

Draft Parramatta Local Environmental Plan

Summary of changes to Key Sites Map

It is proposed to include a Key Sites Map in the consolidated LEP to identify land subject to the following provisions:

- Development on certain land at Westmead (land currently subject to clause 6.10 of Parramatta LEP 2011). Refer to below map.
- Development on certain land at Granville (land currently subject to clause 6.14 of Parramatta LEP 2011). Refer to below map.
- Underground power lines at Carlingford (land currently identified as "Area A" on Parramatta (former The Hills) LEP 2012 Key Sites Map).
- Development subject to clause 6.18 of Parramatta LEP 20011, requiring the preparation of a development control plan – Telopea Precinct and certain land at Granville (land currently identified as "Telopea Precinct" or as "C" on the Parramatta LEP 2011 Key Sites Map).
- Arrangements for designated State public infrastructure (land currently identified as "Telopea Precinct" and "A" on the Parramatta LEP 2011 Intensive Urban Development Area Map; and land currently identified as "Carter Street Priority Precinct" on the Auburn LEP 2010 Priority Precinct Map).
- Design Excellence Parramatta City Centre (land currently subject to clause 7.10(5)(c) of Parramatta LEP 2011 and shown on that LEP's Key Sites Map).
- Land subject to new site-specific provisions added through LEP amendments made before the finalisation of this planning proposal.

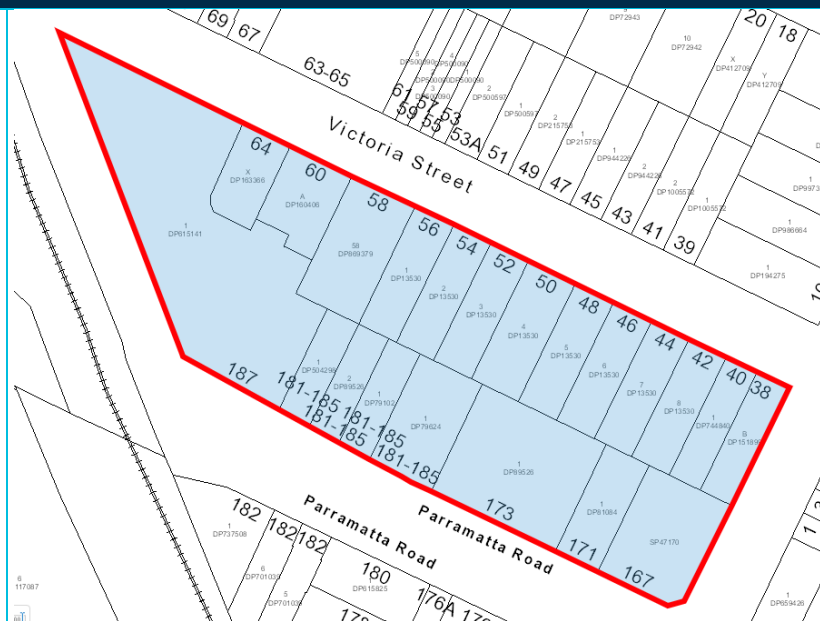
Further details of specific changes proposed to the Key Sites Map are outlined in part 4 of the Planning Proposal, and are reproduced below:

Item 34C	
Certain land at Granville currently subject to clause 6.19 of Parramatta LEP 2011 – Amend the Floor Space Ratio Map and the Key Sites Map.	
<i>Legal description of affected properties</i>	Lot 1 DP81084, Lot 2 DP89526, SP47170, Lot 1 DP13530, Lot B DP151899, Lot X DP163366, Lot 1 DP89526, Lot 6 DP13530, Lot 4 DP13530, Lot 1 DP79102, Lot 7 DP13530, Lot 3 DP13530, Lot 8 DP13530, Lot 1 DP79624, Lot 1 DP504298, Lot 2 DP13530, Lot 58 DP869379, Lot A DP160406, Lot 5 DP13530, Lot 1 DP744840, Lot 1 DP615141
<i>Proposed provision and associated amendments</i>	Identify the land as "Area 5" on the Floor Space Ratio Map. Change the Key Sites Map designation from 'C' to 'Granville Precinct' (refer to clause 6.18 of Parramatta LEP 2011).
<i>Explanation</i>	It is proposed to incorporate the current site-specific provisions of clause 6.19 of <i>Parramatta LEP 2011</i> into clause 4.4 of the consolidated LEP. The land to which the site-specific FSR provisions applies is currently identified on the Key Sites Map as "C". Incorporating the provision into clause 4.4 and mapping the site on the FSR Map will provide a consistent approach to site-specific FSR provisions.
<i>Site boundary</i>	Refer to map on next page.



Item 34C

Site boundary



Item 50

Amendments to the Key Sites Map relating to certain land at Westmead currently subject to clause 6.10 of Parramatta LEP 2011

<i>Legal description of affected properties</i>	Lots 1-3 in DP 155266, Lots 2-4, & 6 in DP 1227281
<i>Proposed provision and associated amendments</i>	Amend the Key Sites Map to remove the existing site labelled as "A" and instead identify land identified below as "Area A".
<i>Explanation</i>	It is proposed to retain the current site-specific provision of clause 6.10 of Parramatta LEP 2011 in the consolidated LEP. Only the part of the site to which the provisions do not apply (being the 'St Vincent's building') is currently identified on the Key Sites Map. The proposed amendment will provide additional clarity as to the land to which the provisions apply.
<i>Site boundary</i>	Refer to map on next page



Item 50

Site boundary



Item 51

Amendments to the Key Sites Map relating to certain land at Granville currently subject to clause 6.14 of Parramatta LEP 2011

Legal description of affected properties

Lot 1 DP 604204, Lot 1 DP 721626, Lot 1 DP 76041, Lot 1 Sec A DP 979437, Lot 12 DP 575064, Lot 2 Sec A DP 979437, Lots 1 to 6 in DP 1075357, Lots 50 and 51 in 1248262, Lot 7 Sec A DP 979437.

Proposed provision and associated amendments

Identify the site as "Area B" on the Key Sites.

Explanation

It is proposed to retain the current site-specific provision of clause 6.14 of Parramatta LEP 2011 in the consolidated LEP. The land to which the clause applies is not currently mapped in the instrument. The proposed amendment will provide additional clarity as to the land to which the provisions apply.

Proposed mapping

