



**CITY OF  
PARRAMATTA**

# Local Strategic Planning Statement

City Plan 2036



March 2020

# Acknowledgement of Country

## City of Parramatta acknowledges the Traditional Owners of the land, the Darug people.

For over 60,000 years, the area comprising present day Parramatta City has been occupied by the Burramattagal people, a clan of the Darug, who first settled along the upper reaches of the Parramatta River.

The word Burramattagal is derived from the Aboriginal word for 'place where the eels lie down' to breed within the Parramatta River. The Burramattagal have a close connection with the Parramatta River.

The Darug peoples have cared for and nurtured the habitat, land and waters in Parramatta and its surrounding areas for thousands of generations.

We seek to reflect and embrace the rich culture and heritage of the Darug people, and their deep connection to the River, in strategic directions regarding the future of the City of Parramatta.





# Contents

This Local Strategic Planning Statement has been prepared in accordance with clause 3.9 of the Environmental Planning and Assessment Act 1979. It is not intended to be a static document and is required to be reviewed at least every seven years.

## *Acknowledgement of Country*

1.	PURPOSE OF THIS DOCUMENT	4
2.	INTRODUCTION	8
2.1	GREATER PARRAMATTA WITHIN THE GREATER SYDNEY REGION AND CENTRAL CITY	9
2.2	GREATER PARRAMATTA TO OLYMPIC PENINSULA (GPOP)	12
2.3	INFRASTRUCTURE DELIVERY – LOCAL AND STATE COLLABORATION	13
2.4	PARRAMATTA LOCAL PROFILE	14
3.	STRATEGIC CONTEXT	18
3.1	LOCAL PLANNING	19
3.2	LIVEABILITY	24
3.3	PRODUCTIVITY	31
3.4	SUSTAINABILITY	36
4.	A 20-YEAR VISION FOR PARRAMATTA	42
5.	PRIORITIES, POLICY DIRECTIONS & ACTIONS	52
	LOCAL PLANNING PRIORITIES	54
	LIVEABILITY PRIORITIES	60
	PRODUCTIVITY PRIORITIES	65
	SUSTAINABILITY PRIORITIES	68
6.	IMPLEMENTATION, MONITORING AND REPORTING	72
	SHORT-TERM ACTIONS (0-2 YEARS)	74
	MEDIUM-TERM ACTIONS (2-4 YEARS)	79
	LONG-TERM ACTIONS (5 YEARS +)	81
7.	GLOSSARY	82



# Purpose of this document

This Local Strategic Planning Statement provides strategic direction on how the City of Parramatta is planning for the next 20 years. The Statement draws together the needs and aspirations of the community and identifies priorities for jobs, homes and infrastructure. The Statement looks at the role of Parramatta as part of Greater Sydney and seeks to achieve a future which is sustainable, liveable and productive.

## The Statement addresses three communities of interest:



### Greater Sydney Region Community

The community of Greater Sydney needs Parramatta City to realise its role as the Metropolitan Centre of Sydney's Central River City (Figure 1). This Statement addresses at a local level how the Greater Sydney Commission's Central City District Plan will be implemented across the City of Parramatta, including how Parramatta will deliver on housing and employment targets.



### City of Parramatta Community

The community of the City of Parramatta Local Government Area needs to have its particular needs and aspirations addressed. While this Statement aligns with district planning priorities, it also aligns with the City of Parramatta's Community Strategic Plan.



### Local Communities within the City of Parramatta

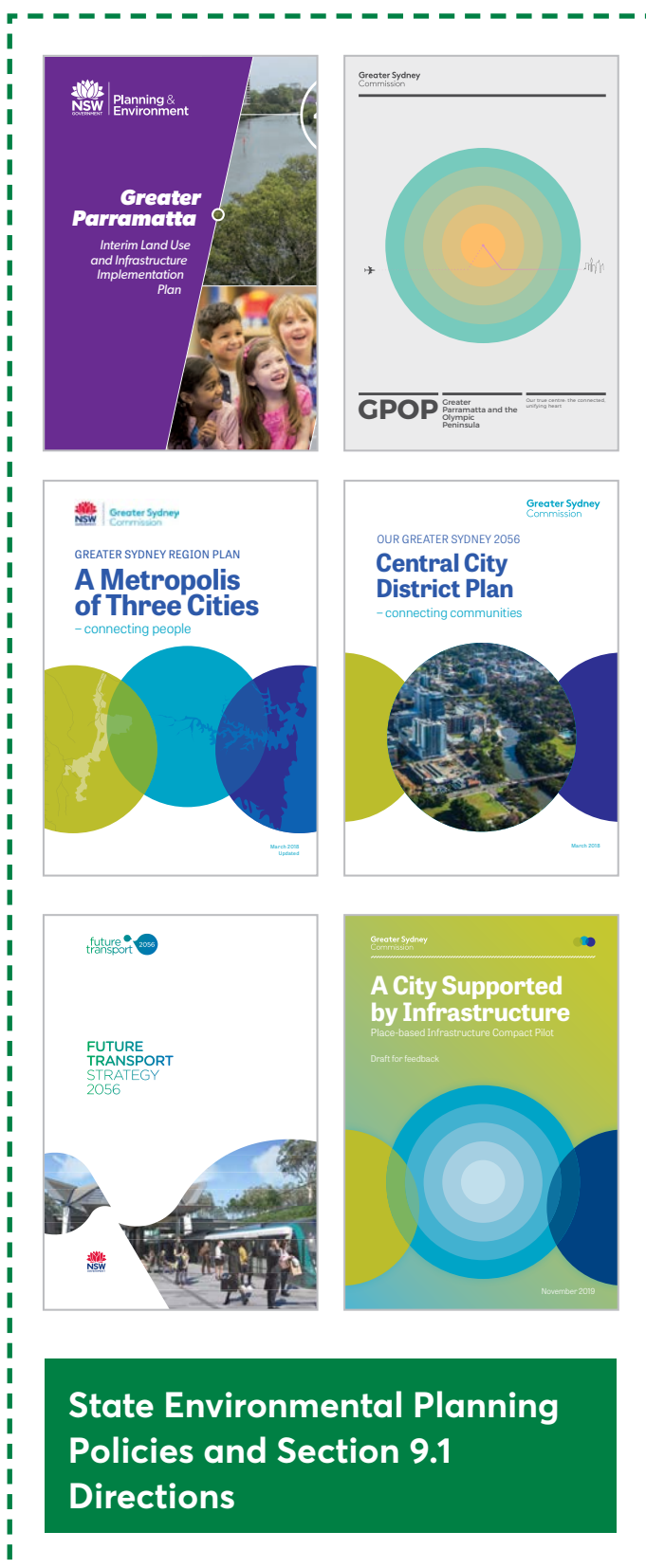
The local communities within the City of Parramatta have a diverse range of interests and priorities. This Statement ensures the way land is used supports the diverse range of lifestyles that make up every great city.

**Exhibition of the LSPS:** The LSPS was exhibited for 6 weeks from late September to early November 2019. The feedback received from submissions – and from the Greater Sydney Commission as part of the associated Assurance process – has informed this LSPS. A Glossary in Section 6 defines the planning terms used in this statement.



FIGURE 1 - PLANNING SYSTEM HIERARCHY FOR AN LSPS

## NSW Government Plans



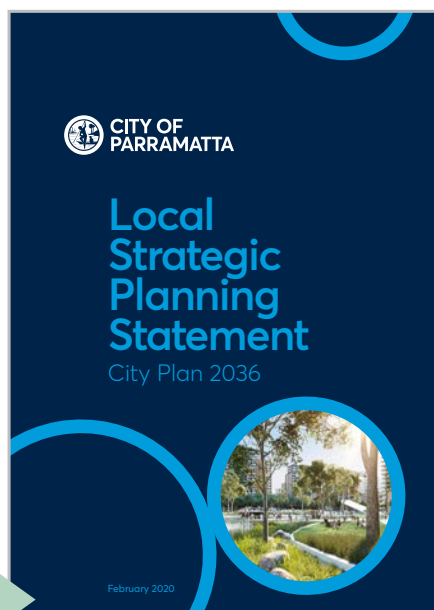
This Statement looks forward 20 years to identify what is needed to deliver a strong city. This Statement will be used to shape the City's future planning controls and infrastructure contributions plans. Proposals to change planning controls from proponents will also be tested against this Statement.

The actions in this Statement will be implemented over the short, medium or long term and be monitored as part of Council's reporting systems.

## City of Parramatta Plans

### Our Local Strategic Planning Statement (this document)

Plan that articulates our 20 year vision for land use in our area.

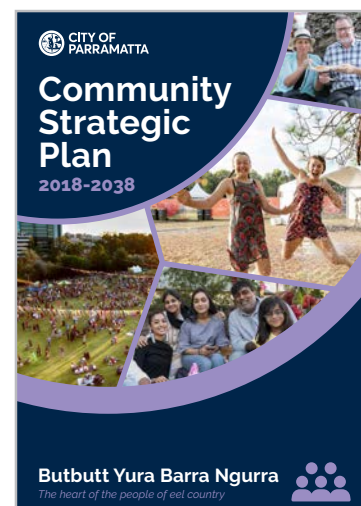


### Planning Controls and Instruments

Plans that allow the City to put planning legislation into action

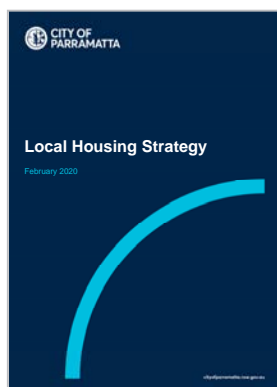
- Parramatta Local Environmental Plans
- Parramatta Development Control Plans

### Our Community Strategic Plan 2018-2038

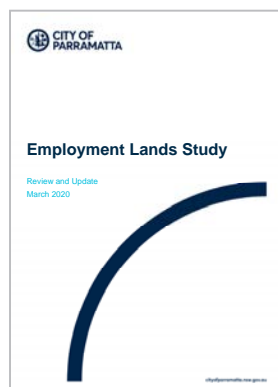


### Local Strategies

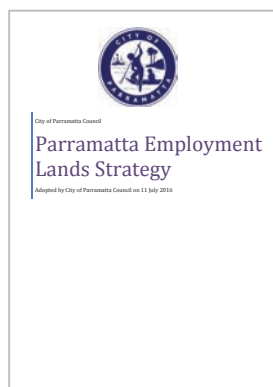
Specific strategic plans to help reach the objectives of the Local Strategic Planning Statement



Local Housing Strategy



ELS Review and Update



ELS (2016)



Community Infrastructure Strategy

NB: The Local Housing Strategy and Employment Lands Study are required to be endorsed by DPIE.



# Introduction



## 2.1 Greater Parramatta within the Greater Sydney Region and Central City

In 2018, the Greater Sydney Commission (GSC) released both its Greater Sydney Region Plan, A Metropolis of Three Cities and the Central City District Plan (District Plan). Both plans place the Greater Parramatta Metropolitan Centre at the core of the Central River City which enables a transition between the well-established Eastern Harbour City and the future Western Parkland City (refer to Figure 2).

A priority of the District Plan is to grow a stronger and more competitive Greater Parramatta. In this regard, the District Plan includes the following:

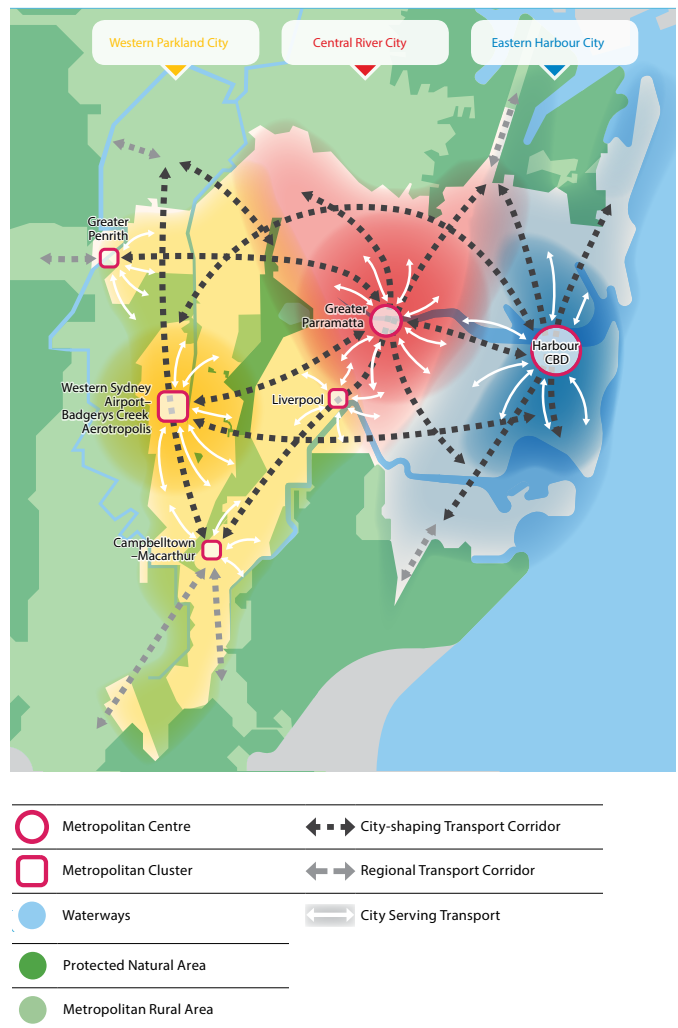
*"To reinforce Greater Parramatta as one of Greater Sydney's metropolitan city centres, planning must deliver land use and infrastructure that:*

- *provides capacity for jobs growth*
- *creates opportunities for investment and business*
- *enhances accessibility to a larger and more diverse labour pool*
- *improves business-to-business interactions and access to other job agglomerations."*

This Local Strategic Planning Statement contains priorities and actions to help achieve this vision for Greater Parramatta at the core of the Central River City.

As the largest city centre in the Western Sydney region, Greater Parramatta is building on its strengths as a focus of economic activity, essential services, natural assets, culture and creativity, to lead one of Australia's fastest growing regions. Positioned at the heart of Sydney's Central River City, the success of Greater Parramatta will benefit not just those living within the City of Parramatta LGA and the Central City District – it will benefit all Sydneysiders.

**FIGURE 2 - VISION TO 2056 (A METROPOLIS OF THREE CITIES)**



Source: Greater Sydney Commission, 2018

In recent years the role of Greater Parramatta as a part of Greater Sydney has grown from a fringe centre to the core of the Central City for Greater Sydney. According to the District Plan, Greater Parramatta is described as follows:

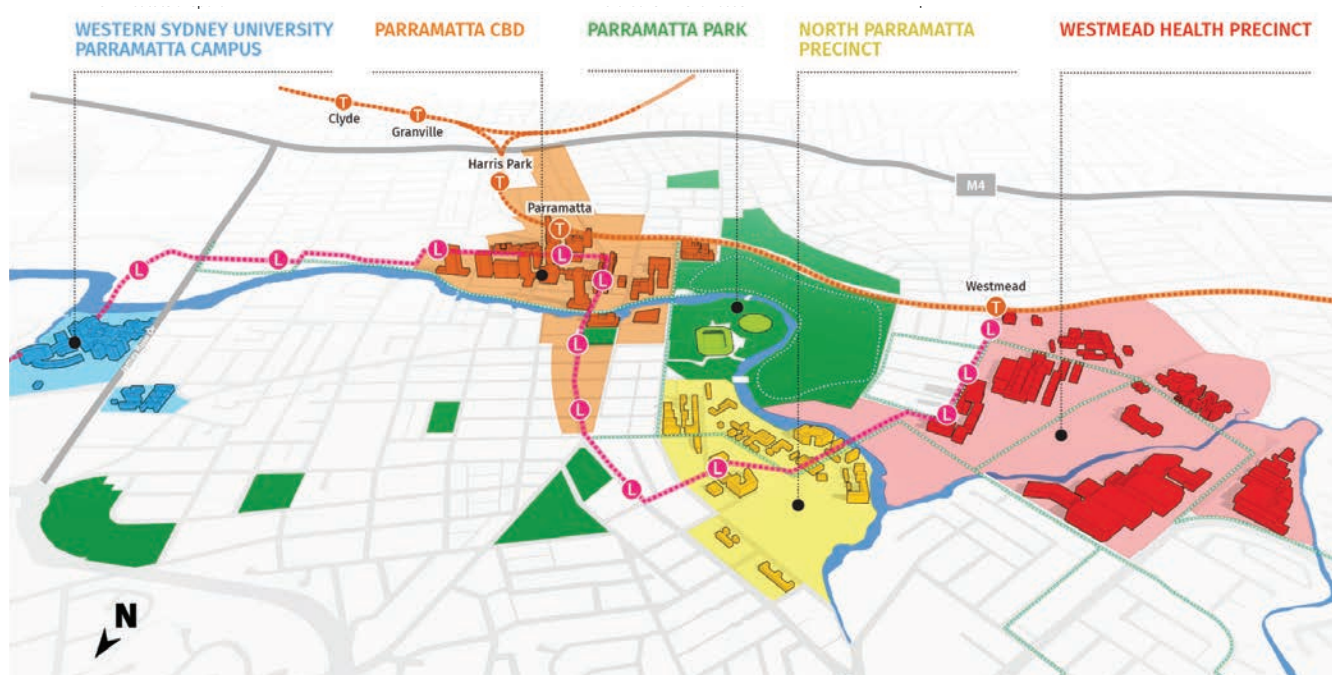
"Covering an area of more than 1,400 hectares, Greater Parramatta encompasses Parramatta CBD, Parramatta North Precinct and the Westmead health and education precinct, connected via Parramatta Park... It is the core of the Central River City".

The District Plan includes Figure 3, which shows the Greater Parramatta area. It is made up of a network of many complex and interrelated places. The Parramatta CBD is the primary jobs, services, economic and business centre for the LGA and also the wider western Sydney region. The Westmead Health and Education Precinct provides a major conglomeration of health, research and medical services, including four hospitals and three research institutes. The Parramatta North Precinct provides

an opportunity for a major new tertiary education campus in close proximity to both the Parramatta CBD and Westmead, and is also an opportunity to celebrate the area's rich heritage. Parramatta Park provides a major regional open space for workers, residents and visitors, and also contains a World Heritage Item in Old Government House. The connectivity of the places that make up Greater Parramatta will be greatly improved with the introduction of Parramatta Light Rail, which will also connect to the Western Sydney University Campus at Rydalmere, as shown in the figure from the District Plan.

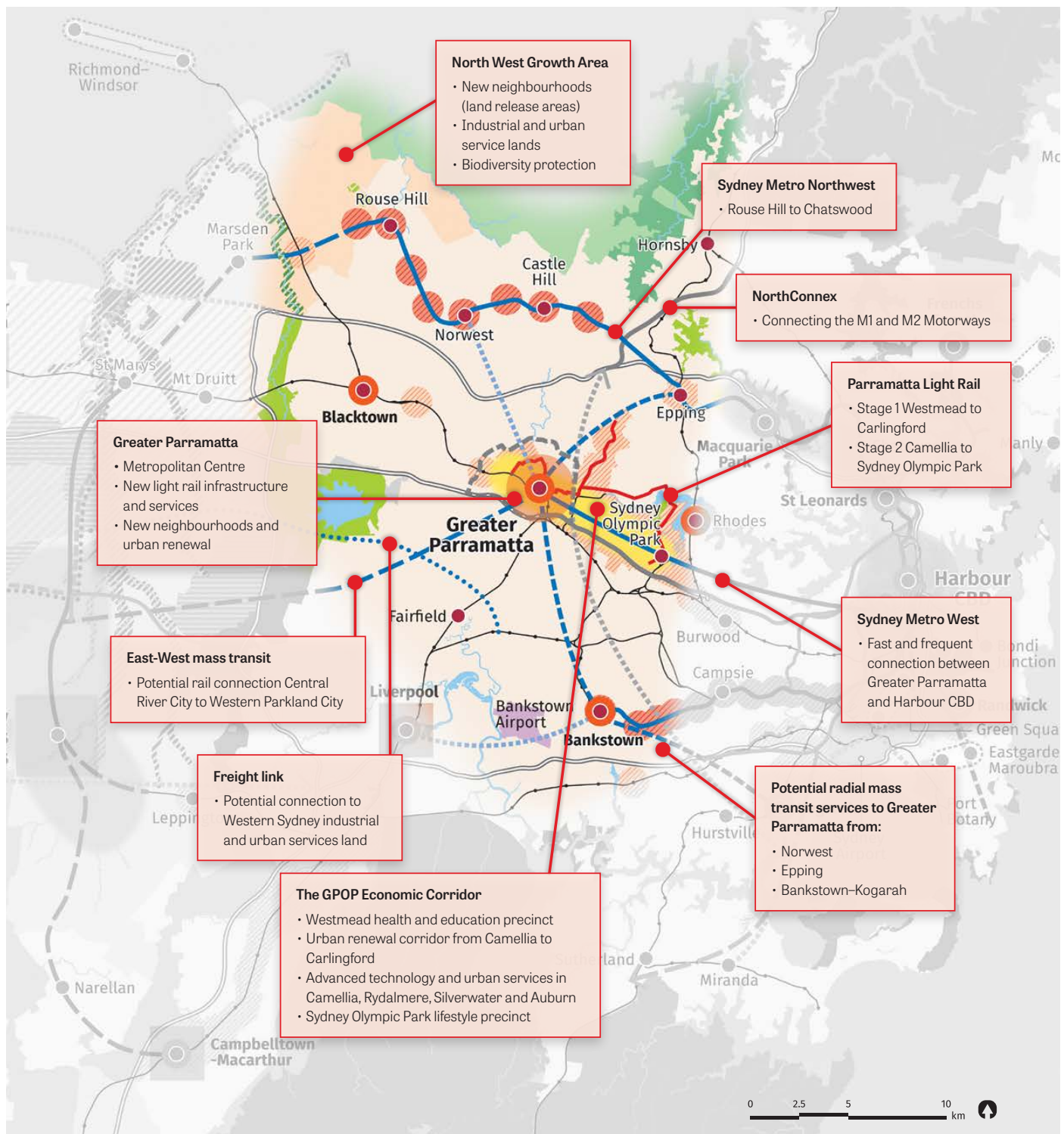
The GSC's District Plan reveals the City of Parramatta is experiencing rapid change, with significant land use transformation and public transport investment to connect people to its centres (refer to Figure 4). This Statement's Structure Plan (Figure 24) interprets these plans, providing a local perspective and combines this with the community's aspirations to provide a strategic direction for a better future for the City.

**FIGURE 3 - GREATER PARRAMATTA**



Source: Central City District Plan

**FIGURE 4 - CENTRAL CITY DISTRICT MAP (A METROPOLIS OF THREE CITIES)**



Source: Central City District Plan



## 2.2 Greater Parramatta to Olympic Peninsula (GPOP)

The Greater Parramatta to Olympic Peninsula (GPOP) covers 60 square kilometres in the middle of Greater Sydney and spans 13 kilometres from east to west. It consists of four key economic hubs with dedicated industry, research and development and workforce capabilities (refer to Figure 5).

Centrally located in Greater Sydney, GPOP is a urban renewal area that is home to over 190,000 people and generates more than 150,000 jobs (respectively 4.3 per cent and 7 per cent of Greater Sydney's total), (the GSC's A City Supported by Infrastructure, November 2019). It also includes the urban corridor along the rail line to Carlingford. With regards to the City of Parramatta's housing growth over the next 20 years, most will occur within this area.

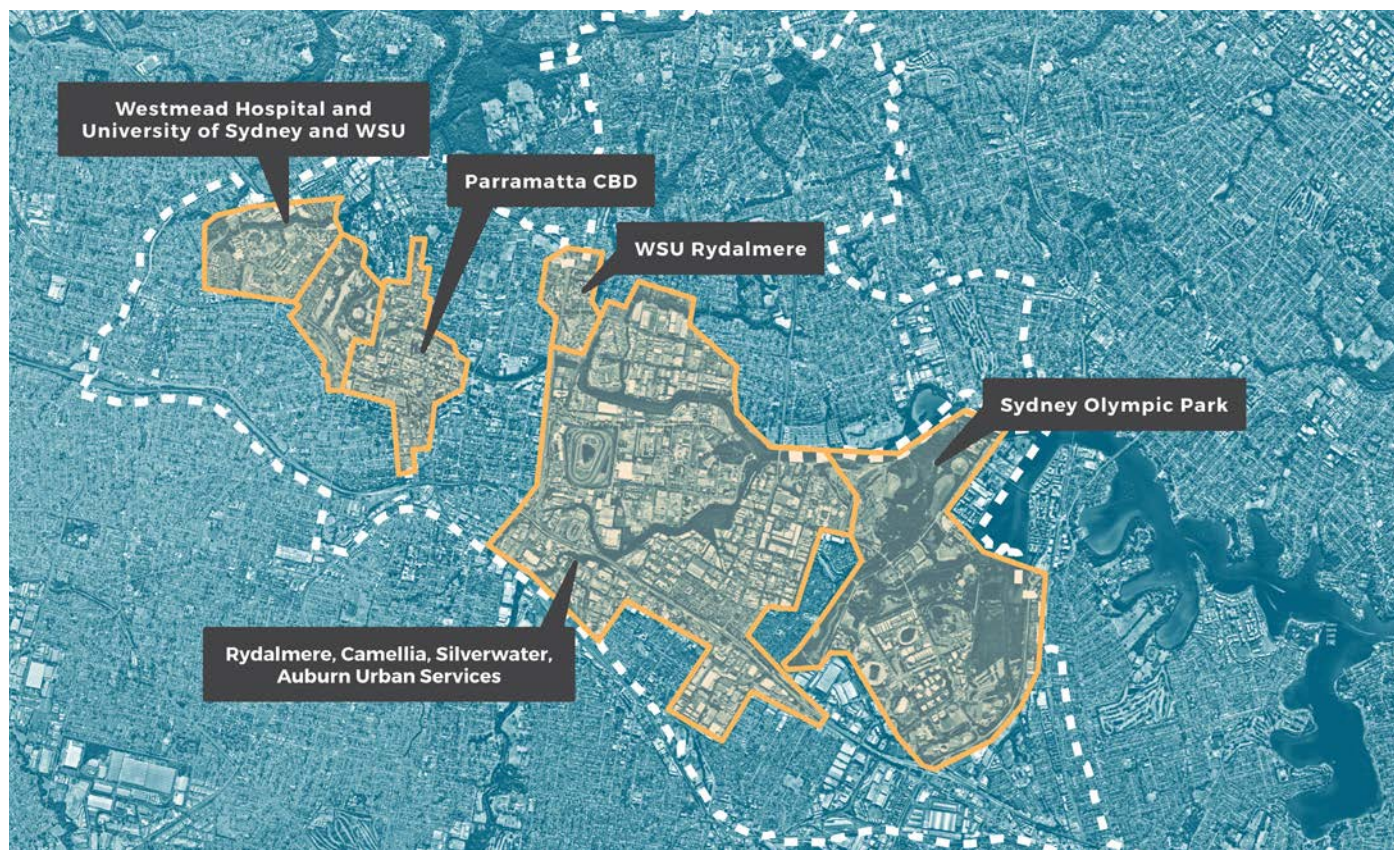
The GPOP houses the GPOP Economic Corridor which includes the precincts of Westmead, Parramatta North Precinct, Parramatta CBD, Rydalmere, Camellia, Silverwater, Granville and Sydney Olympic Park. A number of these precincts provide urban services.

### Westmead Health and Education Precinct

The Westmead Health and Education Precinct, which is part of Greater Parramatta and is located immediately north west of the Parramatta CBD, seeks to cluster health and education precincts with supporting industries to create agglomeration synergies (Westmead and Parramatta North Precinct) and the transformation of heavy industrial land into land used to deliver urban services and advanced technologies (Rydalmere and parts of Camellia). The Central City District Plan sees this precinct as a world-class innovation district.

The precinct is presently subject to the preparation of a new Strategic Plan for the whole of Westmead as part of the Department of Planning, Industry and Environment's (DPIE) new approach to precincts. Detailed planning will be done by Council in collaboration with DPIE as a part of this new precinct planning approach.

FIGURE 5 - THE GREATER PARRAMATTA AND OLYMPIC PENINSULA (GPOP)



Source: Greater Sydney Commission, 2019

## Sydney Olympic Park

Sydney Olympic Park's role as a lifestyle precinct, will continue to offer a mix of living, recreation and entertainment options with activation supported by businesses and educational institutions that specialise in providing services to these sectors. The Sydney Olympic Park Master Plan 2030 guides the long term development of this precinct. The Master Plan provides for the for the revitalisation of the precinct, including a new town centre, educational facilities, shopping precinct, new homes, more jobs and increased open space and community facilities. Access to the precinct would be greatly improved with the introduction of Parramatta Light Rail (Stage 2) and Sydney Metro West (both projects subject to final endorsement from Government).

## 2.3 Infrastructure delivery – Local and State collaboration

The City of Parramatta is seeing unprecedented changes through some of the highest levels of jobs and residential growth in NSW. The scale of infrastructure investment is substantial with Parramatta Light Rail under construction, Westmead Hospital Redevelopment, the Powerhouse Precinct, the new Western Sydney Stadium, and the recent confirmation of NSW Government's commitment to Sydney Metro West.

In addition to these changes, in November 2019, the GSC released the results of its pilot *Place-based Infrastructure Compact for Greater Parramatta and the Olympic Peninsula*, which has looked at how to better align growth with the provision of infrastructure. Following a public feedback period between the 7 November and 18 December 2019, the GSC is finalising its recommendations for consideration by the NSW Government by mid-2020. These recommendations, should they be adopted, would impact on planning for the City of Parramatta across the timeframe of this Statement.

The combination of all these changes means that the LSPS will need to be reviewed and updated in 2021. This will ensure that the City can take full advantage

of the opportunities that these changes present to us, to the benefit of all communities across the City of Parramatta.

### Cultural and Recreational Infrastructure

The City of Parramatta needs to offer a diverse range of services and experiences to make it an attractive place to live, work and play. Providing improved cultural and recreation opportunities is a fundamental to attracting knowledge intensive businesses to Parramatta, differentiating it from the business parks of Greater Sydney.

Parramatta currently is a hive of activity for tourism, recreation and leisure with a full calendar of events to celebrate the cultural diversity and heritage of the Central River City. Council is actively working to improve the offering of the City to residents, visitors and workers to ensure the assets are truly celebrated and utilised.

The Parramatta River needs to grow in its role as a place of recreation and relaxation, so it makes a major contribution to the CBD as a destination. Linkages to the river are promoted in ParramattaWays, the local plan to implement the Green Grid. A swimmable Parramatta River would provide a highly accessible form of respite from the urban heat island effect that challenges the CBD.

Council will continue to work with the Parramatta River Catchment Group, a partnership of 11 Councils, three State agencies and the community. This partnership is seeking to implement the *Parramatta River Master Plan Duba, Budu, Barra*.

## 2.4 Parramatta Local Profile

The City of Parramatta's Community Strategic Plan 2018-2038 provided this profile of a diverse, growing community, having a wide variety of needs and aspirations.

TABLE 1 - PARRAMATTA LOCAL PROFILE

### Population

- 235,000 in 2016 (2,800 people per km<sup>2</sup>)
- Median age = 34 years (NSW = 38 years)
- All age groups are forecast to increase and half of all households will have children.

### Dwellings

- 85,600 dwellings in 2016
- 55% of residents live in medium or high density dwellings
- 188,000 dwellings forecast for 2036
- On current trends, 70% of residents will live in high density residential apartments.

### Diversity

- 50% of residents were born overseas
- 52% speak a language other than English at home
  - 11% Mandarin
  - 7% Cantonese
  - 5% Korean
- 0.7% of residents identify as Aboriginal or Torres Strait Islander.

### Education & employment

- 37% of residents hold a bachelor's degree or higher
- 93% employment rate
- 27% of residents also work within the LGA
- Median household income \$1755 per week (NSW=\$1481) in 2016.

### Vulnerable communities

- 19% of households are 'low income', earning less than \$750 per week
- 13% of households are in housing stress
- 4% of people require assistance with daily living activities
- 10% of residents do not speak English well or at all.



## Location

- The City of Parramatta is 84km<sup>2</sup> in area, 24km west of Sydney CBD
- 

## Connection

- Home to the Darug peoples for more than 60,000 years.
- 

## Heritage

- Old Government House and Domain in Parramatta Park - UNESCO World Heritage
  - More than 50 State Heritage sites
  - Over 1,300 Local Heritage sites with more than 750 significant archaeological sites.
- 

## Environment

- 65 km of natural waterways
  - 859 ha of parks, reserves and sportsgrounds
  - 459 ha of bushland
  - 33% tree canopy across the city
  - 600 unique species of flora and 230 unique species of fauna
  - 12 Endangered ecological communities
  - 32 Threatened fauna species.
- 

## Climate

- More than 16 days per year over 35°C.
- 

## Economy

- 2.3 million people live within a 45-minute commute to the Parramatta CBD
- Gross Regional Product = \$28 billion in 2018 (6.62% of Greater Sydney's GRP)
- 186,000 people work in the City of Parramatta in 2018
- 11,500 jobs created in the last 5 years (to June 2017)
- More than 23,000 businesses call Parramatta home
- Zero vacancy rate in Parramatta's A-grade premium commercial office buildings.

## 2.4.1 Challenges and opportunities

Section 3 of this Statement details the housing growth that is earmarked for the City of Parramatta for the 20 year period from 2016 to 2036. The infographic at Figure 6 visually illustrates this growth.

FIGURE 6 - 2036 FORECAST SNAPSHOT

**Forecasts indicate that if current trends continue,  
Parramatta in 2036 will have:**



**87,900**

More dwellings



**198,000**

More people

**23%**

of people living alone

**48%**

of households having children

**70%**

of houses being apartments

**30%**

of housing having 3+ bedrooms

**72,000**

more jobs in strategic  
centres & strategic  
employment  
lands



**110,000**

more residents in  
the workforce

**30,000**

more school children



Source: City of Parramatta

## 2.4.2 Responding to the City of Parramatta's Housing Needs

The forecasted housing growth over the 20 year period (2016 to 2036) is detailed in Section 3 of this Statement reveals there will be an additional 87,900 more dwellings which equates to an additional 198,000 people.

FIGURE 7 - PARRAMATTA TOTAL HOUSING AND POPULATION GROWTH 2016-2036





# Strategic Context

## 3.1 Local Planning

### 3.1.1 Transport and access

The Greater Sydney Commission's plans call for the delivery of Parramatta Light Rail and Sydney Metro West to tie the Greater Parramatta and Olympic Peninsula corridor together and provide improved connectivity between the Parramatta CBD and the Sydney CBD. Recently, planning commenced for the Sydney Metro West line.

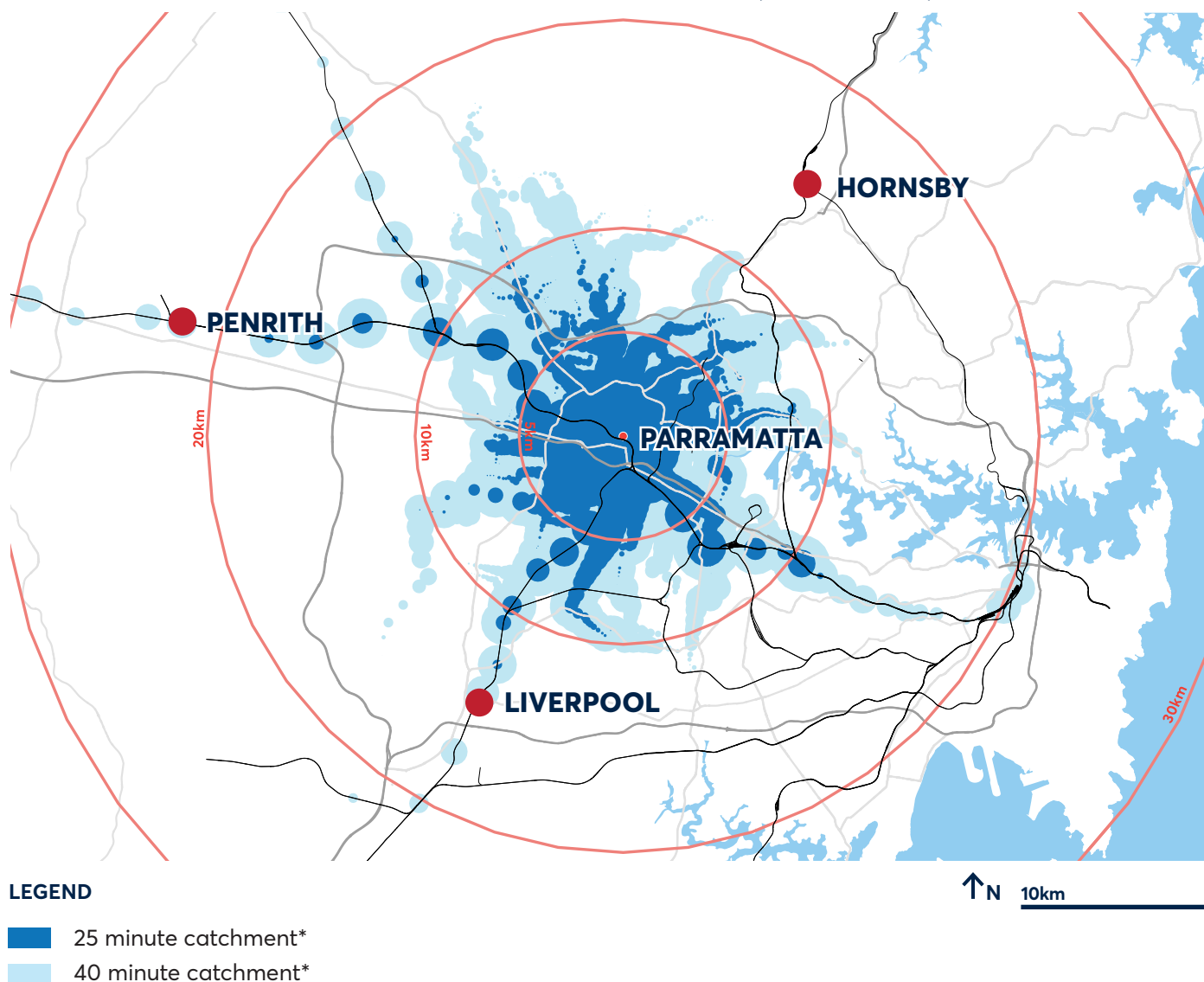
#### The Parramatta CBD's Access to Labour Markets

Approximately 390,000 Greater Sydney residents can access employment in the Parramatta CBD within 30 minutes by public transport. This is about 9% of Greater Sydney's population.

Parramatta benefits from frequent east-west rail services along the T1 and T2 routes, with direct rail connections to the south via the T5 Cumberland Line. The Parramatta CBD is less accessible from the north and the south-east, relying on bus services operating in mixed traffic. The State Government's *More Trains More Services* program is expected to add capacity to the T1 Heavy Rail Line.

Figure 8 shows both the 25 minute and 40 minute travel time catchments to the Parramatta CBD in morning peak. Unfortunately, visual representation of 30 minute travel times within the City are unavailable.

**FIGURE 8 - PUBLIC TRANSPORT TRAVEL TIMES TO THE PARRAMATTA CBD (MORNING PEAK)**



Source: City of Parramatta

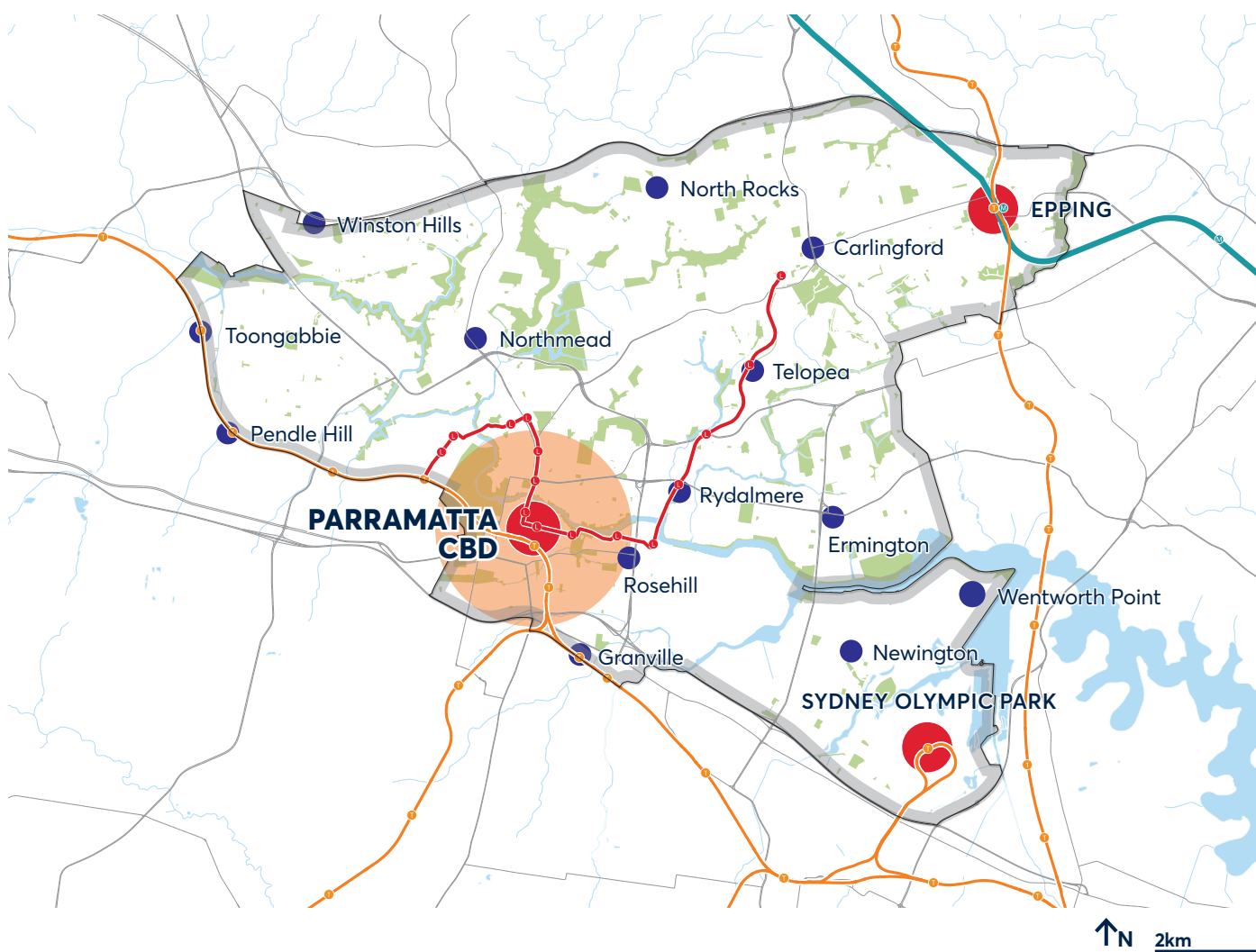
## Local Centre Accessibility

Over 70% of residents in the LGA live within 800 metres of a local shopping centre, a highly walkable distance for most people ensuring access to fresh food and local services. The southern part of North Rocks and portions of Winston Hills and Northmead have the lowest accessibility to local centres. These suburbs were developed around larger shopping centres instead of neighbourhood strips, reflecting their poor access to rail infrastructure.

The role of local centres has been changing from a retail focus to a services focus, providing for

basic needs and a place for local communities to gather and socialise in a quieter environment. A key challenge is for smaller centres to achieve enough vibrancy to attract customer traffic. With some centres experiencing higher vacancy rates and low rents, there is potential to co-locate community uses into existing centres. Figure 9 shows the City's current Centres Hierarchy. (Refer to 'Local Centre' term in the Glossary), which is further explained in Figure 22.

**FIGURE 9 - CENTRES HIERARCHY MAP**



## LEGEND

- Metropolitan Centre
- Local Centre
- Strategic Centre
- Public Green Space

Source: City of Parramatta

### 3.1.2 Housing

The City of Parramatta is planning for strong housing growth over the next 20 years. As the Parramatta CBD continues to grow as the Central City, this growth will continue to attract strong interest in new residential communities who want to be close to the diverse range of services, jobs, businesses, entertainment and recreational opportunities the CBD will offer (see also 'Recent Housing Delivery' section, below).

To ensure that this strong residential growth is coordinated and planned for in a strategic way, Council is planning for the majority of this growth to occur in clearly identified Growth Precincts, which are close to public transport and other services. Most of these Growth Precincts are in the corridor between Greater Parramatta and Olympic Park (GPOP). These Growth Precincts will have to be carefully planned, so that high quality urban design outcomes are achieved and Council continues to meet housing targets set by the State government. It is also anticipated that some of these Growth Precincts will have further capacity beyond 2036, which will enable them to continue to grow to provide more housing in the future.

Given that these Growth Precincts help to meet Council's housing targets, (see 'Housing Targets' section, below) no new Growth Precincts are needed beyond those which we are already planning to deliver. Instead, Council is looking to protect its low scale, residential suburbs, from further encroachment of high density development. These areas are generally located in the northern half of the LGA.

As most of Council's housing growth will be in the form of high density apartments, this Statement also contains actions to encourage a more diverse range of housing, including medium density housing. The Statement seeks to address this issue (refer to Section 3.2.1).

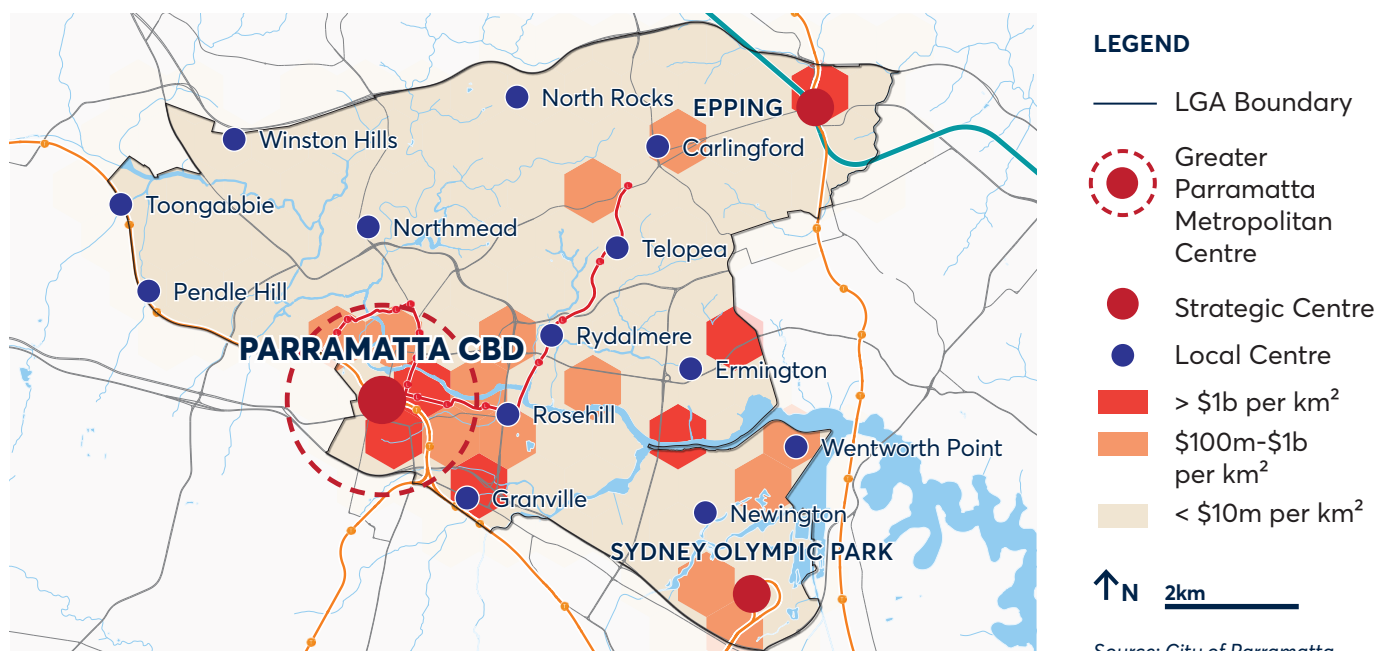
Given the strong housing growth we will continue to experience in the LGA, Council is also planning to ensure that this is matched with infrastructure provision. Infrastructure considerations are a key element in the planning processes for our Growth Precincts, and further, Council is working with the State Government to ensure key infrastructure improvements are made to service this growth into the future, including the new Sydney Metro West and Parramatta Light Rail.

#### Recent Housing Delivery

In the last five years the City of Parramatta has experienced significant housing growth. The LGA has delivered well in excess of its long term average rate of housing with the distribution of development activity concentrating in pockets of the City.

Parts of the Parramatta CBD, Granville and Epping had over \$1 billion of development applications per square kilometre between 2013 and 2018, with some parts of the Parramatta CBD having over \$8 billion of applications per square kilometre (Figure 10). Most areas in the northern part of the City have had a slow rate of change.

FIGURE 10 - VALUE OF DEVELOPMENT APPLICATIONS 2013-2018





## Housing Targets

Beyond 2021, based on the analysis undertaken in the City of Parramatta Local Housing Strategy (yet to be endorsed by DPIE), the City will also easily achieve its share of the overall District housing target, and indeed well exceed this by over 3,900 dwellings by 2036. Tables 2 and 3 show how Council is meeting its dwelling targets, estimated delivery of dwellings per year, and also how new housing will be distributed under this Strategy.

**TABLE 2 - HOW THE CITY OF PARRAMATTA IS MEETING ITS DWELLING TARGETS UNDER THE CENTRAL CITY DISTRICT PLAN**

	District Plan Target	Estimated Provision <sup>^</sup>	Estimated dwellings per year <sup>^</sup>	Target achieved?	Comment
0-5 year (2016-2021)	21,650	23,720	4,744	Yes	Target exceeded by 2,070 dwellings
6-10 year (2022-2026)	Not provided	23,660	4,732	N/A	6-10 year targets are required to be agreed by Council with Stage agencies and GSC as per the Region Plan / District Plan.
10-20 year (2027-2036)	Not provided	40,520	4,052	N/A	
<b>Total (over 20 years)</b>	<b>83,975*</b>	<b>87,900</b>	<b>4,395</b>	<b>Yes</b>	<b>Target exceeded by 3,925 dwellings</b>

*\*Calculated as a proportion of the District Target of 207,500 dwellings for 2036, using the same proportions for Council allocation provided for in Table 2 of the District Plan (ie. assume 40.47% of the overall District target to be provided in the City of Parramatta).*

*<sup>^</sup>Final housing numbers are yet to be endorsed by DPIE in its consideration of Council's Local Housing Strategy, as per the requirements of the relevant Section 9.1 Ministerial Direction.*

Source: City of Parramatta

**TABLE 3 - DISTRIBUTION OF ESTIMATED DWELLING GROWTH TO 2036**

Precinct	Planning Forecast (to 2036)	Growth Precincts	% Growth
Melrose Park	6,330	GPOP area = 64,110 dwellings	<b>73%</b> in GPOP area
Wentworth Point	8,980		
Carter Street	5,860		
Sydney Olympic Park	8,190		
Camellia**	3,500		
Parramatta East	3,610		
Parramatta North	800		
Parramatta CBD	7,180		
Westmead (North Precinct)	4,470		
Carlingford	4,470		
Telopea	4,890		
Granville (North and South)	5,830		
Epping	8,910	All growth precincts = <b>73,020 dwellings</b>	<b>83%</b> in Growth Precincts
Background Infill Growth (excl. R2)	8,790		<b>17%</b> outside of Growth Precincts
R2 zones - Dual occ / 2nd dwelling	6,090		
<b>Total</b>	<b>87,900</b>		

*\*Council's calculation of estimated dwelling numbers was based on a detailed precinct-by-precinct analysis, which was refined through consideration of housing delivery rates in similar precincts. In some precincts, further development capacity would be realised beyond 2036 – refer to the Local Housing Strategy (to be endorsed by DPIE) for further details. N.B. Final housing numbers are yet to be endorsed by DPIE in its consideration of Council's Local Housing Strategy, as per the requirements of the relevant Section 9.1 Ministerial Direction.*

*\*\*Dwellings in Camellia will be subject to the State Government's response to the Greater Sydney Commission's GPOP PIC recommendations.*

Source: City of Parramatta

### 3.1.3 Community Infrastructure

The existing community infrastructure of the City is concentrated around some of its oldest suburbs – Parramatta, Ermington, Dundas and Epping. Residential areas which were developed after the 1960s have a more dispersed provision of community infrastructure, reflecting their provision at a time when car-oriented living was assumed.

The community infrastructure portfolio of the City of Parramatta is facing challenges typical of many parts of Greater Sydney – limited funding to maintain and expand assets and a struggle to adapt existing assets to suit the needs of a community that is far more diverse than the community of the past. The ability to provide additional school capacity is particularly challenging.

The expected growth in the City of Parramatta will place further stress on existing spaces, and there are significant challenges associated with providing new spaces. With regards to facilities on NSW Department of Education school sites, one of Council's actions is to work with School Infrastructure NSW to identify specific sites and subsequent priorities regarding any joint use agreements.

At the time this LSPS was being finalised, Council's Community Infrastructure Strategy (CIS) was also being finalised. The CIS outlines the City's long term direction for community infrastructure provision. It focuses on community infrastructure over which Council has primary responsibility, plays a role in delivering, or seeks to advocate for on behalf of the community.

### 3.1.4 Infrastructure Delivery

The City of Parramatta is predominantly urban in character with some new redevelopment occurring over 'brownfield' (industrial) land, particularly in growth precincts where land has already been rezoned (eg. Carter Street Precinct, Wentworth Point). The best opportunities for the City of Parramatta to deliver new housing is on lands where new land use would be strategically more suitable. The challenge is that these areas usually lack the infrastructure needed for residential uses. At times complex ownership patterns make it difficult to create new public spaces, such as schools, community centres and parks.

While development contributions and developer provided works can meet some of this need, there are large funding gaps, particularly where open space and community infrastructure needs are best met by

the 'embellishment' of existing facilities to increase their carrying capacity. Infrastructure is often required before an adequate level of developer contributions can fund it.

Voluntary Planning Agreements can assist in closing some of these funding gaps, but these generally only apply where a proposed development goes beyond what the existing controls allow. Voluntary Planning Agreements deliver public benefit that may include social infrastructure identified in Council's studies and programs.

At times, former opportunities are presented to enable infrastructure to be repurposed, such as using the former Sandown Goods Line alignment for part of the Parramatta Light Rail corridor. Some of the City of Parramatta's industrial areas have existing recycled water schemes that could be adapted or expanded for use in the renewed area.

### 3.1.5 Local character

While the majority of our planned housing growth will occur in an identified corridor between Greater Parramatta and Olympic Park (GPOP) and also Epping, the areas to the north of GPOP generally comprising Toongabbie, Winston Hills, North Rocks, Epping and parts of North Parramatta, Carlingford, Beecroft, and Eastwood, comprise low density residential uses which are typically zoned R2 Low Density Residential zone.

These existing suburbs have high levels of urban amenity and character, and also provide a diversity of housing offer in the LGA. Importantly, these suburbs also provide for a significant amount of our existing urban tree canopy.

These areas are to be protected from further encroachment of high density development.

### 3.1.6 Land Use Planning Harmonisation Project

In May 2016, the new City of Parramatta LGA was created from parts of the former Council areas of Auburn, Holroyd, Hornsby, Parramatta and The Hills Shire. As a result, different planning controls currently apply to different parts of the LGA, including different LEPs, DCPs and Contributions Plans. Through the Land Use Planning Harmonisation Project Council is progressing work to create a consolidated LEP and DCP for the new LGA, as well as a logical contributions planning framework, to create a clear and more consistent set of planning controls.

Although mainly a technical and administrative process, in order to harmonise the land use planning framework the process will result in some changes to planning controls currently applying in certain areas.

The project is a priority for Council as it will improve development assessment processes and provide consistency in the planning framework across the new LGA.



#### Local Planning areas of focus:

- Parramatta's economic and Smart City roles
- Public transport
- Focusing growth in GPOP
- Enhancing low-scale character
- Completing the Land Use Planning Harmonisation Project
- Community infrastructure

Section 5 comprises the Local Planning Priorities, Policy Directions and Actions.



## 3.2 Liveability

### 3.2.1 Housing diversity

Most of Council's housing growth that is in train will be in the form of high density apartments. Therefore, this Statement also contains actions to encourage a more diverse range of housing, including medium density housing for new growth. This includes provisions for new Housing Diversity Precincts. These precincts need to provide for a mix of housing types, including villas, townhouses, terrace housing, seniors housing and affordable rental housing as well as be predominantly low-rise, two to three storeys. They will also pass an urban design capability test that demonstrates the proposed built form is compatible with surrounding development and neighbourhoods. Housing Diversity Precincts will only apply outside of nominated Growth Precincts and will not be an alternative process to convert employment lands (including Metropolitan Significant Employment Lands, Strategic Employment Lands and Urban Service Hubs) for residential purposes.

### 3.2.2 Housing affordability

In 2016, in the City of Parramatta, 13.1% of households were experiencing housing stress, 24% of households experiencing rental stress and 12.0% of households experiencing mortgage stress. Furthermore, rates of homelessness increased between 2011 and 2016 and

homelessness rates are increasing still (source: Profile. id and Parramatta Street Council).

Council's Local Housing Strategy (to be endorsed by Council and DPIE), provides the narrative for Council to:

- develop an Affordable Housing Target Scheme under State *Environmental Planning Policy 70 – Affordable Housing (Revised Schemes)*.
- seek higher affordable housing rates (to the District Plan's rate of 5-10%, if viable).
- seek partnerships with Land and Housing Corporation and Community Housing Providers to deliver further affordable housing.
- consider funding for affordable housing from voluntary planning agreements in locations where an Affordable Housing Target Scheme does not apply.
- including a suitable component of affordable housing (such as communal boarding houses, group homes, and/or seniors housing within Housing Diversity Precincts for any additional planned housing outside of existing Growth Precincts).
- identify suitable areas for 'Incentivised Inclusionary Housing' where height controls can be higher than that which would normally correlate with the planned FSR to facilitate take-up on FSR incentive bonuses under the ARHSEPP.

Furthermore, Council's *Affordable Rental Housing Policy 2019* aims to increase the provision of affordable rental housing across the City.

Note: Once endorsed by both Council, The City of Parramatta Local Housing Strategy will be forwarded to the DPIE for review and endorsement consistent with the Ministerial directions under 9.1 of the EP&A Act.

### 3.2.3 Heritage

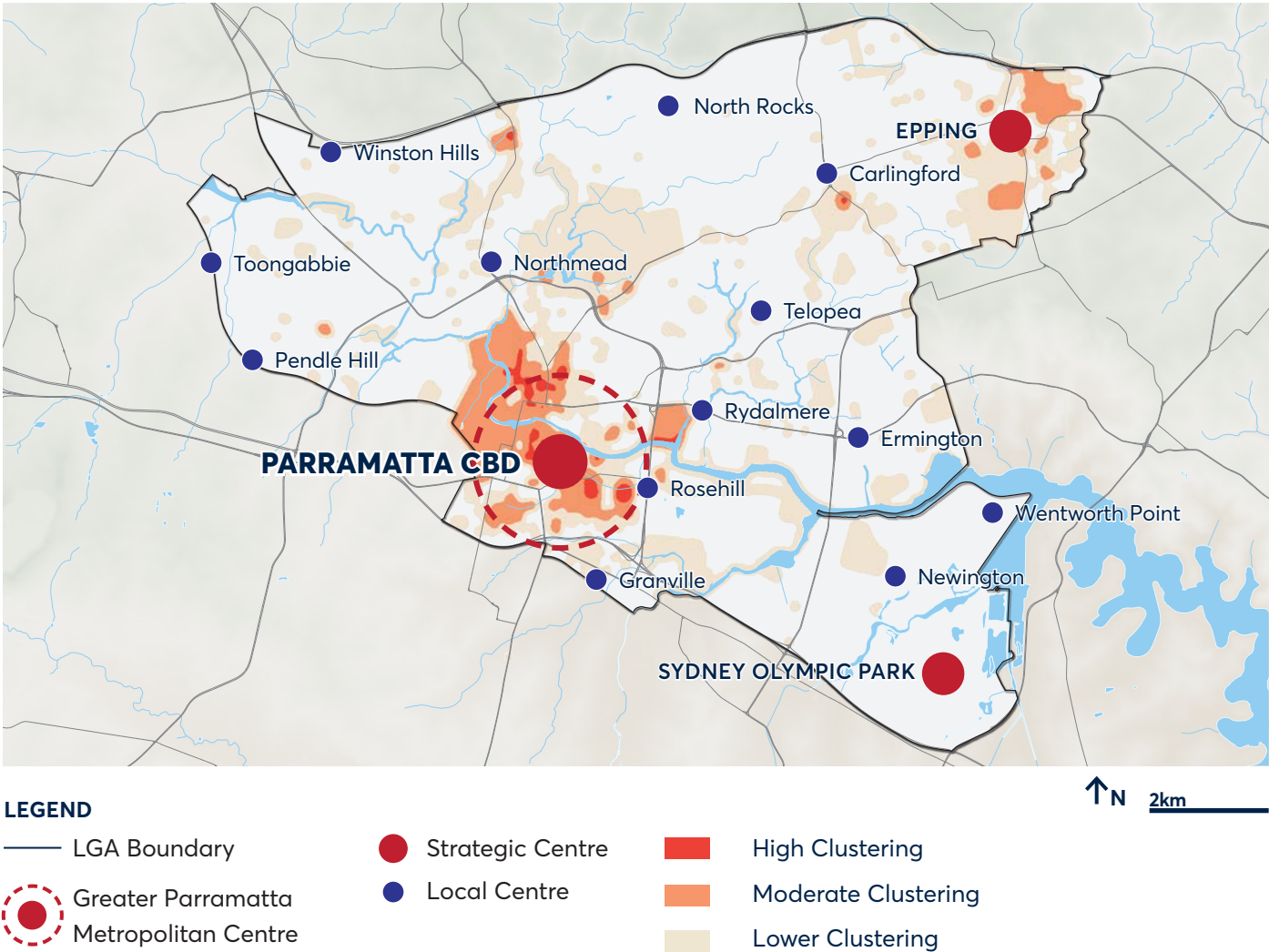
The City of Parramatta is a place of significance for the Darug people, but also is significant as the second European settlement of Australia. The City of Parramatta LGA has some 70 items of State Heritage significance and over 1300 items of local heritage significance as well as National, Commonwealth and World Heritage items. A number of conservation

areas protect the local historic character of specific areas (refer to Figure 11). This includes recognition and protection of a number of scenic and cultural landscapes within the City, such as views to and from historic houses, significant bushland, lookouts and the river corridor. Important heritage and bushland landscapes include Elizabeth Farm, Hambledon Cottage, Experiment Farm Cottage, Old Government House, Lake Parramatta, Sydney Olympic Parklands and the Parramatta River.

Any changes proposed in these and other areas needs to consider how the items of heritage can contribute to the future identity of a place so that they ensure the City's existing heritage is respected, consistent with Planning Priority 6 of the *District Plan*.

The land within the City of Parramatta boundary also has strong ties to a number of Local Aboriginal Land Councils, Aboriginal and Torres Strait Islander

FIGURE 11 - CLUSTERING OF LISTED HERITAGE



Source: City of Parramatta



communities and residents, Traditional Owners and their associated incorporated bodies and Native Title claimants. Council aspires to strengthen the economic self-determination of these Aboriginal stakeholders during land use planning through engagement and consultation throughout the process to better understand and support their aspirations.

### 3.2.4 Cultural infrastructure

A 2015 report by Deloitte Access Economics found that some 87% of state government cultural investment funding is directed to activities in the eastern part of Sydney, while the western part of the Sydney received only 5.5%.

The relocation of the Museum of Applied Arts and Sciences (MAAS - the Powerhouse Museum) to the Parramatta CBD represents the first of many needed cultural infrastructure projects that are redressing this imbalance if Parramatta is to achieve rounded growth.

The Parramatta Culture and Our City: A Cultural Plan for Parramatta's CBD 2017-2022 (the 'Cultural Plan') will guide Council in prioritising the City's cultural needs for the next 20 years. Key projects such as '5 Parramatta Square', the redevelopment of the Riverside Theatres, and new arts and cultural facilities for Parramatta Artist Studios and Gallery contribute to Parramatta's liveability. These attributes will complement the rich cultural heritage of Parramatta and provide capacity and space for creative industries and creative and cultural events to flourish, offering accessible and diverse cultural opportunities to those who come to Parramatta to live, work, learn, visit and play.

Council's Cultural Plan includes 108 actions across four strategic goals articulating a vision of Parramatta as a thriving, liveable and inclusive world class city that is celebrated for its people, ideas and creativity, with culture a driving force of the city's vibrancy and as a major contributor to economic prosperity and social cohesion.

Parramatta as the Central River City will increasingly become a significant part of Greater Sydney's cultural and night time economy owing to drawcards such as the Western Sydney Stadium, the Museum of Applied Arts and Sciences and the Riverside Theatre projects.

### 3.2.5 Parramatta Ways – Implementing the Green Grid

The City's Parramatta Ways Walking Strategy is a long-term plan to provide a network of high quality walking routes through our streets, open space and river corridors. The strategy builds on and adapts the framework of the Sydney Green Grid to establish a locally responsive network supporting the open space, access and recreation needs of our strategic centres and Growth or Housing Diversity Precincts.

These routes, corridors and links are important to the future structure and transformation of the City as they align with existing areas of density, areas of high growth as well as existing and future infrastructure. Delivery of these regional projects requires dedicated attention, cross-government partnership and stakeholder co-ordination. Refer to Figure 12.

### 3.2.6 Connecting Parramatta

#### Heavy rail

Forecast overcrowding on the T1 Western Railway Line threatens the capacity of Parramatta to grow. The mixed traffic bus services that serve the northern suburbs will also experience worsening congestion during peak periods. The Sydney Metro West rail link, an essential project for Parramatta, will offer a rapid link between the Sydney and Parramatta CBDs for business to-business services, and reduce congestion on the T1 Western Line.

Council also supports the introduction of high speed rail that connects Melbourne, Canberra, Sydney and Brisbane with a stop at Parramatta. Being in the geographic heart of Greater Sydney, Council is of the view that any high speed rail proposal should include a station in the Parramatta CBD. The preference for a high speed railway station in the Parramatta CBD is a Council-led position and it is noted that any proposed high-speed station location would be considered in the context of GPOP and in discussion with Transport for NSW.

#### Light Rail

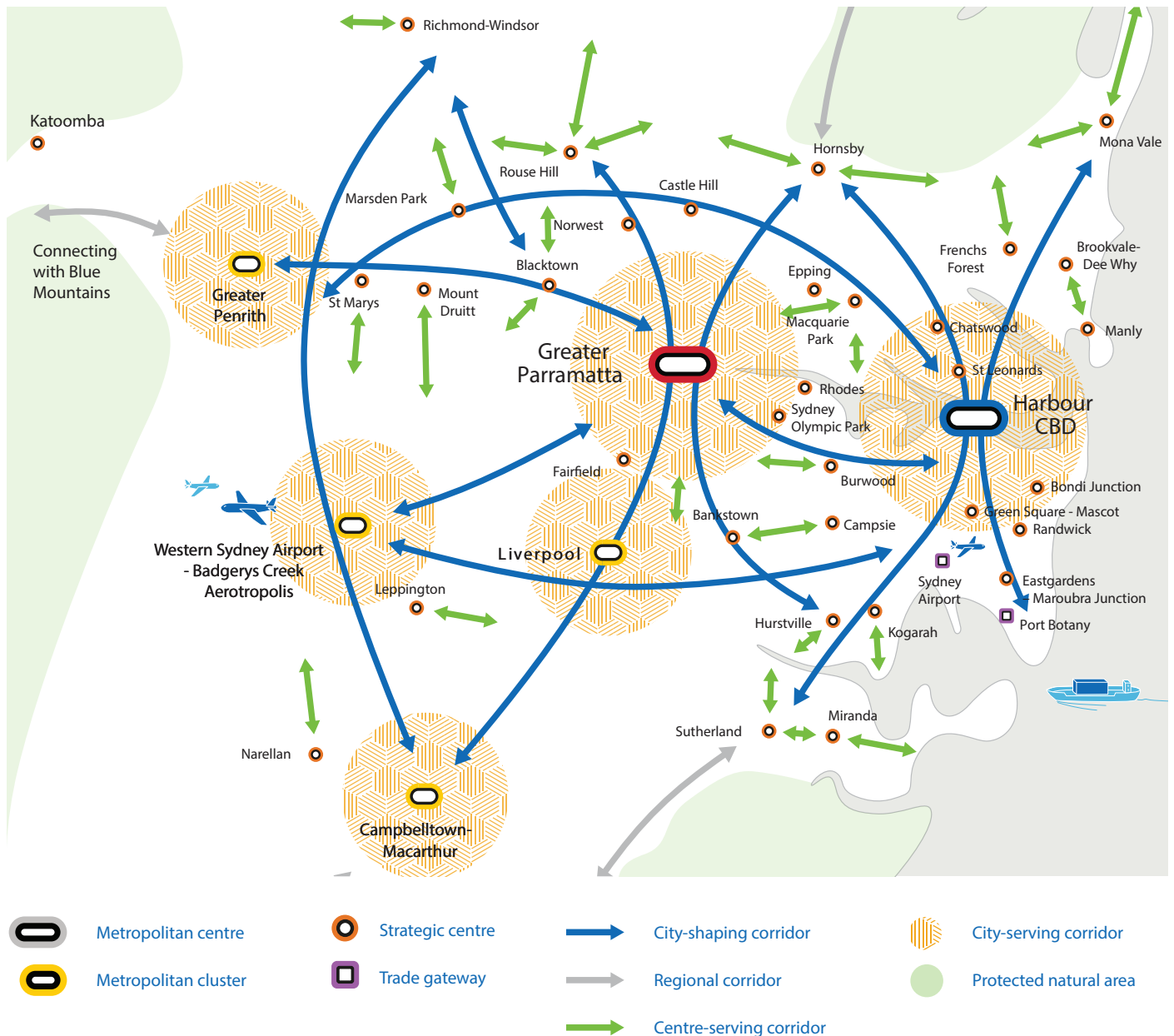
Parramatta Light Rail provides connectivity between the major business, health and educational nodes within Greater Parramatta and Olympic Park. The key unmet needs are mass transit links between Parramatta and Epping, Norwest and the new Western Sydney Airport. The lack of high speed, high capacity links along these corridors compromises the capacity of Parramatta to attract knowledge intensive jobs (Figure 13).

FIGURE 12 - GREEN GRID



Source: City of Parramatta

FIGURE 13 - STRATEGIC TRANSPORT CORRIDORS (FUTURE TRANSPORT STRATEGY 2056)



Source: Transport for NSW

### Buses, Ferries and emerging transport options

Council will continue to advocate for appropriate bus and ferry services to meet the needs of our residents, workers and visitors. As Parramatta grows, additional public transport services will be needed to make sure our customers can get to our centres, and to make sure our residents and visitors can access the rest of the metropolitan area. In addition to expanded services, new vehicles; new operating and ownership patterns; and new technologies (such as on-demand, driverless and vehicle sharing platforms) may provide opportunities to meet our transport needs. Council

will identify and advocate for these needs with the State Government and other providers.

### Walking and Cycling

Parramatta's Bike Plan and Parramatta Ways also improve access across the City for cycling and walking.



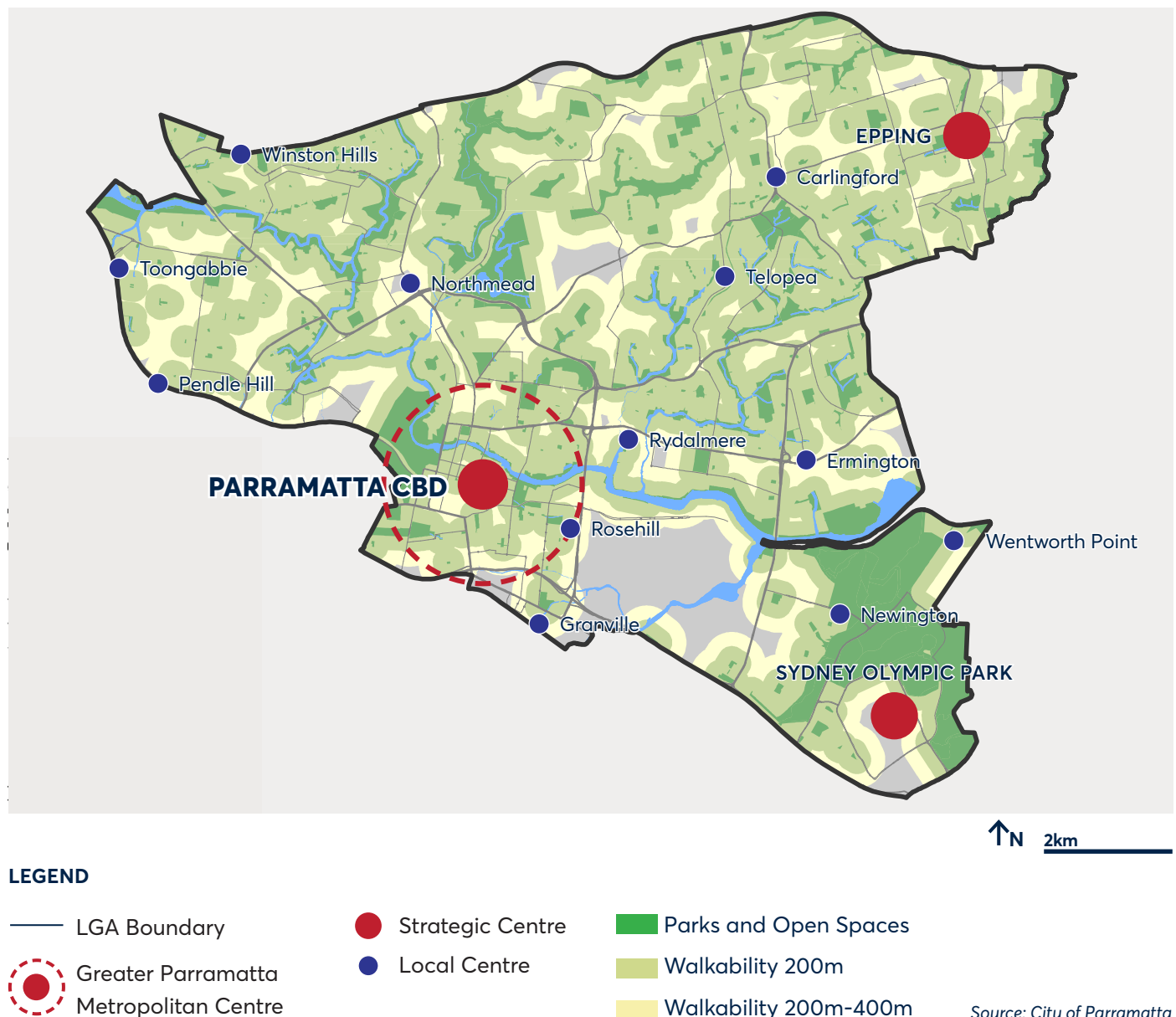
### 3.2.7 Open Space Accessibility

The City of Parramatta has a range of valuable open spaces that are well maintained and provide recreational facilities of a mixed quality to both local and wider regional communities (refer to Figure 14). For example, Parramatta Park is a valuable open space asset for a wider regional community, but particularly for the neighbouring Parramatta and Westmead centres. Likewise Bicentennial Park is also an important open space asset for a wider regional community, but also for the neighbouring Wentworth Point and Sydney Olympic Park communities.

Other open space and recreational uses in the City include playgrounds, sporting fields, outdoor courts, fitness equipment, walking tracks and sites with environmental values such as the Newington Nature Reserve. Many have an appealing landscape with mature trees providing important shade to mitigate urban heat. The gullies and rivers offer the benefit of combined 'green' and 'blue' spaces.

The ability to access these valuable spaces using active travel is highly variable – there has been a lack of systematic design for walkability to these spaces, and the existing network of bike paths is fragmented.

FIGURE 14 - PUBLICLY ACCESSIBLE OPEN SPACE



Council is aware of the need to upgrade and broaden the diversity of recreational opportunities and facilities that our open spaces provide, particularly along the Parramatta River, around the CBD and high density areas to better accommodate increasing community needs and expectations.

Our sportsgrounds are increasingly being used for both informal and formal activities and need to provide better designed multi-use amenities that can cater for a growing diversity of uses and activities. Playing field surfaces are experiencing high levels of use and require increased maintenance and enhancement in order to withstand increased wear

and tear in the context of increasing housing densities and changing climatic conditions.

There is limited capacity to provide new open spaces, except where renewal is occurring at larger sites and Growth and Housing Diversity Precincts. Policy directions and actions have been included in the LSPS to plan for open space during the renewal of precincts to help deliver a City that is liveable, productive and sustainable.



#### **Liveability areas of focus:**

- Housing diversity
- Affordable housing
- Enhancing the City's rich heritage and culture
- Provide new open space through precinct planning
- Access to infrastructure

Section 5 comprises the Liveability Planning Priorities, Policy Directions and Actions.





## 3.3 Productivity

### 3.3.1 Employment Centres and Corridors

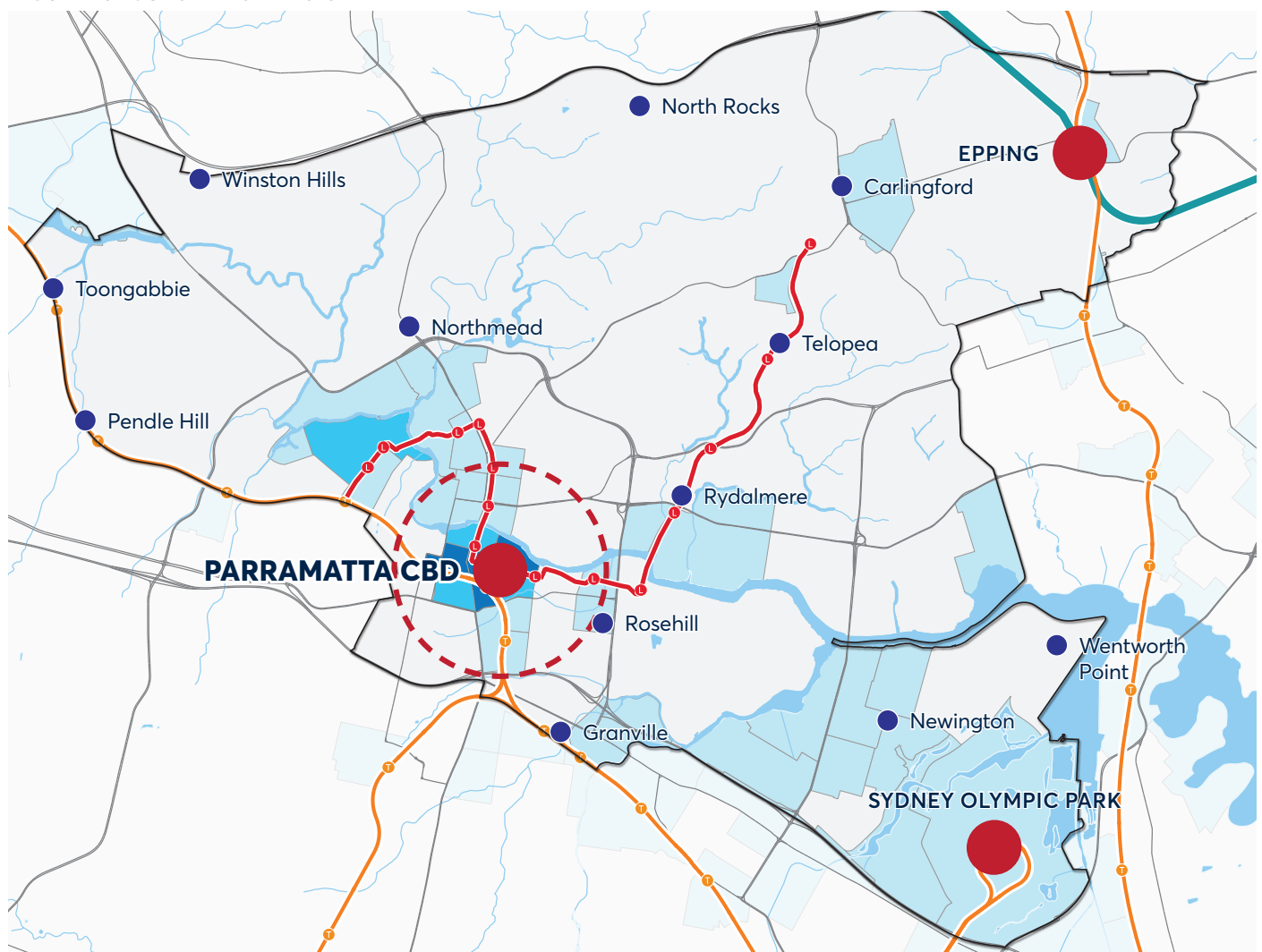
In 2016 the City of Parramatta had about 164,000 jobs. Employment is concentrated in the Parramatta CBD, with other moderate concentrations of employment at Westmead, Carlingford, Rydalmere and Epping. Sydney Olympic Park is a growing employment centre.

Employment outside of the centres is clustered around the major road corridors in the southern part of the Local Government Area - particularly in the Silverwater precinct around Silverwater Road, Rydalmere Precinct around Victoria Road and

North Parramatta around Church St/Windsor Road. Some of these employment lands are undergoing transformation into more intensive employment uses.

Freight transport routes (refer to Figure 17) are critical to supporting employment growth and quality of life. Council supports the freight network by providing road connections to the state and nationally designated freight networks. Growth in on-line shopping, just-in-time deliveries, and construction activity require continued careful management and preservation of the freight network.

FIGURE 15 - JOBS DENSITY 2016



#### LEGEND

— LGA Boundary

● Greater Parramatta Metropolitan Centre

● Strategic Centre

● Local Centre

■ High Density

■ Moderate Density

■ Lower Density

↑ N 2km

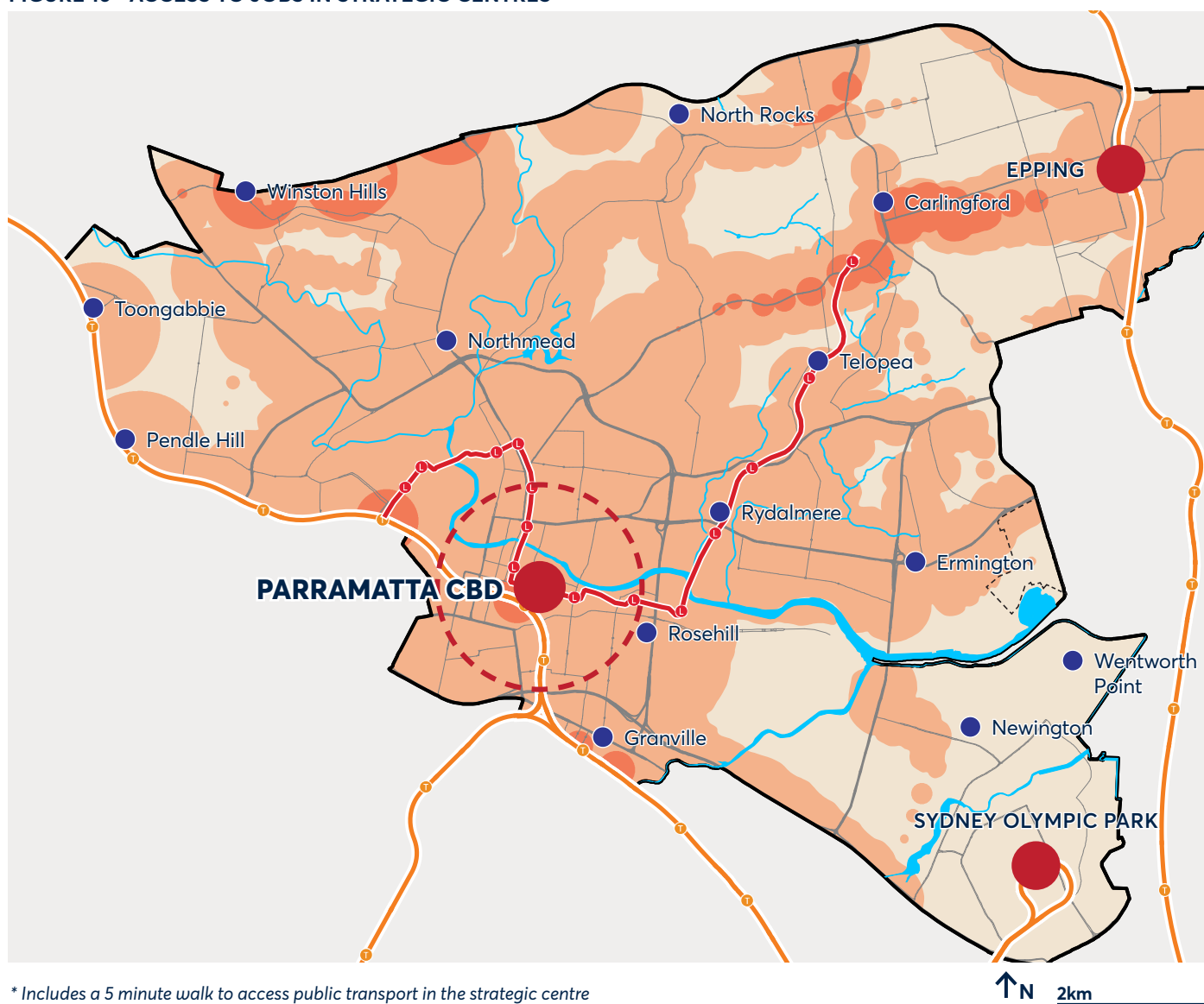
Source: City of Parramatta

### 3.3.2 Access to major centres

The Greater Sydney Commission's region plan, A Metropolis of Three Cities, promotes a concept of a '30 minute city', a long-term aspiration that land use planning and infrastructure planning will work together to deliver 30-minute door-to-door access to strategic and metropolitan centres via public transport.

Currently the majority of the City of Parramatta LGA population is within 30 minutes of Parramatta, Westmead, Olympic Park or Macquarie Park. Most residents have access to over 50,000 jobs across these centres. (Refer to Figure 16).

**FIGURE 16 - ACCESS TO JOBS IN STRATEGIC CENTRES**



#### LEGEND

- |  |                    |                          |                         |
|--|--------------------|--------------------------|-------------------------|
| — LGA Boundary                           | ● Strategic Centre | ■ > 150,000 Jobs         | ■ 50,000 - 100,000 Jobs |
| ⊙ Greater Parramatta Metropolitan Centre | ● Local Centre     | ■ 100,000 - 150,000 Jobs | ■ < 50,000 Jobs         |

Source: City of Parramatta



### 3.3.3 Enabling the City of Parramatta's Economic and Employment Growth

#### The City of Parramatta as an employer

Transport for NSW is projecting that the City of Parramatta LGA workforce will increase from 164,000 in 2016 to almost 250,000 in 2036. 60% of these new jobs will be in centres such as the Parramatta CBD and the Westmead Health and Education Precinct, providing services in the Knowledge Intensive or Health and Education sectors. These centres will need to be prepared for this growth. The Parramatta CBD Planning Proposal and Westmead Innovation District Master Plan will be critical for expanding capacity in the short-medium term and the extension of the CBD to the north will be important to longer term growth.

It is expected that there will be a small increase in General Industrial jobs, focussed in Silverwater, Camellia East and Rydalmere, though to realise the employment targets for Greater Parramatta, planning changes to permit higher order jobs in the business park zone in Rydalmere will be necessary. These three precincts form a metropolitan significant corridor of employment land for the future of the City and Greater Sydney (Figure 17).

Some minor increases in population serving jobs dispersed across the Local Urban Services Hubs of the local government area are also anticipated. Council's Employment Land Strategy (2016) and Employment Land Strategy Review and Update (2020) provide greater detail on the future of Council's employment lands, however it should be noted that these are yet to be endorsed by DPIE in accordance with the relevant Section 9.1 Ministerial Direction.

The Parramatta CBD has an emerging night time economy, but it is constrained by the lack of public transport services late at night. A goal for Parramatta would be to generate all-day and night time activity that allows public transport services to run for extended hours. A residential population could help with this goal where this does not compromise the commercial and night time functions of the CBD.

The future City of Parramatta will need to have:

- Increased commercial floor space in Parramatta CBD, Olympic Park, Westmead and Epping
- Maintained its Metropolitan Significant Strategic Employment Lands at and transitioned Silverwater-Camellia-Rydalmere for industrial uses that meet contemporary needs and provide jobs and services higher order jobs and increased employment density
- Transitioned its Strategic Employment Lands close

to the Parramatta CBD and Westmead Health and Innovation Precinct for higher order jobs and increased employment density

- Increased retail and commercial floor space within mixed-use development of local centres.

Figure 17 below shows the Greater Parramatta Metropolitan Centre, Strategic Centres and employment lands within the City of Parramatta. It is noted that there is a strong concentration of employment activity in the southern part of the LGA within the GPOP corridor. Importantly, Figure 17 also shows the planned strategic direction for Council's employment lands, described as:

- Metropolitan significant
- Strategic Employment
- Investigation Areas
- Local Urban Service Hub

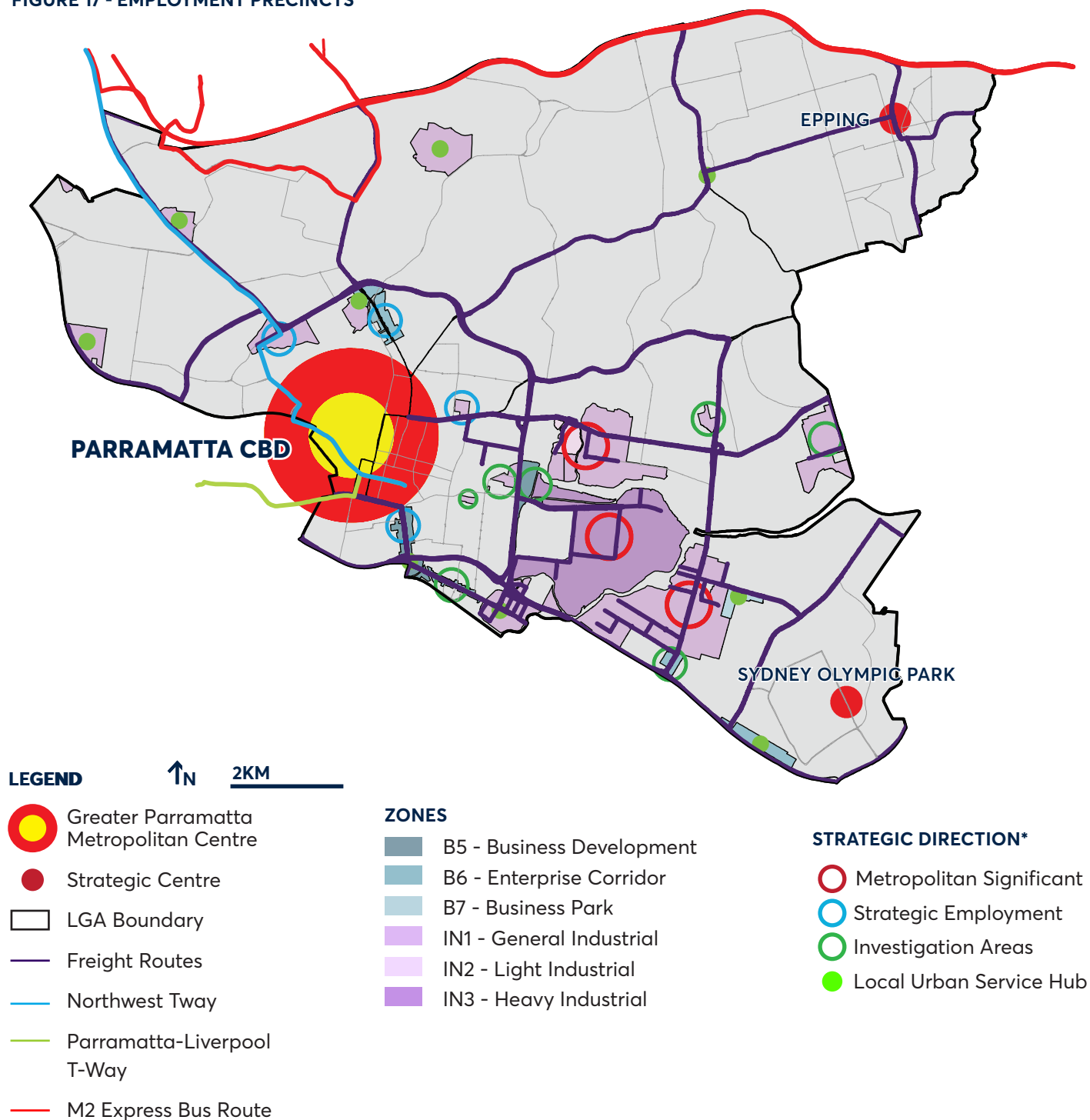
Note: The Glossary provides further details on the definitions of these terms.

The strategic direction for our employment lands is based on the findings of Council's Employment Land Strategy (2016) and its supporting Employment Land Strategy Review and Update (2020). It is noted that this strategy is still subject to review and endorsement by DPIE in accordance with the relevant Section 9.1 Ministerial Direction.

Council will also refer to the District Plan's Review and Manage Policy as a principle for managing employment lands across the City, and as part of the review and management approach to employment lands.



FIGURE 17 - EMPLOYMENT PRECINCTS



Notes:

· See *Employment Lands Review and Update (2020)*.

· Dwellings in Camellia will be subject to the State Government's response to the Greater Sydney Commission's GPOP PIC recommendations.

· Refer to Glossary for definitions.

Source: City of Parramatta

### 3.3.4 Jobs Targets

The City of Parramatta is on track to meet its job targets under the Central City District Plan, for its Strategic Centres (includes Parramatta CBD, Sydney Olympic Park and Epping). These are summarised in Tables 4, 5 and 6.

Key actions\* needed to achieve the job targets for Greater Parramatta include the following:

- Progress the Parramatta CBD Planning Proposal to provide overall capacity for 52,300 additional jobs by 2046 in the Parramatta CBD, which includes an expanded commercial core.
- Progress the Draft Westmead Masterplan to provide significant commercial and medical floor space capacity for 28,700 additional jobs by 2036, responding to the introduction of Sydney Metro West and Light Rail.
- Support the establishment of a major new tertiary education campus at Parramatta North Precinct to deliver additional jobs.
- Ensure the Rydalmere Employment Lands Precinct retains its current employment capacity in any future structure planning processes that respond to the introduction of light rail (and/or metro) and strengthen the connections of these jobs to the Western Sydney University Campus.
- Advocate for a north-south connection linking The Hills to Bankstown via Parramatta to ensure northern and south-eastern suburbs are within 30 minutes of Parramatta CBD.

Key actions needed to achieve the job target for Sydney Olympic Park include the following:

- Support both Parramatta Light Rail Stage 2 and Sydney Metro West to service Sydney Olympic Park.
- Work with the Sydney Olympic Park Authority (SOPA) to implement their Sydney Olympic Park Masterplan 2030 (2018 Review) to ensure 16,500 additional jobs are delivered as envisaged under that masterplan.

\*Any timeframes above may be amended subject to an endorsed PIC for GPOP as well as the State Government's New Approach to Growth Precincts.

**TABLE 4 - GREATER PARRAMATTA (INCLUDES PARRAMATTA CBD AND WESTMEAD)**

	2016	2036	Change
Parramatta CBD	51,100	85,600	+34,500
Westmead	19,800	48,500	+28,700
Rydalmere	10,400	11,700	+1,300
North Parramatta	4,000	8,600	+4,600
<b>Total</b>	<b>85,200</b>	<b>154,400</b>	<b>+69,200</b>
2036 Baseline Target		137,000	Target achieved
2036 Higher Target		151,500	Target achieved

Source: City of Parramatta

**TABLE 5 - EPPING**

	2016	2036	Change
Epping	5,100	9,400	+4,300
2036 Baseline Target		7,000	Target achieved
2036 Higher Target		7,500	Target achieved

Source: City of Parramatta

**TABLE 6 - SYDNEY OLYMPIC PARK**

	2016	2036	Change
Sydney Olympic Park*	17,500	34,000	+16,500
2036 Baseline Target^		31,400	Target achieved
2036 Higher Target^		32,900	Target achieved

Source: Sydney Olympic Park Master Plan (2018 Revised)

^Note: Targets calculated based on additional jobs in the Central City District Plan, being 13,900 additional jobs as the 2036 'baseline' target, and 15,400 additional jobs as the 2036 'higher' target, above the 2016 current jobs of 17,500 as per the Sydney Olympic Park Masterplan 2030 (2018 Review). This is due to an incorrect 2016 jobs figure for Sydney Olympic Park in the Central City District Plan, which incorporates a much wider area.



#### Productivity areas of focus:

- Building the capacity of the Parramatta CBD, Strategic Centres and employment lands
- Retaining and enhancing local urban service hubs

Section 5 comprises the Productivity Planning Priorities, Policy Directions and Actions.



## 3.4 Sustainability

### 3.4.1 Parramatta Physical Environment

The City of Parramatta is a river plain fringed by steep gullies leading up to a plateau. The southern part of the Local Government Area (LGA) is located in the Cumberland Plain, with the Parramatta River as the central feature. The Cumberland Plain is characterised by relatively flat graded land at low elevations. The eastern part of the Parramatta River is estuarine, being a western extension of Sydney Harbour. West of the Charles Street Weir the Parramatta River becomes a freshwater body.

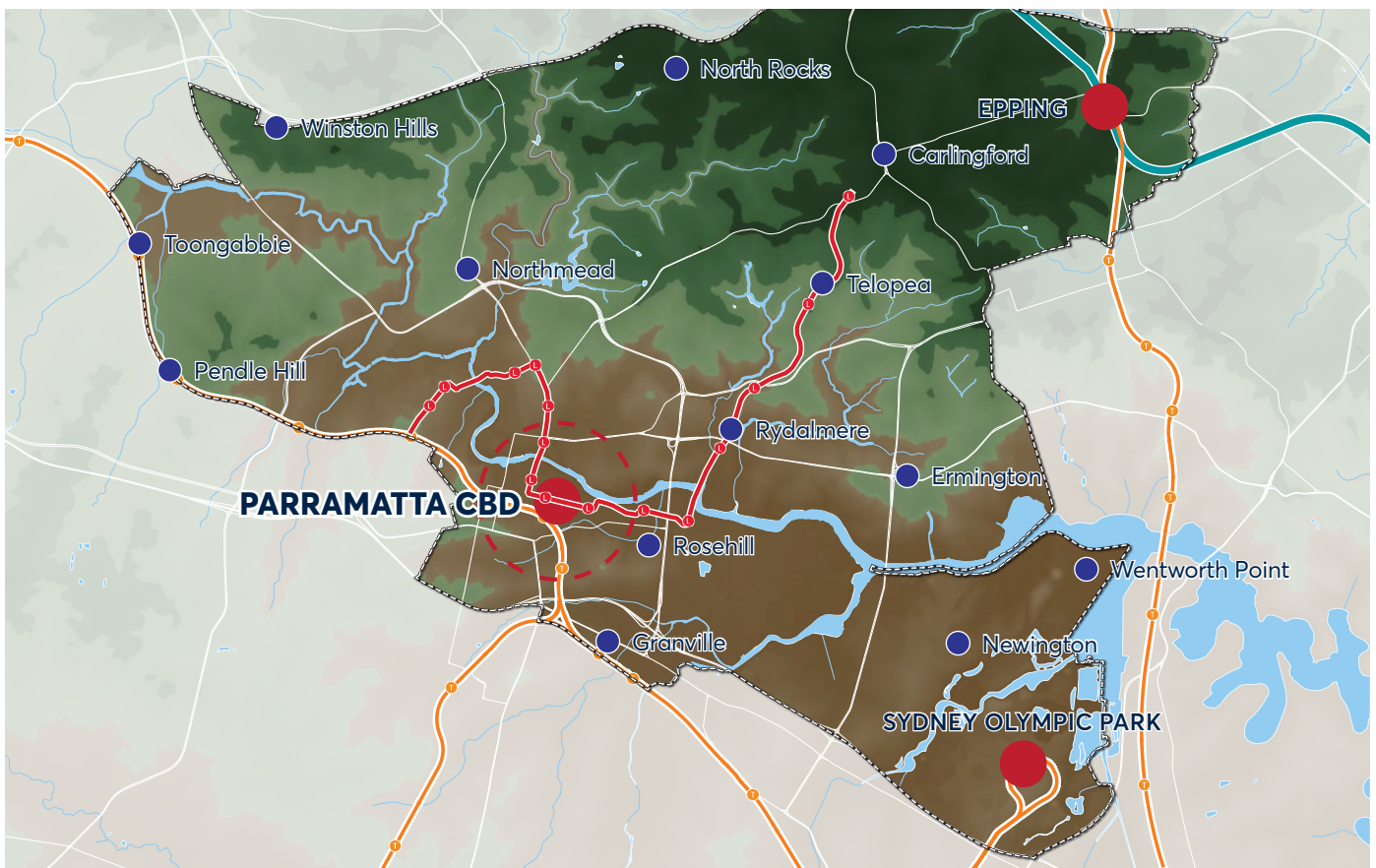
Southern Tributaries to the Parramatta River are Duck River and Haslams Creek, which extend into the Cumberland Plain. The Toongabbie Creek and Darling Mills Creek tributaries are watersheds from the northern part of the Local Government Area, which

is part of the Hornsby Plateau. The Hornsby Plateau is characterised by hilly topography, with particularly steep gullies.

The physical environment of the area (Figure 18) has determined the way land has been used over time.

For the Darug people, the first people of the City of Parramatta, the Parramatta River has always been an important meeting place. They managed and nurtured the land and waters for thousands of generations. The word Parramatta is based on the Darug word, Burramatta, meaning 'place where eels lie'. The Parramatta River and other permanent watercourses in the Local Government Area were a source of food, and place for ceremonies, gatherings and trade.

**FIGURE 18 - PHYSICAL ENVIRONMENT**



#### LEGEND

- LGA Boundary
- Greater Parramatta Metropolitan Centre
- Strategic Centre

- Local Centre
- Metro Rail
- Suburban Rail
- Light Rail (Stage 1)

- 130m Elevation
- 40m
- 0m

↑ N 2km

Source: City of Parramatta



Parramatta became the second European settlement in Australia after James Ruse established the first successful crop in this part of the Cumberland plain. The Parramatta River was the primary means of transport in early years. Over time industries were established along the riverfront, using the river as a source of water and a means of transporting freight which has left a legacy of contaminated sediments in the estuarine part of the River.

Residential areas grew in nearby areas to provide a supporting workforce, particularly along the railway line linking Parramatta to Sydney. Ultimately these areas merged with the expanding suburbs of Sydney to form Greater Sydney.

The difficult terrain of the Hornsby Plateau meant that development by Europeans occurred more slowly in the northern part of the City of Parramatta LGA. The area was first used by for forestry, then for orchards with residential settlements clustering around railway stations. Roads were constructed along ridgelines, often using the routes of the Darug people. The area developed into a low-density suburban area in the 1960s and 1970s, gradually spreading out from the railway lines and ridge roads. The steep areas within

the gullies were not developed and now represent some of the best stores of biodiversity within the LGA.

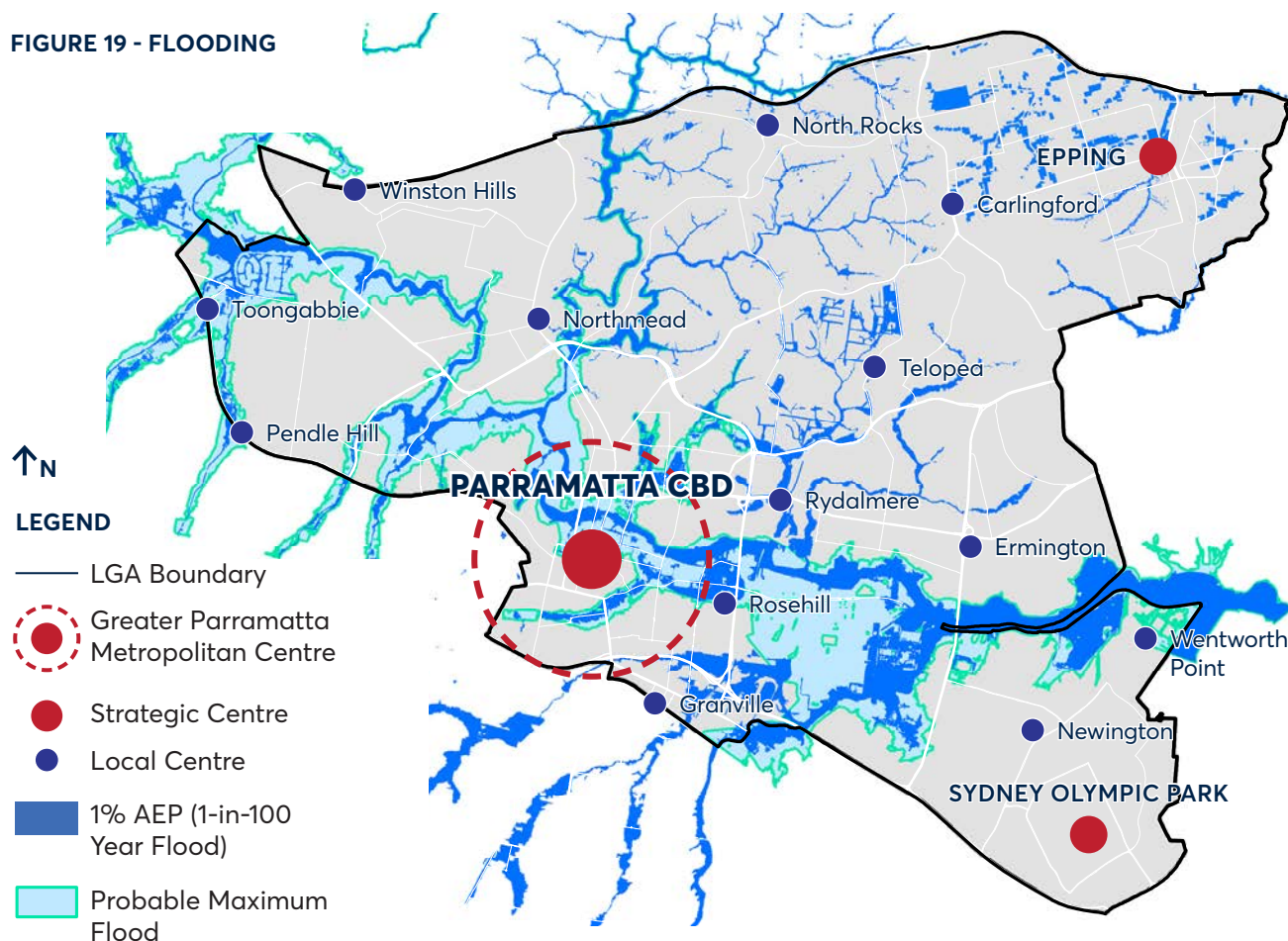
### Parramatta Waterways

The waterways of the City of Parramatta - the Parramatta and Duck Rivers - are considered to be the lifeblood of the City.

Whilst the Parramatta River used to be swimmable, by the 1950's most of the City's swimming spots were closed due to pollution from local industry, sewage and stormwater runoff. Like many city urban rivers, the water quality of the Parramatta and Duck Rivers has moderate to poor water quality during dry weather and poor to very poor water quality during wet weather.

While water quality modelling is helping to determine priority areas and pollution sources, the key to improving the health and swimmability of the Parramatta River is collaboration with key stakeholders.

**FIGURE 19 - FLOODING**



Source: City of Parramatta



## **Flooding**

The main cause of flooding in Parramatta is heavy rainfall, although high tides can have minor impact. There are two types of flooding from heavy rain: overland flow, where water floods land as it makes its way to the river or creek and riverine flooding when rivers and creeks become full and overflow onto the land. In most floods, both types of flooding occur.

The City is criss-crossed by dozens of creeks and two rivers (Parramatta and Duck Rivers).

Flooding cannot be completely prevented but infrastructure can be designed to reduce its impacts and risks. Flooding can affect large parts of the City including the Parramatta CBD and due to the small size of Parramatta's catchments, flooding can happen rapidly causing flash flooding.

Figure 19 shows the currently modelled flood extents to date across the City of predominantly mainstream flooding. It also illustrates the large parts of the drainage catchments that originate outside the borders of the City which Council does not have direct control of.

## **Bushland and Biodiversity**

The City of Parramatta's bushland and biodiversity are the bedrock of its natural ecosystems. The City's biodiversity can be found in its bushland areas, rivers and creeks as well as the built environment with over 600 species of plants and around 230 animal species recorded in the area.

The City has 459 hectares of remnant bushland which mainly exists as narrow corridors along creeks and rivers, now primarily listed as Endangered or Critically Endangered. This bushland is home to a diverse range of flora and fauna, including vulnerable and endangered species such as the Green and Golden Bell Frog and the Powerful Owl. Protecting the City's bushland is paramount for future generations and for the sustainability of the local ecosystem.

By protecting these natural assets, we can improve the quality of life for our residents, workers, and visitors within the Central City and more broadly for Sydney and Greater Western Sydney. Protecting and enhancing the health of bushland and biodiversity will also ensure that native Australian animals and plants thrive.

## **3.4.2 Parramatta Spatial Structure**

The City is flanked by the M2 Motorway to the north and the Great Western Highway/M4 Motorway to the south and has a number of major regional roads running through it such as Old Windsor Road, Cumberland Highway, Pennant Hills Road, James Ruse Drive and Victoria Road. The T1 Blue Mountains Line and T5 Cumberland Lines flank the southern edge of the City with the Parramatta River bisecting the City to the south.

The largest concentrations of employment lands are located in the south east of the City around Silverwater, Camellia, Rydalmere and Ermington with low density, suburban areas located predominantly in the north within the Parramatta, North Rocks, Dundas and Epping Wards. The City's finer-grain environments are located to the south in and around the Parramatta CBD.

The historic ridge road network still forms the key connecting corridors for the City of Parramatta, representing a significant element of the identity and history of the City. The combination of hilly terrain and flood plains means the the City features an irregular street structure, with hilly areas featuring smaller lots and lower development intensity. This, in combination with the use of cul-de-sac streets in suburban areas, significantly affects the connectivity and permeability of these places, particularly for pedestrians and cyclists.

### 3.4.3 Climate change and resilience

The City of Parramatta's landscape makes it vulnerable to the effects of climate change. The City of Parramatta is expected to become warmer, with more hot days and higher extreme temperatures, with less rainfall overall but with more severe storms. This will exacerbate the heat island effect observed in higher density areas and impact on flooding near the Parramatta River. Increasing temperatures have already been evidenced in the City of Parramatta, with numbers of days above 35 degrees Celsius in Parramatta doubling since 1967.

Council needs to lead local responses by improving the resilience of the private and public realm by promoting and regulating for better design, to deliver low carbon and efficient built environments that minimise resource use and are suited to our changing climate.

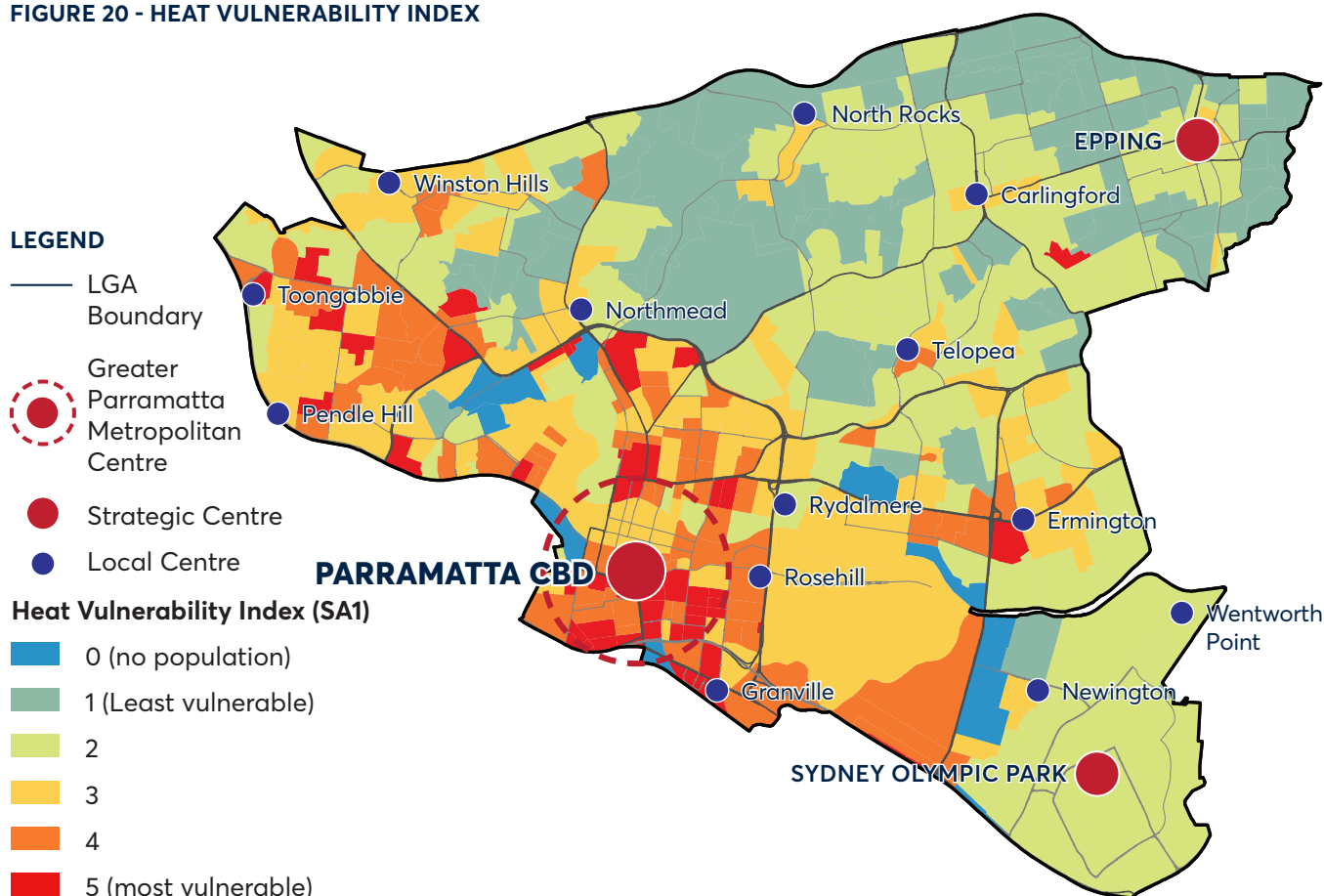
Council needs to ensure that appropriate emergency response plans are in place for managing flood risk, drought and urban heat stress. Further, Council

needs to investigate ways to promote greater use of renewable energy and low emissions transport (including electric vehicles) in its planning controls for new buildings.

The established tree canopy (public and private) is to be valued and protected for its role in cooling our communities and supporting local biodiversity (refer to the Heat Vulnerability Index map at Figure 20). Remnant bushland and waterways are to be protected and enhanced, recognised for their vital role in making the City of Parramatta a great place.

Water sensitive urban design approaches can help reduce the frequency of minor flooding, improve water quality and offset the need for irrigation using drinking water. The City of Parramatta needs to continue planning for minimising flood risk in new development and for managing flood events to maximise safety and minimise damage. Opportunities also exist to improve river health and water quality outcomes by naturalising highly modified waterways.

FIGURE 20 - HEAT VULNERABILITY INDEX



Source: City of Parramatta

### 3.4.4 Tree Canopy

Trees are an important asset for the City that make up 33.7% of the surface area and provide a multitude of benefits to residents, visitors and animals (Source: City of Parramatta i-Tree analysis, 2016). They require space, both above and below ground to grow but it is this space that is under pressure as the City grows, increases in density and supports a larger population.

Ownership of trees is shared by private land holders, public authorities and Council making partnerships between all stakeholders critical in effective management. Because the benefits of trees are highly localised, it is important to ensure that tree canopy is spread evenly across all geographical areas in both the public and private domains.

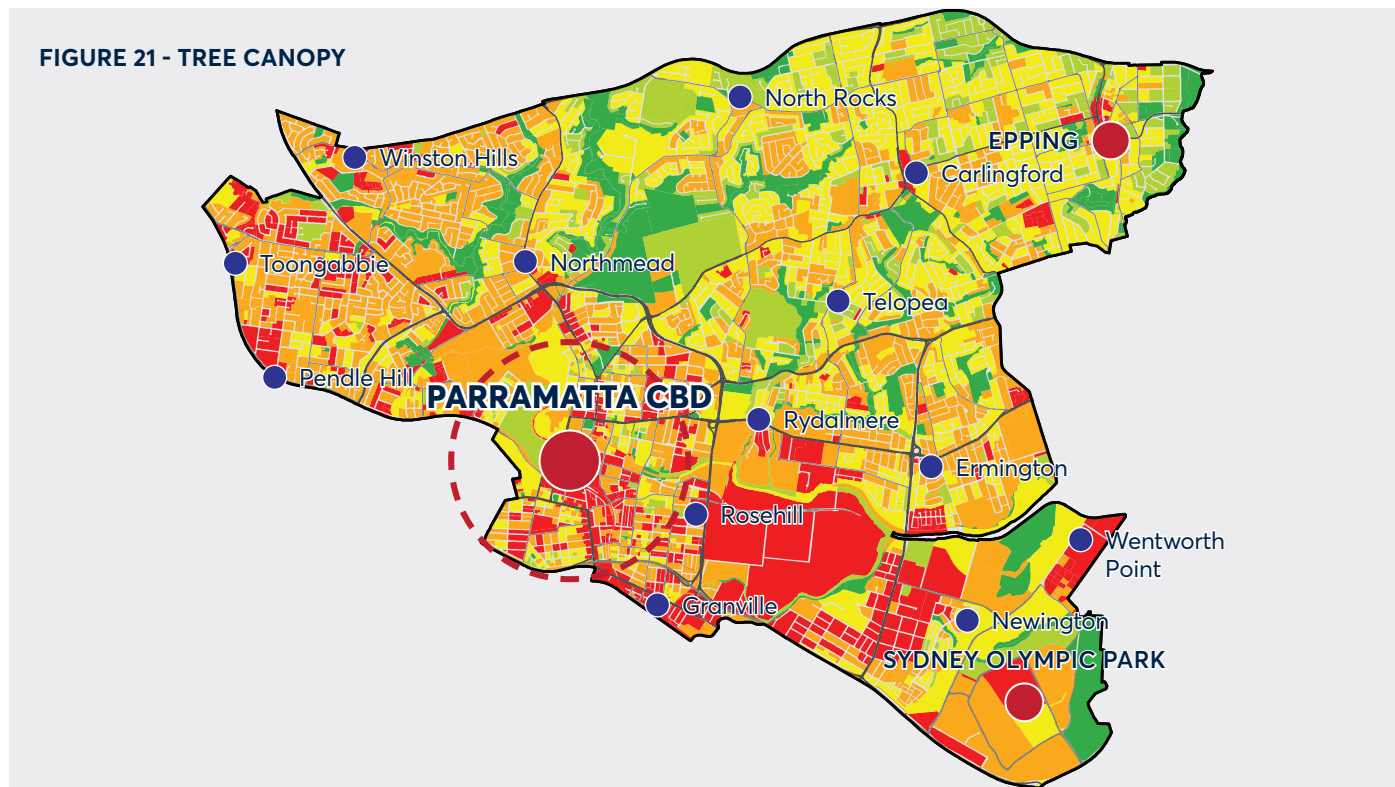
Council's tree canopy cover is as follows:

- Park (Active and Passive) and Bushland Trees – 14.9%
- Road Reserve Trees – 2.8%
- Private Trees – 12.9%

- Authority/Institutional Trees (schools, hospitals, universities, railways) – 2.1%

Figure 21 illustrates the Office of Environment and Heritage Tree canopy percentages (meshblock) across the City, noting there are a range of methodologies that have been undertaken to determine Council's baseline canopy. Regardless of the baseline, Council is working to increase canopy to 40% by 2050. However, consideration will be given to bringing forward the timeframe in the next review of the Environmental Sustainability Strategy.

Tree management has associated costs relating to planting and maintenance and removal can conflict with critical infrastructure, such as power lines and footpaths. These costs can discourage private land owners from planting new trees and replacing trees that need to be removed. Creating awareness of the benefits associated with tree canopy is critical in building the collective value of trees in the greater community so that the benefits are weighed up against the management costs.



#### LEGEND

— LGA Boundary

Greater Parramatta Metropolitan Centre

Strategic Centre

Local Centre

less than 10%

10% to 20%

20% to 30%

30% to 40%

more than 40%



Source: City of Parramatta

### 3.4.5 Resource use

With the City's projected population growth identified in the Local Housing Strategy (yet to be endorsed by DPIE) comes a greater demand on resources such as energy, water, and increased waste generation. Without changes to the current approach, the City's emissions from energy and water consumption are projected to increase by 42% and 50% respectively over the next 20 years.

To respond to these challenges, the City must do more with less and improve the efficiency of our built environment in order to limit the impacts of growth by:

- reducing emissions from buildings, transport, and waste to landfill; and
- reducing potable water use in our buildings and landscapes.

Figures 19 and 20 show vulnerable areas in relation to flooding and urban heat. These vulnerable areas will require planning controls to support better design and to decrease the impact of these vulnerabilities.



#### **Sustainability areas of focus:**

- Parramatta River, its waterways and the City's green infrastructure
- Reducing emissions and managing energy, water and waste efficiently
- Increasing resilience of people and infrastructure

Section 5 comprises the Sustainability Planning Priorities, Policy Directions and Actions.







# A 20-Year Vision for Parramatta



## With regards to City of Parramatta, the objectives within the Central City District Plan say...

### The Sustainable City:

*"Fostering vibrant neighbourhoods, places, and development that is well-balanced, connected and sustainable."*

#### **Alignment with the Central City District Plan Objectives:**

- The coast and waterways are protected and healthier.
- Biodiversity is protected, urban bushland and remnant vegetation is enhanced.
- Scenic and cultural landscapes are protected.
- Urban tree canopy cover is increased.
- The Green Grid links parks, open spaces, bushland, and walking and cycling paths.
- Public open space is accessible, protected and enhanced.
- A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change.
- Energy and water flows are captured, used and re-used.
- More waste is re-used and recycled to support the development of a circular economy.
- People and places adapt to climate change and future shocks and stresses.
- Exposure to natural and urban hazards is reduced.
- Heatwaves and extreme heat are managed.

### The Liveable City:

*"Supporting all of our community to succeed and live well."*

#### **Alignment with the Central City District Plan Objectives:**

- Services and infrastructure meet communities' changing needs.
- Communities are healthy, resilient and socially connected.
- Greater Sydney's communities are culturally rich with diverse neighbourhoods.
- Greater Sydney celebrates the arts and supports creative industries and innovation.
- Greater housing supply.
- Housing is more diverse and affordable.
- Great places that bring people together.
- Environmental heritage is identified, conserved and enhanced.

### The Productive City:

*"Growing local jobs by positioning Parramatta as a global centre for business and investment."*

#### **Alignment with the Central City District Plan Objectives:**

- Greater Parramatta is stronger and better connected.
- Internationally competitive health, education, research and innovation precincts.
- The Eastern, GPOP and Western Economic Corridors are better connected and more competitive.
- A Metropolis Of Three Cities – integrated land use and transport creates walkable and 30-minute cities.
- Freight and logistics network is competitive and efficient.
- Investment and business activity in centres.
- Industrial and urban services land is planned, retained and managed.
- Economic sectors are targeted for success.



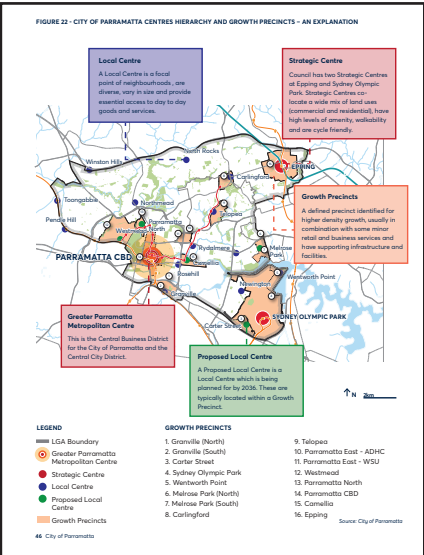


## Local Strategic Planning Statement Vision

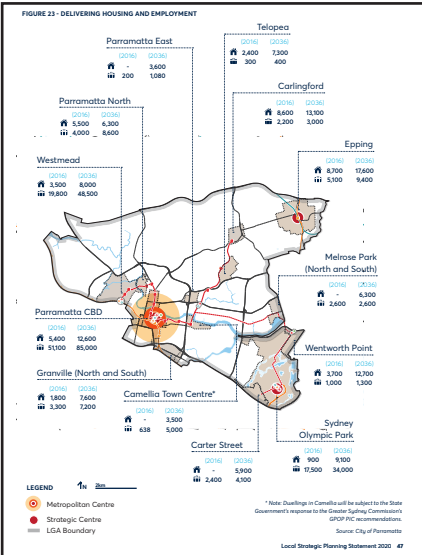
*" In 20 years Parramatta will be a bustling, cosmopolitan and vibrant metropolis, the Central City for Greater Sydney. It will be a Smart City that is well connected to the region, surrounded by high quality and diverse residential neighbourhoods with lots of parks and green spaces. It will be innovative and creative and be well supported by strong, productive and competitive employment precincts. It will be a place that people will want to be a part of."*

The section provides figures that illustrate the 20 year vision for the City of Parramatta.

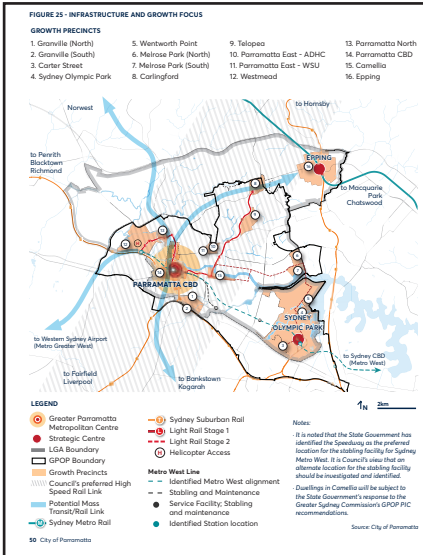
The figures in this section are as follows:



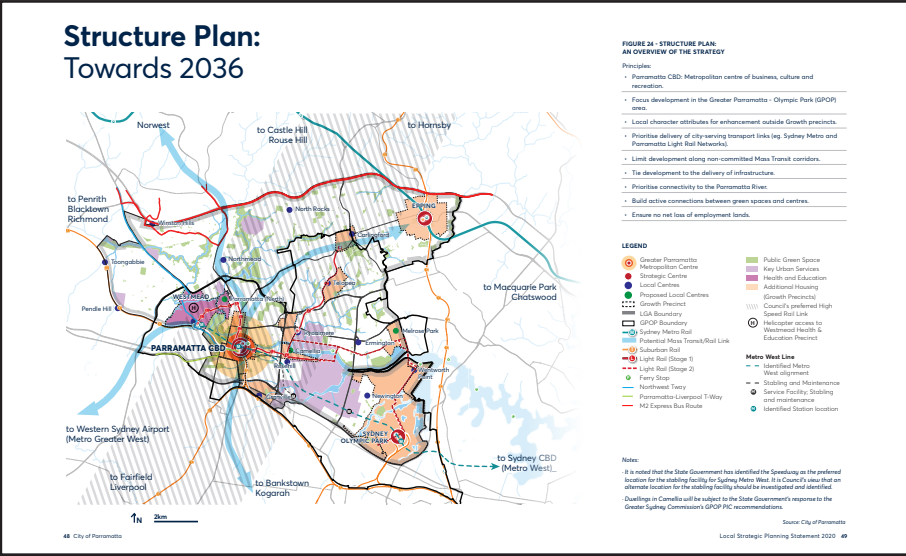
**Figure 22** explains the major elements of the Structure Plan including the centres hierarchy (including Local Centres, Strategic Centres and the Parramatta CBD). It also details the locations of each of the 16 Growth Precincts.



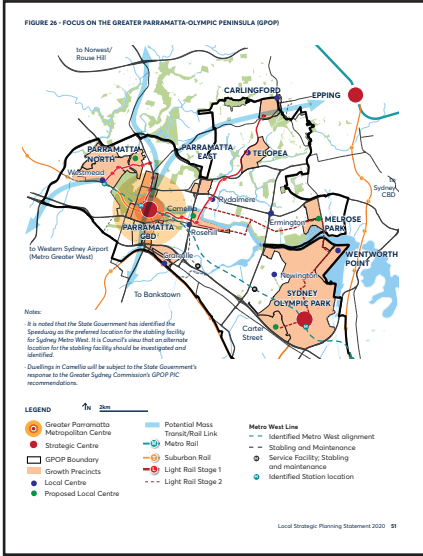
**Figure 23** shows how much housing could be delivered in each precinct within the 20 year (2016 to 2036) period.



**Figure 25** displays the growth precincts in relation to infrastructure such as potential mass transport as well as existing public transport infrastructure.

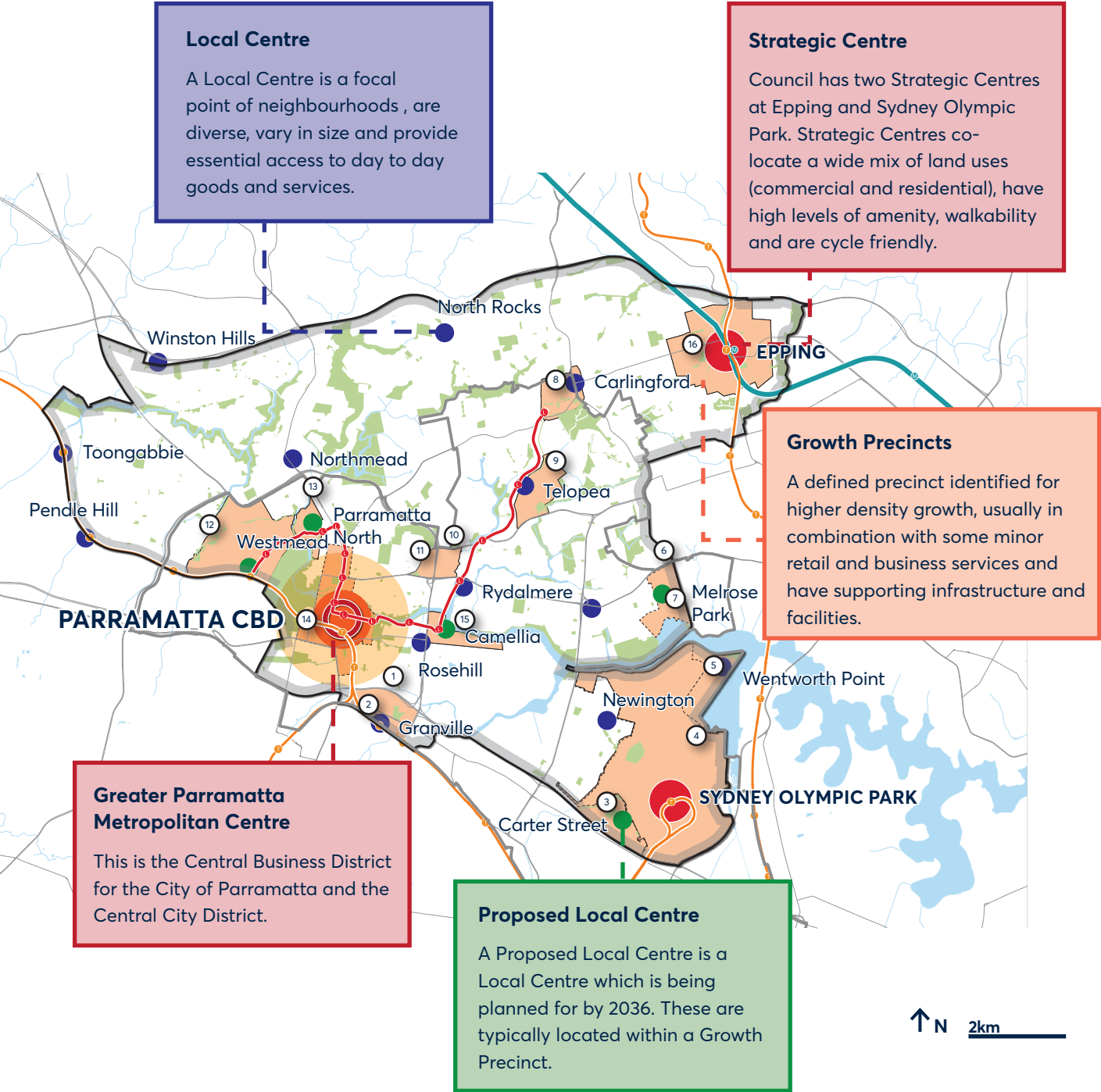


**Figure 24** comprises this LSPS's Structure Plan – the vision for 2036.



**Figure 26** focuses on the Greater Parramatta to Olympic Peninsula (GPDP).

FIGURE 22 - CITY OF PARRAMATTA CENTRES HIERARCHY AND GROWTH PRECINCTS – AN EXPLANATION



LEGEND

- LGA Boundary
- Greater Parramatta Metropolitan Centre
- Strategic Centre
- Local Centre
- Proposed Local Centre
- Growth Precincts

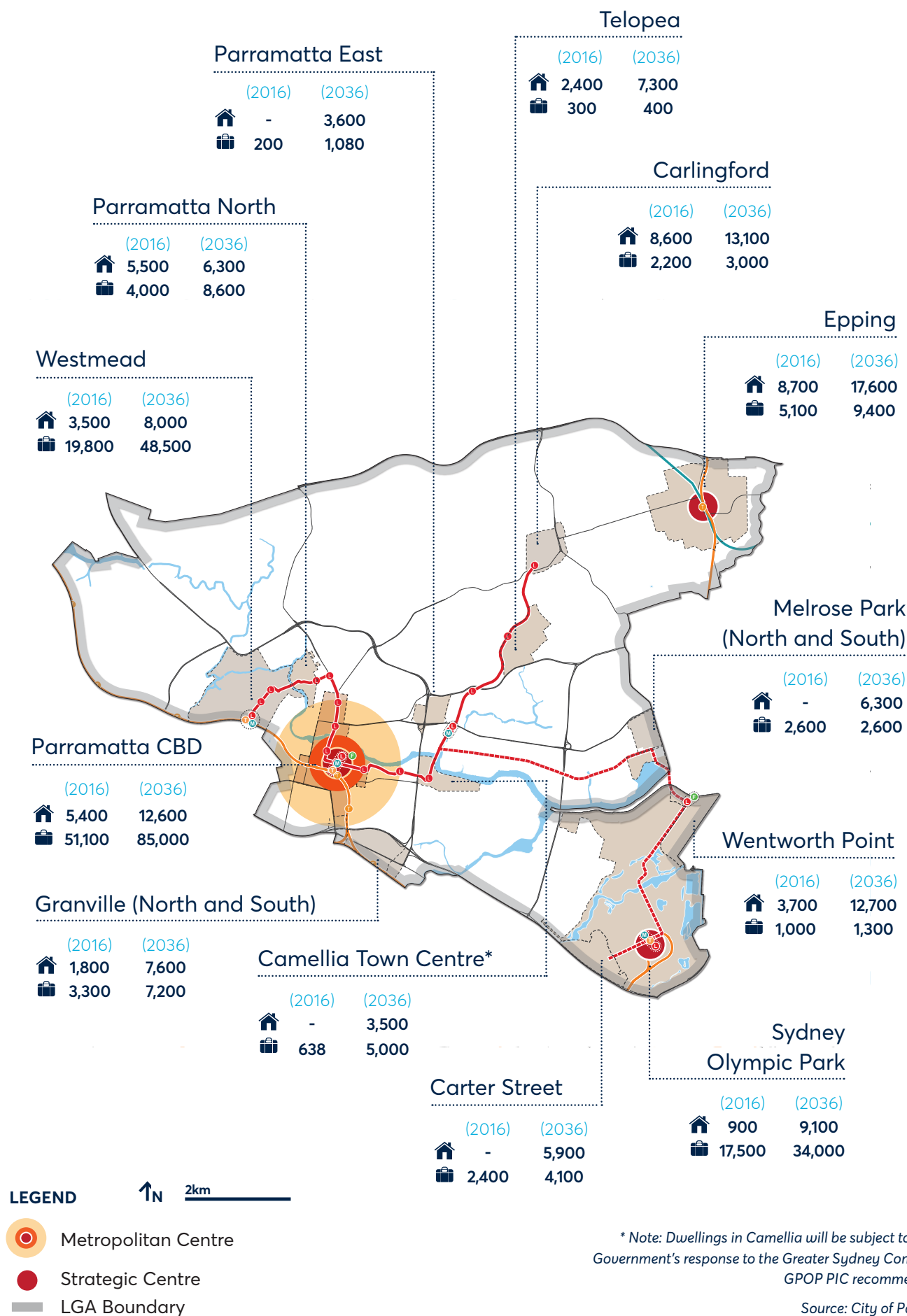
GROWTH PRECINCTS

1. Granville (North)
2. Granville (South)
3. Carter Street
4. Sydney Olympic Park
5. Wentworth Point
6. Melrose Park (North)
7. Melrose Park (South)
8. Carlingford
9. Telopea
10. Parramatta East - ADHC
11. Parramatta East - WSU
12. Westmead
13. Parramatta North
14. Parramatta CBD
15. Camellia
16. Epping

Source: City of Parramatta

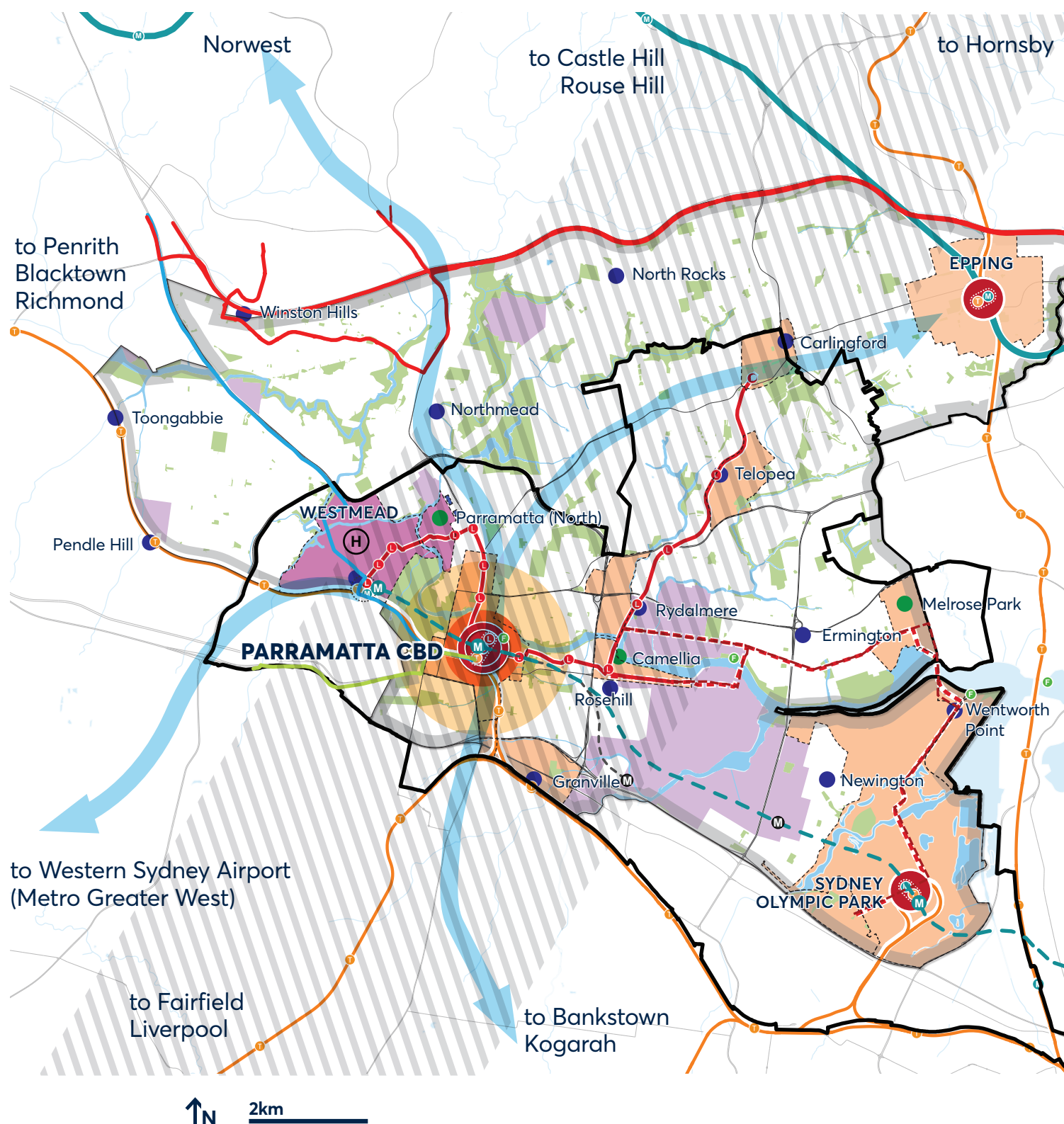


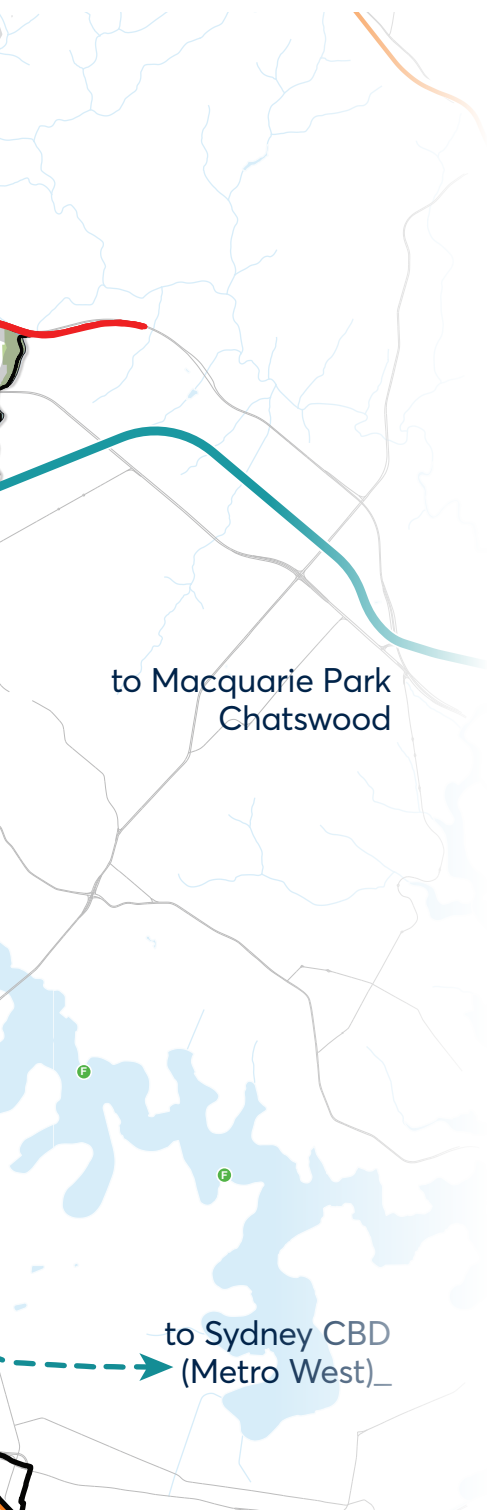
FIGURE 23 - DELIVERING HOUSING AND EMPLOYMENT





# Structure Plan: Towards 2036





**FIGURE 24 - STRUCTURE PLAN:  
AN OVERVIEW OF THE STRATEGY**

**Principles:**

- Parramatta CBD: Metropolitan centre of business, culture and recreation.
- Focus development in the Greater Parramatta - Olympic Park (GPOP) area.
- Local character attributes for enhancement outside Growth precincts.
- Prioritise delivery of city-serving transport links (eg. Sydney Metro and Parramatta Light Rail Networks).
- Limit development along non-committed Mass Transit corridors.
- Tie development to the delivery of infrastructure.
- Prioritise connectivity to the Parramatta River.
- Build active connections between green spaces and centres.
- Ensure no net loss of employment lands.

**LEGEND**

- |  |  |  |   |
|--|--|--|---|
|  | Greater Parramatta Metropolitan Centre |  | Public Green Space  |
|  | Strategic Centre                       |  | Key Urban Services  |
|  | Local Centres                          |  | Health and Education                                      |
|  | Proposed Local Centres                 |  | Additional Housing (Growth Precincts)                     |
|  | Growth Precinct                        |  | Council's preferred High Speed Rail Link                  |
|  | LGA Boundary                           |  | Helicopter access to Westmead Health & Education Precinct |
|  | GPOP Boundary                          |  |   |
|  | Sydney Metro Rail                      |  |   |
|  | Potential Mass Transit/Rail Link       |  |   |
|  | Suburban Rail                          |  |   |
|  | Light Rail (Stage 1)                   |  |   |
|  | Light Rail (Stage 2)                   |  |   |
|  | Ferry Stop                             |  |   |
|  | Northwest Tway                         |  |   |
|  | Parramatta-Liverpool T-Way             |  |   |
|  | M2 Express Bus Route                   |  |   |

**Metro West Line**

- Identified Metro West alignment
- Stabling and Maintenance
- Service Facility; Stabling and maintenance
- Identified Station location

**Notes:**

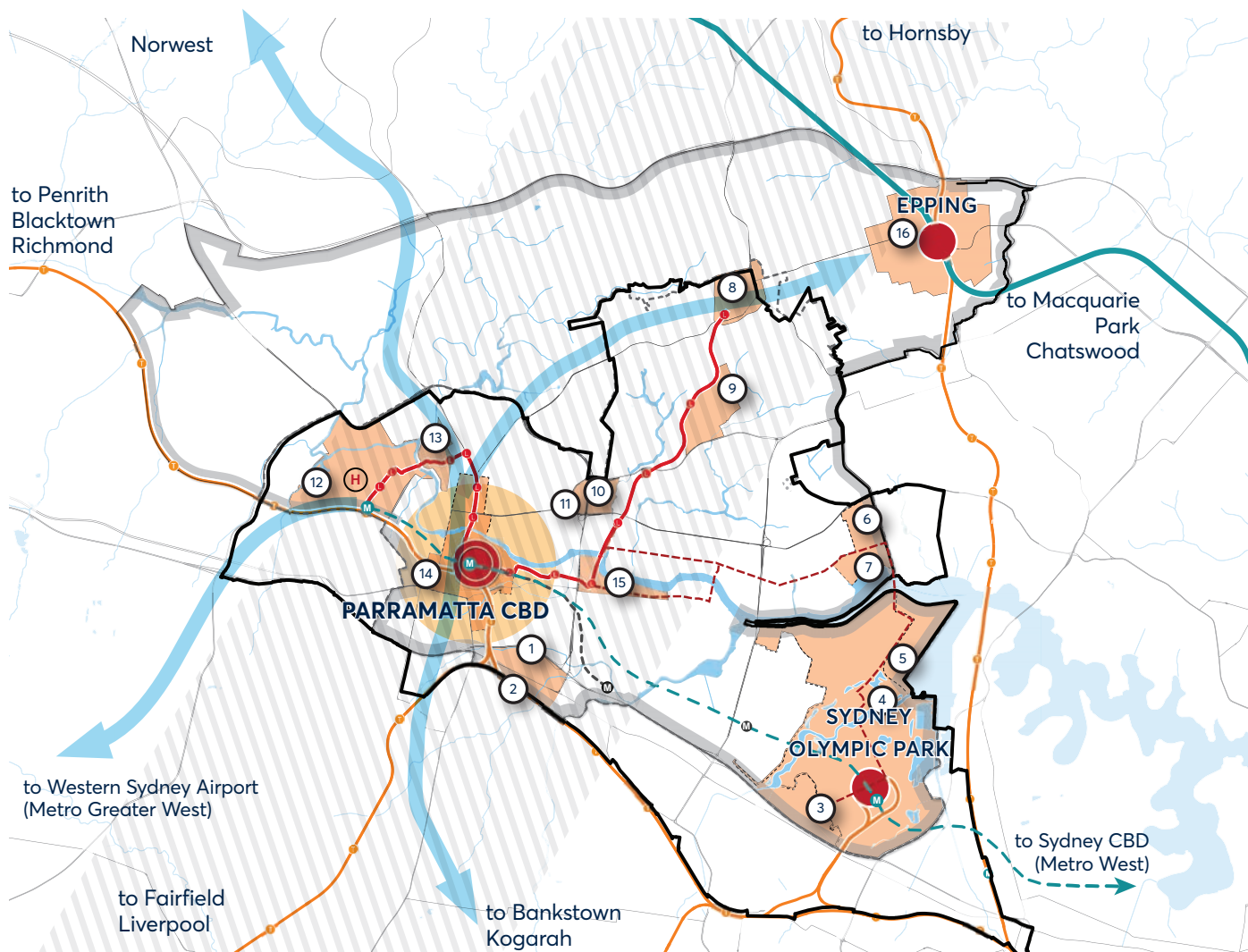
- It is noted that the State Government has identified the Speedway as the preferred location for the stabling facility for Sydney Metro West. It is Council's view that an alternate location for the stabling facility should be investigated and identified.
- Dwellings in Camellia will be subject to the State Government's response to the Greater Sydney Commission's GPOP PIC recommendations.

Source: City of Parramatta

**FIGURE 25 - INFRASTRUCTURE AND GROWTH FOCUS**

### GROWTH PRECINCTS

- |                        |                         |                            |                      |
|------------------------|-------------------------|----------------------------|----------------------|
| 1. Granville (North)   | 5. Wentworth Point      | 9. Telopea                 | 13. Parramatta North |
| 2. Granville (South)   | 6. Melrose Park (North) | 10. Parramatta East - ADHC | 14. Parramatta CBD   |
| 3. Carter Street       | 7. Melrose Park (South) | 11. Parramatta East - WSU  | 15. Camellia         |
| 4. Sydney Olympic Park | 8. Carlingford          | 12. Westmead               | 16. Epping           |



### LEGEND

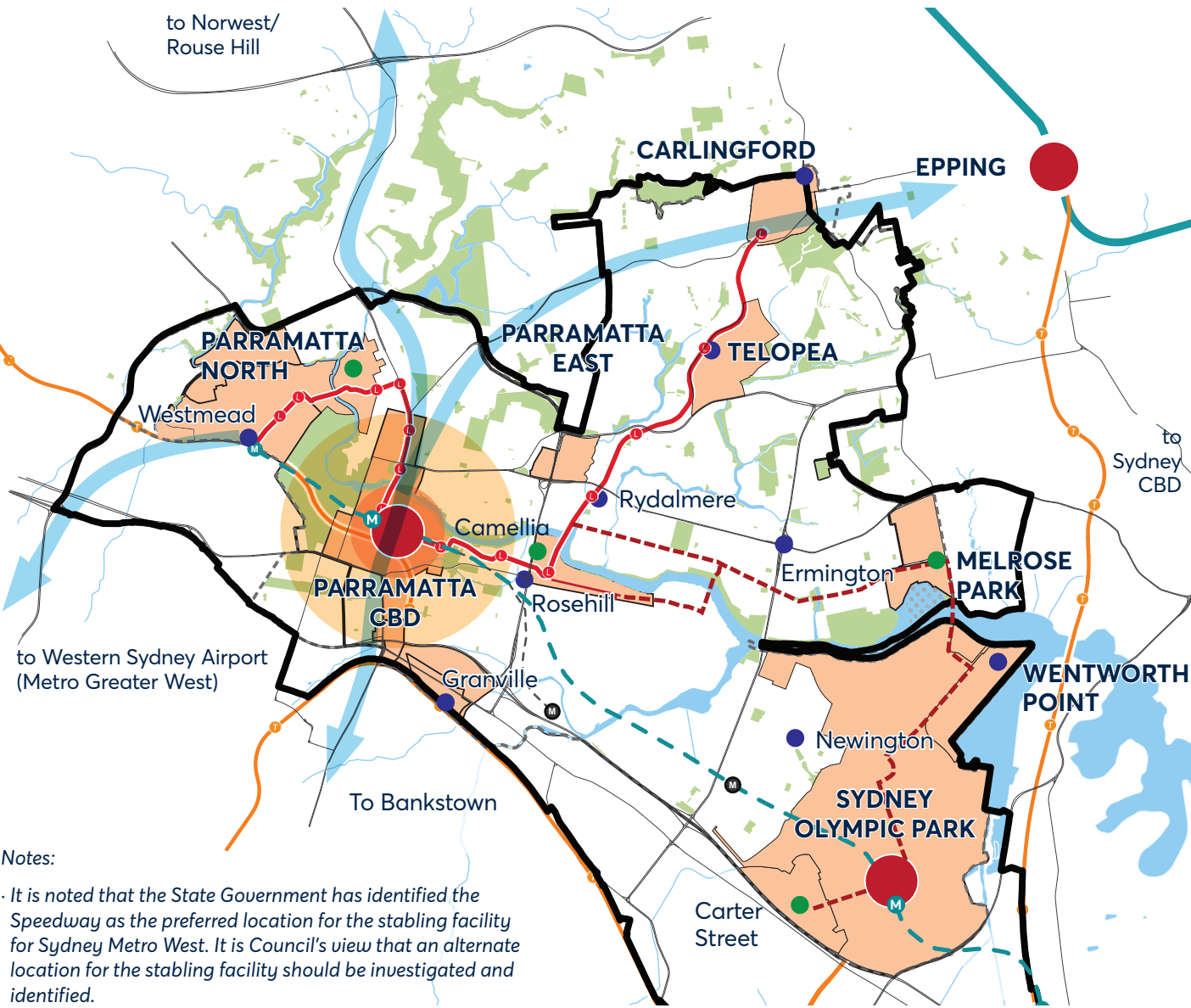
- |  |  |
|--|--|
| Greater Parramatta Metropolitan Centre   | Sydney Suburban Rail                       |
| Strategic Centre                         | Light Rail Stage 1                         |
| LGA Boundary                             | Light Rail Stage 2                         |
| GOP Boundary                             | Helicopter Access                          |
| Growth Precincts                         | <b>Metro West Line</b>                     |
| Council's preferred High Speed Rail Link | Identified Metro West alignment            |
| Potential Mass Transit/Rail Link         | Stabling and Maintenance                   |
| Sydney Metro Rail                        | Service Facility; Stabling and maintenance |
|  | Identified Station location                |

### Notes:

- It is noted that the State Government has identified the Speedway as the preferred location for the stabling facility for Sydney Metro West. It is Council's view that an alternate location for the stabling facility should be investigated and identified.
- Dwellings in Camellia will be subject to the State Government's response to the Greater Sydney Commission's GOP PIC recommendations.

Source: City of Parramatta

FIGURE 26 - FOCUS ON THE GREATER PARRAMATTA-OLYMPIC PENINSULA (GPOP)



Notes:

- It is noted that the State Government has identified the Speedway as the preferred location for the stabling facility for Sydney Metro West. It is Council's view that an alternate location for the stabling facility should be investigated and identified.
- Dwellings in Camellia will be subject to the State Government's response to the Greater Sydney Commission's GPOP PIC recommendations.

LEGEND

Greater Parramatta Metropolitan Centre

Strategic Centre

GPOP Boundary

Growth Precincts

Local Centre

Proposed Local Centre

Potential Mass Transit/Rail Link

Metro Rail

Suburban Rail

Light Rail Stage 1

Light Rail Stage 2

**Metro West Line**

Identified Metro West alignment

Stabling and Maintenance

Service Facility; Stabling and maintenance

Identified Station location

5

# Priorities, Directions & Actions



# Priorities



## Local Planning Priorities

1. Expand Parramatta's economic role as the Central City of Greater Sydney
2. Grow Parramatta as a Smart City
3. Advocate for improved public transport connectivity to Parramatta CBD from the surrounding district
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
5. Preserve and enhance the low-scale character and identity of suburban Parramatta outside of the GPOP area and Epping Strategic Centre
6. Provide for community infrastructure and recreation opportunities



## Liveability Planning Priorities

7. Provide for a diversity of housing types and sizes to meet community needs into the future
8. Incentivise affordable rental housing delivery and provide for permanent affordable housing
9. Enhance Parramatta's heritage and cultural assets to maintain our authentic identity and deliver infrastructure to meet community needs
10. Improve active walking and cycling infrastructure and access to public and shared transport



## Productivity Planning Priorities

11. Build the capacity of the Parramatta CBD, Strategic Centres, and Employment Lands to be strong, competitive and productive
12. Retain and enhance Local Urban Service Hubs for small industries, local services and last-mile freight and logistics



## Sustainability Planning Priorities

13. Protect and improve the health and swimmability of the Parramatta River, its waterways and catchment
14. Protect and enhance our trees and green infrastructure to improve liveability and ecological health
15. Reduce emissions and manage energy, water, and waste efficiently to create better buildings and precincts and solve city planning challenges
16. Increase resilience of people and infrastructure against natural and urban hazards

## Policy Directions and Actions

Each planning priority theme is supported by Policy Directions and Actions with each Action attributed a short, medium or long term timeframe.

# Actions



## Local Planning Priorities

### PLANNING PRIORITY 1

Expand Parramatta's economic role as the Central City of Greater Sydney

#### COUNCIL POLICY DIRECTIONS

- P1** Support job growth in key employment centres to reinforce Greater Parramatta's role as the Central City.
- P2** Encourage development that enhances and supports the growth of precinct-based and specialist industries that leverage the character of local precincts.
- P3** Support the growth of Parramatta's night time economy with a focus on Parramatta CBD and Strategic Centres at Sydney Olympic Park and Epping as well as Westmead.
- P4** Promote diverse and active (non-residential) uses at the street level of buildings in the B4 Mixed Use business zones within Growth Precincts and Local Centres to create lively neighbourhoods with interest and vitality.

#### ACTIONS

#### TIMEFRAME

- | ACTIONS  | TIMEFRAME |
|--|-----------|
| <b>A1</b> Advocate for the delivery of an integrated transport network that enables growth of employment centres, and connects the district to metropolitan Sydney, to support jobs growth | <b>S</b>  |
| <b>A2</b> Undertake place-based policy or strategic analysis that informs and supports the future of specific employment precincts   | <b>S</b>  |
| <b>A3</b> Review planning provisions for trading hours to implement outcomes of the Parramatta Night City Framework.   | <b>S</b>  |
| <b>A4</b> Investigate methods of achieving a balance between residential amenity and growth of a diverse night time economy.   | <b>S</b>  |
| <b>A5</b> Progress the finalisation of the Parramatta CBD Planning Proposal.   | <b>S</b>  |
| <b>A6</b> Complete a review of the B1 Neighbourhood Centre zone and B2 Local Centre zone to identify mechanisms to strengthen the economic offering in centres.                            | <b>S</b>  |

ACTIONS (Continued)		TIMEFRAME
<b>A7</b>	Complete a review of permitted uses within Business zones to ensure trends in retail, commercial and small scale manufacturing uses are appropriate so as to increase the diversity of uses in centres.	<b>M</b>
<b>A8</b>	Promote and seek investment opportunities for the City through prospecting activities, marketing initiatives and leveraging strategic partnerships.	<b>S</b>
<b>A9</b>	Work with the State Government to support a new major tertiary education facility at Westmead/Parramatta North Precinct to deliver additional jobs.	<b>S</b>

## PLANNING PRIORITY 2

Grow Parramatta as a Smart City

COUNCIL POLICY DIRECTIONS		
<b>P5</b>	Aspire to achieve the Smart City vision, as defined in the <i>Parramatta Smart City Masterplan 2015</i> which includes technological innovation and improved liveability, sustainability and place management outcomes.	
ACTIONS		TIMEFRAME
<b>A10</b>	Investigate and leverage the opportunities of data, information and technology (as guided by the Smart City Masterplan 2015) to improve operational efficiency and enhance the customer experience of the City.	<b>S</b>
<b>A11</b>	Undertake Smart City projects and initiatives as outlined in Council's Delivery Program 2018-2021 and Operation Plan 2019-2020	<b>S</b>

# PLANNING PRIORITY 3

Advocate for improved public transport connectivity to Parramatta CBD from the surrounding district

## COUNCIL POLICY DIRECTIONS

<b>P6</b>	Support the planning for the Sydney Metro West and Parramatta Light Rail Stage 1 projects; and advocate for these city-shaping transport links: Parramatta to Epping, Parramatta to Western Sydney Airport, Parramatta to Norwest, Parramatta to Kogarah via Bankstown and Parramatta Light Rail Stage 2.
<b>P7</b>	Encourage the design of development in Growth Precincts, Strategic Centres and Local Centres that maximises accessibility to, and safety of, existing and planned public transport services, including heavy rail, light rail, bus and ferry which includes technological innovation and improved liveability, sustainability and place management outcomes.
<b>P8</b>	Identify and consider opportunities for zoning and land use change in response to committed public transport connections.
<b>P9</b>	Strengthen opportunities for consideration of character and street typology when planning for buildings and infrastructure.
<b>P10</b>	Stage Planning Proposals in Growth Precincts at Parramatta East, Camellia, Melrose Park and Westmead based on the timing of the Sydney Metro West project, Parramatta Light Rail Stage 2 (or equivalent infrastructure) and other heavy and light rail infrastructure consistent with the Parramatta Local Housing Strategy (once endorsed by DPIE).
<b>P11</b>	Explore opportunities for transport infrastructure to facilitate higher order employment within Strategic Employment Lands in the GOP area.

ACTIONS		TIMEFRAME
<b>A12</b>	Collaborate with the State Government to prioritise the delivery of the Sydney Metro West project and Parramatta Light Rail Stage 1.	<b>S</b>
<b>A13</b>	Collaborate with Government to fast track the future planning and delivery of these city-shaping transport links: Parramatta to Epping, Parramatta to Western Sydney Airport, Parramatta to Norwest, Parramatta to Kogarah via Bankstown and Parramatta Light Rail Stage 2.	<b>S</b>
<b>A14</b>	Collaborate with Transport NSW and DPIE on the planning and delivery of future Sydney Metro West stations proposed at Westmead, Sydney Olympic Park and Parramatta CBD and their surrounding areas, to ensure existing and proposed built form, public domain, transport networks (including heavy rail, light rail, bus and ferry), civic infrastructure and land uses are strongly integrated.	<b>S</b>
<b>A15</b>	Manage the provision of car parking in Strategic Centres located on city-shaping and city-serving transport corridors, prioritising short-stay and business-to-business uses.	<b>M</b>
<b>A16</b>	Advocate to the Commonwealth and State Government that any high speed rail to/from Melbourne to Canberra, to Sydney, to Brisbane explores the potential for a possible station in the Parramatta CBD given its central geographic location for Greater Sydney (Figures 1 and 21).	<b>S</b>

## PLANNING PRIORITY 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 (when endorsed)

### COUNCIL POLICY DIRECTIONS

- P12** Focus high-rise development in Parramatta CBD and Strategic Centres (Epping and Sydney Olympic Park) as shown on the Structure Plan Map.
- P13** Plan for the majority of housing growth over the next 20 years to be delivered in the GPOP area, consistent with the Structure Plan Map and as per the City of Parramatta Local Housing Strategy (once endorsed by Council and DPIE).
- P14** Stage and sequence housing supply (location and yields) in Growth Precincts in line with infrastructure provision, including specific road and rail transport upgrades and provision, and not establish any new Growth Precincts.
- P15** Consider the outcomes of the GPOP PIC once endorsed when collaborating with the State Government on the precinct planning for GPOP and Westmead; and when preparing the plans for Camellia and North Westmead.
- P16** Strengthen employment opportunities within Employment Lands in the GPOP area through improved transport connections and appropriate zoning to support the "30 minute city".

### ACTIONS

### TIMEFRAME

- |            |   |          |
|------------|---|----------|
| <b>A17</b> | Collaborate with DPIE to develop Local Character Statements to identify key place-making measures for Growth Precincts and Local Centres undergoing transformation (once the new process has been endorsed by DPIE).                              | <b>M</b> |
| <b>A18</b> | Seek Department of Planning, Industry and Environment (DPIE) endorsement of the City of Parramatta Local Housing Strategy (once endorsed by Council).   | <b>S</b> |
| <b>A19</b> | Commit to working with the Greater Sydney Commission to implement the recommendations of the final Place Infrastructure Compact (once endorsed by the NSW Government).  | <b>S</b> |
| <b>A20</b> | Commit to working with DPIE and other relevant State agencies on the implementation of the DPIE's new approach to precinct planning.  | <b>S</b> |
| <b>A21</b> | Monitor, review and update the City of Parramatta Local Housing Strategy (once endorsed by DPIE) when appropriate to support delivery of sufficient housing to meet community needs and demand.   | <b>S</b> |
| <b>A22</b> | Progress the Parramatta CBD Planning Proposal to significantly increase commercial and housing opportunities in Parramatta CBD.   | <b>S</b> |
| <b>A23</b> | Implement Granville Precinct (South) planning in accordance with the Parramatta Road Corridor Urban Transformation Strategy following the completion of the joint traffic and transport study and commitment to necessary infrastructure funding. | <b>M</b> |
| <b>A24</b> | Continue to progress Planning Proposals within Growth Precincts as per the staging plan in the City of Parramatta Local Housing Strategy (once endorsed by DPIE).   | <b>S</b> |



# PLANNING PRIORITY 5

Support and enhance the low-scale character and identity of suburban Parramatta outside of the GPOP area and Epping Strategic Centre

## COUNCIL POLICY DIRECTIONS

- P17** Maintain lower density residential zones, with a maximum height of 2 storeys, throughout suburban Parramatta.
- P18** Limit the height of mixed use and residential apartment development in Local Centres in suburban Parramatta to low rise building forms.

## ACTIONS

## TIMEFRAME

- |            |  |          |
|------------|--|----------|
| <b>A25</b> | Identify distinct local character areas and attributes in suburban Parramatta for preservation and enhancement through local controls and programs; and implement street-level / local character assessment following the release of the Local Character and Place Guidelines by the State government. | <b>M</b> |
| <b>A26</b> | Collaborate with DPIE to develop Local Character Statements to identify key place-making measures for Local Centres (once a new process has been endorsed by Government).  | <b>M</b> |
| <b>A27</b> | Investigate ways to enhance areas with strong local character, including Epping, Harris Park, North Parramatta and South Parramatta, including with improvements to the public domain and street tree planting.  | <b>M</b> |
| <b>A28</b> | Develop provisions requiring fine grain shopfront uses and presentation at street level in Local Centres.  | <b>L</b> |
| <b>A29</b> | Investigate classifying the road network according to NSW Government's Movement and Place framework to inform local character.   | <b>L</b> |
| <b>A30</b> | Finalise the review of dual occupancy and medium density residential zone provisions for Government's consideration as part of the LEP Harmonisation Project.  | <b>S</b> |

**Local character:** this term refers to the local character framework involving local character overlays by the DPIE (<https://www.planning.nsw.gov.au/Policy-and-Legislation/Local-Character>).

# PLANNING PRIORITY 6

Provide for community infrastructure and recreation opportunities

## COUNCIL POLICY DIRECTIONS

- P19** Finalise the Community Infrastructure Strategy to identify priorities for future community infrastructure and guide decision making about planning, funding, delivering and negotiating for community.
- P20** Review LEP mapping to implement open space and recreation reservations identified in the Community Infrastructure Strategy, Parramatta Ways Walking Strategy and other infrastructure strategies.
- P21** Investigate ways to upgrade and broaden the diversity of recreation opportunities and facilities, particularly along the Parramatta River, around the Parramatta CBD and in high density residential areas.
- P22** Identify funding mechanisms to increase capacity for community infrastructure and recreation opportunities to meet community needs.
- P23** Consider the use of Voluntary Planning Agreements for development within Growth Precincts, Housing Diversity Precincts and for other Planning Proposals.

## ACTIONS

## TIMEFRAME

- A31** Work with NSW Department of Education to create shared use arrangements of school assets by the broader community and develop a policy for sharing maintenance costs. **M**
- A32** Prepare a detailed Schedule of Works for infrastructure needed across the LGA. **S**
- A33** Prepare a new Local Contributions Plan and framework based on a detailed assessment of recreational and community needs associated with increased dwelling growth identified in the City of Parramatta Local Housing Strategy (once endorsed by Council and DPIE). **S**
- A34** Implement and monitor the recommendations of the Community Infrastructure Strategy to accord with the increased dwelling growth identified in the City of Parramatta Local Housing Strategy (once endorsed by Council and DPIE). **S**
- A35** Identify opportunities to provide new open space and new and upgraded amenities for sportsgrounds to meet the needs of diverse, growing communities. **M**
- A36** Prioritise improvements to open space for future Capital Works Programs. **S**
- A37** Consider preparing an infrastructure plan to facilitate the future of Rydalmere, North Rocks, Camellia and Silverwater Employment Lands following endorsement of the City of Parramatta Employment Lands Strategy by DPIE. **M**
- A38** Investigate opportunities to include the recommendations from the Cultural Infrastructure Strategy when completed in a revised local infrastructure contributions framework and plan. **S**
- A39** Identify sustainable funding mechanisms to increase the capacity of community infrastructure on existing sites to meet future community needs with consideration to development contributions. **S**
- A40** Collaborate with the State Government to incorporate appropriate community infrastructure funding provisions in the Parramatta CBD Planning Proposal to support infrastructure investment to realise the vision of the Central City. **S**



# Liveability Priorities

## PLANNING PRIORITY 7

Provide for a diversity of housing types and sizes to meet community needs into the future

### COUNCIL POLICY DIRECTIONS

- P24** Provide for a range of housing types and sizes that cater to the Parramatta community to ensure housing diversity consistent with the City of Parramatta Local Housing Strategy (once endorsed by Council and DPIE).
- P25** Require a mix of housing within Housing Diversity Precinct sites consistent with Housing Diversity Precinct Criteria (below).
- P26** Work with the State Government to implement the recommendations of the final Place Infrastructure Compact (PIC) when endorsed by Government.

ACTIONS		TIMEFRAME
<b>A41</b>	Monitor, review and update the City of Parramatta Local Housing Strategy (once endorsed by Council and DPIE) when appropriate to ensure sufficient housing choice and diversity is delivered to meet community needs and demand.	<b>M</b>
<b>A42</b>	Investigate new planning provisions to achieve a mix of housing in nominated Growth Precincts.	<b>M</b>
<b>A43</b>	Prepare a Housing Compendium (see Glossary) to facilitate housing diversity, and meet the diverse housing needs of the community consistent with the Housing Diversity Precinct Criteria (below).	<b>S</b>
<b>A44</b>	Consider proposals for new Housing Diversity Precincts that deliver housing diversity in appropriate locations that satisfy the Housing Diversity Precinct Criteria (below).	<b>M</b>
<b>A45</b>	Investigate opportunities to incorporate Healthy High Density Living tools and principles within the DCP amendments for the Parramatta CBD.	<b>S</b>
<b>A46</b>	Consider ways to include provision for off-street freight deliveries to medium and high density proposals.	<b>M</b>

## HOUSING DIVERSITY PRECINCT CRITERIA

To be considered as a Housing Diversity Precinct, a site or area must satisfy the following criteria:

- (1) Have urban design merit via an urban design capability test that demonstrates the proposed built form is compatible with surrounding development and neighbourhoods.
- (2) Be at least 1 hectare and located either:
  - a. entirely within a 10 minute walk of, a Strategic or Local Centre, or
  - b. within the GPOP area, having 30 minute door-to-door access to employment in Parramatta CBD, Westmead or Sydney Olympic Park.
- (3) Include or be located within walking distance (800m) of retail convenience.
- (4) For sites 1-2 ha in size - contain or be entirely within a 5 minute walk of a park, sportsground or play space as detailed in the Community Infrastructure Strategy
- (5) For sites greater than 2 ha in size – require the on-site provision of quality parks, sportsgrounds or play spaces as detailed in the Community Infrastructure Strategy
- (6) Be predominantly low-rise, two to three storeys.
- (7) Propose one or more of the following housing types:
  - attached or detached dwelling houses
  - terrace housing
  - semi-detached housing
  - villas
  - townhouses
  - manor homes
  - co-housing (maximum 3 storeys)
  - seniors housing (maximum 3 storeys)
  - new age boarding houses (maximum 3 storeys)
- (8) Residential flat buildings may be permitted in Housing Diversity Precincts, but only where:
  - a. The built form is compatible with the surrounding neighbourhood and meets the urban test as per clause (1); and
  - b. Other housing types are also provided in the precinct, as specified in clause (7); and
  - c. They contain at least 5-10% permanent affordable rental housing (subject to viability); however, where viable, Council's aspiration is for a higher provision.
- (9) Have strategic merit in relation to: access (including to a regular public transport service); constraints; topography; environment; and amenity.

# PLANNING PRIORITY 8

Incentivise affordable rental housing delivery and provide for permanent affordable housing

## COUNCIL POLICY DIRECTIONS

- P27** Support affordable housing types such as new age boarding houses, co-housing, communal student housing and small dual-key apartments in appropriate locations with good access to jobs and services.
- P28** Limit maximum Floor Space Ratio (density) to be conservative and loose-fitting within building envelopes that respect the boundary setbacks, to ensure that there is capacity for Affordable Rental Housing bonuses and good design outcomes.
- P29** Consider Voluntary Planning Agreements as a potential mechanism to facilitate provision of an Affordable Rental Housing Contribution where Planning Proposals seek increased residential capacity.

ACTIONS	TIMEFRAME
<b>A47</b> Prepare an Affordable Housing Contribution Scheme to enable an inclusionary zoning requirement in the LEP for an allocation of permanent affordable housing in Growth Precincts, Housing Diversity Precincts and other Planning Proposals, where appropriate subject to viability.	<b>S</b>
<b>A48</b> Collaborate with the State Government to investigate ways to link the bonus floor space provisions in SEPP (Affordable Rental Housing) 2009 with SEPP No. 70 Affordable Housing (Revised Schemes) to make the provision of affordable housing more feasible.	<b>M</b>
<b>A49</b> Collaborate with State Government to encourage increased student housing close to University and tertiary campuses.	<b>S</b>
<b>A50</b> Advocate to the State Government to mandate a reduced rental rate for all boarding houses.	<b>S</b>



## PLANNING PRIORITY 9

Enhance Parramatta's heritage and cultural assets to maintain our authentic identity and deliver infrastructure to meet community needs

### COUNCIL POLICY DIRECTIONS

- P30** Provide for appropriate scale public art work and cultural facilities in Local and Strategic Centres, as well as Parramatta City Centre Art and Culture Walk, to promote cultural expression and a distinctive sense of the place.
- P31** Support the design and planning of Growth Precincts and Housing Diversity Precincts that commemorates the history of the site or locality to provide a link between past and future generations.
- P32** Promote the cultural life of the City with particular focus on the Civic Link in the Parramatta CBD as the 'cultural spine', enhancing existing creative clusters and building on key cultural precincts.

ACTIONS	TIMEFRAME
<b>A51</b> Actively facilitate the development of cultural facilities and cultural precincts of city, state and national significance.	<b>M</b>
<b>A52</b> Complete the Integrated Heritage Strategy project for community consultation and implementation to better manage and promote the City of Parramatta's Indigenous and European heritage.	<b>S</b>
<b>A53</b> Investigate potential development controls to guide the adaptive re-use of heritage items in the Parramatta North Precinct, noting its National heritage significance.	<b>M</b>
<b>A54</b> Investigate ways to enhance, embellish and revitalise our Heritage Conservation Areas.	<b>M</b>
<b>A55</b> Prepare a Cultural Infrastructure Strategy to plan for broad and robust cultural development and the provision of high-quality cultural infrastructure and facilities.	<b>S</b>
<b>A56</b> Identify sustainable funding mechanisms to increase the capacity of community infrastructure on existing sites to meet future community needs with consideration to development contributions.	<b>S</b>
<b>A57</b> Collaborate with the State Government to incorporate appropriate community infrastructure provisions in the Parramatta CBD Planning Proposal to support infrastructure investment to realise the vision of the Central City.	<b>S</b>
<b>A58</b> Prepare a scenic and cultural landscape assessment with the community to identify landscapes and their social, architectural, natural, local and regional values.	<b>M</b>
<b>A59</b> Investigate opportunities to enhance protection of views and scenic and cultural landscapes, such as historic cemeteries, buildings, lookouts and significant bushland and garden city park vistas through planning controls.	<b>M</b>
<b>A60</b> Investigate planning provisions which enable temporary uses and events as exempt development that does not require development approval.	<b>S</b>

# PLANNING PRIORITY 10

Improve active walking and cycling infrastructure and access to public and shared transport

## COUNCIL POLICY DIRECTIONS

- P33** Create a high quality and safe walking and cycling network across the LGA to cater for and encourage short trips (up to 2km) to local centres, jobs, public and shared transport services, schools, local open space, Green Grid and other trip generators.
- P34** Require Green Travel Plans for certain development proposals (see Glossary) to encourage residents to use sustainable travel modes (walking, cycling, public transport).
- P35** Advocate for bringing-forward the Sydney Metro West delivery, as well as other city-shaping transport (Parramatta to Epping, Parramatta to Western Sydney Airport, Parramatta to Norwest, Parramatta to Kogarah via Bankstown and Parramatta Light Rail Stage 2) and with improved walking and cycling access and public spaces to those services.
- P36** Promote and prioritise expansion of recreational opportunities and spaces with a focus on the Green Grid, Parramatta Ways Walking Strategy, and the Parramatta River.

ACTIONS		TIMEFRAME
<b>A61</b>	Incorporate the outcomes for the CBD Pedestrian Strategy into the Development Control Plan and Capital Works Program.	<b>S</b>
<b>A62</b>	Prepare a detailed Schedule of Works for infrastructure needs across the LGA.	<b>S</b>
<b>A63</b>	Work with State government to progress the implementation of the Parramatta Ways Walking Strategy (Figure 14), CBD Pedestrian Strategy and Parramatta Bike Plan, including investigating land acquisition reservations in planning controls.	<b>S</b>
<b>A64</b>	Review and plan the 'City Shaping' walking and cycling corridors (including consideration of those in the 'Principal Bicycle Network' from Future Transport 2056) that support Parramatta CBD as a 30 minute City.	<b>S</b>
<b>A65</b>	Identify typical public transport and door to door walk travel times from Planning Proposal sites to Employment Lands and Strategic Centres when assessing the merit of proposed housing densities.	<b>S</b>
<b>A66</b>	Investigate ways to implement and monitor Green Travel Plans to improve use of sustainable transport options.	<b>M</b>



# Productivity Priorities

## PLANNING PRIORITY 11

Build the capacity of the Parramatta CBD, Strategic Centres, Local Centres and Employment Lands to be strong, competitive and productive

### COUNCIL POLICY DIRECTIONS

- P37** Seek DPIE endorsement of the City of Parramatta Employment Lands Strategy (2016) and the City of Parramatta Employment Lands Strategy Review and Update (2020), once the latter is endorsed by Council.
- P38** Limit residential development in the core of Parramatta CBD, Sydney Olympic Park and Westmead Health and Education Precinct to encourage commercial, entertainment, health and education development.
- P39** Encourage a thriving small business sector where new and existing businesses can grow and expand.
- P40** Support the development of a network for start-up businesses that is supported by collaboration and partnerships across all sectors.
- P41** Protect freight corridors and support servicing movements to help maintain access for freight and logistic services.
- P42** Assist the State Government with precinct planning at Westmead, Parramatta North Precinct and Sydney Olympic Park and within the GPOP corridor.
- P43** Consider compatible land uses to act as buffers near Employment Lands to accommodate for transport movements and logistics, such as out-of-hours freight operations, and to not unreasonably limit their activity.
- P44** Support the function and intensification of the employment uses with the Metropolitan Significant Employment Lands at Silverwater, Rydalmere and Camellia to continue their important role in the design, manufacture, production and distribution of goods and services in Parramatta, the Central District and the Sydney Metropolitan Region.
- P45** Collaborate with State Government to explore retention of employment densities within Camellia adjacent to the new Light Rail stop (subject to the final endorsed PIC for GPOP).
- P46** Advocate for the outcomes of the Epping Town Centre Review when finalised to understand future employment needs within the Epping Strategic Centre.

ACTIONS		TIMEFRAME
<b>A67</b>	Implement the Parramatta CBD Planning Proposal to protect an expanded commercial core and encourage increased commercial floor space around the core.	<b>S</b>
<b>A68</b>	Monitor commercial floor space in the Parramatta CBD, Sydney Olympic Park and Epping Strategic Centres and Westmead to document and understand historic trends as well as assisting in policy reviews and future forecasting.	<b>S</b>
<b>A69</b>	Advocate for the recommendations of the Epping Town Centre Review (when completed) and implement the adopted recommendations.	<b>S</b>
<b>A70</b>	Advocate for the Westmead Innovation District Masterplan to be implemented through the Strategic Plan being prepared for Westmead, and through a collaborative process with the State Government to rezone the land.	<b>S</b>
<b>A71</b>	Monitor the gross domestic product and employment intensity of Employment Lands to document and understand historic trends as well as assisting in policy reviews and future forecasting.	<b>S</b>
<b>A72</b>	Lead development and delivery of programs and initiatives that provide opportunities for small businesses to learn and connect.	<b>S</b>
<b>A73</b>	Leverage and create strategic partnerships and networks with education, private and government partners to foster the growth of start-ups.	<b>M</b>
<b>A74</b>	Monitor freight and service vehicle movements within the Parramatta CBD, Strategic Centres, and Employment Lands to investigate opportunities to support operations.	<b>S</b>
<b>A75</b>	Assess the case for zoning changes in response to the City of Parramatta Employment Lands Strategy (2016) and the City of Parramatta Employment Lands Strategy Review and Update (2020) once endorsed by Council and DPIE and as part of the review and management approach to employment lands.	<b>S</b>
<b>A76</b>	Review the case for permissibility of childcare facilities in the IN1 and IN2 Industrial zones as part of the LEP Harmonisation project.	<b>S</b>
<b>A77</b>	Review the new retail definitions for suitable implementation into the LEP's business and industrial zones as part of the LEP Harmonisation project.	<b>S</b>
<b>A78</b>	Explore opportunities close to the Parramatta CBD to facilitate transfer of freight from larger to smaller vehicles (i.e. last mile freight and logistics).	<b>M</b>

# PLANNING PRIORITY 12

Retain and enhance Local Urban Service Hubs for small industries, local services and last-mile freight and logistics

## COUNCIL POLICY DIRECTIONS

- P47** Maintain Local Urban Service Hubs as industrial and business zones to serve the local community and nearby commercial centres (Refer to Figure 17).
- P48** Support public space improvements and buildings that address and activate streets and spaces around Local Urban Service Hubs.

ACTIONS		TIMEFRAME
<b>A79</b>	Consider reviewing permitted land uses within Local Urban Service Hubs and other employment lands to ensure they are contemporary and meet the changing needs of industry.	<b>M</b>
<b>A80</b>	Explore ways to protect and promote Local Urban Service Hubs when collaborating with Government and other stakeholders in the preparation of the Westmead Health and Education Precinct Masterplan.	<b>S</b>
<b>A81</b>	Consider ways Local Urban Service Hubs can deliver desired services and amenities for the community including through the delivery of active and safe public domain.	<b>M</b>





# Sustainability Priorities

## PLANNING PRIORITY 13

Protect and improve the health and swimmability of the Parramatta River, its waterways and catchment

### COUNCIL POLICY DIRECTIONS

- P49** Make the Parramatta River swimmable.
- P50** Improve water quality so that our waterways support water based recreation and a healthy ecosystem.
- P51** Increase access to the Parramatta River and its waterways through connected cycle and walkways and improved public transport links.
- P52** Activate the Parramatta River and its waterways for our community to enjoy and a destination for tourists.

### ACTIONS

### TIMEFRAME

- A82** Continue to collaborate with the State Government to implement the Parramatta River Masterplan. **S**
- A83** Develop a Blue Infrastructure Plan to support the growth of the City of Parramatta, addressing infrastructure needs for improved water quality, flood reduction, water security and efficiency to support swimming and recreation. **S**
- A84** Work with the Parramatta River Catchment Group and key stakeholders to develop whole of catchment land use policy and statutory planning mechanisms to improve water quality, ecological health and enable water based recreation and access to the Parramatta River and its waterways. **S**
- A85** Investigate opportunities that improve the ecological health, access to, and swimmability of the Parramatta River and its waterways. **M**
- A86** Review planning controls and guidance to support increased access to the Parramatta River and its waterways through the Parramatta Ways Walking Strategy and Bike Plan. **M**

## PLANNING PRIORITY 14

Protect and enhance our trees and green infrastructure to improve liveability and ecological health

### COUNCIL POLICY DIRECTIONS

- P53** Protect and increase tree canopy cover and vegetation across public and private land.
- P54** Enhance street tree canopy to support walkability.
- P55** Protect and enhance urban bushland and biodiversity.
- P56** Provide for a diversity of green spaces to support different community needs such as for recreation, relaxation and enjoyment.
- P57** Update Council's off-street tree planting program for private land.
- P58** Carefully manage development in areas of high environmental or cultural significance to ensure that these are not compromised.

### ACTIONS

### TIMEFRAME

- A87** Develop a Green Infrastructure Plan to support the growth, liveability and sustainability of the City of Parramatta, addressing needs for the protection and improvement of tree canopy, bushland and biodiversity. **S**
- A88** Review planning and development requirements to: **S**
  - maintain existing biodiversity and increase vegetation and habitat opportunities
  - identify and encourage biodiversity corridors to improve habitat protection and connectivity within and beyond the local government area
  - increase tree canopy
  - clarify deep soil and setback needs including contiguous open spaces
- A89** Advocate for the protection of and enhancement of tree canopy, bushland and biodiversity in NSW Government projects. **S**
- A90** Increase street tree planting, with a focus on priority and intermediate Parramatta Ways Walking Strategy links (Figure 14), to help deliver the Green Grid. **S**
- A91** Implement and review Council's off-set tree planting program for private land. **S**

# PLANNING PRIORITY 15

Reduce emissions and manage energy, water, and waste efficiently to create better buildings and precincts and solve city planning challenges

## COUNCIL POLICY DIRECTIONS

**P59** Make Parramatta a low carbon city.

**P60** Encourage the development of a circular economy by designing out waste and pollution, keeping products and materials in use, and regenerating natural systems.

**P61** Improve building and precinct performance by:

- increasing renewable energy and energy efficiency
- increasing water efficiency and the use of alternative sources of water to increase water security and resilience
- incorporating best practice design to facilitate safe and efficient services for waste and resource recovery
- building for longevity
- new building standards and retrofits

**P62** Accelerate low carbon transport and emerging trends in mobility.

ACTIONS	TIMEFRAME
<b>A92</b> Progress the draft high performance building planning controls (energy, water and dual piping) for both residential and non-residential developments within the Parramatta CBD Planning Proposal area.	<b>S</b>
<b>A93</b> Investigate applying new minimum sustainability requirements (including; energy, water, renewables - including precinct-scale renewables - waste, dual piping and electric vehicles) for areas outside the Parramatta CBD.	<b>S</b>
<b>A94</b> Review sustainability and high performance building requirements (including higher BASIX targets) to determine their applicability across the local government area.	<b>S</b>
<b>A95</b> Advocate for and engage with developers, utilities and alternate providers for the provision of recycled water network/s, resource recovery infrastructure and local energy generation through land use planning opportunities and frameworks.	<b>M</b>
<b>A96</b> Scope the potential for low carbon, high efficiency and circular economy strategies such as waste-to-energy, bio digestion, and alternative water, waste and energy systems in relevant Growth Precincts and developments.	<b>S</b>
<b>A97</b> Scope land use planning and technology opportunities for low carbon transport and emerging trends in mobility, such as; car share, electric vehicles, e-bikes and scooters, public transport, walking and cycling, and bundled and unbundled parking.	<b>M</b>
<b>A98</b> Develop a Blue Infrastructure Plan to support the growth of the City of Parramatta, addressing infrastructure needs for improved water quality, flood reduction, water security and efficiency.	<b>S</b>
<b>A99</b> Continue to review sustainability targets in the City's planning framework to accelerate transition to the District Plan target of net zero emissions (energy, transport and waste) by 2050.	<b>M</b>

# PLANNING PRIORITY 16

Increase resilience of people and infrastructure against natural and urban hazards

## COUNCIL POLICY DIRECTIONS

- P63** Improve liveability by cooling the City and protecting people and communities from heat stress.
- P64** Reduce flood risk through planning controls that support flood detention, diversion and improved conveyance.
- P65** Minimise risk to life through the provision of appropriate evacuation routes and building design.
- P66** Consider ways to increase community resilience to flood risk and urban heat stress.
- P67** Increase efficiencies around waste management through the provision of well-planned waste infrastructure that is responsive to future needs

ACTIONS		TIMEFRAME
<b>A100</b>	Develop new planning and development controls and guidance to reduce urban heat and its effects on the community commencing with the Parramatta CBD.	<b>S</b>
<b>A101</b>	Update public domain guidelines to incorporate urban heat mitigation strategies.	<b>S</b>
<b>A102</b>	Investigate opportunities for precinct or building scale heating ventilation air conditioning systems (HVAC) to reduce heat rejection (hot air) from air conditioning units in new developments.	<b>M</b>
<b>A103</b>	Advocate with regional partners and key stakeholders to reduce urban heat across the region.	<b>S</b>
<b>A104</b>	Review and update planning and development controls based on: <ul style="list-style-type: none"> <li>- Completion of flood modelling and the associated flood risk management study and plan</li> <li>- Best practice in urban design in Flood Prone Areas</li> <li>- NSW Critical Infrastructure Resilience Strategy.</li> </ul>	<b>M</b>
<b>A105</b>	Continue investigations to identify new or expanded flood reduction infrastructure and funding models to reduce flood risk and protect communities.	<b>M</b>
<b>A106</b>	Develop a Blue Infrastructure Plan to develop a resilient City that addresses infrastructure needs for improved water quality, flood reduction, water security and efficiency to protect against natural and urban hazards.	<b>S</b>
<b>A107</b>	Work with relevant State agencies to minimise flood risks and hazards through appropriate planning controls in the Parramatta CBD and other Growth Precincts affected by flooding.	<b>S</b>
<b>A108</b>	Continue to operate the Parramatta River flood warning system and identify opportunities to enhance and expand the service and community engagement across the local government area.	<b>S</b>
<b>A109</b>	Explore methods to identify new and protect possible locations for new waste facilities and infrastructure.	<b>M</b>
<b>A110</b>	Work with the NSW Government and other Sydney Councils to collaborate on regional approaches to waste infrastructure.	<b>M</b>

# 6

## Implementation, Monitoring and Reporting



This is the first Local Strategic Planning Statement prepared by the City of Parramatta. This Statement will be revised over time as circumstances change and the needs and aspirations of the community evolve and it will be integrated into Council's Integrated Planning and Reporting processes.



### Implementation

The LSPS actions will be implemented through a combination of planning control changes, development assessment, collaborative projects, and advocacy. Council intends to incorporate the LSPS Actions into Council's reporting management tool.

Council also acknowledges the Greater Sydney Commission's *The Pulse of Greater Sydney* and will use it as a monitoring tool.



### Monitoring

The effectiveness of the LSPS will be monitored on an ongoing basis, and officially on an annual basis as part of Integrated Planning and Reporting. The effectiveness of the document will be monitored against key indicators such as:

Number of Development Applications that have reported improved planning and community outcomes due to the vision and strategic objectives contained in the LSPS;

Reduction in the number of 'spot rezoning' (Planning Proposal) requests received by Council; and

Results of on-line community surveys regarding the user-friendliness and usefulness of the LSPS as a strategic guiding document



### Reviewing

The LSPS is required to be reviewed, revised and publicly exhibited at least every seven years.

Because the City is growing at such a rapid rate, it is intended that the LSPS be comprehensively reviewed every four (4) to five (5) years. In between comprehensive reviews, the LSPS may have more frequent out-of-cycle reviews. These will be interim reviews limited in their scope. They will be informed by either a: (1) a new local strategy prepared by Council; or (2) a plan prepared by the DPIE or the GSC. The first out-of-cycle review is anticipated in 2021 when the GSC are expected to have finalised the GPOP PIC (and DPIE have endorsed Council's Local Housing Strategy and Employment Lands Strategy).

The Actions in Section 4 are categorised below into their short-term, medium-term or long-term timeframes.

## SHORT-TERM ACTIONS (0 – 2 YEARS)

ACTIONS	TIMEFRAME
<b>A1</b> Advocate for the delivery of an integrated transport network that enables growth of employment centres, and connects the district to metropolitan Sydney, to support jobs growth.	<b>S</b>
<b>A2</b> Undertake place-based policy or strategic analysis that informs and supports the future of specific employment precincts.	<b>S</b>
<b>A3</b> Review planning provisions for trading hours to implement outcomes of the Parramatta Night City Framework.	<b>S</b>
<b>A4</b> Investigate methods of achieving a balance between residential amenity and growth of a diverse night time economy.	<b>S</b>
<b>A5</b> Progress the finalisation of the Parramatta CBD Planning Proposal.	<b>S</b>
<b>A6</b> Complete a review of the B1 Neighbourhood Centre zone and B2 Local Centre zone to identify mechanisms to strengthen the economic offering in centres.	<b>S</b>
<b>A8</b> Promote and seek investment opportunities for the City through prospecting activities, marketing initiatives and leveraging strategic partnerships.	<b>S</b>
<b>A9</b> Work with the State Government to support a new major tertiary education facility at Westmead/Parramatta North Precinct to deliver additional jobs.	<b>S</b>
<b>A10</b> Investigate and leverage the opportunities of data, information and technology (as guided by the Smart City Masterplan 2015) to improve operational efficiency and enhance the customer experience of the City.	<b>S</b>
<b>A11</b> Undertake Smart City projects and initiatives as outlined in Council's Delivery Program 2018-2021 and Operation Plan 2019-2020	<b>S</b>
<b>A12</b> Collaborate with the State Government to prioritise the delivery of the Sydney Metro West project and Parramatta Light Rail Stage 1.	<b>S</b>
<b>A13</b> Collaborate with Government to fast track the future planning and delivery of these city-shaping transport links: Parramatta to Epping, Parramatta to Western Sydney Airport, Parramatta to Norwest, Parramatta to Kogarah via Bankstown and Parramatta Light Rail Stage 2.	<b>S</b>
<b>A14</b> Collaborate with Transport NSW and DPIE on the planning and delivery of future Sydney Metro West stations proposed at Westmead, Sydney Olympic Park and Parramatta CBD and their surrounding areas, to ensure existing and proposed built form, public domain, transport networks (including heavy rail, light rail, metro, bus and ferry), civic infrastructure and land uses are strongly integrated.	<b>S</b>
<b>A16</b> Advocate to the Commonwealth and State Government that any high speed rail to/from Melbourne to Canberra, to Sydney, to Brisbane explores the potential for a possible station in the Parramatta CBD given its central geographic location for Greater Sydney (Figures 1 and 21).	<b>S</b>

ACTIONS		TIMEFRAME
<b>A18</b>	Seek Department of Planning, Industry and Environment (DPIE) endorsement of the City of Parramatta Local Housing Strategy (once endorsed by Council).	<b>S</b>
<b>A19</b>	Commit to working with the Greater Sydney Commission to implement the recommendations of the final Place Infrastructure Compact (once endorsed by the NSW Government).	<b>S</b>
<b>A20</b>	Commit to working with DPIE and other relevant State agencies on the implementation of the DPIE's new approach to precinct planning.	<b>S</b>
<b>A21</b>	Monitor, review and update the City of Parramatta Local Housing Strategy (once endorsed by DPIE) when appropriate to support delivery of sufficient housing to meet community needs and demand.	<b>S</b>
<b>A22</b>	Progress the Parramatta CBD Planning Proposal to significantly increase commercial and housing opportunities in Parramatta CBD.	<b>S</b>
<b>A24</b>	Continue to progress Planning Proposals within Growth Precincts as per the staging plan in the City of Parramatta Local Housing Strategy (once endorsed by DPIE).	<b>S</b>
<b>A30</b>	Finalise the review of dual occupancy and medium density residential zone provisions for Government's consideration as part of the LEP Harmonisation Project.	<b>S</b>
<b>A32</b>	Prepare a detailed Schedule of Works for infrastructure needed across the LGA.	<b>S</b>
<b>A33</b>	Prepare a new Local Contributions Plan and framework based on a detailed assessment of recreational and community needs associated with increased dwelling growth identified in the City of Parramatta Local Housing Strategy (once endorsed by Council and DPIE).	<b>S</b>
<b>A34</b>	Implement and monitor the recommendations of the Community Infrastructure Strategy to accord with the increased dwelling growth identified in the City of Parramatta Local Housing Strategy (once endorsed by Council and DPIE).	<b>S</b>
<b>A36</b>	Prioritise improvements to open space for future Capital Works Programs.	<b>S</b>
<b>A38</b>	Investigate opportunities to include the recommendations from the Cultural Infrastructure Strategy when completed in a revised local infrastructure contributions framework and plan.	<b>S</b>
<b>A39</b>	Identify sustainable funding mechanisms to increase the capacity of community infrastructure on existing sites to meet future community needs with consideration to development contributions.	<b>S</b>
<b>A40</b>	Collaborate with the State Government to incorporate appropriate community infrastructure funding provisions in the Parramatta CBD Planning Proposal to support infrastructure investment to realise the vision of the Central City.	<b>S</b>

ACTIONS		TIMEFRAME
<b>A43</b>	Prepare a Housing Compendium (see Glossary) to facilitate housing diversity, and meet the diverse housing needs of the community consistent with the Housing Diversity Precinct Criteria (below).	<b>S</b>
<b>A44</b>	Investigate opportunities to incorporate Healthy High Density Living tools and principles within the DCP amendments for the Parramatta CBD.	<b>S</b>
<b>A45</b>	Prepare an Affordable Housing Contribution Scheme to enable an inclusionary zoning requirement in the LEP for an allocation of permanent affordable housing in Growth Precincts, Housing Diversity Precincts and other Planning Proposals, where appropriate subject to viability.	<b>S</b>
<b>A49</b>	Collaborate with State Government to encourage increased student housing close to University and tertiary Campuses.	<b>S</b>
<b>A50</b>	Advocate to the State Government to mandate a reduced rental rate for all boarding houses.	<b>S</b>
<b>A52</b>	Complete the Integrated Heritage Strategy project for community consultation and implementation to better manage and promote the City of Parramatta's Indigenous and European heritage.	<b>S</b>
<b>A55</b>	Prepare a Cultural Infrastructure Strategy to plan for broad and robust cultural development and the provision of high-quality cultural infrastructure and facilities.	<b>S</b>
<b>A56</b>	Identify sustainable funding mechanisms to increase the capacity of community infrastructure on existing sites to meet future community needs with consideration to development contributions.	<b>S</b>
<b>A57</b>	Collaborate with the State Government to incorporate appropriate community infrastructure provisions in the Parramatta CBD Planning Proposal to support infrastructure investment to realise the vision of the Central City.	<b>S</b>
<b>A60</b>	Investigate planning provisions which enable temporary uses and events as exempt development that does not require development approval.	<b>S</b>
<b>A61</b>	Incorporate the outcomes for the CBD Pedestrian Strategy into the Development Control Plan and Capital Works Program.	<b>S</b>
<b>A62</b>	Prepare a detailed Schedule of Works for infrastructure needs across the LGA.	<b>S</b>
<b>A63</b>	Work with State government to progress the implementation of the Parramatta Ways Walking Strategy (Figure 14), CBD Pedestrian Strategy and Parramatta Bike Plan, including investigating land acquisition reservations in planning controls.	<b>S</b>
<b>A64</b>	Review and plan the 'City Shaping' walking and cycling corridors (including consideration of those in the 'Principal Bicycle Network' from Future Transport 2056) that support Parramatta CBD as a 30 minute City.	<b>S</b>
<b>A65</b>	Identify typical public transport and door to door walk travel times from Planning Proposal sites to Employment Lands and Strategic Centres when assessing the merit of proposed housing densities.	<b>S</b>

ACTIONS		TIMEFRAME
<b>A67</b>	Implement the Parramatta CBD Planning Proposal to protect an expanded commercial core and encourage increased commercial floor space around the core.	<b>S</b>
<b>A68</b>	Monitor commercial floor space in the Parramatta CBD, Sydney Olympic Park and Epping Strategic Centres and Westmead to document and understand historic trends as well as assisting in policy reviews and future forecasting.	<b>S</b>
<b>A69</b>	Advocate for the recommendations of the Epping Town Centre Review (when completed) and implement the adopted recommendations.	<b>S</b>
<b>A70</b>	Advocate for the Westmead Innovation District Masterplan to be implemented through the Strategic Plan being prepared for Westmead, and through a collaborative process with the State Government to rezone the land.	<b>S</b>
<b>A71</b>	Monitor the gross domestic product and employment intensity of Employment Lands to document and understand historic trends as well as assisting in policy reviews and future forecasting.	<b>S</b>
<b>A72</b>	Lead development and delivery of programs and initiatives that provide opportunities for small businesses to learn and connect.	<b>S</b>
<b>A74</b>	Monitor freight and service vehicle movements within the Parramatta CBD, Strategic Centres, and Employment Lands to investigate opportunities to support operations.	<b>S</b>
<b>A75</b>	Assess the case for zoning changes in response to the City of Parramatta Employment Lands Strategy (2016) and the City of Parramatta Employment Lands Strategy Review and Update (2020) once endorsed by Council and DPIE and as part of the review and management approach to employment lands.	<b>S</b>
<b>A76</b>	Review the case for permissibility of childcare facilities in the IN1 and IN2 Industrial zones as part of the LEP Harmonisation project.	<b>S</b>
<b>A77</b>	Review the new retail definitions for suitable implementation into the LEP's business and industrial zones as part of the LEP Harmonisation project.	<b>S</b>
<b>A80</b>	Explore ways to protect and promote Local Urban Service Hubs when collaborating with Government and other stakeholders in the preparation of the Westmead Health and Education Precinct Masterplan.	<b>S</b>
<b>A82</b>	Continue to collaborate with the State Government to implement the Parramatta River Masterplan.	<b>S</b>
<b>A83</b>	Develop a Blue Infrastructure Plan to support the growth of the City of Parramatta, addressing infrastructure needs for improved water quality, flood reduction, water security and efficiency to support swimming and recreation.	<b>S</b>
<b>A84</b>	Work with the Parramatta River Catchment Group and key stakeholders to develop whole of catchment land use policy and statutory planning mechanisms to improve water quality, ecological health and enable water based recreation and access to the Parramatta River and its waterways.	<b>S</b>
<b>A87</b>	Develop a Green Infrastructure Plan to support the growth, liveability and sustainability of the City of Parramatta, addressing needs for the protection and improvement of tree canopy, bushland and biodiversity.	<b>S</b>



ACTIONS		TIMEFRAME
<b>A88</b>	Review planning and development requirements to: <ul style="list-style-type: none"> <li>- maintain existing biodiversity and increase vegetation and habitat opportunities</li> <li>- identify and encourage biodiversity corridors to improve habitat protection and connectivity within and beyond the local government area</li> <li>- increase tree canopy</li> <li>- clarify deep soil and setback needs including contiguous open spaces</li> </ul>	<b>S</b>
<b>A89</b>	Advocate for the protection of and enhancement of tree canopy, bushland and biodiversity in NSW Government projects.	<b>S</b>
<b>A90</b>	Increase street tree planting, with a focus on priority and intermediate Parramatta Ways Walking Strategy links (Figure 14), to help deliver the Green Grid.	<b>S</b>
<b>A91</b>	Implement and review Council's off-set tree planting program for private land.	<b>S</b>
<b>A92</b>	Progress the draft high performance building planning controls (energy, water and dual piping) for both residential and non-residential developments within the Parramatta CBD Planning Proposal area.	<b>S</b>
<b>A93</b>	Investigate applying new minimum sustainability requirements (including; energy, water, renewables - including precinct-state renewables - waste, dual piping and electric vehicles) for areas outside the Parramatta CBD.	<b>S</b>
<b>A94</b>	Review sustainability and high performance building requirements (including higher BASIX targets) to determine their applicability across the local government area.	<b>S</b>
<b>A96</b>	Scope the potential for low carbon, high efficiency and circular economy strategies such as waste-to-energy, bio digestion, and alternative water, waste and energy systems in relevant Growth Precincts and developments.	<b>S</b>
<b>A98</b>	Develop a Blue Infrastructure Plan to support the growth of the City of Parramatta, addressing infrastructure needs for improved water quality, flood reduction, water security and efficiency.	<b>S</b>
<b>A100</b>	Develop new planning and development controls and guidance to reduce urban heat and its effects on the community commencing with the Parramatta CBD.	<b>S</b>
<b>A101</b>	Update public domain guidelines to incorporate urban heat mitigation strategies.	<b>S</b>
<b>A103</b>	Advocate with regional partners and key stakeholders to reduce urban heat across the region.	<b>S</b>
<b>A106</b>	Develop a Blue Infrastructure Plan to develop a resilient City that addresses infrastructure needs for improved water quality, flood reduction, water security and efficiency to protect against natural and urban hazards.	<b>S</b>
<b>A107</b>	Work with relevant State agencies to minimise flood risks and hazards through appropriate planning controls in the Parramatta CBD and other Growth Precincts affected by flooding.	<b>S</b>
<b>A108</b>	Continue to operate the Parramatta River flood warning system and identify opportunities to enhance and expand the service and community engagement across the local government area.	<b>S</b>

## MEDIUM-TERM ACTIONS (2-4 YEARS)

ACTIONS	TIMEFRAME
<b>A7</b> Complete a review of permitted uses within Business zones to ensure trends in retail, commercial and small scale manufacturing uses are appropriate so as to increase the diversity of uses in centres.	<b>M</b>
<b>A15</b> Manage the provision of car parking in Strategic Centres located on city-shaping and city-serving transport corridors, prioritising short-stay and business-to-business uses.	<b>M</b>
<b>A17</b> Collaborate with DPIE to develop Local Character Statements to identify key place-making measures for Growth Precincts and Local Centres undergoing transformation (once the new process has been endorsed by DPIE).	<b>M</b>
<b>A23</b> Implement Granville Precinct (South) planning in accordance with the Parramatta Road Corridor Urban Transformation Strategy following the completion of the joint traffic and transport study and commitment to necessary infrastructure funding.	<b>M</b>
<b>A25</b> Identify distinct local character areas and attributes in suburban Parramatta for preservation and enhancement through local controls and programs; and implement street-level / local character assessment following the release of the Local Character and Place Guidelines by the State government.	<b>M</b>
<b>A26</b> Collaborate with DPIE to develop Local Character Statements to identify key place-making measures for Local Centres (once a new process has been endorsed by Government).	<b>M</b>
<b>A27</b> Investigate ways to enhance areas with strong local character, including Epping, Harris Park, North Parramatta and South Parramatta, including with improvements to the public domain and street tree planting.	<b>M</b>
<b>A31</b> Work with NSW Department of Education to create shared use arrangements of school assets by the broader community and develop a policy for sharing maintenance costs.	<b>M</b>
<b>A35</b> Identify opportunities to provide new open space and new and upgraded amenities for sportsgrounds to meet the needs of diverse, growing communities.	<b>M</b>
<b>A37</b> Consider preparing an infrastructure plan to facilitate the future of Rydalmere, North Rocks, Camellia and Silverwater Employment Lands following endorsement of the City of Parramatta Employment Lands Strategy by DPIE.	<b>M</b>
<b>A41</b> Monitor, review and update the City of Parramatta Local Housing Strategy (once endorsed by Council and DPIE) when appropriate to ensure sufficient housing choice and diversity is delivered to meet community needs and demand.	<b>M</b>
<b>A42</b> Investigate new planning provisions to achieve a mix of housing in nominated Growth Precincts.	<b>M</b>
<b>A44</b> Consider proposals for new Housing Diversity Precincts that deliver housing diversity in appropriate locations that satisfy the Housing Diversity Precinct Criteria (below).	<b>M</b>
<b>A46</b> Consider ways to include provision for off-street freight deliveries to medium and high density proposals.	<b>M</b>
<b>A48</b> Collaborate with the State Government to investigate ways to link the bonus floor space provisions in SEPP (Affordable Rental Housing) 2009 with SEPP No. 70 Affordable Housing (Revised Schemes) to make the provision of affordable housing more feasible.	<b>M</b>

ACTIONS	TIMEFRAME
<b>A51</b> Actively facilitate the development of cultural facilities and cultural precincts of city, state and national significance.	<b>M</b>
<b>A53</b> Investigate potential development controls to guide the adaptive re-use of heritage items in Parramatta North Precinct noting its National heritage Significance.	<b>M</b>
<b>A54</b> Investigate ways to enhance, embellish and revitalise our Heritage Conservation Areas.	<b>M</b>
<b>A58</b> Prepare a scenic and cultural landscape assessment with the community to identify landscapes and their social, architectural, natural, local and regional values.	<b>M</b>
<b>A59</b> Investigate opportunities to enhance protection of views and scenic and cultural landscapes, such as historic cemeteries, buildings, lookouts and significant bushland and garden city park vistas through planning controls.	<b>M</b>
<b>A66</b> Investigate ways to implement and monitor Green Travel Plans to improve use of sustainable transport options.	<b>M</b>
<b>A73</b> Leverage and create strategic partnerships and networks with education, private and government partners to foster the growth of start-ups.	<b>M</b>
<b>A78</b> Explore opportunities close to the Parramatta CBD to facilitate transfer of freight from larger to smaller vehicles (i.e. last mile freight and logistics).	<b>M</b>
<b>A79</b> Consider reviewing permitted land uses within Local Urban Service Hubs and other employment lands to ensure they are contemporary and meet the changing needs of industry.	<b>M</b>
<b>A81</b> Consider ways Local Urban Service Hubs can deliver desired services and amenities for the community including through the delivery of active and safe public domain.	<b>M</b>
<b>A85</b> Investigate opportunities that improve the ecological health, access to, and swimmability of the Parramatta River and its waterways.	<b>M</b>
<b>A86</b> Review planning controls and guidance to support increased access to the Parramatta River and its waterways through the Parramatta Ways Walking Strategy and Bike Plan.	<b>M</b>
<b>A95</b> Advocate for and engage with developers, utilities and alternate providers for the provision of recycled water network/s, resource recovery infrastructure and local energy generation through land use planning opportunities and frameworks.	<b>M</b>
<b>A97</b> Scope land use planning and technology opportunities for low carbon transport and emerging trends in mobility, such as; car share, electric vehicles, e-bikes and scooters, public transport, walking and cycling, and bundled and unbundled parking.	<b>M</b>
<b>A99</b> Continue to review sustainability targets in the City's planning framework to accelerate transition to the District Plan target of net zero emissions (energy, transport and waste) by 2050.	<b>M</b>

ACTIONS	TIMEFRAME
<b>A102</b> Investigate opportunities for precinct or building scale heating ventilation air conditioning systems (HVAC) to reduce heat rejection (hot air) from air conditioning units in new developments.	<b>M</b>
<b>A104</b> Review and update planning and development controls based on: <ul style="list-style-type: none"> <li>- completion of flood modelling and the associated flood risk management study and plan</li> <li>- best practice in urban design in Flood Prone Areas NSW Critical Infrastructure Resilience Strategy.</li> </ul>	<b>M</b>
<b>A105</b> Continue investigations to identify new or expanded flood reduction infrastructure and funding models to reduce flood risk and protect communities.	<b>M</b>
<b>A109</b> Explore methods to identify new and protect possible locations for new waste facilities and infrastructure.	<b>M</b>
<b>A110</b> Work with the NSW Government and other Sydney Councils to collaborate on regional approaches to waste infrastructure.	<b>M</b>

## LONG-TERM ACTIONS (5 YEARS +)

ACTIONS	TIMEFRAME
<b>A28</b> Develop provisions requiring fine grain shopfront uses and presentation at street level in Local Centres.	<b>L</b>
<b>A29</b> Investigate classifying the road network according to NSW Government's Movement and Place framework to inform local character.	<b>L</b>





# Glossary



Term	Meaning in this LSPS
Actions	Steps City of Parramatta Council will take to help realise the vision and priorities described in the Local Strategic Planning Statement.
Activity Hub	Vibrant centres which host a variety of uses. They are lively meeting points where people work, play, gather and often choose to live.
Affordable Housing Contribution Scheme	A scheme facilitated under a State Policy (SEPP 70) that enables Council to require dedication of dwellings or money to be rented as affordable housing.
Affordable Rental Housing	Housing which is made available for rent to qualifying applicants at below market rates. Providers of affordable housing often are private not-for profit organisations. Affordable housing is often provided to accommodate key workers.
Blue Grid	A concept which views the network of waterways and waterbodies in an urban area as a positive contributor to the liveability of an urban space.
Blue Infrastructure	All natural and semi-natural landscape elements that form a blue network. Examples of blue landscape elements are linked to water. They can be pools, ponds and pond systems, artificial buffer basins or water courses. Together they form the green-blue infrastructure.
Central Business District (CBD)	The core of a city, characterised by strongly commercial land uses, but often also being a major contributor to the identity of the city.
Central City District	One of the three districts of the Greater Sydney Region. The District is made up of the City of Parramatta, Cumberland, Blacktown and The Hills LGAs. The District is focused on its Metropolitan Centre, the Parramatta Central Business District.
Central City District Plan	This is the strategic plan created by the Greater Sydney Commission for the Central City District of Greater Sydney, including the City of Parramatta and surrounding LGAs of Cumberland, Blacktown and The Hills. This Local Strategic Planning Statement gives effect to and assists the implementation of the Central City District Plan.
Character Statements	A statement that describes a local area's valued qualities and distinctive characteristics so that new development becomes part of that area's unique character to retain and reinforce it.
Co-housing	A type of housing where self-contained dwellings share spaces such as open space for households to come together.
City of Parramatta	This refers to the City of Parramatta Local Government Area (LGA).
Community Strategic Plan (CSP)	The plan for the City of Parramatta, by the people of the City of Parramatta, identifying the main priorities and aspirations of the community, and providing a clear set of strategies to achieve this vision for the future. It is the product of extensive consultation and reflects the community's views on what they want the City of Parramatta to be like in ten years' time.
Conservation Management Plan	This document guides management of heritage items and properties located in conservation areas.
Density	In land use planning, density is the ratio of a unit of activity to land area. In residential areas, a low density area is dominated by suburban style housing, while a high density area is dominated by apartment housing. Medium density areas are usually characterised by townhouses and terraces (low-rise medium density), or a mix of suburban housing with occasional low-rise apartment developments.

Term	Meaning in this LSPS
Development contribution	A contribution made by a developer towards the infrastructure needed to support the development.
Development Control Plan (DCP)	Provides detailed planning and design guidelines for development in the City of Parramatta.
Employment Lands	Lands identified or zoned for industrial or business or similar purposes, but not residential purposes.
Greater Sydney Commission (GSC)	The State government planning agency responsible for implementation of the Greater Sydney District Plans.
Greater Parramatta	Covering an area of more than 1,400 hectares, Greater Parramatta encompasses Parramatta CBD, Parramatta North Precinct and the Westmead health and education precinct, connected via Parramatta Park. It is the core of the Central River City. Greater Parramatta has a target of 55,000 new jobs by 2036 (as per <i>Central City District Plan</i> ).
Greater Parramatta to Olympic Peninsula (GPOP)	The area comprising the Parramatta CBD, Westmead Health, Education and Innovation Precinct, Olympic Park Lifestyle Precinct, future Technology and Knowledge Precincts of Camellia, Rydalmere and Silverwater and numerous concentrated residential Growth Precincts.
Greater Sydney Region Plan	The plan produced by the Greater Sydney Commission defining a 40-year vision for Greater Sydney and providing ten key directions for the realisation of the vision.
Greater Sydney Region	The urban centre of Sydney, typically defined as the area bounded by the Blue Mountains, Hawkesbury-Nepean River and Royal National Park.
Green Grid	A planned network of high quality green spaces that will connect communities to a green infrastructure network of walking and cycling links, improving sustainability and the wellbeing of residents.
Green Infrastructure	All natural and semi-natural landscape elements that form a green network. It can refer to landscape elements on various spatial scale levels: from individual rows of trees to complete valley systems. Examples of green landscape elements are hedgerows, copses, bushes, orchards, woodlands, natural grasslands and ecological parks.
Green Travel Plans	A plan made prior to the construction of a (usually commercial) building which identifies how the future building users can be encouraged to use green travel modes to access the building such as walking, cycling and public transport.
Growth Precinct	A defined precinct identified for higher density growth, usually in combination with local retail and business services and supporting infrastructure and facilities. Growth precincts are highly varied due to the key stakeholders and their planning evolution with some growth precincts having had their formal strategic planning process completed.
Housing Compendium	A form-based study being undertaken by the City of Parramatta Council's City Design team, providing a contextual response to delivering medium density housing types in the City of Parramatta. This document acts as a reference tool for Council and applicants to support greater housing diversity in Parramatta's low-rise areas.
Housing Diversity Precinct	An identified area which meets all the criteria for a Housing Diversity Precinct as specified under Planning Priority No.7.

Term	Meaning in this LSPS
Investigation Areas	Employment lands which could be considered for alternate uses in the future, including potentially some residential uses, subject to detailed analysis and investigation, and preparation of structure plans in the case of larger sites. (Refer to Council's Employment Lands Strategy (2016) and Employment Lands Strategy Review and Update (2020) for more information. Please note this strategy is subject to endorsement by DPIE in accordance with the relevant Section 9.1 Ministerial Direction).
Key worker	Classes of workers who provide essential services to the functioning of a city, but are vulnerable to being priced out of suitable housing within a reasonable distance of their workplace. Key workers are often defined to include jobs such as enrolled nurses and school teachers.
Land Use Infrastructure and Implementation Plan (LUIIP)	A strategic planning document which identifies potential future land uses in an area and the infrastructure required to support that future land use. LUIIPs usually are prepared at a precinct scale (several suburbs).
Local Centre and Proposed Local Centre	A Local Centre is a focal point of neighbourhoods and are an important part of a 30-minute city. While local centres are diverse and vary in size, they provide essential access to day to day goods and services close to where people live, (Central City District Plan). A Proposed Local Centre is a future Local Centre which is proposed as part of a growth precinct process.
Local Environmental Plan (LEP)	The principal planning instrument made under the EP&A Act for areas within the City of Parramatta. An LEP guides decisions on development through zoning and controls, which provide a framework for the way land can be used. It will be the main tool for implementing the Local Strategic Planning Statement and sets permitted land uses, development capacity and other key matters. Currently, five LEPs apply within the City of Parramatta.
Local Government Area (LGA)	This refers to the land that encompasses City of Parramatta.
(City of Parramatta) Local Housing Strategy	A plan which outlines how the City of Parramatta proposes to meet projected future housing needs. Please note this strategy is subject to endorsement by DPIE in accordance with the relevant Section 9.1 Ministerial Direction.
Local Infrastructure Contributions Plan (LIC, or s7.11 Plan)	A monetary, land or work contribution provided in relation to development to provide the local facilities, infrastructure or amenity that supports, services or complements development. These include upgraded or new streets, parks, libraries, sporting facilities, etc.
Local Strategic Planning Statement (LSPS)	A 20-year plan setting out Council's land use and infrastructure planning vision and priorities for the City of Parramatta. It sets out Council's policies in relation to Planning Proposals for land use change and supporting infrastructure, and the actions Council will take to achieve the vision and priorities. It bridges the space between the Community Strategic Plan and the local planning framework.
Local Urban Services Hub	Identified strategic locations for a collection of industries, businesses or operations that are essential to serve a local population or support a nearby commercial centre. (Refer to Council's Employment Lands Strategy (2016) and Employment Lands Strategy Review and Update (2020) for more information. Please note this strategy is subject to endorsement by DPIE in accordance with the relevant Section 9.1 Ministerial Direction).

Term	Meaning in this LSPS
Metropolitan centre	<p>In accordance with the District Plan, the Parramatta CBD (together with Westmead) is the Metropolitan Centre for the Central City District, which is a growing centre with an increasing range of jobs and services.</p> <p>Metropolitan centres:</p> <ul style="list-style-type: none"> <li>• give people access to a large number and range of jobs and services delivering a well-connected, 30-minute city; and</li> <li>• continue to be a major focus of government investment.</li> </ul>
Metropolitan Significant Employment Lands	<p>Identified large precincts or areas that are strategically significant to the City of Parramatta, the Central City District and Sydney Metropolitan Region for future spaces, industries and businesses that support jobs growth and economic development, and generate direct and indirect economic benefits for the community. (Refer to Council's Employment Lands Strategy (2016) and Employment Lands Strategy Review and Update (2020) for more information. Please note this strategy is subject to endorsement by DPIE in accordance with the relevant Section 9.1 Ministerial Direction).</p>
Movement and Place Framework	<p>A method of defining the primary function of a space ranging from movement corridors that prioritise transport flow to places that prioritise the experience of people at street levels to encourage them to dwell and interact.</p>
New Economy	<p>In this document the New Economy refers to emerging businesses and enterprises as Parramatta transitions from a manufacturing based economy.</p>
Parramatta River Catchment Group	<p>An alliance of councils, government agencies and community groups who are working together to improve the Parramatta River and the creeks that flow into it. In 2018, the group released the Parramatta River Masterplan.</p>
Parramatta River Masterplan 2018	<p>A plan to improve the health of the Parramatta River and make it swimmable by 2025. The plan was developed by the Parramatta River Catchment Group with input and support from stakeholders and community members from across the catchment.</p>
Parramatta Ways	<p>Parramatta's interpretation of the Sydney Green Grid. Parramatta Ways has defined existing and proposed future linkages between the green spaces of Parramatta, including the development of pedestrian and cycle friendly routes featuring a green canopy.</p>
Place-based Infrastructure Compact (PIC)	<p>A strategic planning model that looks holistically at a place so that growth is better aligned with the timely provision of infrastructure which applies to the Greater Parramatta to the Olympic Peninsula (GPOP) area.</p>
Planning Priority	<p>A specific goal of the Local Strategic Planning Statement, accompanied by policies and actions to achieve it.</p>
Planning Proposal	<p>An proposal to amend the Local Environmental Plan in relation to zonings, height and other planning provisions, it is a document that explains the intended effect of a proposed local environmental plan (LEP) and sets out the justification for making that plan.</p>
Planning Proposal Request	<p>An application to amend the Local Environmental Plan in relation to zonings, height and other planning provisions (often referred to as a rezoning). These are considered and assessed by Council for their strategic merit and require approval from the NSW Department of Planning, Industry and Environment.</p>
Policies	<p>The position or principle of Council in relation to land use and infrastructure planning change, in order to realise the vision and priorities described in the Local Strategic Planning Statement.</p>

Term	Meaning in this LSPS
Resilience	Resilience is the capacity of the City of Parramatta to adapt and thrive in the face of challenges. This includes environmental challenges (such as heatwaves or floods) and non-environmental challenges (such as epidemics or economic crises).
Semi-detached house	A housing format where there is one common wall shared with a house on an adjacent property.
Smart Cities Plan	Sets out the Australian Government's vision for our cities, and for maximising their potential to secure the nation's future prosperity and global competitiveness. It includes three pillars: Smart Investment, Smart Policy and Smart Technology.
Smart City	Council's <i>Smart City Master Plan (2015)</i> says Smart Cities aim to significantly improve their competitive position, improve the level of services and their attractiveness to residents, businesses, investors and visitors as being a great place to live, work and play.
Social housing	Housing which is provided by the government to people who due to their low income or other circumstances, are unable to access market housing.
Strategic Centres	<p>In accordance with the District Plan, Epping and Sydney Olympic Park are Council's Strategic Centres. The District Plan says that the expectations for strategic centres are, in terms of land use, as follows:</p> <ul style="list-style-type: none"> <li>• co-location of a wide mix of land uses, including residential;</li> <li>• high levels of amenity and walkability and being cycle friendly; and</li> <li>• areas identified for commercial uses, and where appropriate, commercial cores.</li> </ul>
Strategic Employment Lands	Employment lands which are strategically important given their proximity to the Parramatta CBD and Westmead, which could be considered for more intensive employment uses in the future. (Refer to Council's Employment Lands Strategy (2016) and Employment Lands Strategy Review and Update (2020) for more information. Please note this strategy is subject to endorsement by DPIE in accordance with the relevant Section 9.1 Ministerial Direction).
Urban Activation Precincts	Urban Activation Precincts provide potential for a range of housing and jobs that have greater access to public transport and are properly integrated with existing and planned infrastructure.
Urban heat island effect	The phenomenon where highly urbanised areas experience elevated temperatures as a result of a high proportion of hard, dark surfaces, a lack of tree canopy and the creation of waste heat as a by-product of energy consumption.
Vision/Vision Statements	An articulation of Council's desire for the future, which aims to reflect how the community wants the City of Parramatta to look, feel and function.
Voluntary Planning Agreement (VPA)	An agreement made between a developer and a council which permits a greater amount of development than the LEP controls allow in exchange for community benefits such as additional infrastructure.
Water Sensitive Urban Design (WSUD)	A design philosophy that closely integrates the management of water in the plans for a new space. Common WSUD initiatives include raingardens, stormwater capture and reuse and limiting the creation of hard surfaces.
Western Sydney Regional Organisation of Councils (WSROC)	A voluntary association of councils in Western Sydney. WSROC offers members opportunities to share resources, gain economies of scale with contracted services and advocate on behalf of Western Sydney.



