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PART 1

INTRODUCTION



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1.1 LEGISLATIVE BACKGROUND

Part 3, Division 3.6 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) commenced on 30 September 2005. This Division introduced new requirements for Development Control Plans (DCPs).

As a result of these changes to the EP&A Act, Council has consolidated all of its DCPs that apply to the Parramatta Local Government Area (LGA) into one plan. The LGA is referred to the City of Parramatta (the City) throughout this DCP.

On commencement of this consolidated plan, all previous DCPs will cease to have any effect on the land to which this plan applies.

1.2 NAME OF THIS DEVELOPMENT CONTROL PLAN

This plan is known as Parramatta Development Control Plan (DCP) 2023.

The DCP was adopted by Council on 28 August 2023 and came into effect on 18 September 2023.

For Development Applications lodged prior to 18 September 2023, refer to Section 1.4 – Savings and Transitional Arrangements of this DCP.

1.3 WHERE THIS DEVELOPMENT CONTROL PLAN APPLIES

This plan applies to all land within the City of Parramatta (LGA) as shown in Figure 1.3.1.



Figure 1.3.1 – The City Suburb Boundaries, City of Parramatta

1.4 RELATIONSHIP TO OTHER PLANS AND POLICIES

This DCP is to be read in conjunction with the *Parramatta LEP 2023*. If there is any inconsistency between this DCP and the *Parramatta LEP 2023*, the LEP will prevail.

The following are repealed to the extent to which they apply to land covered by this DCP:

- Auburn DCP 2010
- Holroyd DCP 2013
- Hornsby DCP 2013
- Parramatta DCP 2011
- The Hills DCP 2012

Savings and Transitional Arrangements

To assist with managing the Development Application process during the transition between the DCPs and the new DCP 2023 coming into effect, the following Savings and Transitional Arrangements are in place:

If a Development Application has been lodged before the commencement of the Parramatta DCP 2023 in relation to land to which the Parramatta DCP 2023 applies, and the Development Application has not been finally determined before the commencement of the Parramatta DCP 2023 on 18 September 2023, the Development Application must be determined as if the Parramatta DCP 2023 had not commenced.

1.5 PURPOSE OF THIS DEVELOPMENT CONTROL PLAN

The purpose of this DCP is to supplement the *Parramatta LEP 2023* and provide more detailed provisions to guide development.

Under Section 4.15 of the EP&A Act, Council is required to take into consideration the relevant provisions of this DCP when determining an application for development. However, compliance with the provisions of this DCP does not guarantee that development consent will be granted.

Section 4.15 of the EP&A Act contains other matters that must be considered in determining a development application.

1.6 AIMS OF THIS DEVELOPMENT CONTROL PLAN

The aims of this DCP are to:

- Ensure that development contributes to the quality of the natural and built environments.
- Encourage development that contributes to the quality of the public domain.
- Ensure that development is economically, environmentally and socially sustainable.
- Ensure future development has consideration for the needs of all members of the community.
- Ensure development positively responds to the qualities of the site and its context.
- Ensure development positively responds to the character of the surrounding area.

1.7 STRUCTURE OF THIS DEVELOPMENT CONTROL PLAN

Part 1 – Introduction

- Explains what the DCP is and where it applies.

Part 2 – Design in Context

- Provides detailed design guidance and place context to ensure development outcomes support the vision and context of the City.
- All types of development should have regard for Part 2 of this DCP.

Part 3 – Residential Development

- Provides provisions for general residential development and specific provisions for residential development types to ensure appropriate development outcomes within the City. This includes as multi-dwelling housing, residential flat buildings, mixed use development and boarding houses.

Part 4 – Non-Residential Development

- Provides specific controls that guide non-residential development types to ensure appropriate development outcomes within the City. This includes business/commercial development, industrial development, places of public worship, educational establishments, childcare facilities and sex service premises and restricted premises, and telecommunication facilities. Development application requirements are provided for specific types of development in the DCP.

Part 5 – Environmental Management

- Provides provisions to address site constraints and environmental considerations to ensure sustainable and safe development outcomes within the City.
- All types of development should have regard for Part 5 of this DCP.

Part 6 – Traffic and Transport

- Provides traffic and parking provisions for most types of development.
- All types of development should have regard for Part 6 of this DCP.

Part 7 – Heritage and Archaeology

- Provides general heritage provisions and additional specific provisions for Heritage Conservation Areas.

Part 8 – Centres, Precincts, Special Character Areas and Specific Sites

- Provides specific provisions related to certain places across the City.

Part 9 – Parramatta City Centre

- Provides specific provisions that apply to the land included in the finalised Parramatta City Centre Planning Proposal and the making of Amendment 56 to the *Parramatta LEP 2011*.

Section 9B – Parramatta City Centre – Deferred Area A

- Provides specific provisions that apply to the land referred to as Deferred Area A that is part of the broader Parramatta City Centre.

Part 10 – Glossary

- Contains the definition of words for the purpose of this DCP.

Part 11 – Appendices

- Contains useful information that is referred to in the DCP.

1.8 TERMS USED IN THIS DEVELOPMENT CONTROL PLAN

In this DCP, terms have the meaning ascribed in the EP&A Act and the *Parramatta LEP 2023*. Certain terms used in this DCP are defined in the glossary.

Any reference in a Part of this Consolidated Plan to “this DCP” or “this Plan” is a reference to the Part of this Consolidated Plan where the reference is contained.

1.9 REQUIREMENTS FOR SUBMITTING A DEVELOPMENT APPLICATION

For advice on the information required to be submitted with a Development Application, please contact Council’s Development Services Unit. More information can be found using Council’s [Development Application information webpage](#).

Council’s [Community Engagement Strategy 2022-24](#) contains information on Council’s procedures for the notification of Development Applications (refer to Appendix 1).