

CONSEQUENTIAL AMENDMENTS REQUIRED TO SECTION 4.4, PARRAMATTA DCP 2011

Section 4.4.3.3 Harris Park West

The following consequential amendments are required to Section 4.4.3.3 Harris Park West of PDCP 2011:

1. Amend Figure 4.4.3.3.1 Harris Street Park (below) in two ways:
 - a. Shift the northern boundary so it matches that of the revised HCA boundary in the City Centre LEP amendment and un-colour the properties that are no longer contained within the HCA which are: part of 2A Kendall Street, 110-114 and 116 Wigram Street as shown notated below:



- b. Include a notation (via a legend) that Part 7 – Parramatta City Centre controls apply to the properties fronting Ada Street, these being: Part of 2A, 2, 4, 5, 8 and 10 Ada Street as shown edged blue on the map below. This includes heritage items I246 (2 & 4 Ada Street) and I248 (6, 8, 10 & 12 Ada Street):



Figure 4.4.3.3.1
Harris Park West, Harris Park

- c. Insert the following text at the end of the section on p. 4.4 – 35, after the section entitled “Existing Significant Buildings” (as shown below) that says:

Application of Part 7 – Parramatta City Centre controls

The land parcels at 2A, 2, 4, 5, 8 and 10 Ada Street within the Harris Park West HCA also fall within Part 7 – Parramatta City Centre. This is illustrated in Figure 4.4.3.3.1, above.

Insert the above text in the location shown below:

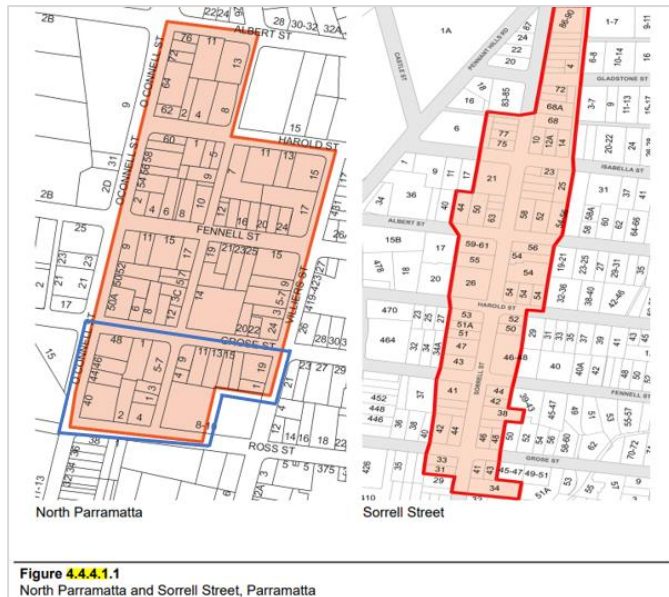


No amendments to the State of Significance, the objectives or the controls are considered necessary in this section.

SECTION 4.4.4.1 NORTH PARRAMATTA AND SORRELL STREET

The following consequential amendments are required to Section 4.4.4.1 of PDCP 2011 North Parramatta and Sorrell Street:

- a. Amend Figure 4.4.4.1.1 to indicate (via a legend) that the Part 7 – Parramatta City Centre controls apply to blocks bounded by Ross, O’Connell, Gross Street and Villiers Streets (as show by blue notation below):



- b. Amend the following objectives O1, O2 and O5 on account of the introduction of the B4 zone into part of the HCA (changes in red font):

- O.1 Re-instatement of residential use in buildings originally constructed as dwellings in the R2 Residential – Low Density zone of the HCA.
- O.2 Residential and non-residential development is compatible with the small scale of its significant buildings.
- O.5 Continued use for residential purposes and the re-establishment of residential use within buildings originally constructed as dwellings in the R2 Residential - Low Density zone of the HCA.
- O.7 Non-residential uses are encouraged in the B4 Mixed Use zone of the HCA provided they are compatible with the commercial / residential interface nature.

No further objectives are required to be amended.

- c. Amend control C6 on account of the introduction of the B4 zone into part of the HCA:

- C.6 Consider re-instatement of residential use in buildings built as dwellings but now in commercial use in the R2 Residential – Low Density zone. and where possible, in the B4 Mixed Use zone.

No further controls are required to be amended.

- d. Insert the following text at the end of the section on p. 4.4 – 47, after the section entitled “Existing Significant Buildings” (as shown below) that says:

Application of Part 7 – Parramatta City Centre controls

The land parcels at: 1 Villiers, 1, 5-7, 9, 11, 13, 15, 17 & 19 Grose Street; 1, 3 & 4 Trott Street; 40 & 44 O’Connell Street; and 2 & 4 Ross Street which are all identified in the North Parramatta HCA and are

zoned B4 Mixed Use also fall within Part 7 – Parramatta City Centre. This area is illustrated in Figure 4.4.4.1.1, above.

Insert the above text in the location shown below:



No amendments are considered necessary to the Statement of Significance.

>> <<