

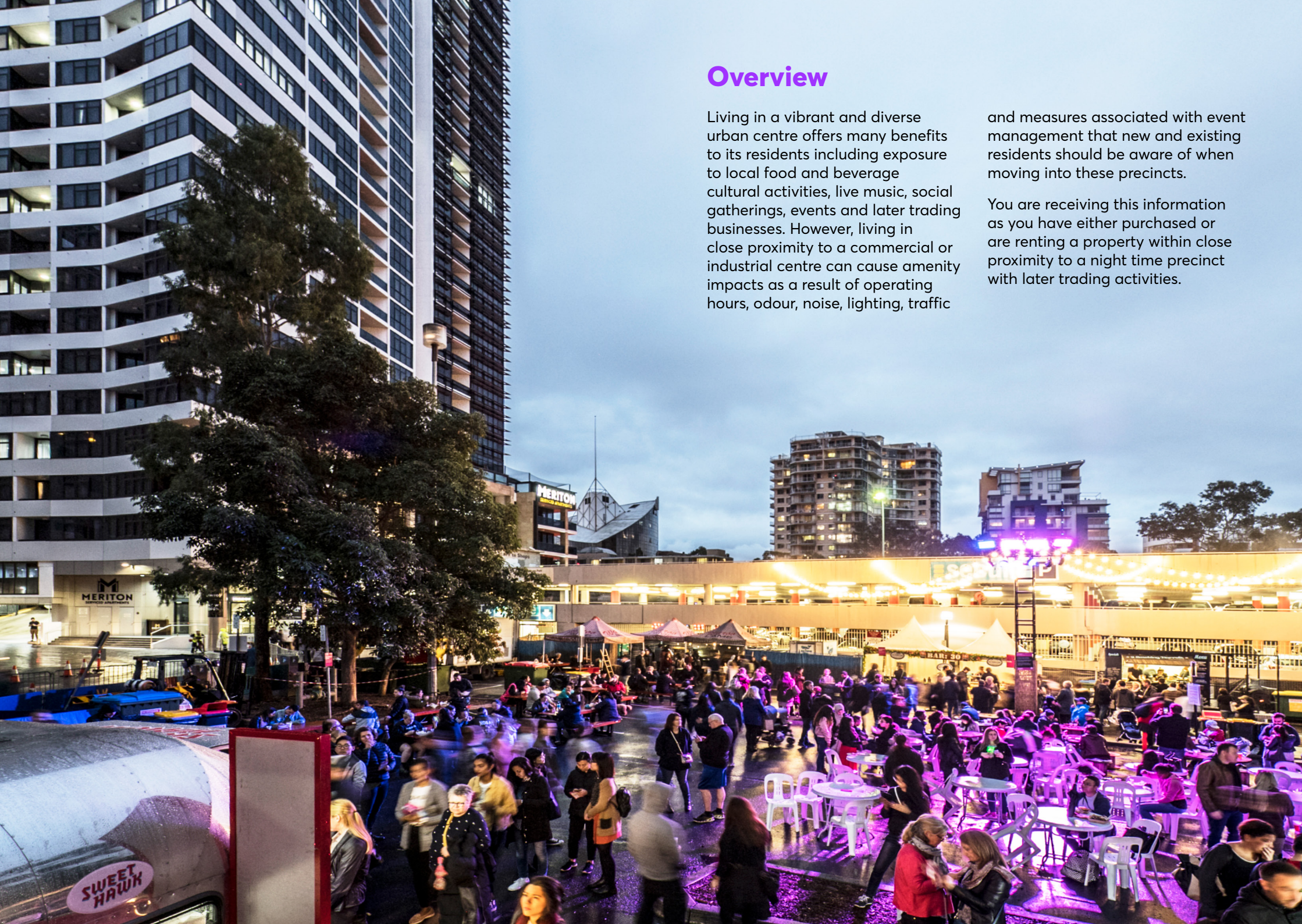
Living in a night time precinct

Information for new property
owners and tenants

October 2020



**CITY OF
PARRAMATTA**



Overview

Living in a vibrant and diverse urban centre offers many benefits to its residents including exposure to local food and beverage cultural activities, live music, social gatherings, events and later trading businesses. However, living in close proximity to a commercial or industrial centre can cause amenity impacts as a result of operating hours, odour, noise, lighting, traffic

and measures associated with event management that new and existing residents should be aware of when moving into these precincts.

You are receiving this information as you have either purchased or are renting a property within close proximity to a night time precinct with later trading activities.



Setting expectations for some amenity impacts associated with night time activity

Council has endorsed the *Parramatta Night City Framework 2020-2024*, a 5-year strategy for developing the night time economy across the City of Parramatta. The Framework sets a vision for a 24-hour city centred on the Parramatta

CBD, supported by vibrant local centres where people can engage with night time events, activities and offerings that cater to everyone in our diverse community.

Residents moving into precincts with existing commercial and/or industrial activity in close proximity should be aware that doing so may come with potential amenity impacts due to the operating hours of surrounding businesses, as well as odour, noise, lighting, traffic and measures associated with event management at particular times.

Council intends to proactively address any concerns around noise and public behaviour by futureproofing entertainment precincts against the impacts of night time activity, as well as through appropriate development controls for night time uses into the future. While Council and various stakeholders such as NSW Police will work where possible to minimise amenity impacts as they arise, it will not be possible to remove all amenity impacts as more people move into our City and our City begins to open later.

Notation on the planning certificate for the property you own or lease

As part of Council's implementation of the *Parramatta Night City Framework 2020-2024*, the City has applied notation to planning certificates for all properties within designated night time precincts.

This notation is advisory only, as below:

Advisory Information Regarding Proximity to a Commercial Centre

The land is within proximity to a major, strategic or local commercial centre. Council is looking to encourage greater activation and investment in these centres by developing the night time economy across the City of Parramatta. Future residents should be aware that the nature and scale of facilities, business activity and events held in these centres may affect the use and enjoyment of the land as a result of operating hours, odour, noise, lighting, traffic and measures associated with event management.

This is considered part of living in/near a commercial centre.

Frequently asked questions

What is a planning certificate?

A planning certificate, known as a "Section 10.7 Planning Certificate" is a document issued by local councils in New South Wales under the *Environmental Planning and Assessment Act 1979* (NSW), which provides you with all planning or other property issues that affect a particular piece of land.

Which properties have this notation applied to their planning certificates?

Notations have been applied to all planning certificates for land within the City of Parramatta zoned any of the following:

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B6 Enterprise Corridor
- IN1 General Industrial
- IN2 Light Industrial
- IN3 Heavy Industrial

Where will I find this notation on my planning certificate?

You will find the notation listed under within **Section C – additional information** on your issued Section 10.7(5) Planning Certificate.

Is this a development control?

This notation is not a development control, and therefore does not have any implication on your ability to develop your land. This information is merely for the information of the property owners and the rental occupier (if applicable).

What do I do if I have a concern about excessive noise, light or another amenity impact?

While living in a night time precinct can cause amenity impacts, these should still be at a reasonable level. Council has a role in managing late night sound and amenity impact. If you have a concern about significant noise, odour, lighting or other impacts you are experiencing, you can contact Council by calling **02 9806 5050**.

Who do I contact for more information?

For more information, please contact Council's Night Time Economy Officer at NTE@cityofparramatta.nsw.gov.au or call **02 9806 5050**.

Further information can be found at cityofparramatta.nsw.gov.au/council/night-city/living-in-a-night-time-precinct.





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