>

### 3.2.2 Will the Planning Proposal give effect to a Council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The following local strategic planning documents are relevant to the Planning Proposal.

## **Parramatta 2038 Community Strategic Plan**

Parramatta 2038 is a long term Community Strategic Plan for the City of Parramatta and links to the long-term future of Sydney. The plan formalises several big and transformational ideas for the city and the region.

The Planning Proposal is considered to meet the strategies and key objectives identified in the plan including:

- **Fair:** The site is located within close proximity of four (4) educational institutions (refer to **Figure 2**).
- **Accessible:** The site is located within close access to two Transport for NSW (TfNSW) bus services running between Parramatta Station and Pennant Hills Station, and Parramatta Station and Macquarie Park via Epping Station. Additionally, the site is adjacent to existing Parramatta Ways walking strategy pathways, and to two proposed cycling route connections.
- **Welcoming:** The Planning Proposal is in keeping with the surrounding built form, and proposes development in keeping with the existing character of the suburb. The site is not identified as containing a heritage item, however it is located in the Burnside Homes Conservation Area. Any future development applications at the site would require a Statement of Heritage Impact to ensure development is respectful of the Burnside Homes Conservation Area.

## **Parramatta Local Strategic Planning Statement**

Refer to Section 3.1.1 of this Planning Proposal.

## **Parramatta Local Housing Strategy**

Refer to Section 3.1.1 of this Planning Proposal.

### **3.2.3 Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?**

There are no State or regional studies or strategies which relate to the site for this Planning Proposal.

### **3.2.4 Is the Planning Proposal consistent with the applicable State Environmental Planning Policies?**

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to **Table 6** below).



**Table 6 – Consistency of Planning Proposal with relevant SEPPs**

State Environmental Planning Policies (SEPPs)	Consistency: Yes = ✓ No = x N/A = Not applicable	Comment
SEPP No 1 Development Standards	N/A	This SEPP is not relevant to the proposed amendment.
SEPP 4 – Development Without Consent and Miscellaneous Exempt and Complying Development	N/A	This SEPP is not relevant to the proposed amendment.
SEPP 60 – Exempt and Complying Development	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2023 given the site is within a Heritage Conservation Area.
SEPP No 65 Design Quality of Residential Flat Development	✓	This SEPP is not relevant to the proposed amendment.
SEPP (BASIX) 2004	N/A	Detailed compliance with SEPP (BASIX) will be demonstrated at the time of making a Development Application for the site facilitated by this Planning Proposal.
SEPP (Exempt and Complying Development Codes) 2008	✓	This SEPP is not relevant to the proposed amendment. May apply to future development of the site.
SEPP (Housing) 2021	✓	Detailed compliance with SEPP (Housing) 2021 will be demonstrated at the time of making an application for the site facilitated by this Planning Proposal, noting that this SEPP permits Boarding Houses without consent on this site.
SEPP (Resilience and Hazards) 2021	N/A	This SEPP is not relevant to the proposed amendment.
SEPP (Industry and Employment) 2021	✓	This SEPP is not relevant to the proposed amendment. May apply to future development of the site.
SEPP (Transport and Infrastructure) 2021	✓	This SEPP is not relevant to the proposed amendment. May apply to future development of the site.
SEPP (Biodiversity and Conservation) 2021	N/A	The proposed development is not located directly on the Sydney Harbour Catchment foreshore. Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at Development Assessment (DA) stage.
SEPP (Planning Systems) 2021	N/A	This SEPP is not relevant to the proposed amendment.
SEPP (Precincts – Central River City) 2021	N/A	This SEPP is not relevant to the proposed amendment.

### 3.2.5 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)

In accordance with Clause 9.1 of the *EP&A Act 1979* the Minister issues directions for the relevant planning authorities to follow when preparing Planning Proposals for new LEPs. The directions are listed under nine focus areas:

1. Planning Systems and Planning Systems – Place Based
2. Design and Place (This Focus Area was blank when the Directions were made)

3. Biodiversity and Conservation
4. Resilience and Hazards
5. Transport and Infrastructure
6. Housing
7. Industry and Employment
8. Resources and Energy
9. Primary production

The following directions are considered relevant to the subject Planning Proposal.

**Table 7 – Consistency of Planning Proposal with relevant Section 9.1 Directions**

Relevant Direction	Comment	Compliance
<b>1. Planning Systems and Planning Systems – Place Based</b>		
Direction 1.1 – Implementation of Regional Plans The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	The Planning Proposal is consistent with the vision, land use strategy, goals, directions and actions contained in the GSRP, as described above in <b>Tables 4b</b> and <b>4d</b> .	Yes
Direction 1.3 – Approval and Referral Requirements The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.	Yes
Direction 1.4 – Site Specific Provisions The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	The Planning Proposal does not introduce any site specific provisions	Yes
<b>2. Design and Place</b>		
This Focus Area was blank at the time the Directions were made.		
<b>3. Biodiversity and Conservation</b>		
Direction 3.1 – Conservation Zones The objective of this direction is to protect and conserve environmentally sensitive areas.	The Planning Proposal is consistent with this direction, in that it does not apply to environmentally sensitive areas or alter provisions for land in a conservation zone.	Yes
Direction 3.2 – Heritage Conservation The objective of this direction is to protect and conserve environmentally sensitive areas.	The site is located within the Burnside Homes Conservation Area; it does not contain any Heritage items.  Future development on the site will be assessed against current heritage controls and accompanied by a Statement of Heritage Impact at DA stage to ensure protection and conservation required within the Burnside Homes Conservation Area (refer to <b>Appendix 1</b> ).	Yes
Direction 3.5 – Recreation Vehicle Areas The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	The Planning Proposal is consistent with this direction, in that it: is not proposing to enable land to be developed for the purpose of a recreation vehicle area.	Yes
<b>4. Resilience and Hazards</b>		

<p>Direction 4.1 – Flooding</p> <p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> <li>(a) Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</li> <li>(b) Ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.</li> </ul>	<p>The site is not flood prone and is above the 1:100 year (1% Annual Exceedance Probability) flood level.</p> <p>Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at DA stage. This will also include any design detail required to ensure compliance with Council's water management controls within the <i>Parramatta Development Control Plan 2023</i>.</p>	Yes
<p>Direction 4.3 Planning for Bushfire Protection</p> <p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> <li>(a) Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</li> <li>(b) Encourage sound management of bush fire prone areas.</li> </ul>	<p>The site is not identified as bush fire prone land under Section 10.3 of the Environmental Planning and Assessment Act.</p>	Yes
<p>Direction 4.4 – Remediation of Contaminated Land</p> <p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by Planning Proposal authorities.</p>	<p>The site is not within an investigation area within the meaning of the Contaminated Land Management Act 1997 and has not been subject to development as described in Table 1 of the contaminated land planning guidelines.</p>	Yes
<p>Direction 4.1 - Acid Sulfate Soils</p> <p>The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p>	<p>The site is not identified on the Acid Sulfate Soils Map in <i>Parramatta LEP 2023</i>.</p>	Yes
<b>5. Transport and Infrastructure</b>		
<p>Direction 5.1 – Integrating Land Use and Transport</p> <p>The objective of this direction is to ensure that development reduces dependence on cars, increases the choice of available transport and improves access to housing, jobs and services by walking, cycling and public transport.</p>	<p>The Planning Proposal is consistent with this direction, in that it:</p> <ul style="list-style-type: none"> <li>• Will provide new dwellings in proximity to existing public transport links</li> <li>• Is located along existing Parramatta Ways walking strategy pedestrian routes and identified future cycle network routes.</li> <li>• Makes more efficient use of space and infrastructure by allowing new residential development on an underutilised site.</li> </ul>	Yes
<p>Direction 5.2 – Reserving Land for Public Purposes</p> <p>The objectives of this direction are to facilitate the provision of public services and facilities by reserving land for public purposes and facilitate the removal of reservations where the land is no longer required for acquisition.</p>	<p>The Planning Proposal does not include the identification of, or removal of, land required for acquisition.</p>	Yes
<b>6. Housing</b>		
<p>Direction 6.1 – Residential Zones</p> <p>The objectives of this direction are to encourage a variety and choice of housing types, make efficient</p>	<p>The Planning Proposal is consistent with this direction, in that it:</p> <ul style="list-style-type: none"> <li>• Facilitates additional housing by allowing new residential development on an underutilised site, in keeping</li> </ul>	Yes

use of existing infrastructure and services and minimise the impact of residential development.	<p>with the land uses of the surrounding area.</p> <ul style="list-style-type: none"> <li>Provides residential development in an existing urban area that is currently fully serviced by existing infrastructure.</li> </ul>	
<b>7. Industry and Employment</b>		
<p>Direction 7.1 – Business and Industrial Zones</p> <p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> <li>(a) Encourage employment growth in suitable locations,</li> <li>(b) Protect employment land in business and industrial zones; and</li> <li>(c) Support the viability of identified centres.</li> </ul>	The Planning Proposal is consistent with this direction, in that it does not apply to business or industrial zones or alter provisions for land in a business or industrial zone.	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.

#### 3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site has previously been used as a private educational facility and has been largely developed, therefore it is unlikely to contain critical habitat or threatened species, populations or ecological communities, or their habitats.

#### 3.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The main potential environmental impacts to be examined in detail with any future development proposal for the site are:

##### Heritage

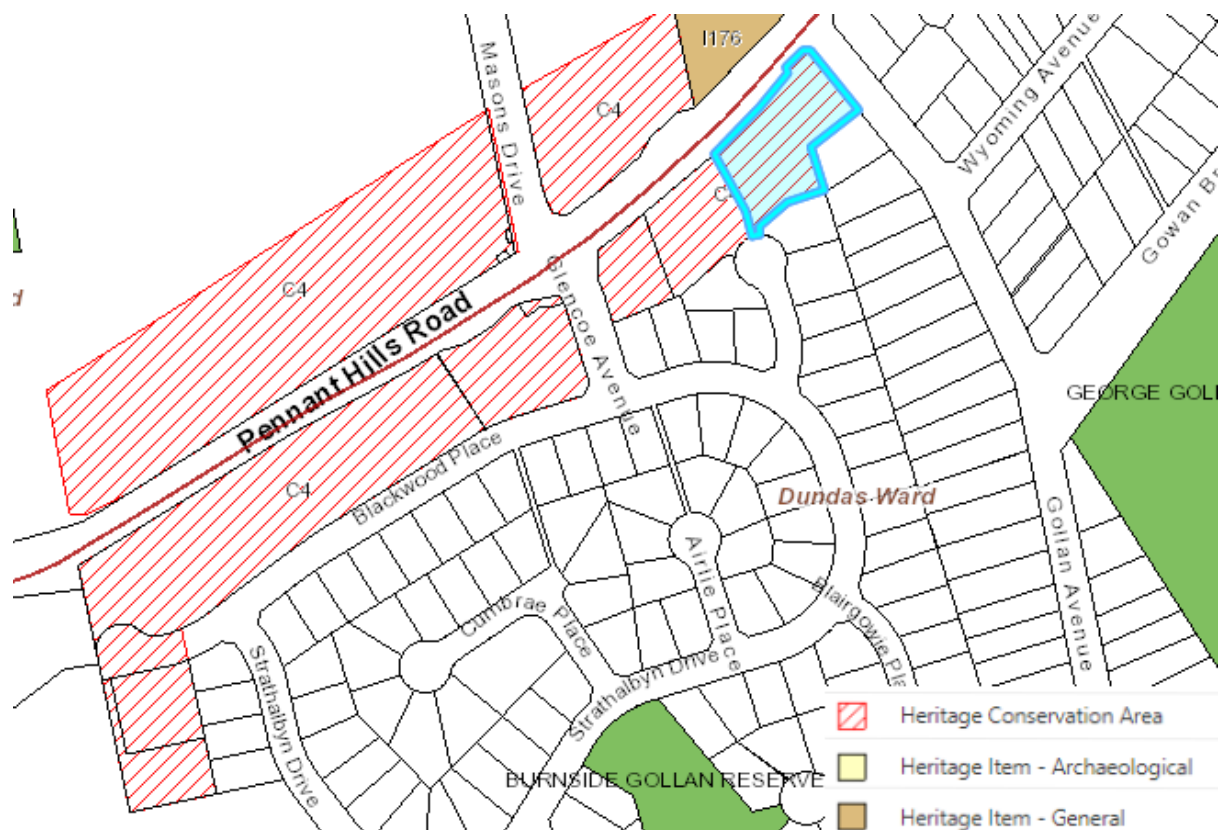
The subject site is located in the Burnside Homes Conservation Area as identified in the *Parramatta DCP 2023* (refer to **Figure 6**). The site itself does not contain a heritage item and is not adjacent to any listed heritage items.

As discussed above, the proposed rezoning from SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential is not considered to have a significant impact to the heritage significance of the area and will be consistent with adjoining zoning and land uses.

Any future DA would need to include a Statement of Heritage Impact to ensure that any development is completed in a manner that is sympathetic to, and does not detract from, the identified significance of the Burnside Homes Conservation Area.

Any applications should be referred to the NSW Environment, Energy and Science and Heritage NSW prior to any works commencing for assessment of potential relics on the site and their conservation.





**Figure 6 – Heritage item map, Parramatta LEP 2023 for the site at 8 Lincluden Place, Oatlands**

### Urban Design and Built Form

This Planning Proposal proposes to rezone the site from part SP2 Infrastructure (Educational Establishment) and part SP2 Infrastructure (Classified Road) to part R2 Low Density Residential and part SP2 Infrastructure (Classified Road). In accordance with surrounding properties zoned R2 Low Density Residential, the Planning Proposal will amend *Parramatta Local Environmental Plan 2023* to apply a Floor Space Ratio of 0.5:1 and identify the site as 'S' (subdivision) on the Dual Occupancy Prohibition map.

The maximum development potential of this site provides two development scenarios:

- (1) Lot subdivision to 5 x residential lots at 700m<sup>2</sup> each, with dual occupancy dwellings (total 10 new dwellings)
- (2) Lot subdivision to 5 x residential lots at 700m<sup>2</sup> each, with a Boarding House of up to 12 rooms (permitted without consent under the SEPP (Housing) 2021)

This Planning Proposal is supported by a Planning Agreement providing for pedestrian upgrades to address increased infrastructure demand generated by the proposed development. The Planning Agreement is structured to allow a base development scenario, and triggers for revision of the Planning Agreement should development vary from the proposed base development scenario, effectively building a level of flexibility into the Planning Agreement to accommodate different development scenarios.

### Transport and Accessibility

The proposed R2 Low Density Residential zones can accommodate low density forms of residential accommodation and can also accommodate an educational facility as per current zoning. As stated in the submitted traffic report, no significant additional traffic load will be generated as a result of the proposed rezoning (refer to **Appendix 2**). Additional traffic studies may be required at the DA assessment stage.

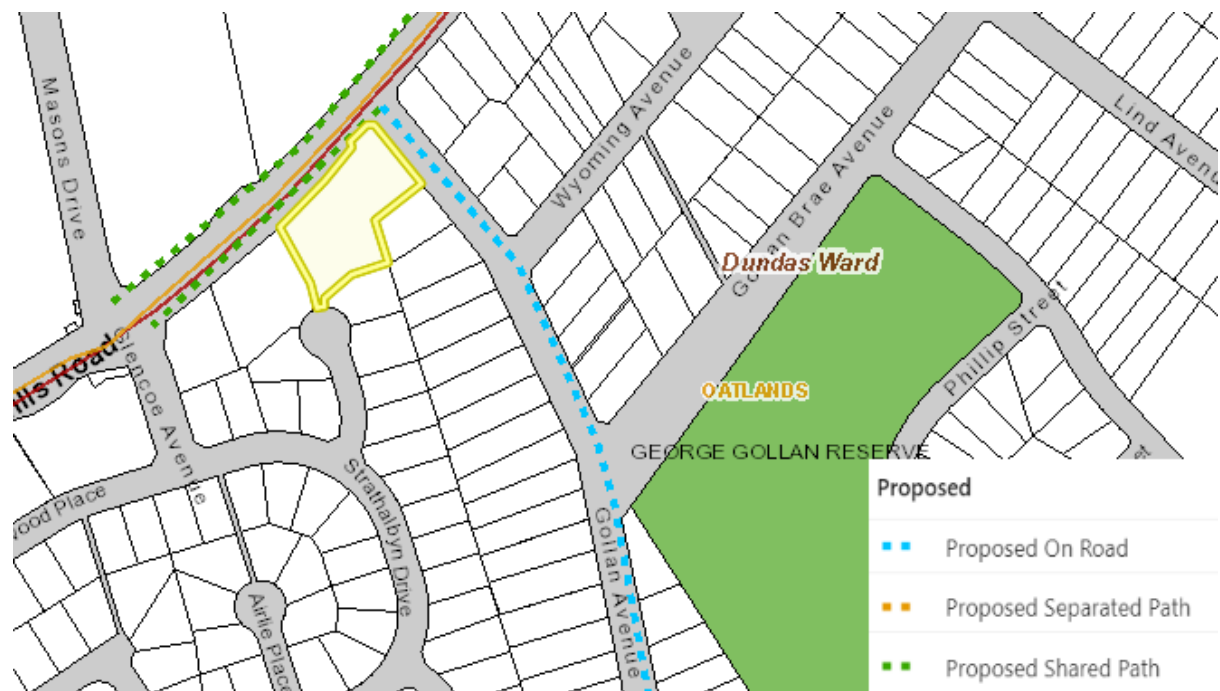
Future DAs would be assessed against the in-force DCP at the time of application and may require an additional traffic study to be undertaken.

The site is served by the two Transport for NSW (TfNSW) bus services running between Parramatta Station and Pennant Hills Station, and Parramatta Station and Macquarie Park via Epping Station.

The site has active transport connections and is adjacent to existing pathways in the Parramatta Ways walking network (refer to **Figure 7**). Additionally, there are two proposed cycle ways along both Pennant Hills Road and Gollan Avenue (refer to **Figure 8**). Further investigations to identify local infrastructure requirements, particularly to with regard to upgraded active transport network connections to support the increased development, would be required.



**Figure 7** – Existing Parramatta Ways walking network routes and footpath locations.



**Figure 8** – Proposed future cycle network connections along Pennant Hills Road and Gollan Avenue.

### 3.3.3 How has the Planning Proposal adequately addressed any social and economic effects?

The site and existing buildings have not been used as an educational establishment since the current owners purchased the site in 2019. Council officers consider that the loss of SP2 Infrastructure (Educational Establishment) zoned land will have no impacts on access to education facilities as these are permitted uses in an R2 Low Density Residential zone regardless (refer to **Figure 2**).

Further, the potential loss of the existing play spaces is considered a minor impact to the local community as is located within close proximity to existing, Council managed, open space and recreation areas (refer to **Figure 9**). Furthermore, the site is privately owned and was not open to the public to use the associated facilities. Any future application to re-establish an educational facility on the site would be required to meet the Education and Care Services National Regulations under the SEPP (Transport and Infrastructure).

The Applicant may seek to continue to use the existing buildings as an education facility. It is noted that the educational facility could re-commence operations in accordance with the existing development consent BA/84233 issued 5 July 1988 by the then Baulkham Hills Shire Council. If, however, the Applicant pursues the indicative subdivision, the existing development consent would need to be surrendered before any development consent is issued for subdivision. Any future DA seeking to establish a new education facility in these buildings will be required to demonstrate the ability to meet the Education and Care Services National Regulations as described in Part 3.3 of the SEPP (Transport and Infrastructure) 2021.



**Figure 9** – Existing, Council managed, open space and recreation areas within the vicinity of the site at 8 Lincluden Place, Oatlands.

## 3.4 Section D – State and Commonwealth Interests

### 3.4.1 Is there adequate public infrastructure for the Planning Proposal?

Further investigations will be required with regards to the potential impact on the existing active transport network as a result of this Planning Proposal.

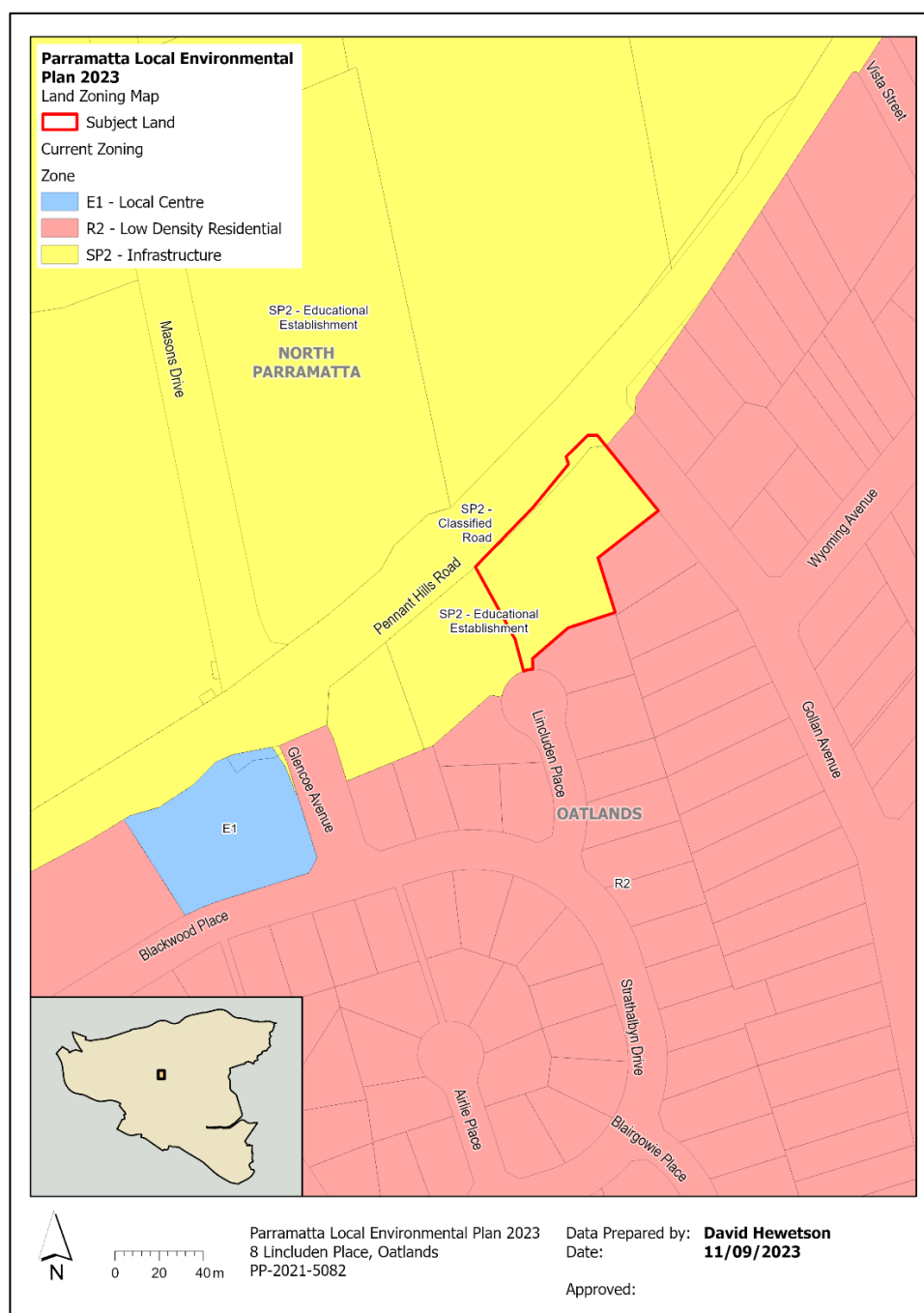
### 3.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation with the State and Commonwealth public authorities will be undertaken once the Gateway determination has been issued.

# PART 4 – MAPPING

This section contains the mapping for this Planning Proposal in accordance with the DP&E's guidelines on LEPs and Planning Proposals. **Existing controls**

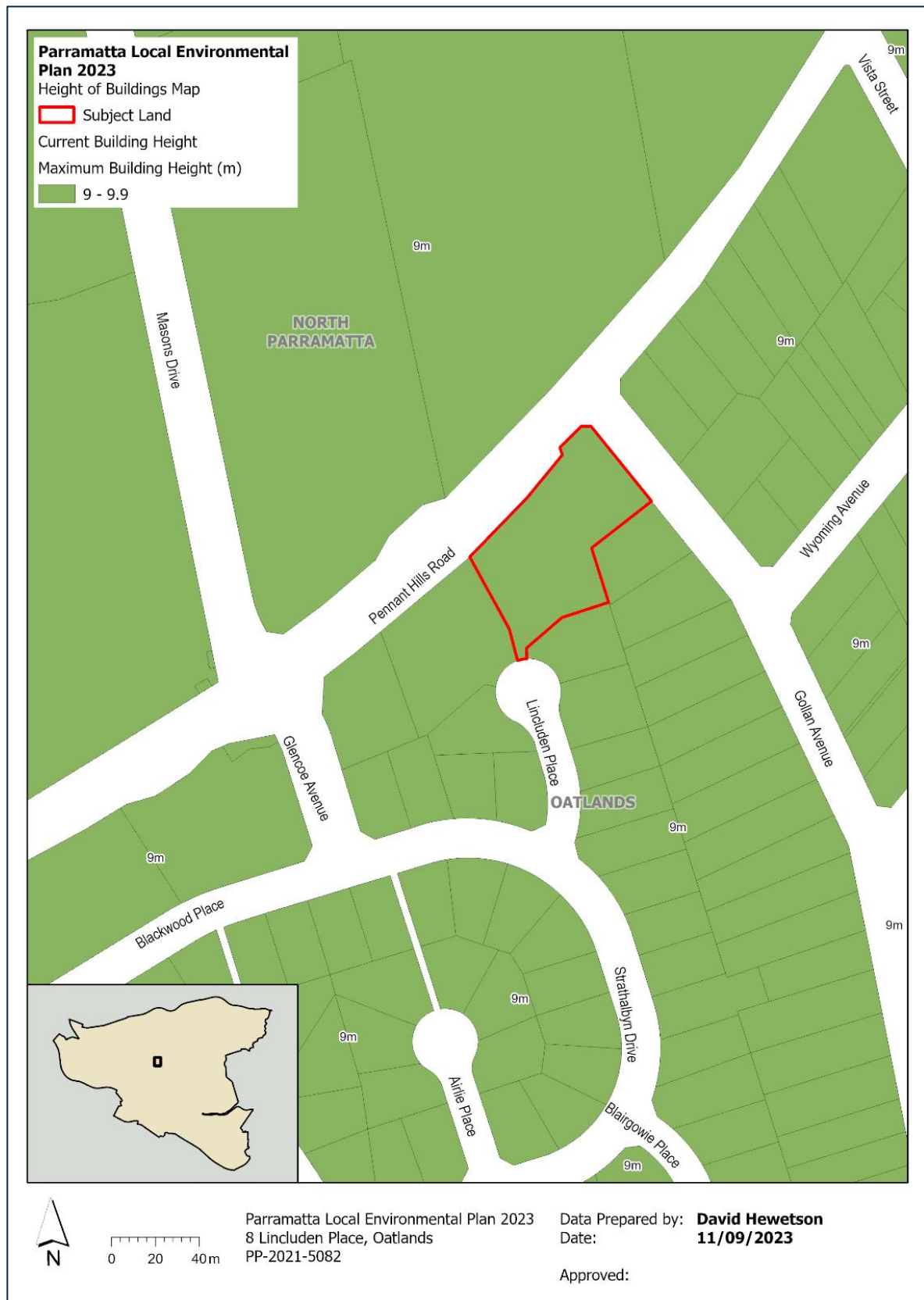
This section illustrates the current *Parramatta Local Environmental Plan 2023* controls which apply to the site. **Figure 10** illustrates the existing part SP2 Infrastructure (Educational Establishment) and part SP2 Infrastructure (Classified Road) zone for the site at 8 Lincluden Place, Oatlands.



**Figure 10** – Existing zoning extracted from *Parramatta Local Environmental Plan 2023* Land Zoning Map

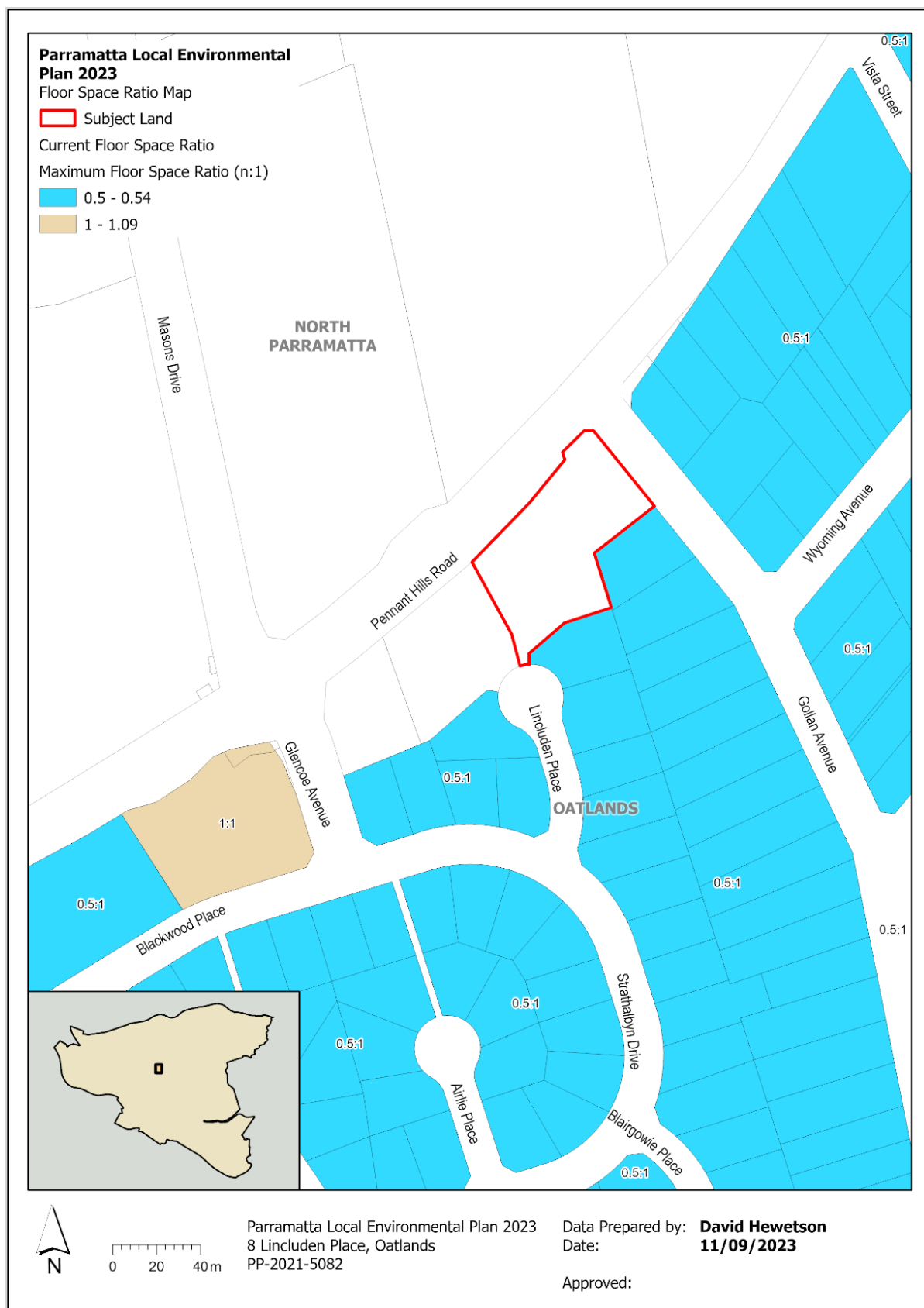


**Figure 11** illustrates the existing Height of Buildings controls for the site at 8 Lincluden Place, Oatlands.



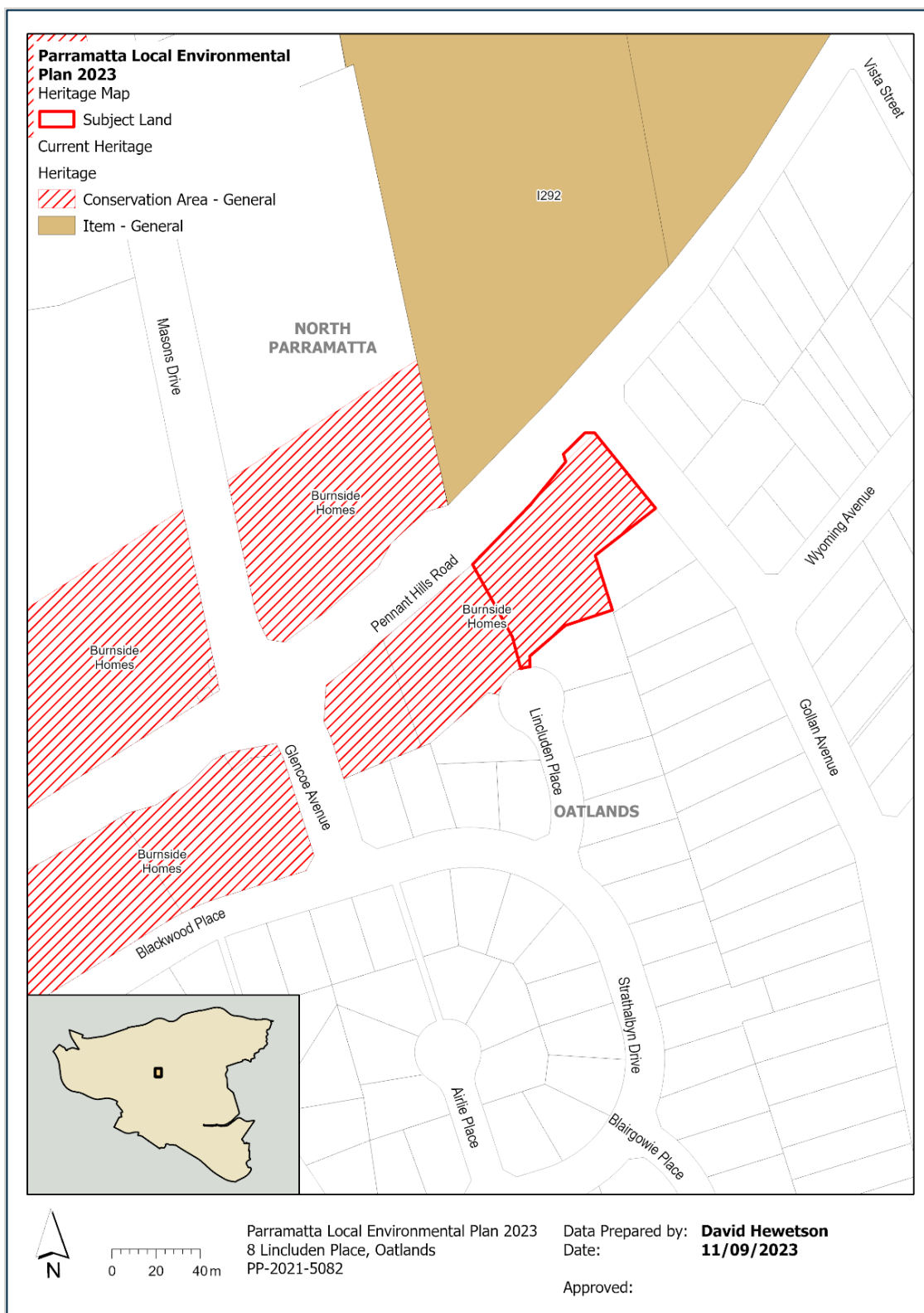
**Figure 11 – Existing Height of Buildings** extracted from *Parramatta Local Environmental Plan 2023* Height of Buildings Map

**Figure 12** illustrates the existing Floor Space Ratio controls for the site at 8 Lincluden Place, Oatlands.



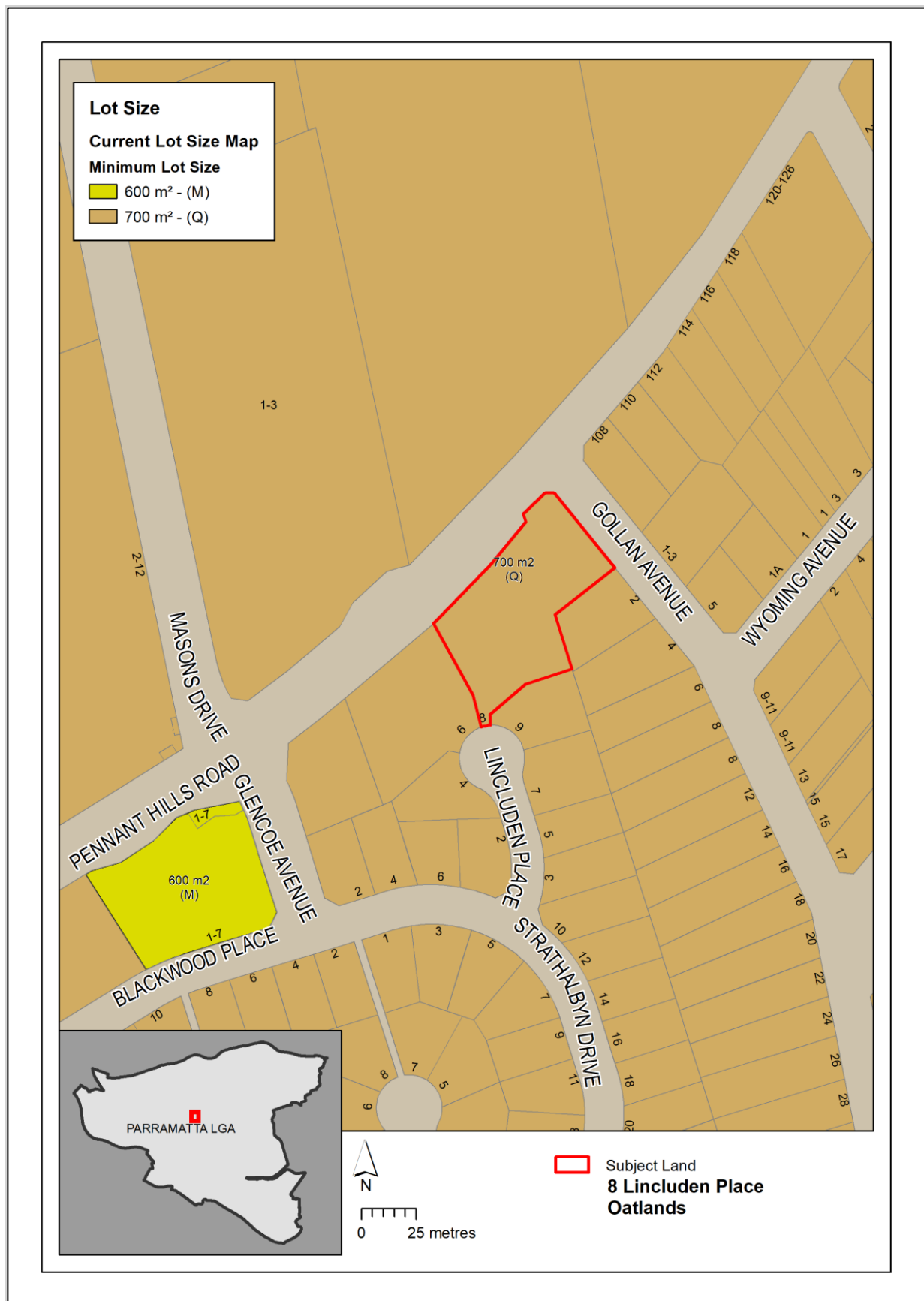
**Figure 12 – Existing Floor Space Ratio controls extracted from *Parramatta Local Environmental Plan 2023* Floor Space Ratio Map**

**Figure 13** illustrates the existing Heritage Conservation Area – the Burnside Homes Conservation Area, for the site at 8 Lincluden Place, Oatlands.



**Figure 13** – Existing Heritage Conservation Area extracted from *Parramatta Local Environmental Plan 2023 Heritage Map*

**Figure 14** illustrates the minimum lot size for the site at 8 Lincluden Place, Oatlands.



**Figure 14** – Existing minimum lot sizes extracted from *Parramatta Local Environmental Plan 2023* Lot Size Map



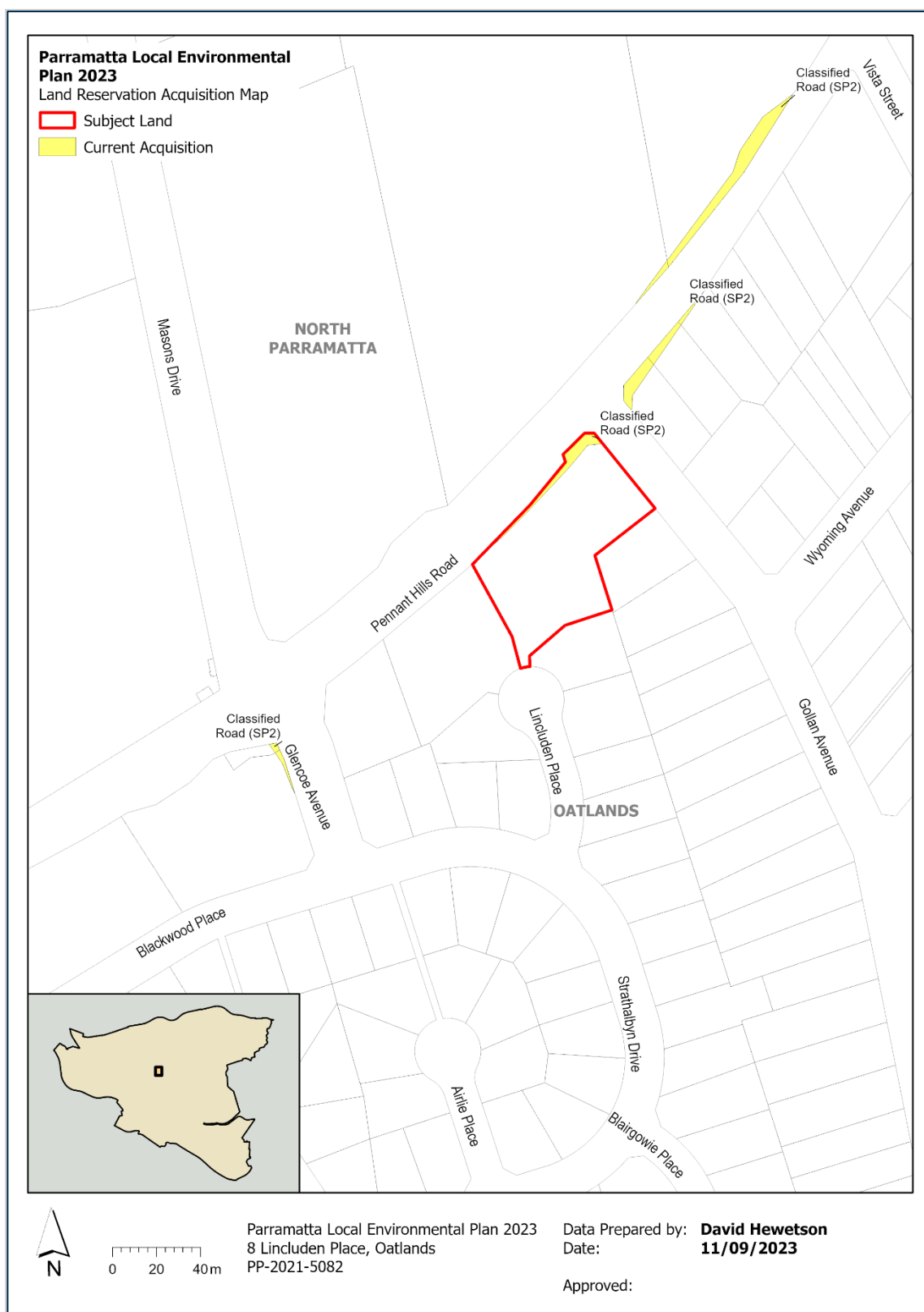
**Flooding**

- 5% AEP Overland Flow - See Note 1
- 5% AEP Overland Flow Fringe - See Note 2
- 1% AEP Overland Flow - See Note 1
- 1% AEP Overland Flow Fringe - See Note 2

Map showing the subject land (8 Lincluden Place, Otlands) highlighted in red. The map includes surrounding streets: WASSONS DRIVE, PENNANT HILLS ROAD, GLENCOE AVENUE, BLACKWOOD PLACE, LINCLUDEN PLACE, STRATHALBYN DRIVE, GOLLAN AVENUE, and WYOMING AVENUE. The map also displays various lot numbers and a scale bar (0 to 25 metres). An inset map shows the location of the subject land within the Parramatta LGA.

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**Figure 16** illustrates the existing Land Reservation and Acquisition zones for the Classified Road, Pennant Hills Road.



**Figure 16 – Existing SP2 Infrastructure Classified Road land reservation and acquisition extracted from Parramatta Local Environmental Plan 2023 Land Reservation and Acquisition Map**

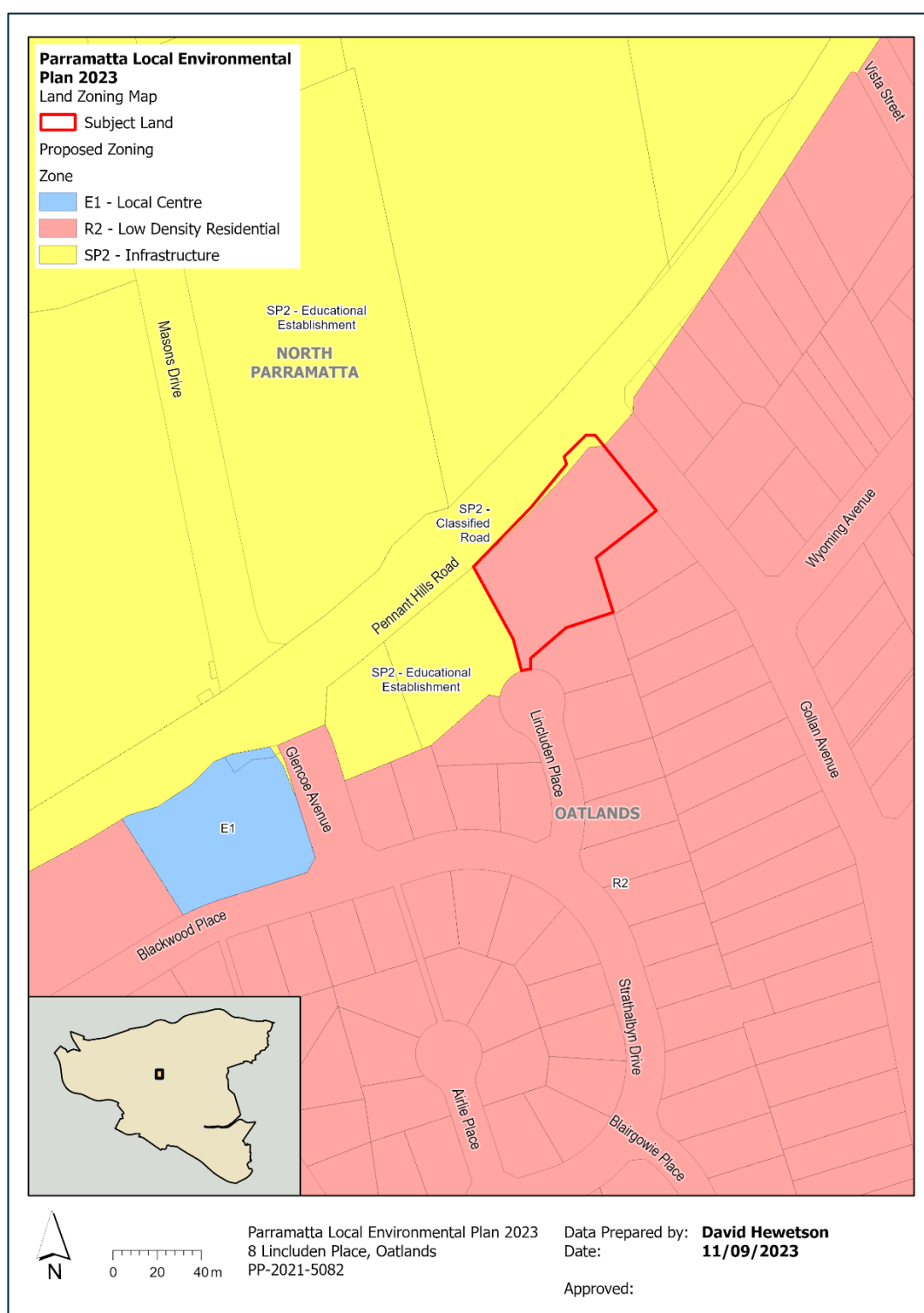
**Figure 17 – Existing Dual Occupancy Prohibition controls extracted from *Parramatta Local Environmental Plan 2023*.**



## 4.2 Proposed controls

The figures in this section illustrate the proposed Land Use Zone map as a result of the assessment and recommendations for the Planning Proposal. In accordance with surrounding properties zoned R2 Low Density Residential, the Planning Proposal will amend *Parramatta Local Environmental Plan 2023* to apply a Floor Space Ratio of 0.5:1 and identify the site as 'S' on the Dual Occupancy Prohibition map.

**Figure 18** illustrates proposed part R2 Low Density Residential and part SP2 Infrastructure (Classified Road) zoning for the site at 8 Lincluden Place, Oatlands.



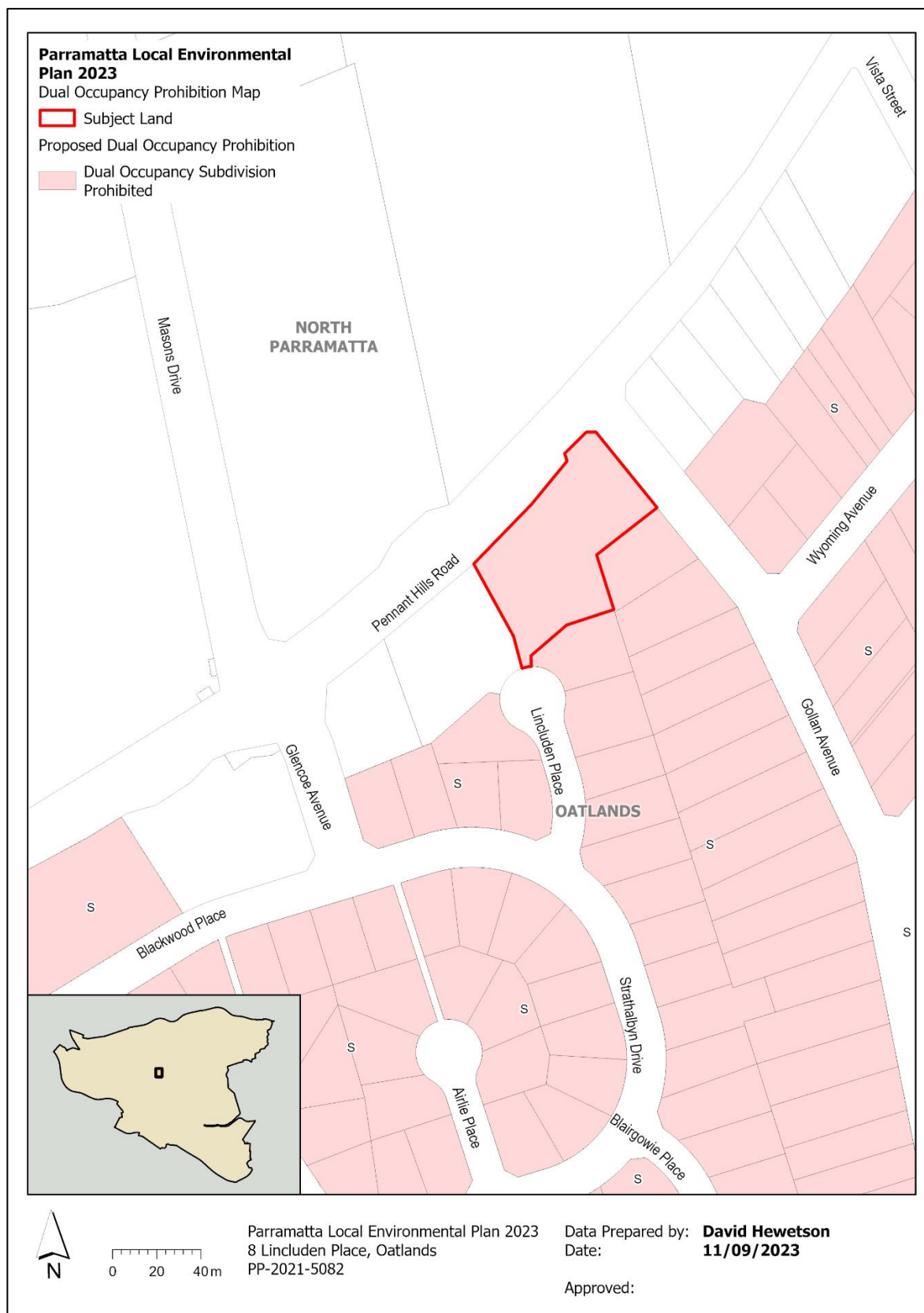
**Figure 18** – Proposed amendment to the *Parramatta Local Environmental Plan 2023* Zoning Map.



[illegible]

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**Figure 20** illustrates proposed Dual Occupancy Prohibition controls for the site at 8 Lincluden Place, Oatlands.



**Figure 20** – Proposed amendment to the *Parramatta Local Environmental Plan 2023* Dual Occupancy Prohibition Map.

# PART 5 – COMMUNITY CONSULTATION

The Planning Proposal (as revised to comply with the Gateway determination) is to be publicly available for community consultation.

Public exhibition is likely to include:

- display at Council's Customer Service centre;
- display at Carlingford and Dundas libraries;
- display on the Council's website; 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.

Consistent with sections 3.34(4) and 3.34(8) of the *EP&A Act 1979*, where community consultation is required, an instrument cannot be made unless the community has been given an opportunity to make submissions and the submissions have been considered.

# PART 6 – PROJECT TIMELINE

Once the Planning Proposal has been referred to the Minister for review of the Gateway Determination and a Gateway determination is received, the anticipated project timeline will be further refined, including at each major milestone throughout the Planning Proposal's process.

Table 7 below outlines the anticipated timeframe for the completion of the Planning Proposal.

**Table 7** – Anticipated timeframe to Planning Proposal process

MILESTONE	ANTICIPATED TIMEFRAME
Report to LPP on the assessment of the PP	October 2022
Report to Council on the assessment of the PP	November 2022
Referral to Minister for review of Gateway determination	December 2022
Date of issue of the Gateway determination	January 2023
Date of issue or revised Gateway determination (if relevant)	N/A
Commencement and completion dates for public exhibition period	December 2023 – February 2024
Commencement and completion dates for government agency notification	December 2023 – February 2024
Consideration of submissions	March 2024
Consideration of Planning Proposal post exhibition and associated report to Local Planning Panel	April 2024
Consideration of Planning Proposal post exhibition and associated report to Council	May 2024
Submission to the Department to finalise the LEP	June 2024
Notification of instrument	July 2024



## **Appendix 1 – Heritage Impact Statement**

[Weir Phillips Heritage and Planning 2021]

## **Appendix 2 – Traffic Assessment Study**

[TTPP Transport Planning 2021]