

PARRAMATTA DEVELOPMENT CONTROL PLAN 2011



City of Parramatta Council

CONTENTS

PART 1 **1 - 1****INTRODUCTION**

PART 2 **2 - 1****SITE PLANNING**

PART 3 **3 - 1****DEVELOPMENT PRINCIPLES**

PART 4 **4 - 1****SPECIAL PRECINCTS**

4.1 Town and Neighbourhood Centres

4.2 Special Character Areas

4.3 Strategic Precincts

4.4 Heritage Conservation Areas

PART 5 **5 - 1****OTHER PROVISIONS**

GLOSSARY

APPENDIXES

A1 Section 79C - Environmental Planning and Assessment Act 1979

A2 Views and Vistas

A3 Vegetation Communities and Remnant Trees

A4 Neighbourhood Character Areas

A5 Notification Procedures

A6 Heritage Information: Terms, Responsibilities and Procedures

A7 Water Sensitive Urban Design Strategy Guide

A8 Waste Management

A9 Guide to Plans of Management for Boarding House Developments

A10 Acoustic Privacy - Child Care Centres

A11 Aboriginal Sensitivity

LIST OF AMENDMENTS

Amendment Number	Sections Affected	Description of Amendment	Date Approved by Council	Date in Force
1	Section 1.3	Deletion of Rosehill Masterplan as a Deemed DCP		7 November 2012
	Section 4.3.2.1	Introduction of controls for 'Block 2' bound by Hope, Weston and Arthur Streets and James Ruse Drive, Rosehill		
2	Section 4.3.2.2	Introduction of controls for land at 2 - 12 River Road West, Parramatta		8 May 2013
3	Section 4.3.3.1	Introduction of controls for land at 158 - 164 Hawkesbury Road and Part 2A Darcy Road, Westmead		25 September 2013
4	Section 4.3.3	Introduction of controls for Parramatta City Centre		2 April 2014
	Section 4.1.5	Amendment of controls for Epping Town Centre		
	Section 4.4.1	Amendment of controls for Epping Heritage Conservation Areas		
	Various	Housekeeping Amendment No.1		
5	Section 4.3.5	Ermington, Naval Stores Precinct		October 2014
6	Section 4.3.3.7	57, 63 and 83 Church Street and 44 Early Street, Parramatta		November 2014
7	Section 4.3.3.7 (b)	Amendment of Controls for Parramatta Square		July 2015
8	Section 4.3.2	Deletion of controls relating to Key Block 5: Parramatta Workers Club		August 2015
	Section 5.4	Amendment of Preservation of Trees and Vegetation Controls		
9	Section 4.3.3.7 (b)	Amendment of Controls for Parramatta Square relating to overshadowing		December 2015
10	Section 4.3.4.2	Introduction of Special Area: 24-26 Railway Parade, Westmead		4 March 2016
11	Section 4.3.3.5	Introduction of Controls for the leasing of existing surplus carparking spaces		13 April 2016
12	Section 4.3.3.7 (e)	8 – 12 Victoria Road and 2A Villiers Street, Parramatta	22 February 2016	22 July 2016
13	Various	Housekeeping Amendment No. 2	10 April 2017	17 May 2017

Amendment Number	Sections Affected	Description of Amendment	Date Approved by Council	Date in Force
14	Section 4.3	Introduction of new strategic precinct – Parramatta North Urban Transformation Precinct	10 July 2017	10 Aug 2017
15	Appendix 8	Introduction of new Waste Management Guidelines	4 September 2017	27 September 2017
16	Section 5.2	Insertion of Note regarding new NSW State Government policy on Child Care Centres	–	1 September 2017
17	Section 4.1.5	Introduction of new and revised podium setback controls affecting Beecroft Road and High and Bridge Streets.	12 March 2018	4 April 2018
18	Section 4.3.3.7(f)	180 George Street, Parramatta	18 December 2017	20 April 2018
19	Section 4.3.3.7(g)	2 - 10 Phillip Street, Parramatta	12 March 2018	8 June 2018
20	Section 4.3.7	Introduction of the Granville Precinct section		3 August 2018
	Section 4.3.7.1	Introduction of controls for Land at the Corner of Parramatta Road, Good Street and Cowper Street, Granville	11 December 2017	3 August 2018
21	Section 4.4.4.2	Amended controls in relation to the South Parramatta Heritage Conservation Area.	28 May 2018	14 September 2018
22	Section 3.5.3 Appendix 11	Amended controls in relation to Aboriginal Heritage Management including Aboriginal sensitivity mapping	24 September 2018	17 October 2018