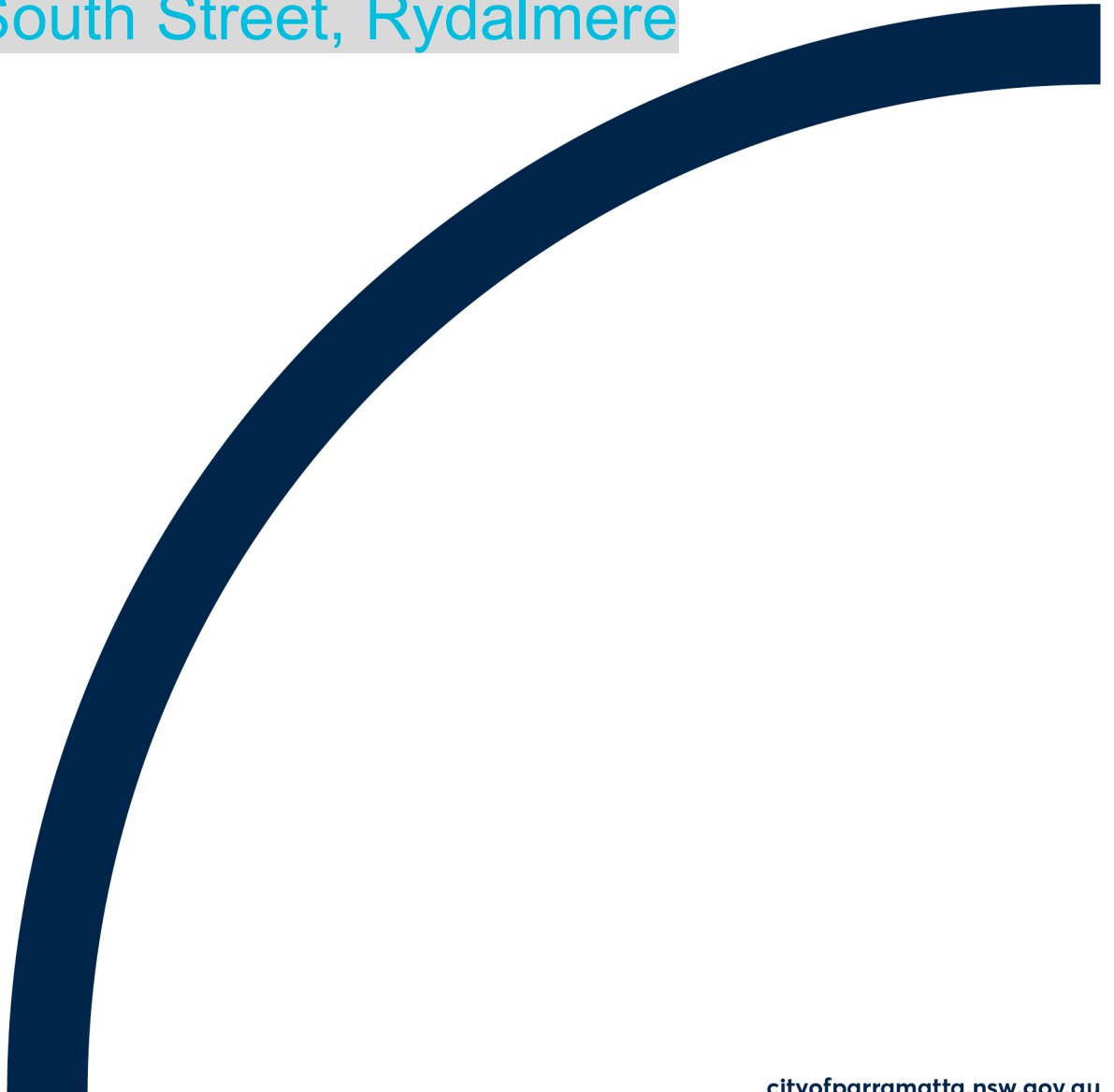




**CITY OF
PARRAMATTA**

PLANNING PROPOSAL

38-50 South Street, Rydalmere





**CITY OF
PARRAMATTA**

PLANNING PROPOSAL

38-50 South Street, Rydalmere

TABLE OF CONTENTS

TABLE OF CONTENTS 1

 Planning Proposal drafts..... 1

INTRODUCTION2

 Background and context.....2

 Existing planning controls..... 4

PART 1 – OBJECTIVES AND INTENDED OUTCOMES.....7

PART 2 – EXPLANATION OF PROVISIONS 8

PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT 9

 3.1 Section A - Need for the Planning Proposal..... 9

 1.2. Section B – Relationship to strategic planning framework..... 9

 1.3. Section C – Environmental, social and economic impact18

 1.4. Section D – State and Commonwealth Interests19

PART 4 – MAPPING20

PART 5 – COMMUNITY CONSULTATION.....21

PART 6 – PROJECT TIMELINE 22

Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Urbis	March 2024 (submitted with formal Planning Proposal lodgement)
2.	Urbis	September 2024 (submitted for LPP meeting with amended heritage curtilage as per Council officers' request)

Council versions:

No.	Author	Version
1.	City of Parramatta Council	November 2024 (report to Council seeking endorsement for Gateway)

INTRODUCTION

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

Background and context

On 25 June 2024, Council received a Planning Proposal from Urbis on behalf of Dexu in relation to the site at 38-50 South Street, Rydalmere (Lot 10, DP 774181). The site is shown in **Figure 1**, below.



Figure 1 – Site at 38-50 South Street, Rydalmere, subject to the Planning Proposal

The site is bound by South Street to the north, Park Road to the east, and the Parramatta River to the south. It has a total site area of approximately 4.5 hectares. The site is zoned E4 General Industrial pursuant to PLEP 2023 and comprises offices and industrial warehouses (**Figure 2**). The site is completely developed, with the last warehouse constructed between 1991 and 1994.

The entire site is listed as a locally significant heritage item, 'Truganini House and grounds' (Item #694) pursuant to Schedule 5 of PLEP 2023. Truganini House (**Figure 3**) is a mid-19th Century dwelling located towards the centre of the site, currently used as a childcare centre.



Figure 2 – Examples of existing uses on subject site (Source: Urbis)



Figure 3 – Truganini House, western frontage (Source: Urbis)

Existing planning controls

Under *Parramatta Local Environmental Plan 2023* the site:

- is zoned E4 General Industrial (refer to **Figure 4**);
- has a maximum building height of 9 metres on the southern portion of the site and 12 metres on the northern portion of the site in accordance with clause 4.3 of PLEP 2023 (refer to **Figure 5**);
- has a maximum floor space ratio (FSR) of 1:1 in accordance with clause 4.4 of PLEP 2023 (refer to **Figure 6**);
- is listed as local heritage item #694, 'Truganini House and grounds', pursuant to Schedule 5 of PLEP 2023 (refer to **Figure 7**);
- is identified as containing Class 5 acid sulphate soils in accordance with clause 6.1 of PLEP 2023 (refer to **Figure 8**).



Figure 4 – Land zoning of subject site



Figure 5 – Height of Buildings of subject site



Figure 6 – Floor Space Ratio (FSR) of subject site



Figure 7 – Heritage mapping of subject site

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

The objective of this Planning Proposal is to amend the *Parramatta Local Environmental Plan 2023* (PLEP 2023) to amend the item name and property description of the heritage item 'Truganini House and grounds' to better reflect and define the heritage curtilage.

The intended outcomes are:

- To foster a better understanding of the heritage significance of Truganini House and the elements that provide a meaningful contribution to the heritage significance, which will allow those specific elements to be better protected and appreciated in future.
- To enable exempt and complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) on parts of the site that will be excluded from the heritage listing, and without affecting the significance of the heritage item.
- To improve opportunities for industrial land within Parramatta Local Government Area (LGA) to remain productive and competitive.
- To retain employment lands in the Central City District and the Greater Parramatta to Olympic Peninsula Economic Corridor.

The Planning Proposal seeks to achieve these intended outcomes through amendment to PLEP 2023 to reduce the curtilage of the heritage item identified as I694 in Schedule 5 of PLEP 2023. Additionally, the Planning Proposal seeks to amend the heritage item name from 'Truganini House and grounds' to 'Truganini House and riverfront setting' and amend the property description from 'Lot 10, DP 774181' to 'Part of Lot 10, DP 774181'.

The Planning Proposal is accompanied by a Heritage Impact Statement (HIS) prepared by Urbis (final version dated 4 September 2024) to support the proposed change.

PART 2 – EXPLANATION OF PROVISIONS

This Planning Proposal seeks to amend *Parramatta Local Environmental Plan 2023* (PLEP 2023) in relation to Schedule 5 Environmental heritage, Part 1 Heritage items, and Heritage Map.

To achieve the desired objectives, the following amendments to the *PLEP 2023* are required:

1. Amend the item name to 'Truganini House and riverfront setting'
2. Amend the property description to reflect the location of Truganini House as 'Part of Lot 10, DP 774181'.
3. Amend the **Heritage Map** to reduce the heritage curtilage applying to the site (refer to **Part 4 – Mapping** of this Planning Proposal for proposed heritage mapping).

All other planning controls applying to the site will remain unchanged.

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 PLEP 2023 is the best mechanism to achieve the aims of the Planning Proposal.

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

The Planning Proposal is not the direct result of any strategic study or report. However, the Planning Proposal is generally consistent with Council's *Local Strategic Planning Statement* (LSPS). The LSPS provides strategic direction on how the City of Parramatta conserves heritage. It 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 Planning Proposal is consistent with the LSPS, specifically Planning Priority 9: *Enhance Parramatta's heritage and cultural assets to maintain our authentic identity and deliver infrastructure to meet community needs*. The Planning Proposal will better reflect the heritage significance of the item and its setting and will not affect the heritage and cultural assets on the site as there are no proposed physical changes to the site. The heritage item will continue to be managed and protected under the existing arrangements.

1.1.2. 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 means of achieving the objectives and intended outcomes. An amendment to PLEP 2023 is required to update the item name, heritage curtilage and property description of the heritage listing. The reduced extent will continue to provide ongoing protection and recognition of the heritage significance of the heritage item, while supporting the employment generating uses in the broader site.

1.2. 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.

1.2.1. 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. The Planning Proposal is consistent with the Greater Sydney Region Plan (GSRP) as the changes are of minor significance.

The amendment responds directly to Direction 5 and Direction 7 of the GSRP as outlined in **Table 1**, below.

Table 1 – Consistency of Planning Proposal with relevant GSRP Actions

Direction	Relevant Objective	Comment
Direction 5: A city of great places	O13: <i>Environmental heritage is identified, conserved and enhanced</i>	The Planning Proposal aligns with this objective as it will continue to protect the heritage significance of Truganini House by amending the heritage listing to reflect its immediate setting including its riverfront setting. This approach provides controls which remain sympathetic to the heritage character of the item without impacting the viability of the employment generating uses on the industrial site.
Direction 7: Jobs and skills for the city	O22: <i>Investment and business activity in centres</i>	The GPOP is the focus of future economic growth and investment, as well as increased levels of development and amenity. The site is in a key location, which will continue to support economic growth by delivering increased employment and jobs in proximity to strategic centres. Better defining the heritage curtilage of Truganini House will simplify and streamline the planning process to undertake minor works (such as through a Complying Development Certificate (CDC)). This will consequently make it easier to attract tenants and improve ongoing opportunities for

		investment and business activity on the site.
	O23: Industrial and urban services land is planned, retained and managed	Greater Sydney is greatly supported by manufacturing generated by industrial and urban services land. As such, it is critical to encourage the retention of industrial lands as well as plan for future land uses. The Planning Proposal aligns with this objective by seeking to amend the heritage description of the site to improve opportunities for this significant industrial land to be retained, managed and respond to market conditions.

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 (LGAs).

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. The Planning Proposal is consistent with the District Plan as the changes are of minor significance.

The amendment responds directly to the Liveability and Collaboration priorities of the District Plan as outlined in **Table 2** below.

Table 2 – Consistency of Planning Proposal with relevant CCDP Actions

Direction	Planning Priority	Comment
Liveability	Planning Priority C6: <i>Creating and renewing great places and local centres, and respecting the District’s heritage</i>	As noted above, the Planning Proposal aims to maintain development standards which reflect the heritage significance of Truganini House in a way that does not impede on the ability to undertake CDCs for existing industrial and office buildings within the site.
Collaboration	Planning Priority C8: <i>Delivering a more connected and competitive GPOP Economic Corridor</i>	An additional 110,000 jobs are forecasted within the GPOP by 2036. The Planning Proposal will result in improved planning pathways available to existing contemporary office and warehouse buildings within the site. This will ensure the site remains market-competitive and

		consequently retain employment opportunities within the GPOP.
	Planning Priority C11: <i>Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land</i>	The District Plan aims to safeguard existing industrial lands within the Central District. The Planning Proposal supports this priority by retaining and improving the opportunity to provide a range of manufacturing and other advanced employment services within contemporary industrial buildings in Rydalmere via practical, more time efficient and less costly planning pathways (such as CDCs, which are currently not able to be utilised).

1.2.1. Will the Planning Proposal give effect to a Council-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.

City of Parramatta Local Strategic Planning Statement

The Planning Proposal has been prepared in accordance with the City of Parramatta Local Strategic Planning Statement (LSPS) City Plan 2036. The LSPS provides the strategic framework for Parramatta and builds upon its role as a Metropolitan Centre of Sydney's Central River City. The vision seeks to create the Central City for Greater Sydney by supporting the transformation of Paramatta into a vibrant metropolis. The LSPS outlines the importance to ensure employment growth is facilitated within the GPOP.

The Planning Proposal is consistent with the LSPS Local Planning Priorities as outlined in **Table 3** below.

Table 3 – Consistency of Planning Proposal with relevant LSPS priorities

LSPS Priority	Comment
4. Focus housing and employment growth in the GPOP and Strategic Centres; as well as stage housing release consistent with the Parramatta Local Housing Strategy.	The site is identified within the LSPS as a key employment precinct. The Planning Proposal seeks to strengthen the site's employment opportunities by amending the current heritage mapping to introduce new planning pathways including CDCs for minor works.
9. Enhance Parramatta's heritage and cultural assets to maintain our authentic identity and deliver infrastructure to meet community needs.	The Planning Proposal will revise the heritage listing for the item to ensure the listing includes elements on the site that are considered to have heritage value and reflect the identified significance of the heritage item. The proposed curtilage has regard to an appropriate consideration of a visual setting to enable the appreciation of the heritage item, whilst enabling the recognition of the surrounding elements of the site which have no heritage significance.

<p>11. Build the capacity of the Parramatta CBD, Strategic Centres, and Employment Lands to be strong, competitive and productive</p> <p>12. Retain and enhance Local Urban Service Hubs for small industries, local services and last-mile freight and logistics</p>	<p>These priorities identify key areas of focus or actions to drive productivity for the LGA. The objective for the productive city is to grow local jobs by positioning Parramatta as a global centre for business and investment. The site is in a prime location to support the growth of the centres and employment lands and as such the Planning Proposal to amend the listing will enable a more streamlined assessment planning pathway for the non-heritage industrial buildings on the site.</p> <p>The current heritage listing restricts the ability of this important industrial site to effectively support these important priorities. The Planning Proposal will ensure the existing industrial site can deliver upon these priorities in an efficient manner.</p>
---	--

Parramatta Employment Lands Strategy

The *Parramatta Employment Lands Strategy* provides a set of land use planning actions and recommendations to guide the future of Parramatta's Employment Lands Precincts. 'Employment lands' includes all land that is zoned for industry and/or warehouse uses include manufacturing, transforming and warehousing; service and repair trades and industries; integrated enterprises with a mix of administration, production, warehousing, research and development; and urban services and utilities.

The Planning Proposal is consistent with the Parramatta Employment Lands Strategy as outlined in **Table 6** below.

Table 4 – Consistency of Planning Proposal with the Parramatta Employment Lands Strategy

Planning Priority	Comment
<p>A1 – Protect Strategically Important Employment Lands Precincts</p>	<p>The Planning Proposal delivers on the actions of this strategy by seeking to retain and protect strategically important employment lands precincts. The Planning Proposal will help facilitate planning pathways to enable uses/works which generate jobs and industrial development.</p>
<p>A8 – Structure Plan precincts will not result in a decrease to employment density</p>	<p>The Planning Proposal aligns with this vision, seeking to amend the existing heritage curtilage so that it more appropriately reflects the historical value of the site and removes the unnecessary burden that the inaccurate heritage curtilage places on this important industrial site.</p>

1.2.2. Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

There are no State or regional studies or strategies that related to the subject site for this Planning Proposal.

1.2.3. 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 5** below).

Table 5 – Consistency of Planning Proposal with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistency: Yes = ✓ No = x N/A = Not applicable	Comment
SEPP (Biodiversity and Conservation) 2021	N/A	This SEPP is not relevant to the proposed amendment.
SEPP (Planning Systems) 2021	N/A	This SEPP is not relevant to the proposed amendment.
SEPP (Precincts – Regional) 2021	N/A	This SEPP is not relevant to the proposed amendment.
SEPP (Transport and Infrastructure) 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.
SEPP (Exempt and Complying Development Codes) 2008	✓	<p>The Planning Proposal does not contain provisions that will contradict or hinder the application of the SEPP.</p> <p>The alteration to the heritage listing will enable use of the CDC pathway for appropriate development within the broader industrial site. As discussed in Section 2, it is noted that the southern boundary of the site is identified as within the proximity area for coastal wetlands under the Resilience and Hazards SEPP, and as flood prone land within Council documents. As such a CDC pathway will remain limited on the southern portion of the site.</p> <p>As the CDC pathway does not apply to heritage listed items, this pathway will not be utilised for any works to the revised listing of Truganini House and riverfront setting, as proposed under this Planning Proposal.</p>
SEPP (Industry and Employment) 2021	N/A	This SEPP is not relevant to the proposed amendment.
SEPP (BASIX) 2004	N/A	This SEPP is not relevant to the proposed amendment.

SEPP (Housing) 2021	N/A	This SEPP is not relevant to the proposed amendment.
SEPP (Resilience and Hazards) 2021	✓	The Planning Proposal does not contain provisions that will contradict or hinder the application of the SEPP. The southern boundary of the site is identified as within the proximity area for coastal wetlands under the Resilience and Hazards SEPP. This mapping will not be impacted by the Planning Proposal.
SEPP (Precincts – Eastern Harbour City) 2021	N/A	This SEPP is not relevant to the proposed amendment.
SEPP No. 65 Design Quality of Residential Flat Development	N/A	This SEPP is not relevant to the proposed amendment.
SEPP (Primary Production) 2021	N/A	This SEPP is not relevant to the proposed amendment.
SEPP (Resources and Energy) 2021	N/A	This SEPP is not relevant to the proposed amendment.
SEPP (Sustainable Buildings) 2022	N/A	This SEPP is not relevant to the proposed amendment.
Draft Environment SEPPs	N/A	This SEPP is not relevant to the proposed amendment.

1.2.4. 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, as summarised in **Table 6** below.

Table 6 – Consistency of Planning Proposal with relevant Section 9.1 Directions

Relevant Direction	Comment	Compliance
1. Planning Systems and Planning Systems – Place Based		

<p>Direction 1.1 – Implementation of Regional Plans</p> <p>The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p>	<p>The Planning Proposal is consistent with this Direction as the changes are of minor significance. The consistency of the Planning Proposal with the strategy, goals, directions and actions contained within the Greater Sydney Region Plan is outlined in Table 2.</p>	Yes
<p>Direction 1.3 – Approval and Referral Requirements</p> <p>The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p>	<p>This direction aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development. The relevant requirements of this direction have been considered in the preparation of this Planning Proposal and proposed LEP amendment.</p>	Yes
<p>Direction 1.4 – Site Specific Provisions</p> <p>The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</p>	<p>This Planning Proposal seeks to amend the site-specific heritage listing to ensure it accurately identifies the elements of heritage significance.</p> <p>This is consistent with the objective of the direction, which is to discourage unnecessarily restrictive planning controls.</p>	Yes
3. Biodiversity and Conservation		
<p>Direction 3.1 – Conservation Zones</p> <p>The objective of this direction is to protect and conserve environmentally sensitive areas.</p>	<p>The Planning Proposal does not seek to reduce the conservation standards that apply to the land under the Resilience and Hazards SEPP, and the Parramatta LEP 2023.</p>	Yes
4. Resilience and Hazards		
<p>Direction 4.1 – Flooding</p> <p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> (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 (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 	<p>This Planning Proposal does not seek to create, remove or alter a zone or a provision that affects the site, which is identified as flood prone land.</p>	Yes

and off the subject land.		
<p>Direction 4.2 – Coastal Management</p> <p>The objective of this direction is to protect and manage coastal areas of NSW.</p>	<p>This Planning Proposal does not seek to rezone the site to enable increased development or a more intensive land use on the site, which is identified as within a coastal use area. There are no changes proposed to the coastal use area map, coastal environment area map or coastal wetlands map of the Resilience and Hazards SEPP.</p>	Yes
7. Industry and Employment		
<p>Direction 7.1 – Business and Industrial Zones</p> <p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> (a) Encourage employment growth in suitable locations, (b) Protect employment land in business and industrial zones; and (c) Support the viability of identified centres. 	<p>The site is zoned E4 General Industrial. This Planning Proposal will not reduce the total potential floor space area for industrial uses in the E4 zone. The amendment will enable future development of the site where appropriate to support the ongoing use of the site for industrial purposes.</p>	Yes

1.3. 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 Planning Proposal is related to heritage only, with the subject site already fully developed with industrial uses. As the nature of the Planning Proposal relates to clarifying the description and mapping of a heritage listing to precisely relate to items of heritage significance, it is unlikely that any critical habitats, threatened species or their habitats will be adversely affected as a result.

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?

Based upon research carried out by Council officers and historical research prepared by Urbis, the existing heritage curtilage does not reflect the original historical curtilage of Truganini House, nor is it considered to reflect the identified significance of the place appropriately. The original landscape and setting of Truganini House has been irrevocably altered since the use of the site as industrial was commenced during the 1930s. Since this time, the site of Truganini House has been continually developed for industrial uses, the latest iteration being constructed between 1991 and 1994. No remains of the original late nineteenth century landscape are left at the site, nor are any other indications of either the 1879 or 1886 subdivision patterns, due to the site being subdivided and

consolidated over the course of the twentieth century. It is thus considered that the existing heritage curtilage of Truganini House does not reflect the historical subdivision patterns of Truganini House.

As such, there is not anticipated to be adverse environmental effects including on the heritage significance of Truganini House as a result of the Planning Proposal.

1.3.3. Has the Planning Proposal adequately addressed any social and economic effects?

The Planning Proposal will continue to manage, protect and promote the heritage character of the heritage item. Furthermore, a revision to the PLEP 2023 will reduce potential delays and obstacles for future development on the industrial site through use of the CDC pathway. This will result in positive social and economic effects for the Parramatta LGA by enabling future development of the site where appropriate and supporting the ongoing use of the site for industrial purposes.

The ability to utilise more streamlined pathways will make the site a more attractive investment option for prospective tenants, thereby increasing the economic productivity, employment growth and viability of the site as an industrial land parcel. It is considered that the proposal has sufficiently addressed social and economic impacts.

1.4. Section D – State and Commonwealth Interests

1.4.1. Is there adequate public infrastructure for the Planning Proposal?

There are no potential impacts on public infrastructure as a result of this Planning Proposal given that no increased density is proposed.

1.4.2. 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

The PLEP 2023 Heritage Map is to be amended as part of the Planning Proposal. The proposed Heritage map for the site is shown below.

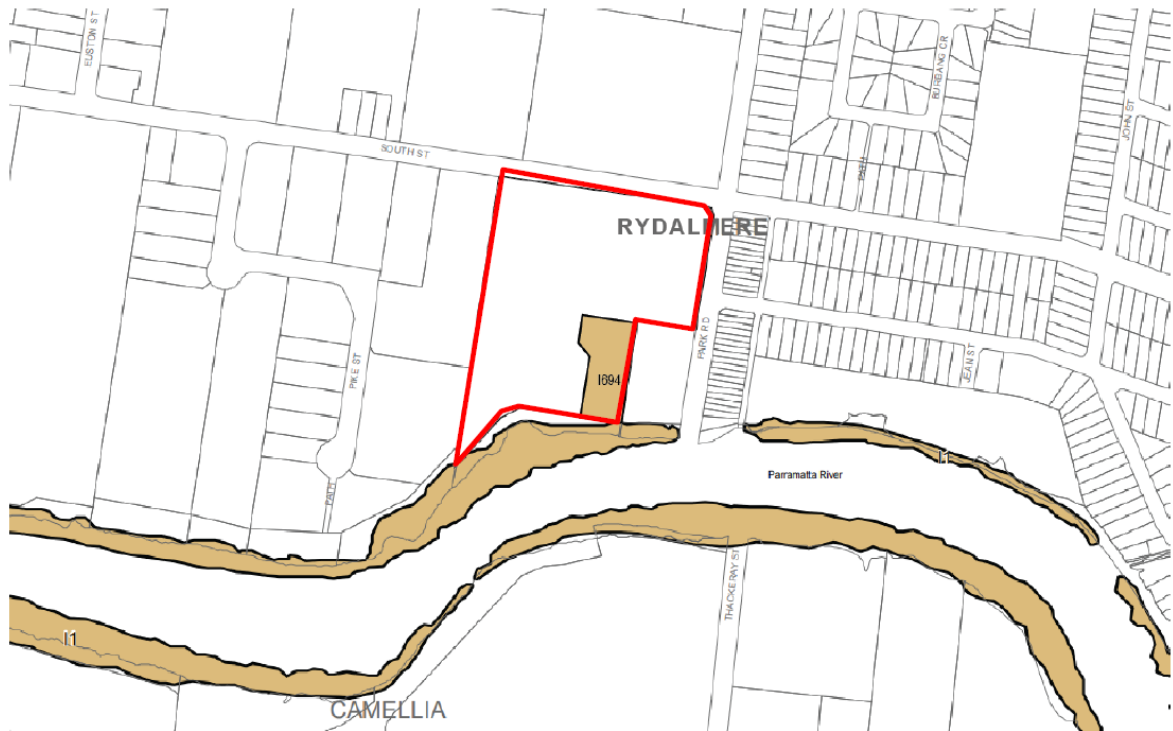


Figure 8 – Proposed Heritage mapping for 38-50 South Street, Rydalmere (Source: Urbis)

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:

- a display at Council's Customer Service Centre
- a display at Council's branch libraries across the LGA
- a project page on Council's community engagement website (Participate Parramatta);
- a notice on the Council's corporate 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 2024
Report to Council on the assessment of the PP	November 2024
Referral to Minister for review of Gateway determination	December 2024
Date of issue of the Gateway determination	March 2025
Date of issue or revised Gateway determination (if relevant)	N/A
Commencement and completion dates for public exhibition period	June 2025
Commencement and completion dates for government agency notification	July 2025
Consideration of submissions	August 2025
Post exhibition reporting to Local Planning Panel (if submissions received)	September 2025
Post exhibition reporting to Council for finalisation	October 2025
Submission to the Department to finalise the LEP	November 2025
Notification of instrument	December 2025