

Exhibition of Planning Proposal at 31 O'Connell Street & 9 Albert Street, North Parramatta (PP-2022-4283)

This document answers frequently asked questions about the Planning Proposal at 31 O'Connell Street & 9 Albert Street, North Parramatta.

What is a planning proposal?

A planning proposal (or “PP”) explains the intended effect of a proposed LEP or proposed amendments to an LEP. It describes the intended outcomes and proposed LEP provisions, identifies and addresses the potential impacts that the changes may have and provides justification for making the LEP.

A planning proposal is a key part of the LEP making process because it describes how a new or amended LEP will ‘give effect’ to strategic and site-specific planning outcomes. It is the first step in making the statutory link between strategic plans and planning controls which apply to development.

Note: Any physical development of the land occurs under separate planning processes.

What is an LEP?

An LEP provides a statutory framework for the way land can be developed and used.

An LEP contains land use zones which establish where residential, commercial, recreation and other uses can occur. It has development controls for buildings and land, including controls for maximum building heights, floor space, subdivision and lot size.

LEPs also include provisions which address local matters, hazards and constraints, such as flooding, protection of biodiversity, heritage conservation, or land that is being reserved by the government to build more public infrastructure in the future.

An LEP is made under the *Environmental Planning and Assessment Act 1979*.

Frequently Asked Questions

What are the Council's, the Sydney Central City Planning Panel (Panel) and the Departments role in the process?

The Council's role for this planning proposal

This planning proposal originally was submitted to City of Parramatta Council in February 2023. On 22 July 2024, the proposal was to be considered by Council, however, was withdrawn from the Agenda and Council failed to provide support for the proposal within the mandatory time period. The proponent subsequently lodged a rezoning review request for the proposal, which resulted in the Sydney Central City Planning Panel supporting the proposals progression for Gateway determination (subject to conditions) on 27 November 2024 and appointing itself as the Planning Proposal Authority (PPA). Council is now considered a key stakeholder and will be consulted as part of the public exhibition.

Council and the proponent are working on drafting a site-specific development control plan and draft voluntary planning agreement associated with this planning proposal. Both documents will be exhibited by Council at a later date. The Panel and the Department of Planning, Housing and Infrastructure do not participate in the development and adoption of these documents.

Sydney Central City Planning Panel's role for this proposal

The Sydney Central City Planning Panel acts as the independent body in rezoning reviews within the City of Parramatta Local Government Area. As Council did not support the progression of the planning proposal, the Panel was requested by the proponent to review the rezoning request.

The Panel determined that the proposal demonstrated strategic and site-specific merit and should proceed to Gateway determination. The Panel was appointed as the PPA and is therefore responsible for preparing the package of planning proposal documents for public exhibition and running the public consultation. The Panel will consider public submissions on the planning proposal prior to making a decision about whether the planning proposal should proceed to finalisation.

The Department's role for this planning proposal

The Department assesses and guides planning proposals through the LEP making process. This includes active management of the planning proposal through the LEP

Frequently Asked Questions

making process, issue resolution, and finalising the LEP (if the Minister is the local plan-making authority).

On 4 March 2025, the planning proposal was submitted to the Department for Gateway determination. An assessment of the proposal was undertaken, and a Gateway determination was issued on 26 March 2025 stating the proposal should proceed subject to the conditions, including the public exhibition of the proposal.

A final assessment of the planning proposal will be undertaken by the Department after the public exhibition. During that stage, further amendments may be made to respond to matters raised by community members or public authorities.

What is a Local Plan-Making Authority (LPMA)?

The LPMA is the authority responsible for making the LEP as identified by the Gateway determination. This may be the Minister (or delegate) or the relevant council. The LPMA undertakes the statutory functions in making the LEP.

What is a Planning Proposal Authority (PPA)?

In the planning proposal process, the PPA is responsible for preparing the package of planning proposal documents and submitting them to the Department for a Gateway determination.

A Gateway determination is an approval required before the proposal can proceed to public exhibition. This approval is usually subject to conditions.

The PPA is responsible for satisfying the conditions of the Gateway determination, public exhibition of the planning proposal, and finalisation.

An alternate PPA may be appointed under certain circumstances, where directed by the Minister. As the planning proposal is the result of a rezoning review, the Sydney Central City Planning Panel is the Planning Proposal Authority and the Department will be the Local Plan-Making Authority.

Has the site been approved for State Significant Development (SSD)?

A proposed development for the site was declared as a State Significant Development (SSD) by the Minister on 17 February 2025. If lodged, a future SSD application would be assessed by the Department via the Housing Delivery Authority (HDA) SSD pathway.

Frequently Asked Questions

Heritage Significance of Parramatta Female Factory

How close is the Parramatta Female Factory and Institutions Precinct from the proposal site?

The site is located approximately 90m east of the Parramatta Female Factory and Institutions Precinct (Place ID 106234) (the Precinct) (Figure 1).

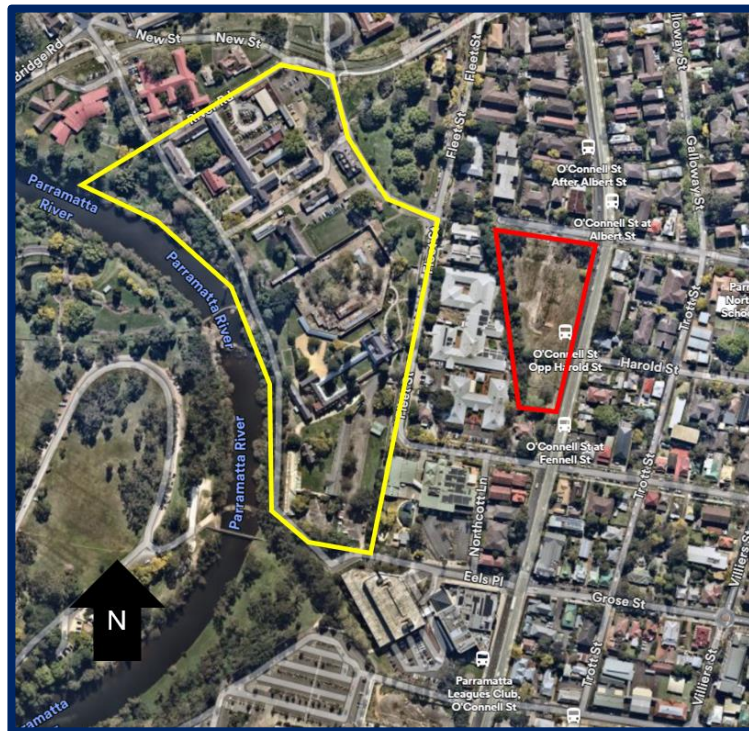


Figure 1 – Subject site (highlighted red) and the Precinct (highlighted yellow) (source: SixMaps, overlay by the Department)

What is the heritage status of the Female Factory and Institutions Precinct?

The Precinct is:

- Local and State Heritage listed;
- identified on the National Heritage List; and
- placed on Australia's Tentative World Heritage List by the Australian Government and nominated for [UNESCO for World Heritage Listing](#) in September 2023.

Tentative listing of the Precinct is the first step towards inclusion on the World Heritage List.

The Precinct is currently identified on the [National Heritage List](#) for reasons including:

Frequently Asked Questions

- *'The Precinct is outstanding in its capacity to tell the stories of women and children in institutions over the course of Australian history.'*
- *'It includes a rare surviving example of a convict female factory, and offers us the opportunity to find out even more about convicts experiences as a potential source of future archaeological finds'.*

Is the Parramatta Female Factory World Heritage Listed?

In November 2022, the Australian Government announced investment of \$1 million towards the nomination for the UNESCO World Heritage List (WHL) of the Parramatta Female Factory and Institutions Precinct, within the Cultural Precinct.

Property and Development NSW (PDNSW) is partnering with Heritage NSW to support the NSW Government to deliver on its election commitment, to accelerate the WHL nomination for the Parramatta Female Factory and Institutions Precinct.

The Parramatta Female Factory and Institutions Precinct was accepted as a Tentative World Heritage Site of Australia, on 28 September 2023. Tentative World Heritage Sites are considered for future inclusion in the WHL.

The extent of the proposed WHL site is still under consideration by the Department of Climate Change, Energy, the Environment and Water (DCCEEW).

What is the process for World Heritage Listing of the Parramatta Female Factory?

Summary of the process for listing a place on UNESCO's World Heritage List

- The place must first be included on Australia's Tentative World Heritage List which acts as an inventory of Australia's important natural and cultural heritage sites.
- The Australian Government nominates an Australian place to be considered for inclusion on UNESCO's World Heritage List.
- Nominations are sent to the World Heritage Committee Secretariat at the headquarters of UNESCO in Paris.
- Nominations are referred to two advisory bodies to be independently evaluated. In addition, these organisations consult with relevant scientific and technical experts from around the world.
- The World Heritage Committee then assesses nominated and evaluated places against a set criteria and decides if the place is to be included on the UNESCO World Heritage List. The committee can also defer its decision and request further information.

Frequently Asked Questions

- Finally, a decision is made regarding inscription on the World Heritage List by the World Heritage Committee.

This process can take approximately 5-10 years to complete. DCCEE is responsible for Federal Heritage matters and is expected to submit all information for the Female Factory Precinct nomination by February 2028, and the World Heritage Committee to make a decision on the listing around mid-2028.

Will the heritage impacts of this proposal be considered by the Department?

All planning proposals must consider heritage impacts of the proposal, this proposal has been accompanied by a Statement of Heritage Impacts (PP Appendix 3), which addresses potential impacts to the Precinct, and responds to comments from Heritage NSW and the Sydney Central City Planning Panel's Rezoning Review decision dated 21 November 2024.

As part of the Gateway Assessment, it was recommended that the proposal be forwarded to Heritage NSW and Australian Government's Department of Climate Change, Energy, the Environment and Water and Heritage for comment. This consultation will be undertaken as part of the public exhibition process and will be considered post-exhibition by the Panel and the Department prior to finalisation.

What is the current status of the Parramatta North Precinct Rezoning (Property and Development NSW)?

The Parramatta North Proposal (Figure 2) is a precinct rezoning located directly northwest of the site.

Located on the new light rail line, Parramatta North represents one of Greater Parramatta's largest urban renewal opportunities.

Parramatta North is a significant, whole of government precinct set to unlock unused government land and building assets, delivering a diversity of education, research, commercial, cultural and residential outcomes.

Across 42 hectares, Parramatta North includes around 30 significant heritage buildings and a network of open spaces.

While respecting the heritage of the place, Parramatta North will be transformed in phases over the next 30 years, providing essential social and community infrastructure, in support of the innovation, jobs and growth in the Westmead Health and Innovation District.

Frequently Asked Questions

The Parramatta North Precinct draft rezoning proposal was on public exhibition between 13 January and 24 February 2025. Submissions are currently being considered by the Department.

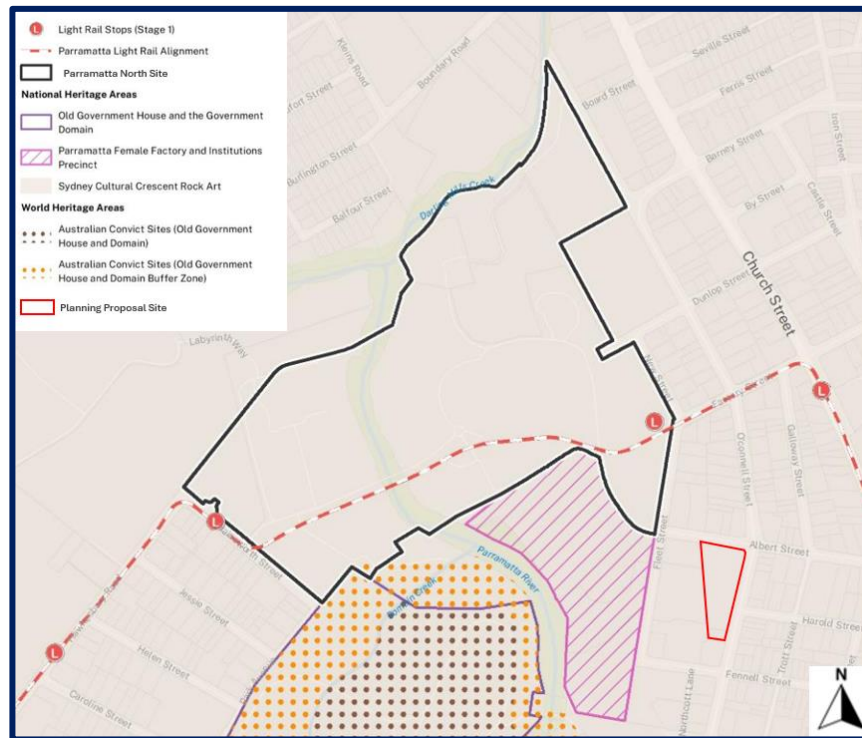


Figure 2 – Subject site (highlighted red) and the Parramatta North Precinct (highlighted dark blue)
(source: Parramatta North EIS, overlay by the Department)