Harmonising our land use planning framework

Discussion Paper January 2019

CITY OF PARRAMATTA

Abbreviations used in this Discussion Paper

Affordable Rental Housing SEPP	State Environmental Planning Policy (Affordable Rental Housing) 2009
Codes SEPP	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
DCP	Development Control Plan
DEAP	Design Excellence Advisory Panel
Education and Child Care SEPP	State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
FSR	Floor space ratio
GFA	Gross floor area
GLAR	Gross lettable area retail
LEP	Local Environmental Plan
LGA	Local Government Area
PHALMS	Parramatta Historical Archaeological Landscape Management Study
RFS	Rural Fire Service
SREP 24	Sydney Regional Environmental Plan No. 24 - Homebush Bay Area

Legislation and State Environmental Planning Policies can be viewed at: www.legislation.nsw.gov.au

Recognition of the Darug peoples

The City of Parramatta Council respectfully acknowledges the Traditional Owners of the land and waters of Parramatta, the Darug Peoples.

Parramatta has been home to the Darug peoples for over 60,000 years. This connection to country transcends time and place.

Parramatta was a site of colonisation, a history that makes Parramatta an area of significance for the Darug people and other Aboriginal and Torres Strait Islander people that are part of our community.

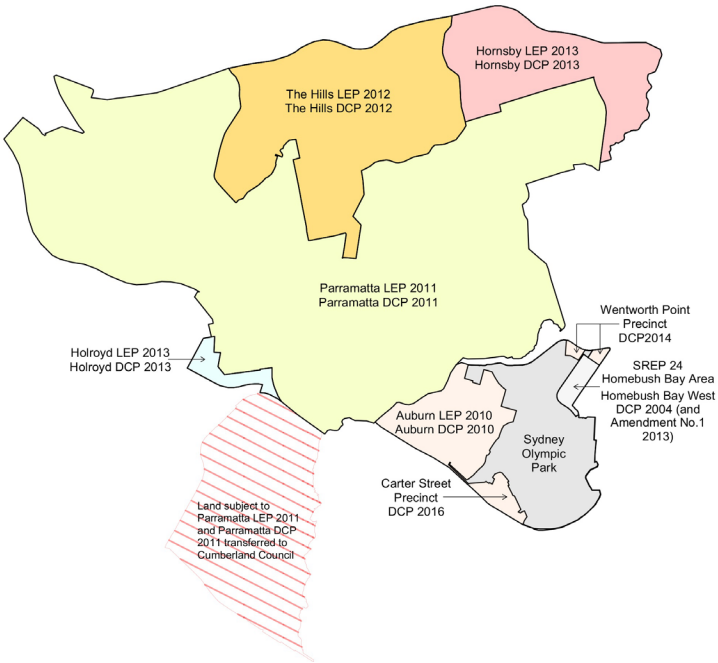
We are committed to working with Traditional Owners on matters of land, water, culture, language and cultural heritage.

Executive summary

About this document

Following Council boundary changes in May 2016, different land use plans currently apply to different parts of the City of Parramatta Local Government Area (LGA). City of Parramatta LGA inherited parts of the former council areas of Auburn, Holroyd, Hornsby, Parramatta and The Hills. This has resulted in different rules applying in different parts of the LGA.

This Discussion Paper identifies the differences between the five Local Environmental Plans (LEPs) and nine Development Control Plans (DCPs) that currently apply in the LGA and suggests how these differences can be resolved to allow the creation of a new consolidated LEP and DCP.



What this Discussion Paper does not cover

The focus of this document is on how we can create a consistent set of general land use policies and development controls for the whole LGA. This document is not proposing to increase the densities of any areas of the LGA.

Any proposals arising from land owner initiated rezoning requests or precinct-based strategic planning undertaken by Council or the State Government, such as the Parramatta CBD Planning Proposal, will be processed and consulted on separately.

Key proposals at a glance

Council is seeking feedback on suggestions for consolidating our LEP and DCP policies and controls. Where there are different ways to respond to an issue, more than one option is presented for feedback.

Dual occupancies

Different LEPs have different policies on dual occupancies, including where they are permitted, lot size requirements and whether subdivision is permitted. Suggestions to harmonise controls include:

Where in the R2 Low Density Residential zone to permit dual occupancies	Permit dual occupancies in parts of the R2 Low Density Residential zone, but prohibit them in certain areas. Suggested prohibition areas include locations where they are currently prohibited under Parramatta LEP, plus on R2 zoned land transferred from the former Hornsby and The Hills LGAs. Some parts of Oatlands and Winston Hills where dual occupancies are currently permitted are also suggested to be included in the prohibition areas to create consistent and logical boundaries. ➢ Alternative option 1: Prohibit dual occupancies in more locations, such as on R2 zoned land in parts of Carlingford, Dundas, Eastwood, Epping and

	Rydalmere (with the exception of land fronting Marsden, Kissing Point and Victoria Roads). ➢ Alternative option 2: Have fewer prohibition areas and permit dual occupancies in more locations, such as on R2 zoned land in parts of the former Hornsby or The Hills LGAs, to provide more opportunity for dual occupancy development across the entire LGA.
Permitting dual occupancies in R3 and R4 zones	Permit dual occupancies in all R3 Medium Density Residential and R4 High Density Residential zones across the LGA, to provide opportunity for housing diversity in these locations.
Minimum lot size requirement	Requiring a minimum lot size of 600sqm to build a dual occupancy, to ensure good design outcomes are achieved.
Restrictions on the type of dual occupancies	Limit dual occupancy development to attached forms, except on heritage items and sites with more than one street frontage, as per the current Parramatta LEP approach. ➢ Alternative option: An alternate approach would be to allow detached forms of dual occupancy development on all sites. This would require a larger minimum lot size.
Permitting subdivision of dual occupancies?	Where dual occupancies are permitted, allow them to be subdivided. ➢ Alternative option: Subdivision could be prohibited, as it currently is in certain parts of the LGA. However, this has been shown to act as a barrier to the development of dual occupancies.
Restrictions on dual occupancies in heritage conservation areas	Permit dual occupancies in heritage conservation areas, but limit them to forms where one dwelling is behind the other to protect the character of these areas. Subdivision would also be limited to Strata Title or Community Title to maintain historic subdivision patterns.
Residential design controls	Apply the following minimum DCP controls: – Minimum site width of 15 metres – 100sqm of private open space per dwelling – 40% of site to be landscaped (including 30% of site to be deep soil) – Minimum 1 car parking space per dwelling

Further information on suggested controls is outlined in Section 3 of the Discussion Paper.

Harmonising the list of land uses permitted in each zone

There are inconsistencies across LEPs relating to the land uses that are permitted in the same zone. These need to be harmonised to create a common set for the whole LGA. Key suggestions include:

Child care centres	Prohibit child care centres in industrial zones (IN1 and IN2 zones) due to concerns that these areas provide a poor quality environment for these uses. Prohibit child care centres on public open space (RE1 zones) due to concerns over loss of open space. ➢ Alternative option: Permit child-care centres in these zones (or on specific sites in these zones) to offer opportunity for increased provision of child care places in the LGA. State Government controls would be relied on to control design quality.
Indoor recreation facilities	Prohibit recreation facilities such as 24 hour gyms in R2 Low Density Residential zone due to concerns over amenity impacts (these uses will be permitted in medium and high density residential zones and commercial zones).

	➢ Alternative option: Permit in R2 zones to facilitate provision of a range of recreation facilities. Potential negative impacts would be managed through DCP controls.
Places of public worship	Prohibit places of public worship in the R2 Low Density Residential zone, consistent with the Parramatta LEP, due to concerns over amenity impacts of these uses in residential areas. Existing places of public worship would be protected through the use of a SP1 Special Activities zone.
Residential flat buildings	Prohibit residential flat buildings (RFBs) in the R3 Medium Density zone, B1 Neighbourhood Centre zone and B2 Local Centre zone. ➢ Alternative option: Permit RFBs in B1 and B2 zones, but require non-residential uses on the ground floor to provide active street frontages.
Commercial uses on public open space	Permit restaurants, cafes, take-away food and drink premises, and markets on public open space (RE1 zones) to enhance the use and enjoyment of open spaces by the public. ➢ Alternative option: Only permit these uses on specific sites to limit the loss of open space.
Non-industrial uses in industrial areas	Prohibit tourist and visitor accommodation, function centres and registered clubs in the IN1 General Industrial zone, but permit food and drink premises to provide small scale services to workers. ➢ Alternative option: Permit tourist and visitor accommodation on specific sites, such as in the North Rocks Employment Precinct where it is currently permitted.
Advertising signage	Prohibit general advertising structures (such as billboards) across all zones as they are considered to have negative visual impacts. This would not restrict business or premises identification signage.
Temporary events	Identify markets and other temporary events on land owned or managed by Council as 'exempt development' under the LEP. This will reduce red-tape for event organisers and community groups. A limit of up to 52 days in a 12 month period will apply.

Further information on the differences between LEPs, and suggestions to harmonise the lists of permitted land uses, are provided in Appendix B of the Discussion Paper.

Changes to height, floor space ratio and minimum lot size controls

The following changes are suggested to bring a consistent policy approach across the LGA:

R2 Low Density Residential zones	Increase height limit from 8.5 metres to 9 metres on R2 zoned land formerly part of the Hornsby LGA, to be consistent with the rest of the LGA. Apply an FSR of 0.5:1 to R2 zoned land formerly part of The Hills and Hornsby LGAs, to be consistent with the rest of the LGA.
R3 Medium Density Residential zones	Reduce height limits to a maximum of 9 metres in the R3 zone, consistent with The Hills and Auburn LEPs. Site-specific height controls justified through precinct planning will remain in place. Apply a consistent FSR of 0.6:1 to the R3 zone (with the exception of Newington, which will retain its current FSR of 0.75:1).

R4 High Density Residential zones (and other zones)	Retain existing height and FSR controls applying to sites in the R4 zone (and other zones). Apply an FSR to R4 zoned land formerly part of The Hills and Hornsby LGAs where one is not currently applied. FSR will be matched to current height control (refer to Appendix D of the Discussion Paper).
Minimum lot size controls	Apply a consistent minimum subdivision lot size of 550sqm to residential zones, except on R2 zoned land in the former The Hills LGA, where this will remain at 700sqm to reflect its established large lot character. It is suggested to remove The Hills LEP minimum lot size requirements to develop multi-dwelling housing (1,800sqm) and RFBs (4,000sqm) as other site factors, such as width of sites, are more critical determinants of good design outcomes. This will also ensure consistency with other parts of the LGA. The exception is for manor houses, where it is suggested to include a minimum lot size requirement of 600sqm in the LEP to control this form of development.
DCP design requirements	Create a uniform set of design controls for residential development, covering matters such as setbacks, landscaping and private open space standards.

Further information on suggested changes to LEP development controls for residential zones are outlined in Sections 2-4 of the Discussion Paper.

Car and bicycle parking

There is considerable variation in car and bicycle parking requirements across DCPs. It is suggested to create a uniform set of controls for the LGA:

Car parking controls	Create a uniform set of car parking rates for the LGA, including applying a minimum rate of 1 space per dwelling for single houses and dual occupancies. Lower requirements will be applied to medium and high density housing, and business and office uses within proximity to public transport. Where precinct-specific car parking controls exist or are proposed through a separate precinct planning process, such as the Parramatta CBD, these will continue to apply.
Requirements for the design of car parking areas	Adopt clear and consistent controls to minimise the visual impact of garages and parking areas, including: – Garages are to be a maximum of 6.3 metres wide, or 50% of the width of the street elevation of the building, whichever is the lesser. – Garages and carports are to be recessed a minimum of 300mm behind the front façade of the building. – Minimise the number of driveways in multi-dwelling housing - no more than one driveway/kerb crossing per two dwellings, or alternatively two crossings every 18 metres. – A 1m landscaped strip is to be provided along the side boundary of driveways.
Bicycle parking	Create a consistent set of controls to apply across the LGA, outside of the Parramatta CBD. For apartments, a rate of 1 bicycle space per dwelling plus 1 space per 10 dwellings for visitors is suggested.

Further information on suggested car and bicycle parking controls is outlined in Section 6 of the Discussion Paper.

Environmental sustainability

There are inconsistencies across LEPs and DCPs in the approach to protecting important natural assets and managing natural hazards such as flooding. Suggestions for harmonising the approach includes:

Biodiversity	Rezone public bushland reserves on land transferred from The Hills and Hornsby LGAs from RE1 Public Recreation to E2 Environmental Conservation, consistent with the rest of the LGA to recognise their ecological significance. Map significant vegetation on privately owned land on the LEP Biodiversity Map to ensure the impacts of development are appropriately considered and managed. Adopt a DCP requirement for 10 metre buffer zones to be maintained to E2 zoned sites or vegetation mapped on the LEP Biodiversity Map.
Tree protection controls	Extend the Parramatta and Hornsby DCP controls across the entire LGA, protecting trees over 5 metres, plus any tree, irrespective of size, on public land or that is part of a heritage item, heritage conservation area, Aboriginal object or place.
Natural waterways	Consistently zone all natural waterway corridors on public land W1 Natural Waterways. Map all natural creek corridors on private land on the LEP Riparian Lands and Waterways Map to ensure impacts of development are appropriately considered and managed. Adopt a DCP requirement for 10 metres vegetated buffer zones to creeks. Update DCP stormwater management controls to include a requirement for development to reduce site run-off by 10% and, when stormwater treatment measures are required on-site, for contracts to be put in place for the maintenance of the stormwater treatment technology.
Flooding	Create a consistent and clear set of controls to manage flood risk across the LGA. It is suggested to restrict uses with vulnerable occupants, such as child care centres, schools, hospitals and seniors housing anywhere within flood prone areas. ➢ Alternative option: Allow child care centres and schools in some flood risk areas to increase opportunity for the provision of needed social infrastructure. Such development would need to meet stricter and additional design measures. However this would not totally eliminate risk to occupants and it may be difficult to achieve safe and reliable evacuation from a site during a major flood event.
Energy and water efficiency targets	Update DCP energy and water efficiency targets to reflect current industry standards and assist in achieving Council's sustainability objectives. Include DCP requirements for installing solar panels on large scale retail and industrial development and for installing dual piping for recycled water use in large scale residential and non-residential development.

Further information on suggested policies and controls for environmental sustainability is outlined in Section 7 of the Discussion Paper.

Design and heritage controls

There are differences across LEPs and DCPs in policies relating to design excellence, heritage and archaeology, including where and when they are applied. Suggestions to harmonise controls include:

LEP Design Excellence requirements	Apply tailored requirements for design excellence, including triggers for design competitions, to specific precincts identified in the LEP. Continue to operate the Design Excellence Advisory Panel to support good design outcomes in development not subject to a design competition.
Heritage	Heritage controls are broadly consistent across DCPs and significant changes are not considered necessary to harmonise controls. Area-specific controls will be carried over into the new consolidated DCP.
Archaeology	It is suggested to retain the Aboriginal Heritage Sensitivity Map in the DCP and extend it to all parts of the LGA to identify sites that require detailed archaeological assessment. General archaeology controls from the Parramatta DCP are suggested to be applied across the LGA.

Further information on suggestions for design and heritage is outlined in Section 8 of the Discussion Paper.

Harmonising zoning

The following changes to LEP zones are suggested to reduce complexity and address anomalies in the land use planning framework across the LGA:

Wentworth Point	Council will work with the Department of Planning and Environment to transfer the existing development controls for Wentworth Point (including zoning, height and FSR) into the LEP and repeal *Sydney Regional Environmental Plan 24* (refer to Section 9 of the Discussion Paper for more information).
Zones that will not be retained	It is suggested to not adopt the R1 General Residential, RU3 Forestry, E3 Environmental Management and E4 Environmental Living zones in the consolidated LEP as these are not considered necessary in the context of the new LGA and apply to a limited number of sites. These sites would be rezoned to more appropriate uses (refer to Section 9 of the Discussion Paper for more information).
Changes to specific sites	A limited number of changes to the zoning of some sites have been identified as a result of the suggestions for harmonising LEP policies and controls. These are summarised in Appendix D of the Discussion Paper.

Have your say

This Discussion Paper is being exhibited from **Monday 21 January 2019 to Monday 4 March 2019**, inclusive. You can provide feedback during this time in one of the following ways:

- Email the project team at: planningharmonisation@cityofparramatta.nsw.gov.au with the subject line *"Land Use Planning – Harmonisation Feedback (F2018/03007)"*
- Submit a response online via Council's engagement portal: www.oursay.org/cityofparramatta
- Write us a letter, addressed to: City of Parramatta Council, PO Box 32, Parramatta NSW 2124, ATTN: Land Use Planning Harmonisation (Ref: F2018/03007)

All submissions are to be received by 5.00pm Monday 4 March 2019.

Contact us

You can contact the Land Use Planning Harmonisation Team on (02) 9806 5050.

If you have accessibility concerns, please contact the National Relay Service at http://relayservice.gov.au and provide them with the City of Parramatta contact number: (02) 9806 5050.

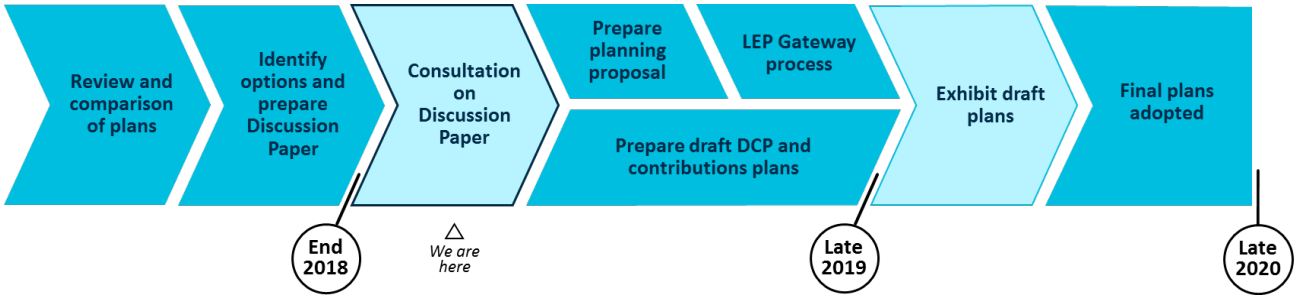
For non-English speakers, phone interpretation services are available by TIS National on 131 450.

Next steps

Council will consider all feedback received during the consultation period. This feedback will help us develop a draft consolidated LEP and DCP for the whole LGA. This process involves several steps before plans can be finalised, including further public consultation and approval of draft LEP proposals by the NSW Department of Planning and Environment.

Further information on next steps is outlined in the diagram below.

Until such time as the new plans are finalised, the existing controls and plans will continue to apply.



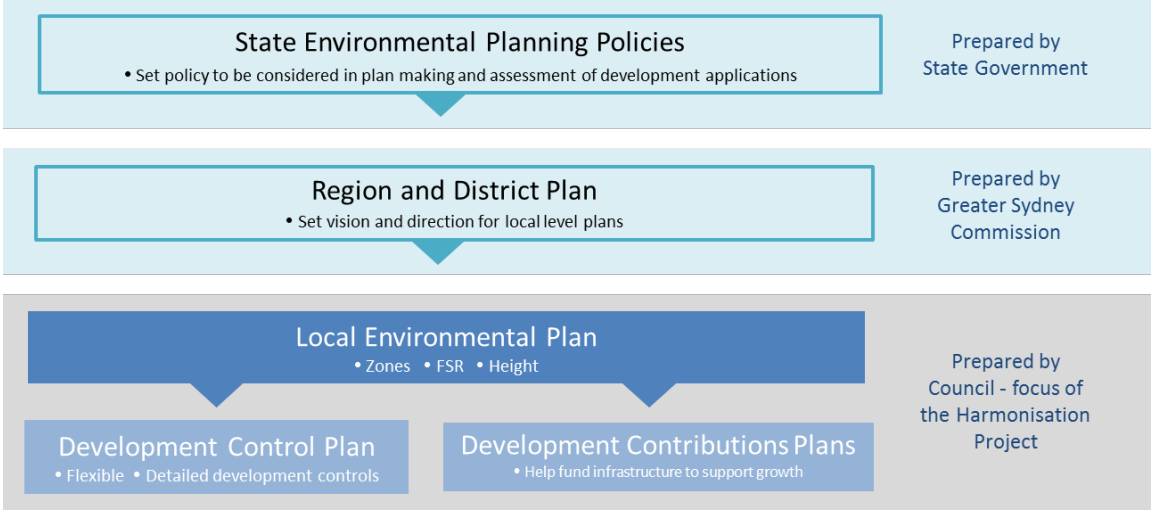
CONTENTS

1. Harmonising our land use plans

1.1. Types of land use plans

Council is responsible for preparing Local Environmental Plans (LEP), Development Control Plans (DCP) and development contributions plans.

Other types of plans, prepared by the State Government and Greater Sydney Commission also apply, as illustrated in the diagram below:



Local Environmental Plans

LEPs are the primary planning tool to guide development and land use for Local Government Areas (LGA). LEPs are legal documents that provide key land use policies and development controls, including:

- Through zoning, stipulate what a landowner can or cannot do with their land (i.e. which land uses are permitted and prohibited)
- Identification of open space and environmentally sensitive areas to be protected
- Identification of heritage items and conservation areas
- Key development standards such as height and floor space ratio, to control form and density

The State Government requires councils to adhere to a *Standard Instrument LEP* template. This identifies certain clauses that must be included in an LEP and certain land uses that must be permitted in particular zones. Other land uses may be permissible with or without consent in certain zones under State Environmental Planning Policies (SEPPs), which have the effect of overriding Council's LEP.

Development Control Plans

DCPs sit below LEPs and provide additional detailed controls and standards to support the aims and objectives of the LEP. This includes controls on setbacks and building form, heritage areas, landscaping, tree protection, environmental performance and car parking requirements, amongst others.

DCPs are able to be more flexibly applied than an LEP and planning legislation provides more scope for DCP controls to be varied at the development application stage.

Development Contributions Plans

Are used to collect contributions from development to help fund improved or new public infrastructure to support the quality of life that residents of City of Parramatta enjoy.

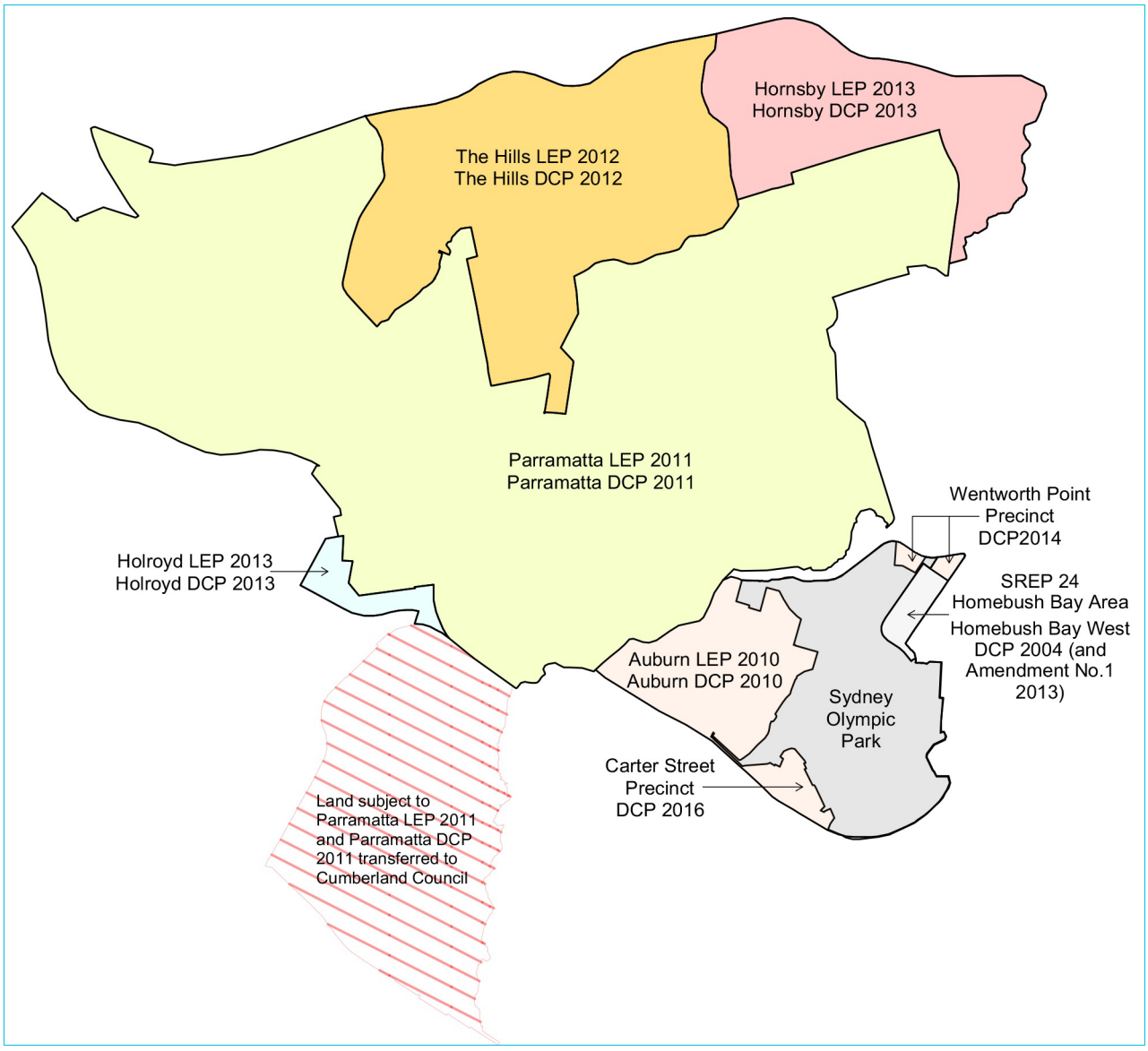
1.2. Why we need to harmonise our plans

In May 2016, the new City of Parramatta Council LGA was formed from parts of five former LGAs, being: Auburn City, Holroyd City, Hornsby Shire, Parramatta City and The Hills Shire.

As a result, different land use plans and controls (five LEPs and nine DCPs) apply to different parts of the LGA, creating an inconsistent and complex policy framework with different rules applying to different areas, including, in some cases, sites across the road from one another. Many of the plans are also shared with neighbouring councils.

Council has undertaken a review of the land use plans applying in the new LGA to identify differences between them, with the aim of creating a consolidated and clear planning framework for the City of Parramatta. This will combine land use policies and controls into a single LEP and DCP.

Figure 1 – Land use plans applying in the City of Parramatta LGA



1.3. About this document

In order to bring consistency across the LGA, the creation of a consolidated LEP and DCP will result in changes to some of the planning controls applying to certain areas and/or types of development.

This document identifies the differences between LEPs and DCPs applying in the LGA and suggests how policies and controls could change to resolve these differences and allow for the consolidation of plans. In identifying potential changes, consideration has been given to the character, context and issues relevant to different parts of the LGA, as well as the need to ensure consistency with other Council and State Government policies and strategies, including the recently adopted *Community Strategic Plan 2018-2038*.

Key issues and proposals are outlined in Sections 2 to 9 of this Discussion Paper, with further detail on differences between LEPs and DCPs and suggested changes outlined in Appendices A, B, C and D.

Council is seeking feedback on the suggestions outlined in this Discussion Paper. For some issues, more than one option is presented for feedback as there may be different ways to respond to the issues. This feedback will assist with the preparation of draft new LEP and DCP. Further information on next steps is outlined in Section 10.

As well as preparing a new consolidated LEP and DCP, Council also intends to review and consolidate its development contributions framework, which is currently fragmented across multiple plans. Proposals for new contributions plans will be developed and consulted on separately to this Discussion Paper.

1.4. What this Discussion Paper does not cover

The focus of this project is on consolidating and resolving inconsistencies between land use policies and controls in LEPs and DCPs that currently apply across the LGA. It is not an extensive review of zoning or density across the LGA. Where individual sites or precincts are the subject of specific planning investigations or rezoning proposals, such as through the Parramatta CBD Planning Proposal, these will continue as separate projects and be consulted on separately. Any changes to land use policies and controls agreed as part of these separate processes will be reflected in the new LEP and DCP.

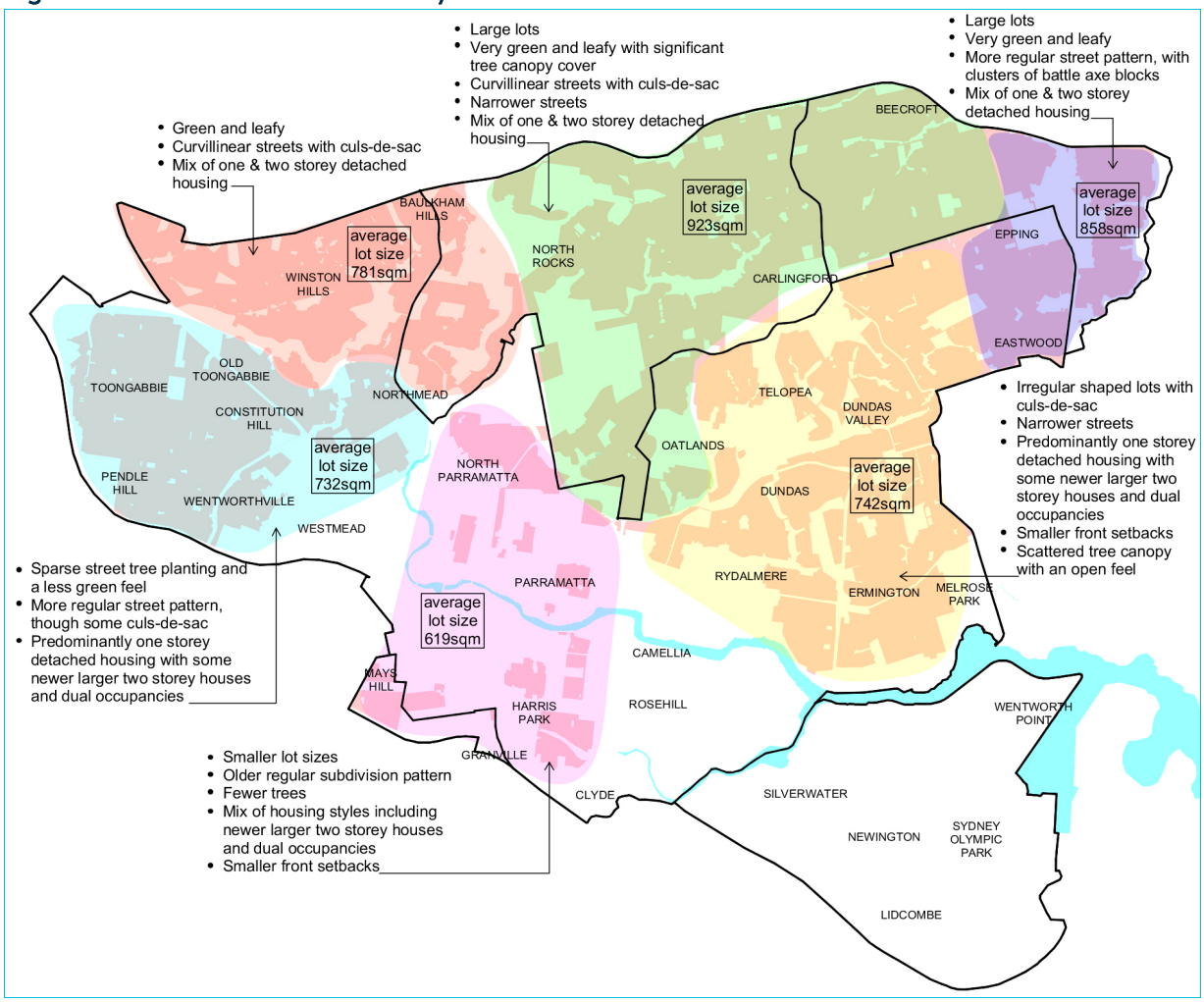
As outlined above, proposals for new development contributions plans will be developed and consulted on separately, and are not outlined in the Discussion Paper.

More information on Council's current strategic planning projects is available at www.cityofparramatta.nsw.gov.au/council/city-strategy

2. Low density residential zones

Approximately 45% of land in the LGA is zoned R2 Low Density Residential. The City of Parramatta LGA comprises R2 zoned land under Holroyd, Hornsby, Parramatta and The Hills LEPs. The main purpose of the R2 zone is to provide for the housing needs of the community within a low density residential environment. While this is a common purpose, the character of land zoned R2 varies across the LGA, as illustrated in Figure 2 below.

Figure 2 – Character of low density residential areas across the LGA



2.1. Differences in key LEP controls for the R2 zone

Key differences between LEP controls applying to R2 zoned land relate to height, FSR and subdivision controls. These controls, together with topography, determine the general characteristics of an area.

Height limit

Height controls help establish the character of the area, and how development relates to adjoining development and the public domain.

Most of the R2 zone in the LGA currently has a 9 metre height limit, except under the Hornsby LEP where a maximum height of 8.5 metres is permitted.

The Parramatta LEP also applies different height controls to certain sites in Harris Park, Rosehill and South Parramatta Conservation Area due to heritage and urban design issues. The former Eastwood Brickworks site, which was redeveloped through a masterplan in the 2000's, also has different height controls.

Floor space controls

Along with height controls, floor space ratio (FSR) controls establish how big development can be on a site. By setting a maximum FSR the overall building size is limited and by applying the same FSR to an area ensures buildings are of a similar scale.

FSR controls vary across LEPs. Parramatta and Holroyd LEPs apply an FSR of 0.5:1 in the R2 zone where there is a height limit of 9 metres. The Hills and Hornsby LEPs do not apply an FSR, however their respective DCPs do include various FSR and/or site coverage controls for detached dwellings and dual occupancy development.

Minimum subdivision lot size

This controls how small a site can be subdivided to and influences the density of an area. Setting a minimum lot size also ensures that there is sufficient space on a site to accommodate buildings, setbacks, landscaping and car parking. LEP controls for the R2 zone vary across the LGA, ranging from 450sqm to 700sqm.

Note: The control does not apply to the subdivision of dual occupancies, which is covered by separate controls (as explained in Section 3.1).

Figure 3 - Current height limits applying to R2 zones across the LGA

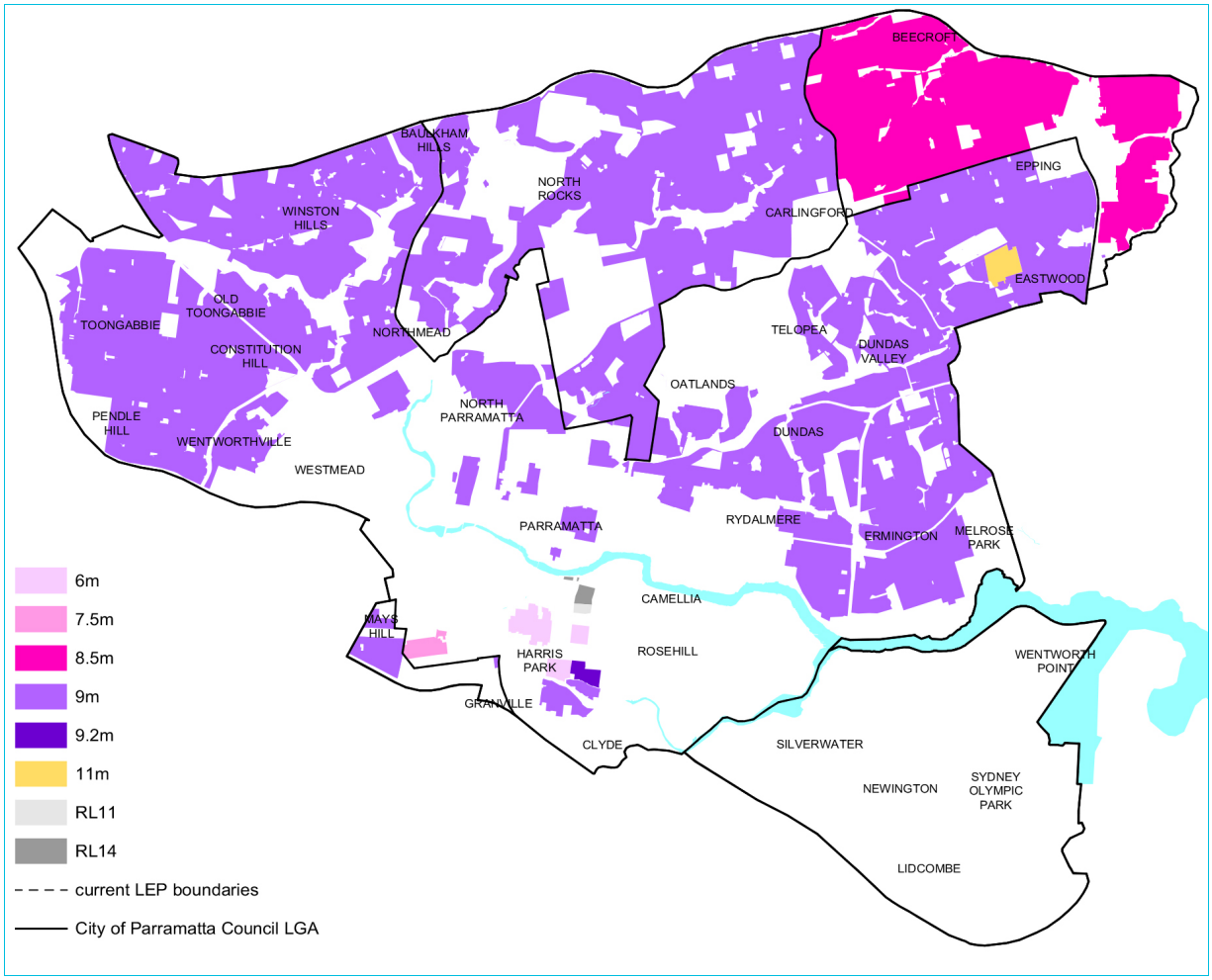


Figure 4 - Current MLS (subdivision) control applying to R2 zones across the LGA

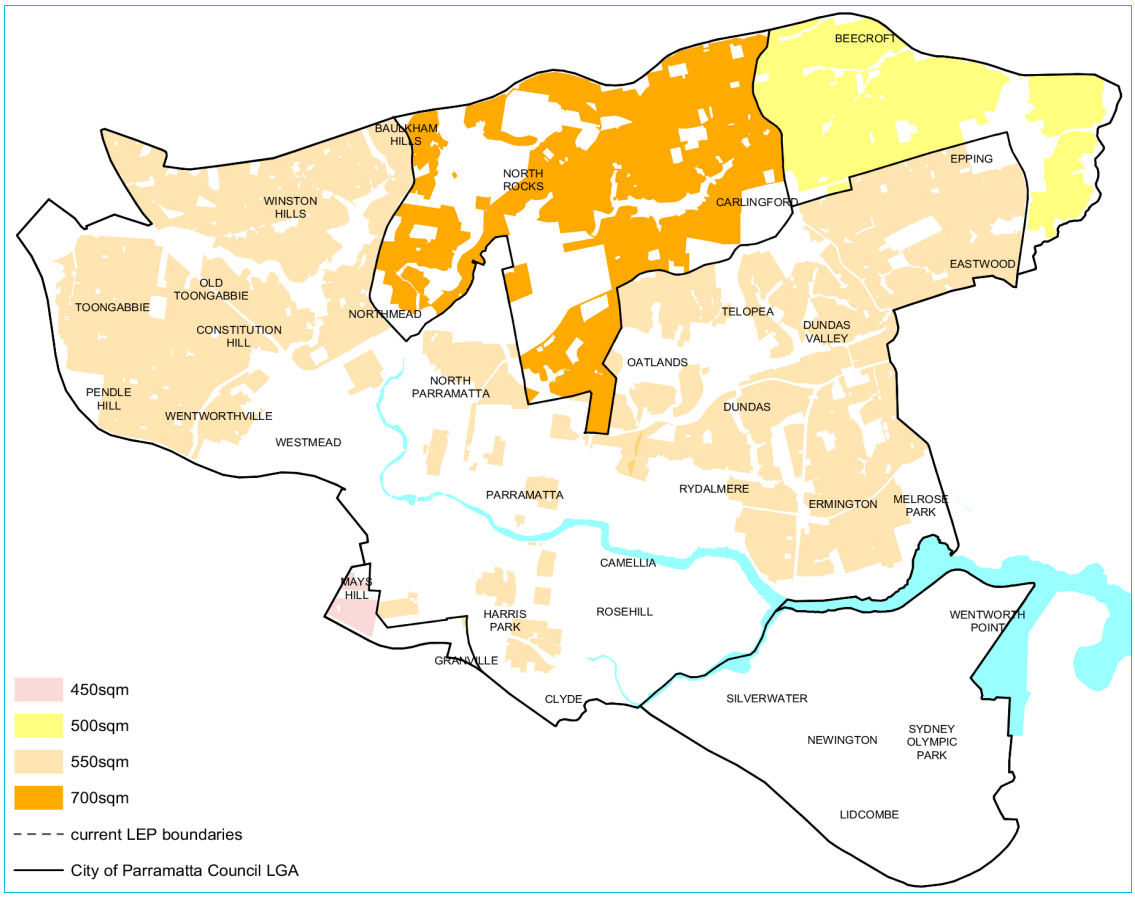
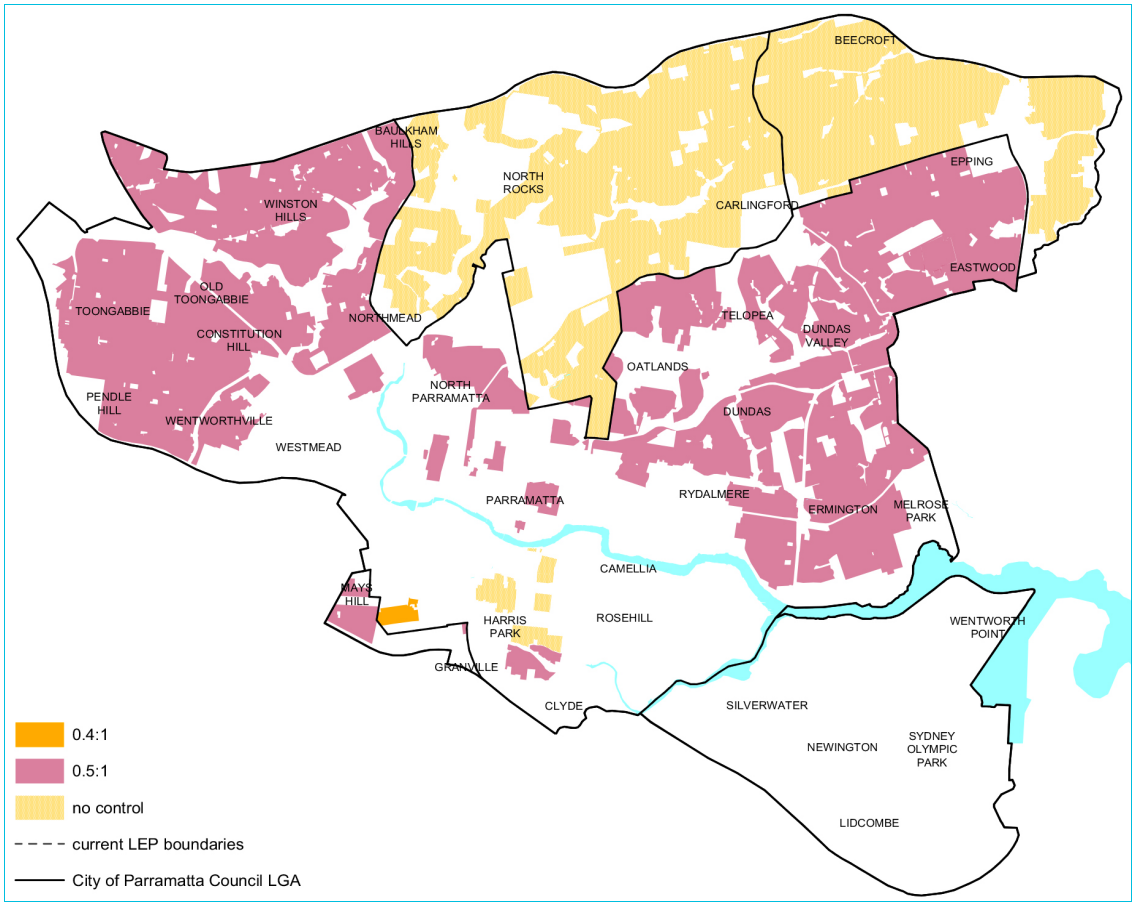


Figure 5 - Current FSR controls applying to R2 zones across the LGA



It is suggested to:

Apply a height limit of 9 metres across the majority of the R2 zone	It is proposed to apply a 9 metre height limit to all R2 zoned land under Hornsby LEP where an 8.5 metre limit currently applies and make it consistent with the majority of the LGA. This would allow for dwellings to incorporate higher floor to ceiling heights. The additional 50cm will not have a significant impact on the appearance of houses and will allow houses to better respond to topography. No other changes are proposed to height limits in the R2 zone – the current height controls applying to the Harris Park/Rosehill area, South Parramatta Conservation Area and former Eastwood Brickworks site will be retained, reflecting the unique circumstances of these locations.
Apply an FSR of 0.5:1 to sites in the R2 zone	It is proposed to introduce an FSR control of 0.5:1 across the R2 zoned land that was formerly part of The Hills and Hornsby LGAs, consistent with R2 zoned land in other parts of the LGA. Such an approach will help maintain the low density character of these neighbourhoods, consistent with the suggested approaches to dual occupancies and subdivision control in these areas. Including an FSR control in the LEP, as opposed to the DCP, will provide greater certainty to landowners and the community as there is limited scope to vary LEP controls compared to DCP controls.
Apply a minimum subdivision lot size of 550sqm or 700sqm	It is proposed to apply a minimum subdivision lot size of 550sqm to the R2 zone across the LGA. The exception will be low density neighbourhoods in the former The Hills LGA where it is proposed to apply a minimum subdivision size of 700sqm, consistent with current controls under The Hills LEP. This will help maintain the prevailing large lot character of these areas and established tree canopy. Additional provisions are proposed to be applied to battle-axe lots, restricting them to a minimum size of 670sqm as these sites have additional development constraints (refer to Appendix A for more information). The minimum lot size control will not apply to individual lots in a strata subdivision, consistent with the *Standard Instrument LEP*.

2.2. Differences in permitted land uses

LEPs permit a limited amount of other non-residential land uses in R2 zones, to provide for the day to day needs of local residents. It is important that such uses do not negatively impact on the amenity of neighbourhoods. There are several differences between the uses permitted in the R2 zone by different LEPs, including places of public worship and indoor recreation facilities.

Places of public worship

All LEPs except Parramatta LEP permit places of public worship (such as churches) in the R2 zone. They were prohibited in the R2 zone under Parramatta LEP due to community concerns of amenity impacts on residential areas from noise, traffic and parking congestion.

The trend of recent applications for places of public worship in the LGA have been for larger premises (over 250 seats) that serve a broader catchment than the immediate neighbourhood. These premises also tend to propose longer hours of operation across more days of the week than traditional places of public worship. The potential for traffic and amenity impacts of these uses is therefore increased.

It is suggested to:

Prohibit places of public worship in the R2 zone	It is recognised that places of public worship can be important providers of social support for the community. However, this needs to be balanced with protecting the amenity of low density residential neighbourhoods. Places of public worship will be permitted in all other zones in the LGA, except open space and environmental protection zones.
Rezone existing places of public worship in the R2 zone to SP1 Special Activities	This will avoid the uncertainty of relying on existing use rights laws for their continued operation and is consistent with the approach taken under Parramatta LEP. The following sites have been identified for rezoning so as to enable their current place of public worship use to continue: • 120 Carlingford Road, Epping • 30 Downing Street, Epping • 32 Moseley Street, Carlingford • 36 Moseley Street, Carlingford • 56 Norfolk Road, Epping • 132 North Rocks Rd and 2 Alkira Road, North Rocks • 391B North Rocks Road, Carlingford • 543 North Rocks Road, Carlingford • 56A Oxford Street, Epping • 735-739 Pennant Hills Road, Carlingford • 2-8 Statham Avenue, North Rocks

Indoor recreation facilities

Parramatta LEP currently permits indoor recreation facilities in the R2 zone, whereas all other LEPs applying in the LGA prohibit them in the R2 zone.

Indoor recreation facilities cover a range of uses, including gyms, swimming pools, squash courts, health studios, bowling alleys and ice rinks, some of which have the potential to significantly impact on low density residential neighbourhoods. For example, there has been a noticeable increase in 24 hour gyms establishing in the LGA. Most are located in business zones, however, some have been proposed in low density residential zones. This has raised concerns with amenity impacts from noise and traffic.

However, there is also a case for permitting indoor recreation facilities to enable the provision of needed community infrastructure, such as indoor courts.

Council is seeking feedback on whether to permit indoor recreation facilities in the R2 zone:

Prohibit indoor recreation facilities in the R2 zone	This would provide the most certainty to the community that potential negative impacts associated with some type of indoor recreation facilities will be avoided. Alternative option – permit indoor recreation facilities in the R2 zone This would provide opportunities for the provision of a broad range of recreation facilities in low density residential neighbourhoods, including 24 hour gyms. DCP controls would be used to help manage any potential negative impacts of development.

Child care centres

In September 2017, the State Government introduced changes to the *Standard Instrument LEP* that made 'centre-based child care facilities' a mandatory permitted use in the R2 zone. Consequently, all LEPs applying in the LGA permit child care centres in the R2 zone and Council is not able to change this.

A full outline of the differences between land uses permitted in the R2 zone by different LEPs, and proposals for bringing consistency across the LGA, is provided in Appendix B.

2.3. Changes to DCP design controls for low density housing

DCPs prescribe general controls to manage the detailed design of residential development. These include minimum setbacks, minimum lot sizes and widths, landscaping and private open space requirements for detached dwellings and dual occupancy development.

There are differences across DCPs in these requirements and it is proposed to consolidate them into a consistent set of standards that would apply to all parts of the LGA. The recommended controls have been informed by urban design testing to identify the minimum standards necessary to achieve a good quality living environment and protect the character of neighbourhoods.

A summary of proposals is included in Table 1, below. It is noted that these general controls will be applied along with any area-specific controls (such as heritage conservation area profiles) to ensure that development responds to local character.

Table 1 – Key DCP controls for dwelling houses and recommendations for harmonisation

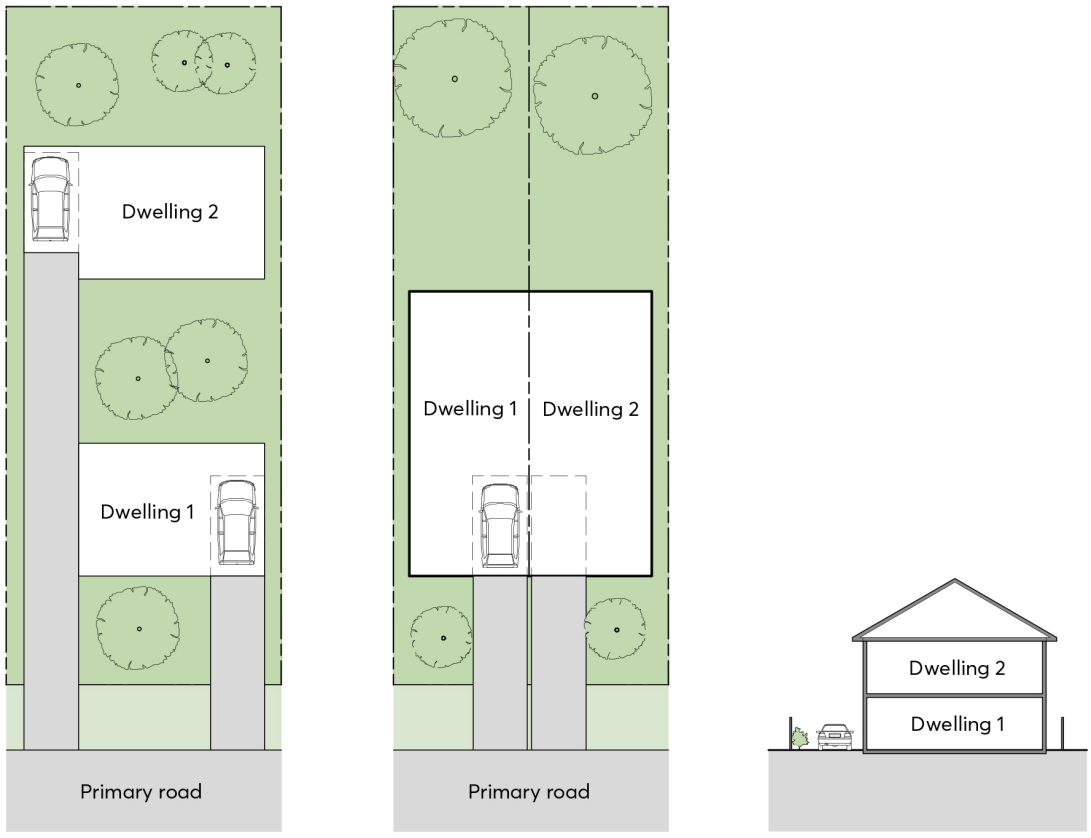
Control	Parramatta DCP	Auburn DCP	Holroyd DCP	The Hills DCP	Hornsby DCP	Recommendation
Minimum site frontage	15m	N/A	10m	N/A	N/A	15m for proposed subdivisions No minimum would apply in the case of existing residential lots
Maximum site coverage	N/A	65% - 70% depending on lot size (65% for lots over 450sqm)	60%	60% Max. dwelling footprint: 45%	30% - 65% depending on lot size (50% for lots of 450-899sqm)	Not considered necessary as FSR and landscaping controls will determine site coverage
Minimum front setback	5m – 9m (as per prevailing setback) 3m to secondary street on corner lots	5.5m – 6m 2m-3m to secondary street on corner lots	6m (or as per prevailing setback)	10m (or per prevailing setback if larger) Corner lots: 6m to primary street and 4m to secondary Classified road: 10m	6m (or per prevailing setback if larger) 3m to secondary street on corner lot Classified road: 9m	As per prevailing setback (but no less than 6m) 10m setback to classified roads
Minimum side setback	900mm	900mm	900mm	900mm 1.5m for 3 storeys	900mm 1.5m for 2 storeys	900mm
Minimum rear setback	30% site length For lots <500sqm: 6m (or as per prevailing setback)	10m	Single storey: 3m Upper storeys: 7m	Single storey: 4m Upper storeys: 6m Classified road: 6-8m (depending on height)	1 storey: 3m 2 storey: 8m	30% of site length (but no less than 10m)
Minimum landscaped area	40% of site (including deep soil zone)	30% of site (all deep soil) Min width 900mm	Lots <600sqm: 20% of site Lots >600sqm: 25% of site	40% of site	10% - 45% depending on lot size (30% for lots of 600-899sqm)	40% (including deep soil zone)
Minimum deep soil zone	30% (50% at rear / 15% at front)	As above	N/A	N/A	N/A	30% (minimum 4m dimensions)
Minimum private open space	100sqm (min 6m x 6m dimensions) Lots < 550sqm: 80sqm (min 4m x 4m dimensions)	50sqm (min 5m in any direction)	15% of site (minimum 25sqm and 4m x 4m dimension)	20% of site or 80sqm, whichever is greater (min 6m x 4m)	24sqm 16sqm for lots less than 9m wide (min 3m x 3m dimensions)	100sqm

3. Dual occupancies

A dual occupancy (sometimes referred to as a duplex) is defined as two dwellings built on the same lot, whether or not the lot is subsequently subdivided. Dual occupancies can take a variety of forms and are categorised as either detached (no shared walls) or attached (either side by side, one in front of the other or one above the other) – refer to Figure 6.

While most dual occupancies occur within the R2 Low Density Residential zone, they are also permitted in some other zones.

Figure 6 – Types of dual occupancy development



The State Government recently introduced changes to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (*Codes SEPP)* that allow for certain types of dual occupancy (side by side or one on top of the other) to be built through the complying development pathway, provided it meets the requirements of the *Low Rise Medium Density Housing Code* and any minimum lot size controls set out within an LEP.

The City of Parramatta LGA currently has an exemption from these provisions until 1 July 2019, meaning a development application is still needed for any dual occupancy development. When the new *Codes SEPP* provisions do come into effect in the LGA, they will only apply to areas where dual occupancies are permitted under an LEP.

3.1. Differences in LEP controls for dual occupancy development

Different LEPs take different approaches to dual occupancies, as summarised below:

	Where permitted	Subdivision policy	Min. lot size required
Auburn LEP	R2 and R3 zones	Only Strata Title or Community Title subdivision is permitted	Not specified in LEP. (DCP requires 450sqm for attached and 600sqm for detached dual occupancies)
Holroyd LEP	R2 and R3 zones	Permitted	Not specified in LEP. (DCP requires 450sqm in R3 zones & 500sqm in R2 zones)
Hornsby LEP	Prohibited in all zones	N/A	N/A
Parramatta LEP	R2, R3 and R4 zones, except areas identified on *Dual Occupancy Prohibition Map*	Permitted, except in South Parramatta Conservation Area, where Torrens Title subdivision is prohibited	600sqm
The Hills LEP	R1, R2, R3, R4 and E4 zones	Prohibited	600sqm for attached and 700sqm for detached dual occupancies (R2 & R3 zones), 1,800sqm (R1 & R4 zones), 2,000sqm (E4 zone)

The Parramatta LEP includes a *Dual Occupancy Prohibition Map* which identifies locations in which dual occupancies are prohibited, despite any other provisions of the LEP (including the zoning). Areas currently mapped include parts of Epping, Eastwood, Northmead, North Parramatta and Winston Hills, which coincide with heritage conservation areas or special character areas (identified within Parramatta DCP). These prohibition areas were put in place to protect the character of these areas.

Parramatta LEP also includes a provision restricting dual occupancy development to attached forms in the R2, R3 and R4 zones unless the site contains a heritage item or at least two street frontages, in which case detached forms of dual occupancy are also permitted.

The prohibition of dual occupancy development under Hornsby LEP was introduced to address concerns over the potential impact on local character.

Likewise, the prohibition on subdivision of dual occupancies under The Hills LEP was introduced to protect the character of low density neighbourhoods, which are characterised by larger lots. A consequence has been that very few sites have been redeveloped for dual occupancies in the R2 zone under The Hills LEP.

Developing dual occupancies within established low density residential areas requires appropriate controls. Common concerns raised in relation to proposed development include traffic and parking impacts, loss of trees and insufficient landscaping provision, privacy impacts and the bulkiness and appearance of development from the street. However, they can help provide housing choice and a desirable housing type, especially for families.

It is suggested to:

Permit dual occupancies in parts of the R2 zone, but prohibit in sensitive areas.	This is the approach currently taken in the Parramatta LEP. In some areas, dual occupancies are not considered compatible with local character. Suggested prohibition areas are illustrated on the map at Figure 7A. This includes areas currently mapped on the Parramatta LEP *Dual Occupancy Prohibition Map* as well as R2 zoned land in the former Hornsby and The Hills LGAs, where restrictions on dual occupancies are currently in place. Some parts of Oatlands and Winston Hills where dual occupancies are currently permitted are also proposed to be included in the prohibition areas to create consistent and logical boundaries (refer to Figure 7A).

	In areas where dual occupancies are prohibited, secondary dwellings of up to 60sqm (sometimes called granny flats) can still be built under the provisions of the *Affordable Rental Housing SEPP*. This approach provides a balance between supporting housing choice and renewal and maintaining residential character and amenity of low density residential neighbourhoods. Alternative option 1 – more dual occupancy prohibition areas This option would include the prohibition areas suggested above, plus additional locations including R2 zoned land in parts of Carlingford, Dundas, Eastwood, Epping and Rydalmere where there are ongoing concerns about the cumulative impacts of dual occupancy development on these neighbourhoods. Under this option, dual occupancies would continue to be permitted on land fronting Marsden, Kissing Point, and Victoria Roads. Suggested prohibition areas are illustrated on Figure 7B. Alternative option 2 – fewer dual occupancy prohibition areas An alternative approach would be to permit dual occupancies in more locations (such as by not including parts of the former Hornsby or The Hills LGAs on the *Dual Occupancy Prohibition Map*). This would provide more opportunity for dual occupancy development across the LGA, but may change the character of an area over time through more small lot housing and higher densities.
Permit dual occupancies in all R3 and R4 zones.	It is also proposed to permit dual occupancies, along with other forms of housing, in the R3 and R4 zones across the LGA to provide opportunity for housing diversity in these locations.
Require a minimum lot size of 600sqm	In areas where dual occupancies are permitted, they would be restricted to sites with a size of 600sqm or more. This would be included as an LEP control. A minimum lot size will help control the density of an area. Urban design testing has indicated that this is the minimum size necessary to achieve a good level of amenity, landscaping, private open space and appropriate setbacks, consistent with those required for dwelling houses. The minimum lot size will also apply to dual occupancies approved through Complying Development under the *Codes SEPP*.
Restrict dual occupancies to attached forms	On sites where dual occupancy development is permitted, only attached forms will be allowed, unless the site contains a heritage item or at least two street frontages. This would be consistent with the current policy applying to most of the LGA under the Parramatta LEP. Attached forms of dual occupancies enable more of the site for landscaping, deep soil and rear yards and are more compatible with detached dwelling forms than dual occupancy development where the second dwelling is built in the rear garden of the existing house. Alternative option – permit all forms of dual occupancy An alternate approach would be to not place such a restriction on detached dual occupancy development. In order to ensure good design outcomes this would require prescribing a minimum lot size greater than 600sqm, which would further limit the number of sites on which a dual occupancy could be developed.

Permit subdivision of dual occupancy	It is proposed to permit the subdivision of dual occupancies. This will be subject to compliance with all standards, such as minimum lot size requirements. The locations where it is proposed to permit dual occupancy development are generally on land on which subdivision is already permitted. Therefore, in effect, the proposed approach is a continuation of existing provisions. Alternative option – restrict subdivision An alternative approach would be to prohibit subdivision of dual occupancies across the LGA. However, this has been shown to deter dual occupancy development in areas where they are permitted.
Place restrictions on dual occupancies in heritage conservation areas	It is proposed to limit dual occupancies in heritage conservation areas to forms where one dwelling is behind the other to protect the character of these areas. Subdivision would also be restricted to Strata Title or Community Title to maintain the historic subdivision pattern. Such an approach would rely on DCP controls to guide the design and siting of dual occupancies on sites to ensure they do not negatively impact on the special character of heritage conservation areas, such as by requiring dual occupancies to be located behind the existing dwelling. This is consistent with the approach taken in the South Parramatta Conservation Area through recent amendments to Parramatta LEP and DCP.

3.2. DCP controls for dual occupancy development

DCP controls relating to setbacks, landscaping and private open space broadly mirror those for dwelling houses. As such, it is proposed to apply the following controls consistent with those suggested for dwelling houses in Section 2.3 (Table 1). These include:

Site frontage:	Minimum 15 metres wide
Front setback:	To match prevailing (with a minimum of 6 metres)
Rear setback:	30% of site length (minimum of 10 metres)
Side setbacks:	900mm (1.2 metres where pedestrian entrance is from side)
Landscaping:	Min. 40% (including a deep soil zone, which is to comprise 30% of site)
Private open space:	Minimum 100sqm of private open space per dwelling

These controls will be applied alongside any area-specific controls that may apply to development. Council will also consider what other design controls and principles may be necessary for dual occupancies to facilitate good design outcomes, such as controlling the external appearance and form.

Figure 7A – Suggested dual occupancy prohibition areas

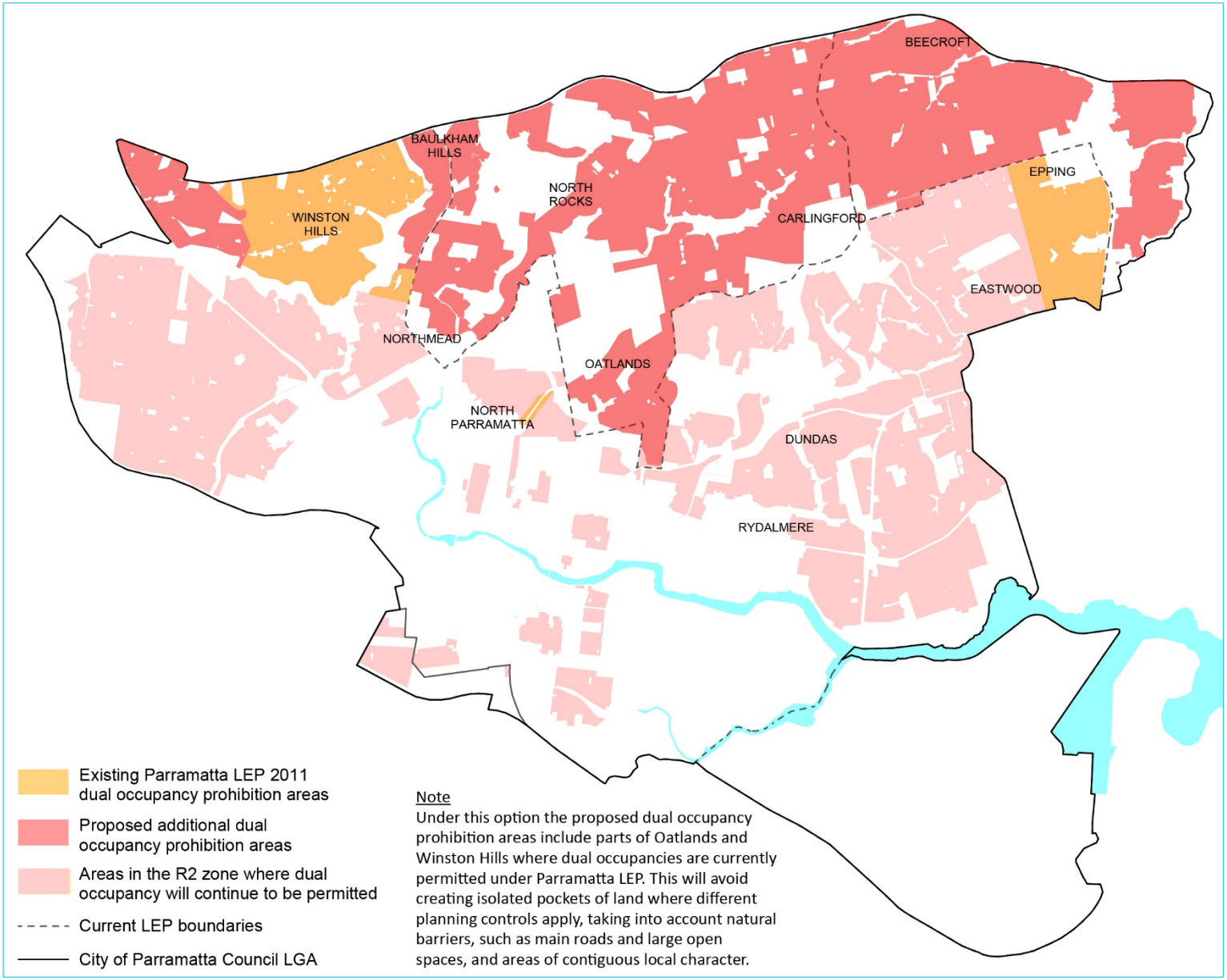
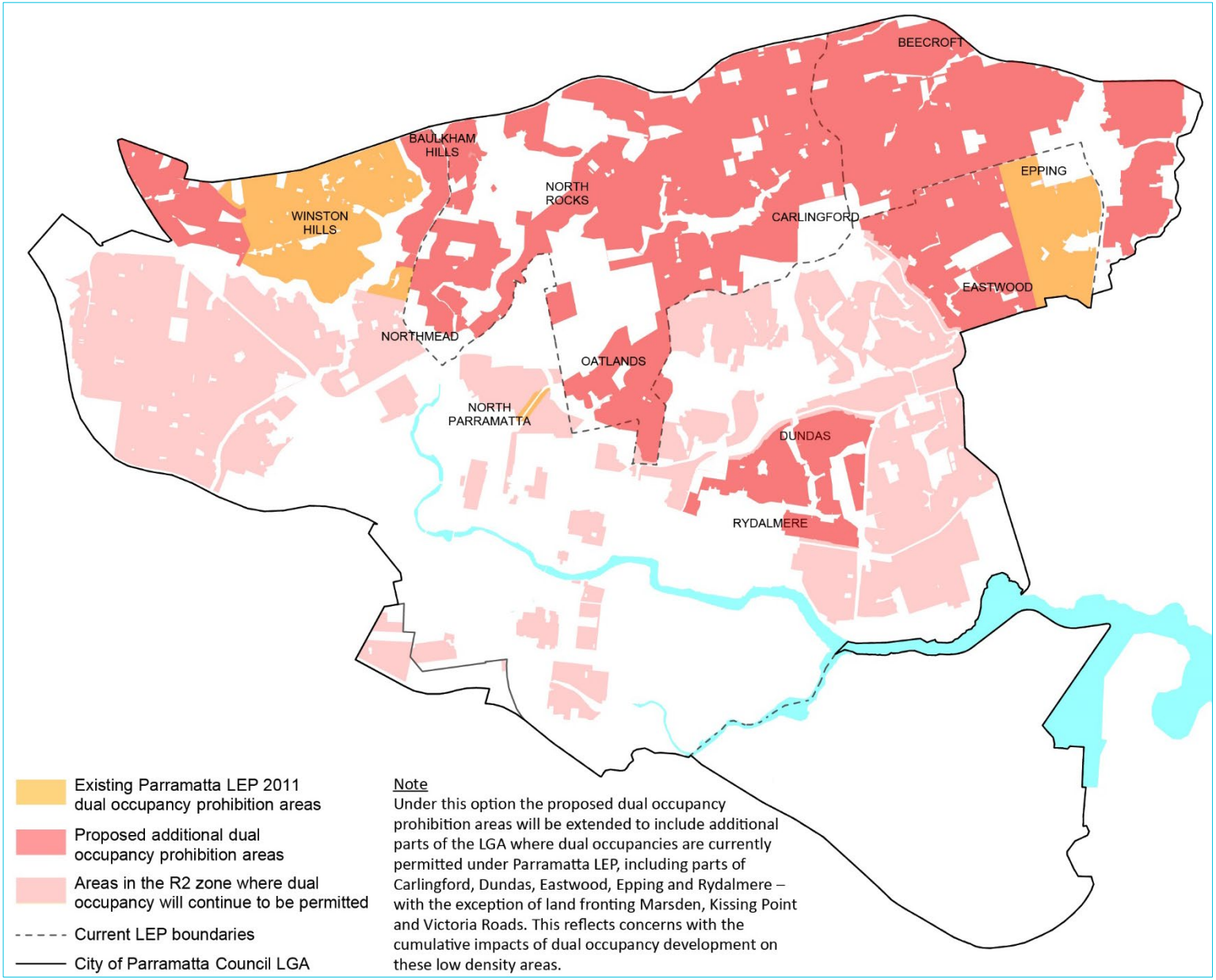


Figure 7B – Alternative Option 1: suggested additional dual occupancy prohibition areas



4. Medium and high density residential zones

LEPs establish medium and high density residential zones with distinct purposes to ensure an appropriate housing mix and urban character is provided in appropriate locations.

The R3 Medium Density Residential zone accounts for approximately 4% of land in the LGA. Its main purpose is to provide a variety of housing types in a medium density environment, often in the form of villas, townhouses and terraces (otherwise known as 'multi-dwelling housing').

The R4 High Density Residential zone accounts for approximately 5% of land in the LGA. Its purpose is to provide a higher density environment and development is most commonly in the form of apartments, built as residential flat buildings (RFBs).

Figure 8 – Existing medium and high density zones in the LGA

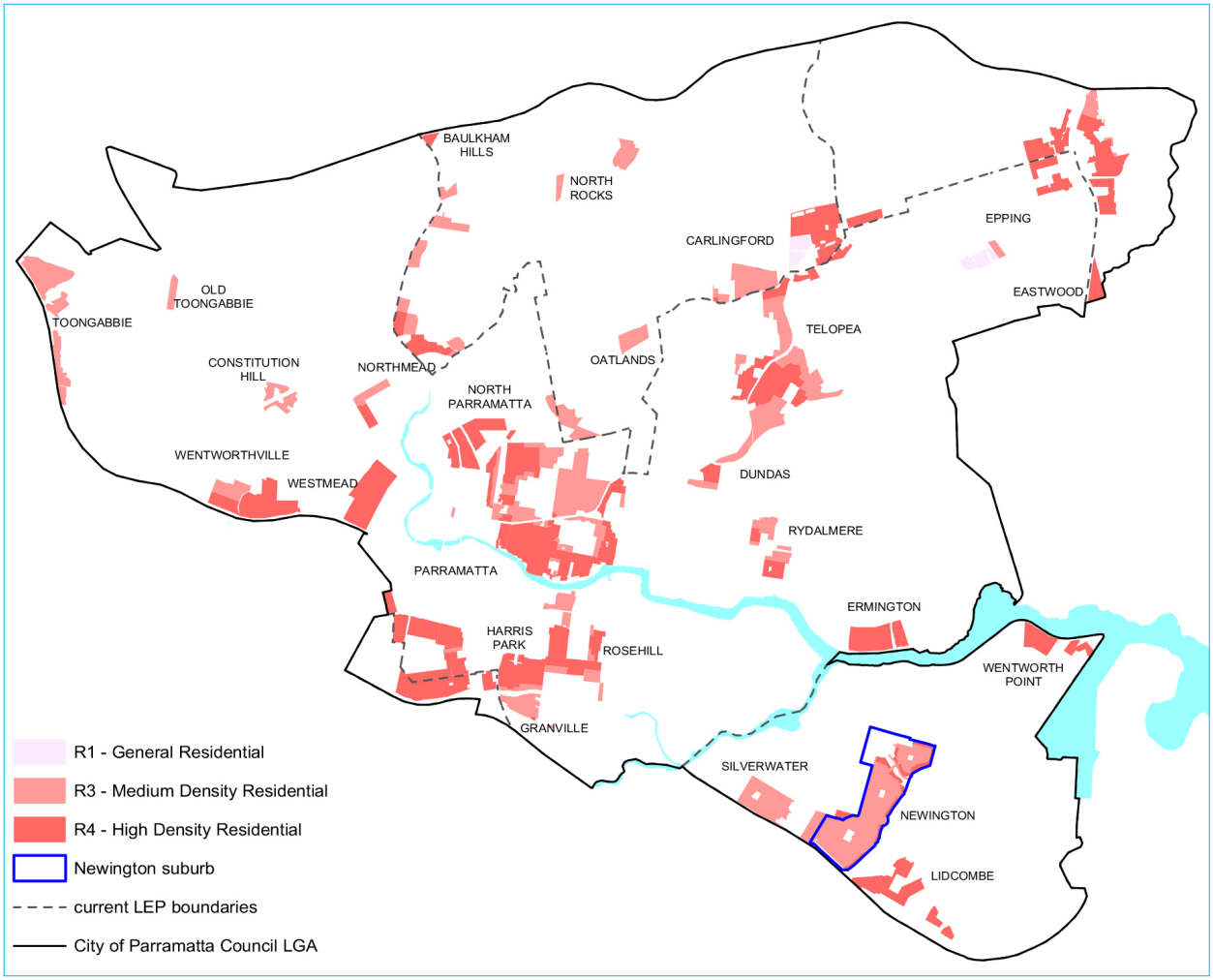
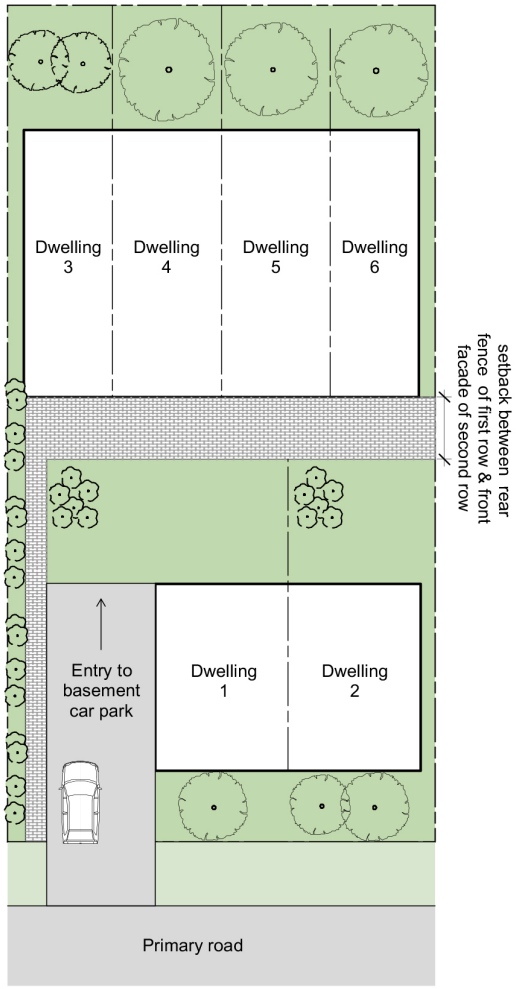
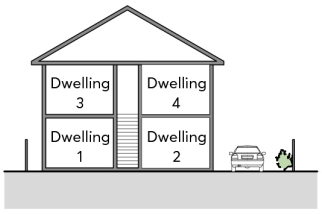


Figure 9 – Medium and high density housing forms

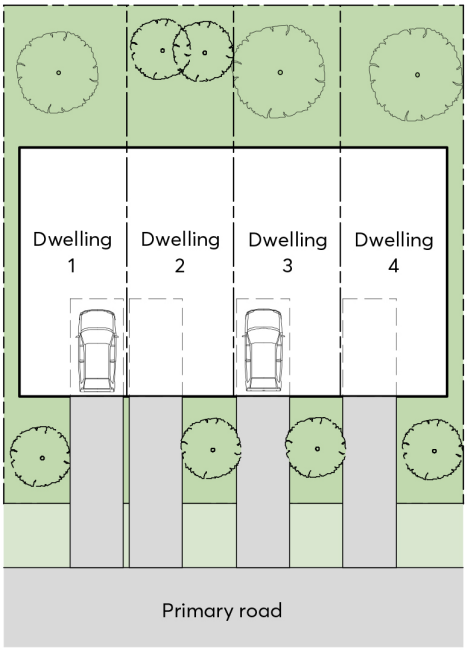


Townhouses and Villas
This form of housing comprises 3 or more dwellings on one site which can either be attached or detached from one another. Each dwelling has its own entry and garden but often share common areas such as driveways and parking. The housing can be configured in a number of ways but typically there will be a number of rows of housing with some homes facing an internal street.



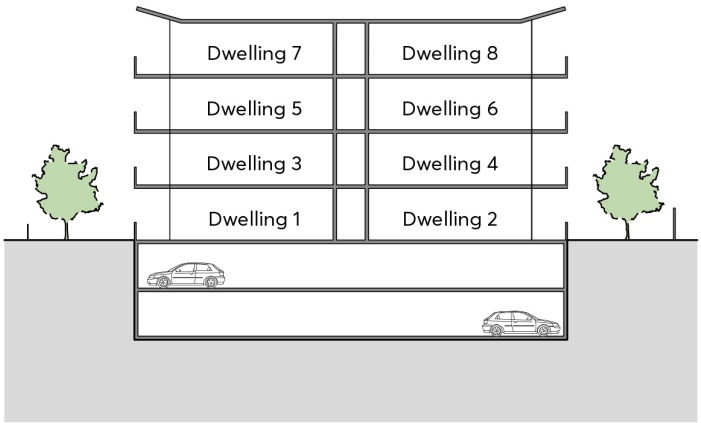
Manor Houses
A manor house is a small residential flat building of no more than 2 storeys containing 3 or 4 dwellings, with at least one dwelling over another. Private open space may be in the form of balconies for dwellings located on the first floor.

Under recent changes to the *Codes SEPP* manor houses are permitted in zones where RFBs or multi-dwelling housing are permitted (which includes the R3 zone). The *Codes SEPP* allows manor houses to be carried out through the complying development pathway on sites as small as 600sqm provided it meets the requirements of the *Low Rise Medium Density Housing Code*. The City of Parramatta LGA currently has an exemption from these provisions until 1 July 2019.



Terrace Housing
This form of housing is typically defined by rows of attached housing that directly face and are aligned along a public road. Each dwelling has its own entry and garden and may also have individual on site car parking space.

Under recent changes to the *Codes SEPP* this form of housing can be carried out through the complying development pathway provided it meets the requirements of the *Low Rise Medium Density Housing Code*. The City of Parramatta LGA currently has an exemption from these provisions until 1 July 2019.



Residential Flat Buildings
Residential Flat Buildings (RFBs) generally contain multiple apartments over a number of storeys and share common areas such for circulation, car parking and communal open space. For RFBs of 3 or more storeys with 4 or more dwellings, the provisions of SEPP 65 and the *Apartment Design Guide* (ADG) apply. For certain matters such as apartment size and private open space the ADG supersedes any DCP controls.

4.1. Differences in key LEP controls for the R3 Medium Density Residential zone

Key differences between LEP controls applying to the R3 zone relate to height, FSR and minimum lot size controls.

Height limits

General LEP height limits vary across the R3 zone as follows:

- Auburn and The Hills LEP: 9 metres
- Parramatta LEP: Generally, 11 metres, however there are some variations for specific sites
- Hornsby LEP: 12 metres

FSR

Along with height controls, FSR is used to help establish how big development can be. The application of FSR controls varies across LEPs, as follows:

- Auburn LEP: 0.75:1
- Parramatta LEP: Generally, 0.6:1, however there are some variations corresponding to site-specific circumstances
- Hornsby and The Hills LEPs: No FSR control applied

Minimum lot size controls

The Hills LEP requires sites to be a minimum of 1,800sqm to be developed for multi-dwelling housing, such as town houses. However, smaller sites can be developed if certain design principles are met, such as demonstrating compatibility with surrounding buildings and maintaining significant vegetation. No other LEP includes a similar control.

Some R3 zoned areas to which The Hills LEP requirement applies have maintained a low density residential character. Once the *Low Rise Medium Density Housing Code* comes into force in the LGA, manor houses will be able to be built in R3 zones on lots as small as 600sqm through complying development, overriding any LEP controls. This has the potential to change the character of some R3 zoned areas where the 1,800sqm minimum lot size requirement currently applies.

It is suggested to:

Apply a consistent height limit of 9 metres across the R3 zone	It is proposed to apply a general 9 metre height limit to R3 zoned land, consistent with The Hills and Auburn LEPs. This would allow for dwellings to incorporate approximately two storeys of accommodation and an attic. Any sites with an existing height limit below 9 metres will not be changed as these controls reflect the unique constraints of those sites – i.e. only sites with an existing height limit above 9 metres would be reduced to 9 metres. Any height controls that have been justified through precinct-based strategic planning (such as the Telopea Masterplan and Council's review of Epping Town Centre planning controls) will continue to apply.
Apply a maximum FSR of 0.6:1 or 0.75:1 (for Newington) in the R3 zone	It is proposed to introduce a general FSR control of 0.6:1 across R3 zoned land, consistent with the Parramatta LEP and compatible with the proposed height limit of 9 metres. Any sites with a site-specific FSR below 0.6:1 will not be changed as these controls reflect the unique constraints of those sites. The exception will be R3 zoned land within Newington (refer to Figure 8), where it is proposed to retain the current FSR of 0.75:1, reflecting the existing subdivision pattern, unique development form and density of this area.

	Applying an FSR to sites where none currently applies will provide greater certainty to landowners and the community as there is limited scope to vary LEP controls compared to DCP controls. Any FSR adopted as part of a site-specific planning proposal or precinct plan will apply instead of the above.
Not apply a minimum development lot size for multi-dwelling housing	A minimum development lot size control for multi-dwelling housing is not considered necessary as other site factors, such as site width, are more critical determinants of a good design outcome, particularly given the amount of housing on a site can vary from scheme to scheme. Any LEP minimum lot size requirement would also be superseded by the *Low Rise Medium Density Housing Code* which, once it comes into force in the LGA, will allow manor houses to be built in the R3 zone on lots of 600sqm through the complying development pathway. *(Refer to Section 4.2 below for suggestion relating to minimum lot size controls for manor houses).* The consolidated DCP will set out detailed design controls for medium density housing (refer to Table 3).
Rezone some sites from R3 to R2	To address concerns over the impact of small lot medium density housing (such as manor houses) in certain areas, it is proposed to rezone the following sites from R3 Medium Density Residential to R2 Low Density Residential (a map of these sites is provided at Appendix D): • Properties at 2-4 Speers Road and 1-8 Jean Street, North Rocks • Properties fronting Lawndale Avenue, Riviera Avenue and 327-353 North Rocks Road, North Rocks

4.2. Differences in key LEP controls for the R4 High Density Residential zone

There is considerable variation in height and FSR controls applying to R4 zoned land across the LGA. These controls reflect the specific constraints and opportunities of different locations. Consequently, it is not proposed to introduce blanket FSR and height controls for the R4 zone. The Hills and Hornsby LEPs do not apply an FSR control to R4 zoned land (except within the Carlingford Precinct).

The Hills LEP requires sites to be a minimum of 4,000sqm to be developed for RFBs. Smaller sites can be developed if certain design principles are met, such as demonstrating compatibility with surrounding buildings and maintaining significant vegetation. No other LEP includes a similar control.

It is suggested to:

Retain existing height and FSR controls. Apply an FSR to sites which don't currently have one.	Height and FSR controls will continue to reflect the unique circumstances of each site. Applying an FSR to sites where there is currently not one will provide greater certainty to landowners and the community as there is limited scope to vary LEP controls compared to DCP controls. This will bring a consistent approach across the R4 zone. The FSR proposed will be consistent with the current height limit applying to the site. Table 2 outlines suggested FSR controls to be applied. It is not proposed to apply an FSR to sites in Harris Park/Rosehill which do not currently have one, as future precinct-level investigations are required in this area to inform appropriate controls.

Not apply a minimum development lot size for RFBs, except for manor houses where it proposed to apply a minimum lot size requirement of 600sqm	A minimum development lot size control for RFBs is not considered necessary as other site factors, such as site width, are more critical determinants of good design outcome, particularly given the amount of apartments on a site can vary from scheme to scheme. The exception is for manor houses, where there is more certainty over the number of dwellings on a site (i.e. three or four units). Urban design testing has indicated that a lot size of 600sqm is the minimum necessary to achieve a good design outcome for this form of development. It is also consistent with the *Low Rise Medium Density Housing Code* which, once it comes into effect in the LGA, will allow manor houses to be built in both the R3 and R4 zones on lots of 600sqm through the complying development pathway. An LEP minimum lot size requirement would apply to developments not able to be carried out through complying development, where a development application will be required. The consolidated DCP will set out detailed controls for RFBs and manor houses (refer to Table 3).

Table 2 – Suggested changes to height and FSR controls for the R4 zone

Location	Existing		Proposed	
	FSR	HOB	FSR	HOB
1 Russell St Baulkham Hills	None	10-20m	1	No change
Properties in Eastwood bounded by Blaxland Road, Ball Avenue, and the railway line (see map in Appendix D)	None	12m	0.8	No change
Properties at 2-2A Hepburn Avenue, 199-247 Carlingford Road and 30-78 Keeler Street, Carlingford (see map in Appendix D)	None	17.5m	1.3	No change
173-175 Pennant Hills Rd Carlingford	None	12m	0.8	No change
Properties in Northmead bounded by Fletcher Street, Campbell Street, Murray Street & Windsor Road (see map in Appendix D)	None	16m	1.2	No change
8-26 Campbell Street, Northmead	None	16m	1.2	No change
23-25 North Rocks Rd, North Rocks	None	36m	1.2	No change
27 North Rocks Road, North Rocks	None	26m	1.2	No change
Properties in South Parramatta bounded by Boundary Road, Railway Street, the M4 Motorway, Church Street and Pitt Street (see map in Appendix D)	1.2	15m	No change	14m

4.3. Differences in permitted land uses

One key difference between LEPs is that Hornsby LEP permits RFBs in the R3 zone as well as the R4 zone, whereas other LEPs do not permit RFBs in the R3 zone.

As per the R2 zone, all LEPs permit a limited amount of non-residential land uses in the R3 and R4 zones to provide facilities and services to meet the day to day needs of residents. There are several differences between what uses are permitted under different LEPs. One key difference is whether indoor recreation facilities are allowed.

It is proposed to:

Prohibit RFBs in the R3 zone	This is consistent with the approach across the majority of our current LEPs. Allowing RFBs in the R3 zone would result in a loss of distinction between the R4 and R3 zones and could limit the provision of a mix of different forms of housing in the LGA.

	Under this option manor houses, will still be permitted in R3 zones under State Government policy, once the *Low Rise Medium Density Housing Code* comes into effect in the LGA. The LEP is not able to override this State policy.
Permit indoor recreation facilities in the R3 and R4 zones	This would provide opportunities for the provision of a broad range of recreation facilities such as gyms and health studios, in close proximity to concentrations of homes. Medium and high density zones tend to be in closer proximity to transport and other services compared to lower density housing, making these locations more suited to recreation facilities. DCP controls would be used to manage potential negative impacts of development.

There are also differences between LEPs relating to what other housing types are permitted in the R3 and R4 zones, such as detached dwellings, attached dwellings and multi-dwelling housing. Following the completion of the Local Housing Strategy, further consideration will be given to the appropriate mix of housing forms to permit in R3 and R4 zones to facilitate housing diversity.

A full outline of the differences between land uses permitted in the R3 and R4 zones by different LEPs, and proposals for bringing consistency across the LGA, is provided in Appendix B.

4.4. Changes to DCP design controls for medium and high density housing

There are differences across DCPs in the design controls prescribed for different forms of housing. Tables 3 and 4 summarise the differences between key controls and suggest recommendations for creating a consistent set of standards applying to all parts of the LGA.

The recommended controls have been informed by urban design testing to identify the minimum standards considered necessary to achieve good quality housing, including the provision of suitable levels of landscaping and tree planting, good levels of visual and acoustic privacy and buildings that address the street.

The recommended controls also take into consideration:

- The recent introduction by the State Government of terraces and manor houses as new categories of housing through the *Low Rise Medium Density Housing Code*. Currently, DCPs do not include any specific provisions for these forms of housing. As such new controls will be developed.
- For developments of 3 or more storeys with 4 or more dwellings, the provisions of *State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development* and the *Apartment Design Guide* apply, which override DCP controls in some cases.

The general DCP controls outlined in Tables 3 and 4 will be applied along with any area-specific controls (such as heritage conservation area profiles) to ensure that development responds to local character.

Table 3 – Key DCP controls for multi-dwelling housing and recommendations for harmonisation

Control	Parramatta DCP	Auburn DCP	Holroyd DCP	The Hills DCP	Hornsby DCP	Recommendation	
						Townhouses/villas	Terraces
Site frontage	Minimum 24m	Minimum 18m	Minimum 24m	Minimum 28m	Minimum 30m	24m Each dwelling to be min 5m wide	18m Each dwelling to be min 5m wide
Minimum front setback	Primary: 5-7m (per prevailing setback) Secondary: 3-5m	4m (all frontages)	Primary: 6m (per prevailing setback) Secondary: 4m	Primary: 10m Secondary: 6m	Primary: 7.6m Classified road: 9m	As per prevailing setback (min 6m) Classified Rd: 10m	As per prevailing setback (min 6m) Classified Rd: 10m
Minimum side setbacks	3m (4.5m where dwellings address side boundaries)	1.2m (3.7m where pedestrian entry is required at the side)	Single storey: 0.9m Second storey: 4m	Single storey: 4.5m (5m portion: 1.5m) Upper storeys: 6m	3m (6m where dwellings address side boundaries)	0.9m (4.5m where dwellings address side boundaries)	0.9m (1.2m for side entrance)
Minimum rear setback	15% site length	4m (12m-14m separation between rows of houses)	3m Second storey: 4m	Single storey: 4.5m (5m portion: 1.5m) Upper storeys: 6m	6m	7m, plus 3.5m separation between rows of dwellings, (refer figure 9)	7m
Minimum landscaped area	40% of site (incl. deep soil zone)	30% of site	Lots <600sqm: 20% Lots >600sqm: 25% Min. 2m wide Max. 50% at front	50% (Min. 2mx2m)	See below	40% (inc. deep soil) plus 1m landscape strip along driveway	40% (inc. deep soil)
Minimum deep soil zone	30% (min. 4mx4m) of which 50% at rear/ 15% at front/ 10% communal open space)	30% of the site	N/A	30% of the site	Landscape strips along boundaries: Front: 6m wide Secondary/side: 3m Rear: 4m wide	30% (min dimension 4m)	30% (min dimension 4m)
Minimum private open space	40sqm per dwelling Min. dimension 4m	35sqm per dwelling Min. dim 5m	20% floor area (incl. principal 16sqm) per dwelling Min dim 3m	One continuous area equal to 50% of the dwelling floor area (per dwelling)	24sqm per dwelling Min. dim 3m	40sqm per dwelling	40sqm per dwelling
Dwelling size mix	N/A	A mix of sizes to be provided	N/A		A mix of sizes to be provided. Min. 10% each in large schemes.	For schemes of 10+ dwellings, 20% must have 3 or more bedrooms.	
Adaptable housing	10% dwellings to meet AS 4299	10%-20% dwellings to meet AS 4299	15% dwelling to meet AS 4299	5% to meet AS 4299 or AS 1428	10% AS 4299 20% Silver level of Universal Design	15% dwellings to meet *Livable Housing Guidelines* (2012) silver level design. This is discussed further in Appendix C.	

Table 4 – Key DCP controls for residential flat buildings (RFBs) and manor houses and recommendations for harmonisation

Control	Parramatta DCP	Auburn DCP	Holroyd DCP	The Hills DCP	Hornsby DCP	Recommendation	
						Manor houses	RFBs
Minimum site frontage	Primary: 24m Secondary: 18m	R4 zone: 26m B4 zone: 20m	24m	30m	30m-40m (based on height)	15m	24m
Site coverage	N/A	Max. 50% of site	Max. 30% of site	N/A	N/A	Not considered necessary. Duplicates other controls.	
Minimum front setback	Primary: 5m-9m Secondary: 3-5m	4m – 6m	As per prevailing (minimum of 6m)	Primary: 10m Secondary: 6m	9m – 10m (based on height)	As per prevailing setback (min 6m) Classified Rd: 10m	
Minimum side setbacks	As per *Apartment Design Guide*	3m	3m	6m	6m – 9m (based on height)	0.9m (1.2m for side entrance)	As per Apartment Design Guide
Minimum rear setback	15% site length	10m (2m to rear lane)	20% site length 30% (> 5 storeys)	8m	6m – 10m (based on height)	30% site length (min 10m)	6m (2-4 storeys) 9m (5-8 storeys) 12m (9+ storeys)
Minimum landscaped area	40% of site (incl. deep soil zone)	As per deep soil zone requirement	30% of site	50% of site (min 2mx2m)	As per deep soil zone requirement	40% (inc. deep soil) plus 1m landscape strip along driveway	40% (inc. deep soil) plus 1m landscape strip along driveway
Minimum deep soil zone	30% (min 4mx4m) of which 50% at rear of site	30% of site area	N/A	N/A	Deep soil areas along boundaries, to be min width of: Front/side: 6m-7m Rear: 4m-7m	30% (min dimension 4m)	30% (min dimension 4m)
Minimum private and communal open space	Private: 10sqm per dwelling (min. dimension 2.5m) Communal: 10sqm per dwelling	Private: 8sqm-9sqm/dwelling (min. dimension 2.5m) Communal: Min. dimension 10m	Private: 10sqm per dwelling (min. dimension 2.5m) Communal: Greater of 10sqm/dwelling or 30% of site area (Min. dimension 4m)	Private: 10sqm per dwelling (min. dimension 2.5m) Communal: 20sqm per dwelling	Private: 4sqm-15sqm (depending on unit size) Communal: Min. 50sqm (Min. dimension 4m-6m)	1 bed/studio: 8sqm 2+ bed: 12sqm Ground floor unit: 16sqm Min. dimension: 3m	As per *Apartment Design Guide*
Dwelling size mix	10-20% 1bed/studio 60-75% 2 bed 10-20% 3 bed	A mix of sizes to be provided	A mix of sizes to be provided (Max 20% studios and 1 bed)	Max 25% studio and 1 bed Min 10% 3+ bed	Min. 10% each	A mix of sizes should be provided.	Schemes of 10+ units: 10-20% 3+ bed; 60-75% 2 bed; 10-20% 1 bed/studio
Adaptable housing	10% apartments to meet AS 4299	10%-20% apartments to meet AS 4299	15% apartments to meet AS 4299	5% apartments to meet AS 4299 or AS 1428	10% apartments to meet AS 4299 20% units to meet silver level of Universal Design	15% dwellings to meet *Livable Housing Guidelines* (2012) silver level design. This is discussed further in Appendix C.	

5. Non-residential zones

This section covers key issues relating to neighbourhood and local centres, general industrial zones and public open space (parks and reserves), which are covered by more than one LEP applying within the LGA.

5.1. Neighbourhood and local centres

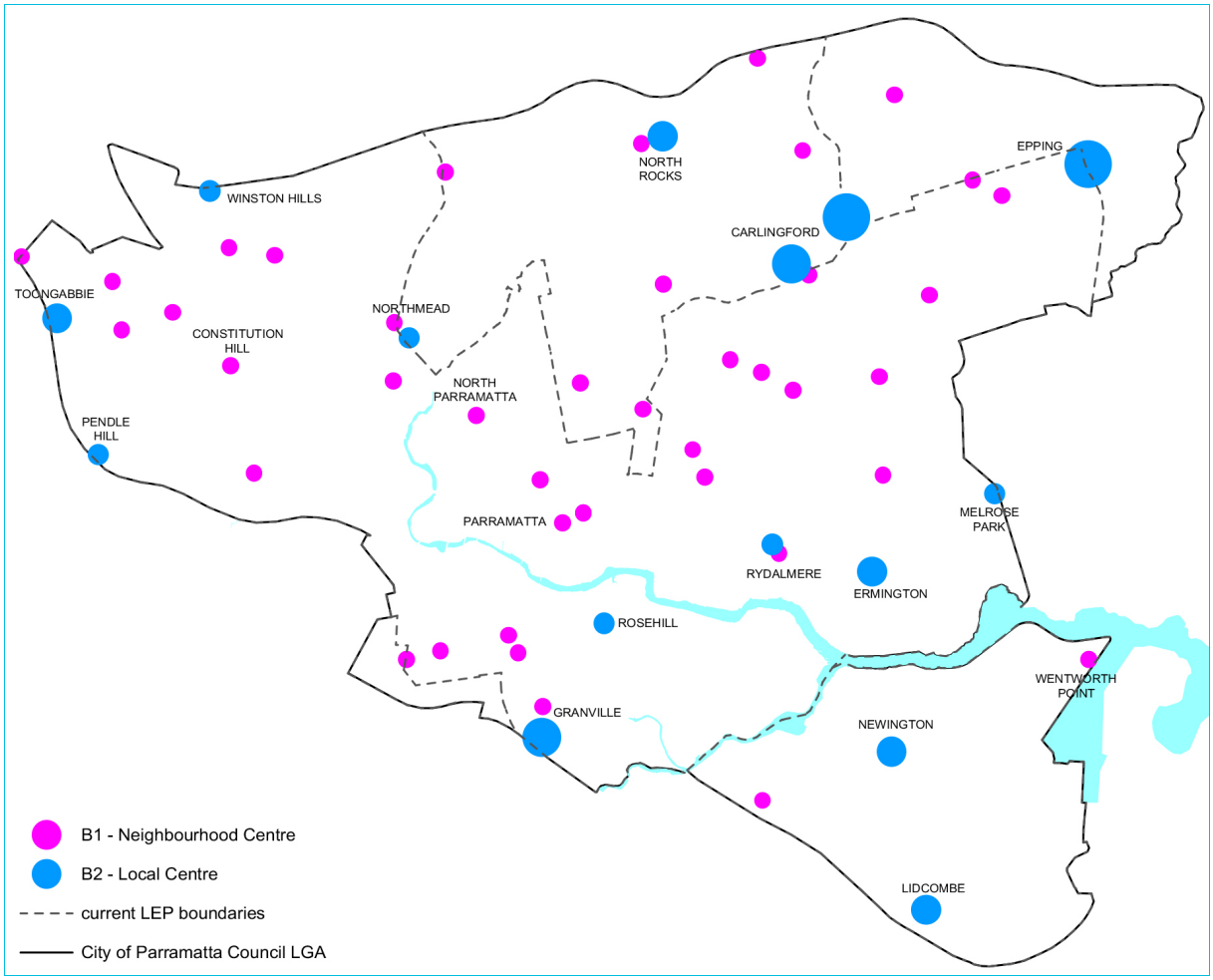
Neighbourhood and local centres account for a relatively small proportion of land in the LGA (approximately 1%), but play an important role in providing retail and commercial services for the community.

B1 Neighbourhood Centre zones provide small-scale retail, business and community uses to support local residents and workers. These centres tend to serve a small catchment and are often surrounded by low density residential neighbourhoods.

B2 Local Centre zones provide a range of retail, business, entertainment and community uses that serve residents, workers and visitors from a wider catchment.

Key differences between land use controls applying to the B1 and B2 zones relate to differences in permitted uses, as well as height and FSR controls.

Figure 10 – Existing local and neighbourhood centres in the LGA (B1 and B2 zones)



Differences in permitted land uses

There are inconsistencies between LEPs in the types of land uses permitted in B1 and B2 zones, particularly relating to different types of housing, tourist and visitor accommodation, and advertising billboards:

- **Residential accommodation**: Housing above ground floor retail or business premises ('shop top housing') is a mandatory permitted land use in the B1 and B2 zones under the *Standard Instrument LEP*. However, Council has discretion on the other types of housing it permits in these zones. Currently, residential flat buildings (RFBs) are permitted in the B1 zone under Auburn and Hornsby LEPs, and in the B2 zone under Auburn and The Hills LEPs. Multi-dwelling housing is permitted in the B1 zone under Hornsby LEP and the B2 zone under The Hills LEP.
- **Tourist and visitor accommodation**: Auburn LEP permits tourist and visitor accommodation including hotels, bed and breakfasts and backpacker accommodation in the B1 zone. Parramatta LEP only permits bed and breakfast accommodation, while Hornsby and The Hills LEPs do not permit any types of tourist and visitor accommodation in the B1 zone. All LEPs consistently permit tourist and visitor accommodation in the B2 zone.
- **General advertising**: Auburn LEP permits advertising structures such as billboards in both the B1 and B2 zones. Hornsby LEP permits them in the B2 zone. Parramatta and The Hills LEPs do not permit them in any of the zones in the LGA. General advertising signage is different to business and building identification signage, which relates to the specific uses on a site, and are permitted in most zones.

It is suggested to:

Prohibit RFBs and other forms of housing, except 'shop top housing'	While housing can contribute to the vitality of centres and provide homes close to services, it is important that the ground floor uses remain non-residential to provide active street frontages and space for retail and businesses to operate. Design controls for shop top housing will be included in the DCP to ensure good design outcomes are achieved including an acceptable level of residential amenity. These will generally be consistent with the requirements of the *Apartment Design Guide* that apply to most RFB developments, with additional controls for setbacks, landscaping and noise mitigation based on those in the Parramatta DCP. Where sites are too deep to feasibly accommodate commercial premises across all of the ground floor, a site-specific provision will be used to permit RFBs to be built on the rear of the site as an additional permitted use. One such site has been identified: • 48A Oxford Street, Epping <u>Alternative option – permit RFBs but require ground floor non-residential</u> An alternative approach would be to permit RFBs in B1 and B2 zones, but require the provision of non-residential uses on the ground floor. Such an approach would provide more flexibility for how sites can be developed as not all of the ground floor would necessarily need to have commercial uses. A broader range of uses could be provided below housing, such as community uses. However, such an approach would provide less certainty about how much commercial floor space would be delivered in a centre. Other residential uses, such as town houses and detached dwellings, are not considered appropriate as they would not provide the opportunity for ground floor commercial uses to be provided within centres, particularly on smaller sites.

Prohibit advertising structures	It is proposed to prohibit general advertising structures (such as billboards) in the B1 and B2 zone, and all other zones in the LGA. This is the approach across the majority of LEPs that currently apply in the LGA. Advertising structures that do not relate to the specific use of a site are not considered an appropriate use due to their visual impact. Building and business identification signage will continue to be permitted.
Prohibit tourist and visitor accommodation, other than bed and breakfasts, in the B1 zone	This is consistent with the majority of LEPs that currently apply in the LGA. Neighbourhood centres tend to be located within low density residential neighbourhoods. Tourist and visitor accommodation are not considered appropriate in these locations due to the potential for unacceptable amenity and traffic impacts and their distance from tourist attractors. Bed and breakfast accommodation is the exception as these are permitted in residential zones and are limited in size by the LEP to no more than 3 bedrooms.

A full outline of the differences between land uses permitted in the B1 and B2 zones by different LEPs, and proposals for bringing consistency across the LGA, is provided in Appendix B.

Height and floor space ratio (FSR) controls

All LEPs apply both height and FSR controls to B1 and B2 zones. There is considerable variation in the controls currently applying to different neighbourhood and local centres across the LGA due to the different constraints and opportunities of each location. Consequently, it is not proposed to introduce blanket FSR and height controls to the B1 and B2 zones and the current LEP controls will be retained. It is proposed to apply a height limit to sites that do not currently have one:

Add a height limit to shops at 482-500 North Rocks Rd, Carlingford	It is proposed to add a height control of 9 metres to this site to match the current FSR of 0.5:1 as no height controls currently exist. This approach is consistent with the approach in other B1 zones.

5.2. General industrial zone

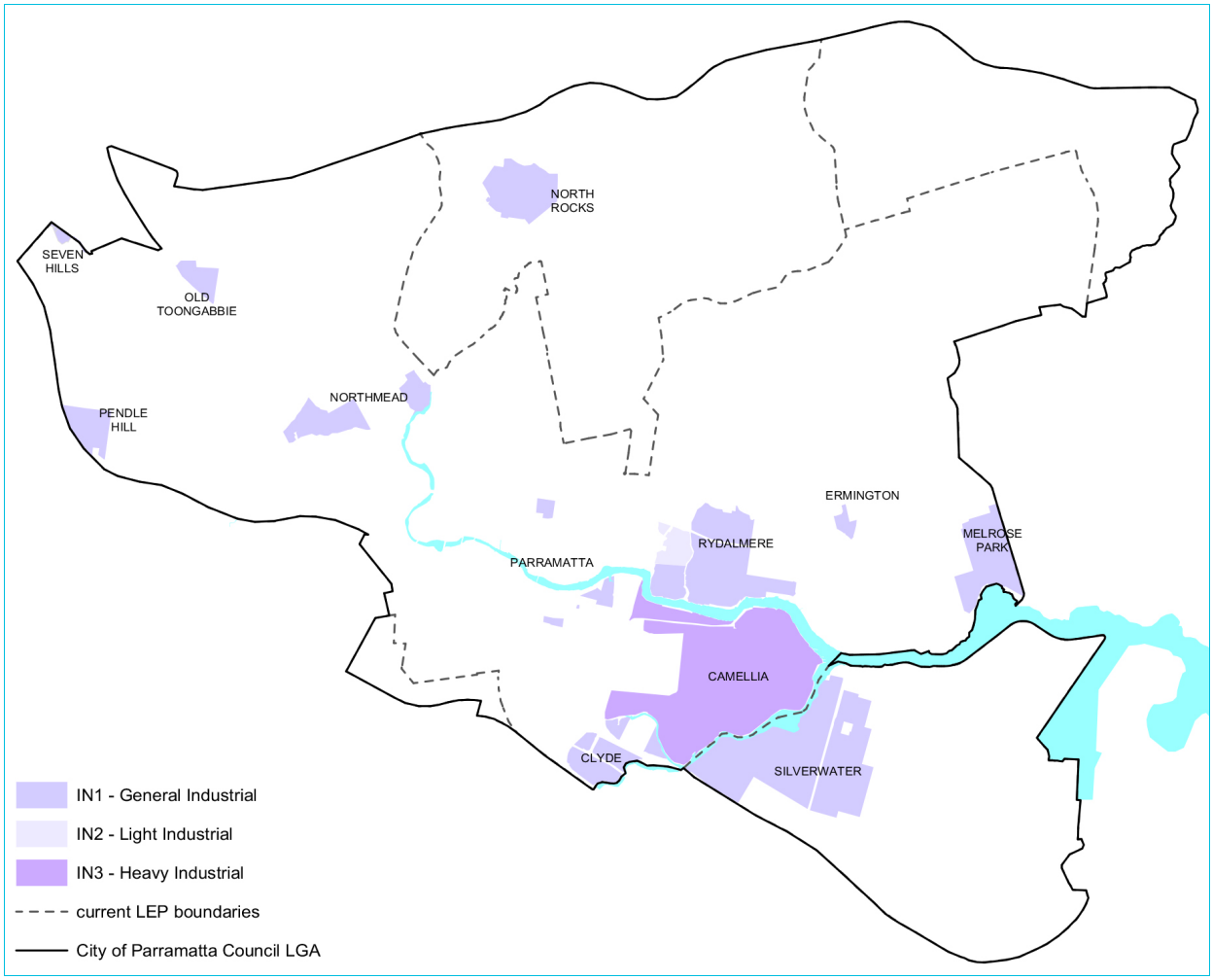
The IN1 General Industrial zone makes up the majority of industrial land across the LGA and accounts for 6% of all land. The main purpose of this zone is to protect industrial land and provide a wide range of light industrial, warehouse and related uses. A number of other non-industrial land uses that provide facilities or services to meet the day to day needs of workers in the area are also permitted.

Differences in permitted land uses

IN1 zoned land in the LGA falls under Auburn, Parramatta and The Hills LEPs. While the Holroyd and Hornsby LEPs include an IN1 zone, none of this land is located within the LGA. There are inconsistencies between the LEPs in the non-industrial uses that are permitted in the zone, including:

- **Centre based child care facilities**: This category of land use includes preschools, long day care and out of school hours care facilities (excluding school based facilities). These uses are currently prohibited in the IN1 zone under Auburn LEP. Parramatta and The Hills LEPs permit them.
- **Tourist and visitor accommodation**: The Hills LEP permits hotel and motel accommodation and serviced apartments in the IN1 zone. Parramatta and Auburn LEPs prohibit them.
- **Food and drink premises**: Auburn LEP only permits restaurants or cafes in the IN1 zone. Other land uses such as pubs, takeaway food and drink premises and small bars are prohibited. Parramatta and The Hills LEPs permit the full range of these uses.
- **Function centres** and **registered clubs**: Only Auburn LEP permits function centres in the IN1 zone and only The Hills LEP permits registered clubs in the IN1 zone.

Figure 11 – Existing industrial zones in the LGA



It is suggested to:

Prohibit child care centres in industrial zones

While there is an ongoing need for child care facilities across the LGA these need to be appropriately located and designed to provide good quality environments for children. Recent proposals for child care centres have highlighted the difficulties of designing suitable facilities within industrial areas.

There are concerns with noise and air pollution from the industrial uses that may be located in IN1 zones, leading to an over-reliance on indoor 'simulated outdoor space' and a resulting lack of access to fresh air. There are also potential safety issues from heavy vehicle movements and incompatibility with other uses permitted in industrial zones, such as brothels.

Under this option, it is also proposed to prohibit child care centres in the IN2 Light Industrial zone, for the reasons outlined above.

While child care centres will be prohibited in industrial zones, there is opportunity for their provision in other commercial and residential zones, subject to meeting relevant design and management requirements. Council will also continue to negotiate for delivery of child care centres in new urban precincts, where demand is greatest.

	Alternative option – permit child care centres in the IN1 zone An alternative option would be to permit child care centres in industrial zones, as is currently the case under both Parramatta and The Hills LEPs. Such an approach would offer additional sites for child care facilities that could service the worker population and help to meet the LGA's child care needs. However, Council is limited in the DCP controls it can put in place to safeguard against poor design and amenity outcomes and would need to rely on the State Government's *Education and Child Care SEPP* and *Child Care Planning Guideline*, which override DCP controls. It is noted that both the Guidelines and SEPP include additional considerations for child-care centres proposed in industrial areas, including their compatibility with neighbouring uses and whether the proposed location will pose a health or safety risk to children, visitors and staff.
Prohibit tourist and visitor accommodation in the IN1 zone	This is consistent with the majority of LEPs. IN1 zones do not provide a good level of amenity for visitors as they lack services and access to centres, particularly outside business hours. There are opportunities for temporary or visitor accommodation to be provided in other zones without taking up land that could be used for employment uses. Alternative option – permit visitor accommodation in specific locations An alternative option would be to permit visitor accommodation in some industrial locations through a site-specific provision in the LEP. For example, continuing to permit these land uses in the North Rocks Employment Precinct, where The Hills LEP provisions currently apply. However, site investigations have not identified this precinct as a suitable location for tourist and visitor accommodation, given the lack of permeability into the estate, distance from town centres and potential conflicts with industrial uses. Part of the precinct is also bushfire prone.
Permit all types of food and drink premises in the IN1 zone	This is consistent with the majority of our current LEPs. Pubs, take-away food and drink premises and small bars will provide services to workers, consistent with the objectives of the zone. Restaurants and cafes are already consistently permitted in IN1 zones across the LGA.
Prohibit function centres and registered clubs in the IN1 zone	This is consistent with the majority of our current LEPs. These uses are not considered appropriate in industrial zones as they serve large numbers of customers from outside the area and are better located in commercial areas.

A full outline of the differences between land uses permitted in the IN1 zone by different LEPs, and proposals for bringing consistency across the LGA, is provided in Appendix B.

Differences in key development controls for IN1 zones

LEPs apply different height, FSR and minimum subdivision controls to IN1 zones across the LGA. No changes are proposed to these controls at this stage as the Greater Sydney Commission is currently leading on a review of all industrial lands in the Central City District. Council will review the need for amendments to LEP controls following the completion of this work.

All DCPs contain general controls for industrial development, including for setbacks, landscaping, hours of operation, noise and pollution. These will be reviewed and a consistent set of controls for the LGA included in the DCP. Further detail is provided in Appendix C.

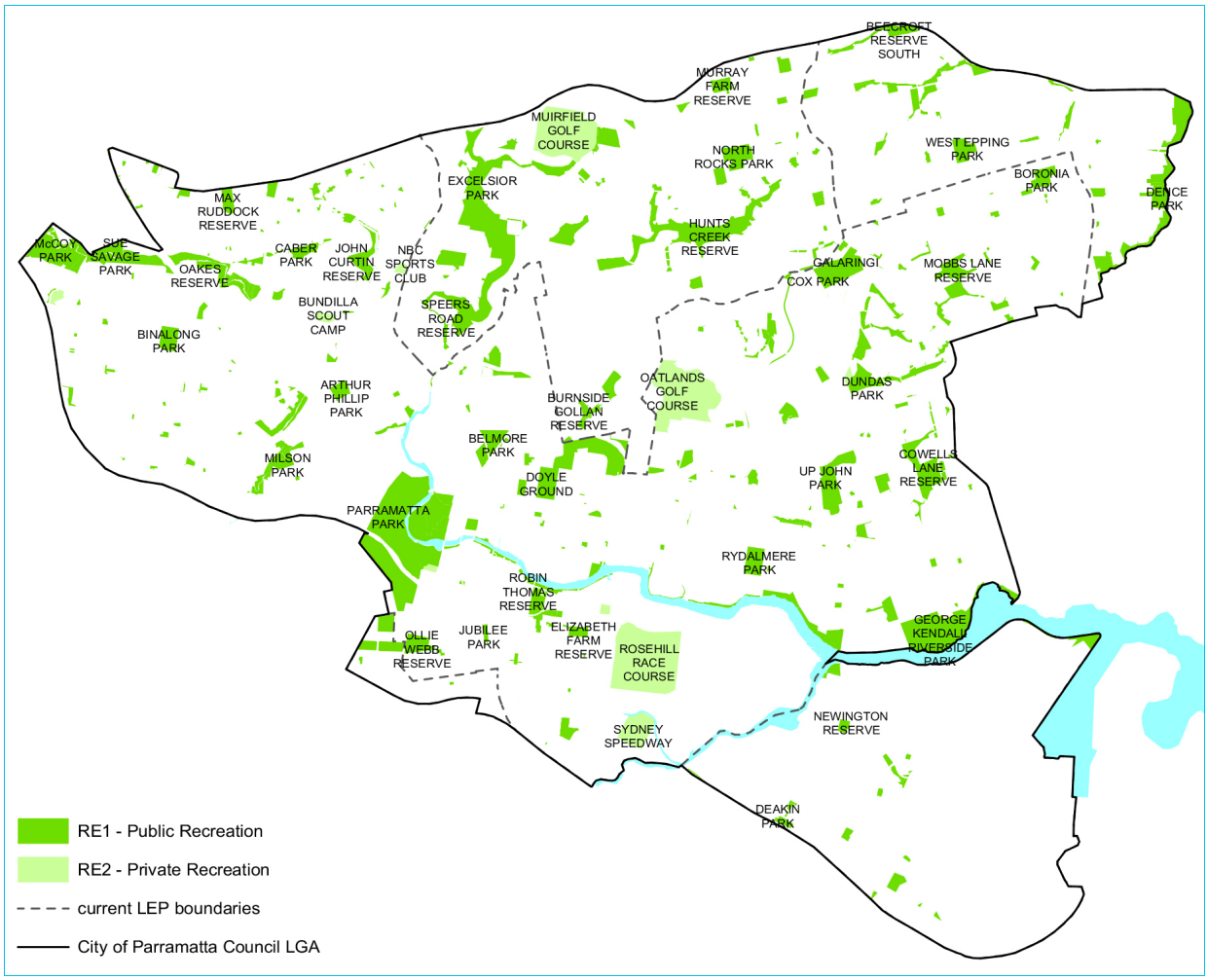
Other industrial zones

The LGA also contains land zoned IN2 Light Industrial and IN3 Heavy Industrial, however this land only falls under the Parramatta LEP. As such, harmonisation is not required and no changes are proposed with the exception of a potential change to the permissibility of child-care centres to reflect proposals for the IN1 zone (as outlined above) and prohibiting 'artisan food and drink premises' in the IN3 zone in response to changes recently introduced by the State Government (refer to Appendix A).

5.3. Public open space zones

The RE1 Public Recreation zone comprises approximately 8% of all land in the LGA. Its main purpose is to provide land for a range of public open space, recreational and compatible land uses.

Figure 12 – Existing open space zones in the LGA



There are some inconsistencies between the LEPs in the types of land uses permitted in RE1 zones, including:

- **Centre based child care facilities**: These uses are currently permitted in the RE1 zone under all LEPs, apart from Parramatta LEP which prohibits them (with the exception of on Jubilee Park, Subiaco Creek Reserve, Arthur Phillip Park and Thomas Wemyss Park).
- **Commercial uses**: There are differences in where LEPs permit restaurants, cafes, take-away food and drink premises and markets in the RE1 zone.

It is suggested to:

Prohibit child care centres in the RE1 zone, however permit them on specific sites, where appropriate	Park settings provide a good quality environment for child care centres, providing children with direct access to the outdoors and recreation facilities. However, locating child care centres in open spaces reduces public access to open space, of which there is an increasing shortage of and need for as the city grows and less residents have access to backyards. Under this option, child care centres can be identified as permitted uses on individual open spaces where circumstances justify. This will include those sites on which child care centres have recently been permitted under the Parramatta LEP. While child care centres will be prohibited in RE1 zones, there is opportunity for their provision in all commercial and residential zones, subject to meeting relevant design and management requirements. Council will also continue to negotiate for delivery of both open space and child care centres in growth areas, where demand is greatest. Alternative option – Permit child care centres on all RE1 land An alternative option would be to permit child care centres on all RE1 zoned sites, as is currently the case under all LEPs, except the Parramatta LEP. Such an approach would offer additional child care spaces in the LGA to help meet need. However this would be at the cost of community access to increasingly important public open space, which could have negative impacts on the community, particularly in high density areas and those with access to fewer or smaller open spaces.
Permit restaurants, cafes, take-away food and drink premises, and markets in the RE1 zone	These uses can complement recreational activities, enhancing the use and enjoyment of open spaces by the public. Furthermore, markets tend to be occasional uses and food and drink premises can be designed to be small or temporary to minimise the open space they occupy. Any such development would be subject to a necessary approvals process before they can go ahead and would need to be consistent with the public land classification and Plans of Management adopted by Council. Alternative option – Only permit these uses on specific sites While these uses are likely to be small/occasional, they will still occupy increasingly valuable open space and include structures, with the impact on loss of open space unable to be totally avoided. This would reduce the space available for other community and recreational uses such as playgrounds and green space, which would particularly impact the amenity and useability of smaller open spaces. An alternative option would be to only permit these land uses on certain open spaces, such as the larger ones in the LGA where we may want to provide a mix of facilities for the public and have the capacity to accommodate them.

A full outline of the differences between land uses permitted in the RE1 zone by different LEPs, and proposals for bringing consistency across the LGA, is provided in Appendix B.

5.4. Temporary uses of land

All LEPs include a provision allowing land to be used for temporary uses. Limits are placed on how long temporary uses can be carried out for. Holroyd and The Hills LEPs prescribe a limit of 52 days in a 12 month period. All other LEPs applying in the LGA prescribe a time limit of 28 days. This clause needs to be reviewed so that a consistent time limit applies across the LGA.

Development consent will be required for temporary uses, unless the proposed use is classified as exempt or complying development. Currently, Parramatta LEP identifies markets on land owned and managed by Council (such as parks or squares) as exempt development. Other events, such as a community event, may need to submit a DA.

In addition, events and other temporary uses on land owned and managed by Council (such as parks and squares) may also require other types of approval or permits, such as under the *Roads Act 1993* and *Local Government Act 1993*. The need for multiple approvals can cause confusion and create a regulatory burden on event organisers including community groups. Events are very important for the LGA, as they facilitate tourism and growth and bring in approximately $18.8 million to the local economy each year.

It is proposed to:

Permit temporary uses of land for a maximum of 52 days in a 12 month period, subject to necessary approvals being granted	This is suggested instead of a 28 day limit as extending the maximum time period to 52 days would allow more community events to be held on public land. A longer time period will also facilitate tourism and economic growth in the LGA given the contribution that events make to the local economy. Any proposals would still be required to go through an application process which will consider the appropriateness and impacts of a proposed temporary use and identify necessary conditions and mitigation measures that need to be put in place.
Identify markets and other temporary events on land owned or managed by Council as 'exempt development' under the LEP	It is proposed to apply the exemption to all land owned or managed by Council across the LGA, which includes parks, squares and local streets. The exemption would also apply to Crown reserves managed by Council under the *Crown Land Management Act 2016*. A site wouldn't be able to be used for temporary events for more than 52 days in a 12 month period. Removing the need for a development application would help achieve a more streamlined approvals process for event organisers and community groups, removing duplication and red tape. Any proposal would still be subject to Council's permit process to ensure necessary checks and balances remain to consider potential impacts and put in place appropriate measures to address noise, traffic, environment, public health and safety. Temporary events on private land would continue to require a development application, unless they meet requirements for exempt or complying development under the *Codes SEPP*.

6. Car and bicycle parking

Parking requirements are generally contained in DCPs. These include how much car and bicycle parking is required for different land uses and how parking areas should be designed and located.

DCPs also include other controls relating to traffic management, including parking for people with disabilities, loading bays, and requirements for the provision of travel plans and car share spaces. Recommendations relating to these issues are outlined in Appendix C.

6.1. Car parking rates

There is considerable variation in requirements across our current DCPs, particularly for non-residential uses. Table 5 summarises the differences between car parking rates for common land uses and suggests recommendations for creating a consistent set of controls for the LGA.

An accessible and sustainable city is a core goal of the City of Parramatta's *Community Strategic Plan 2018-2038*. The recommended controls seek to achieve a balance between over-providing and under-providing car parking, in accordance with the following principles:

- Sufficient on-site parking is needed to avoid spill over and congestion on local streets.
- At the same time, it is important to avoid unnecessarily high parking requirements. To alleviate congestion and avoid complete saturation of the road network, we need to reduce reliance on car travel across the LGA. High parking requirements also have a larger footprint, which could result in bigger, more visually dominant garages and/or less space for trees and landscaping.
- In areas close to public transport, reduced requirements can help make sure development is not over provided with parking.

Table 5 – Suggested car parking controls

Land use	Suggested approach*
Dwelling houses and dual occupancies Holroyd, Hornsby and Parramatta DCPs require a minimum of 2 spaces per dwelling (or 1 space for smaller homes). The Hills and Auburn DCPs require a minimum of 1 space per dwelling. Auburn DCP also imposes a maximum of 2 spaces per dwelling. No other DCPs have a maximum rate.	Minimum of 1 space per dwelling
Multi-dwelling housing and residential flat buildings Minimum requirements vary across DCPs: – Studios: 0.6 – 1 space per dwelling – 1 bed: 1 space per dwelling – 2 beds: 1 - 2 spaces per dwelling – 3 beds: 1.2 - 2 spaces per dwelling – 4+ beds: 1.5 - 2 spaces per dwelling – Visitors: 0.2 - 0.4 spaces per dwelling Holroyd DCP also provides maximums (1.5 space per dwelling for 0 -1 bed, 2 spaces for 2+ beds). Parramatta and Hornsby DCPs reduce rates for	Minimum rates: – Studios: 0.6 space per dwelling – 1 bedroom: 1 space per dwelling – 2 bedrooms: 1.25 spaces per dwelling – 3 bedrooms: 1.5 spaces per dwelling – 4+ bedrooms: 2 spaces per dwelling – Visitor parking: 1 space per 4 dwellings A reduced requirement will be applied to sites within 800m of a train or light rail stop or 400m from a frequently serviced bus stop, consistent with the approach taken by Parramatta and Hornsby DCPs and Section 3J of the *Apartment*

Land use	Suggested approach*
development in proximity to public transport (reduced by approx. 0.25 spaces per dwelling). Auburn and Holroyd DCPs also reduce requirements for residential development in business zones near train stations.	*Design Guide*. The parking requirement will be reduced by at least 25% over the proposed DCP rate above. For manor houses and terraces undertaken as complying development, the *Codes SEPP* requirement of 1 car parking space per dwelling will apply.
Offices and Business premises DCP rates vary from 1 space per 50sqm GFA (Parramatta DCP) to 1 space per 25sqm GFA (The Hills DCP). Holroyd DCP includes a maximum rate of up to 1 space per 10sqm GFA, as well as a minimum requirement. Hornsby, Auburn and Holroyd DCPs reduce requirements for locations near train stations.	Minimum of 1 space per 50sqm GFA Any on-street parking along the frontage of the site may be included in the parking calculations if supported by a traffic and parking survey. Requirements will be reduced by at least 25% for sites within 800m of a train or light rail stop or 400m from a frequently served bus stop.
Retail DCP rates vary from 1 space per 50sqm GFA (Holroyd DCP) to 1 space per 18.5sqm GFA (The Hills DCP). Parramatta DCP rate is 1 space per 30sqm GFA. Holroyd DCP includes maximum of up to 1 space per 10sqm GFA, as well as a minimum requirement. Hornsby, Auburn and Holroyd DCPs reduce requirements for locations near train stations	Minimum of 1 space per 30sqm GFA
Restaurants Rates vary considerably from 15 spaces per 100sqm GFA (Hornsby DCP) to 1 space per 40sqm GFA (Auburn DCP). Hornsby DCP requires a lower level of provision in locations near train stations. Parramatta DCP requires lower provisions for the first 100sqm GFA (1 space per 30sqm GFA) and higher for additional floor space (15 spaces per 100sqm GFA or 1 per 3 seats), whichever is greater).	Required parking to be confirmed through a traffic and parking assessment. As a general guide: First 100sqm GFA: Minimum of 1 space per 30sqm GFA (available on-street parking cannot be counted towards this requirement) PLUS Additional GFA over first 100sqm: 15 spaces per 100sqm GFA or 1 space per 3 seats, whichever is greater.
Industrial Rates vary from 1 space per 70sqm GFA to 1 space per 300sqm GFA in the various DCPs. Parramatta applies a flat rate, whereas other DCPs have rates for specific industrial uses (e.g. factories & warehouses).	1 space per 70sqm GFA Consideration will be given to the need to specify rates for different types of industrial uses as some DCPs do.
Places of public worship Auburn, Hornsby and The Hills DCPs require a minimum of 1 space per 5 seats (or 20sqm GFA) Holroyd DCP requires a minimum of 1 space per 8.5sqm GFA Parramatta DCP has a guide rate of 1 space per 5sqm of useable floor space for first 100sqm, plus 1 space per 3sqm thereafter. Rate of provision to be determined through a traffic and parking assessment.	Apply current Parramatta DCP approach across the LGA
Child care centres Most DCPs require around 1 space per 4 children (or 1 space per 35sqm GFA) Holroyd and The Hills DCPs also require additional parking for employees (between 0.5 and 1 space per employee).	1 space per 4 children plus 1 space per employee

Land use	Suggested approach*
Suggested general provisions	
Any variations to parking rates would need to be justified and informed by a traffic and parking assessment.	
For mixed-use development, consideration will be given to sharing of parking for uses which need parking at different times of the day. Such an approach would need to be justified through a traffic and parking assessment. Parramatta DCP and Auburn DCP currently have similar provisions.	
For retail, restaurants and business uses, any on-street parking along the frontage of the site may be counted in the parking calculations if supported by a traffic and parking survey. This is consistent with the current Parramatta DCP approach.	

* These rates will not apply to sites where precinct-specific controls apply (such as the Parramatta CBD or Epping Town Centre). It is not proposed to amend any precinct-specific rates as part of the Harmonisation Project.

6.2. Requirements for the design of car parking areas

All DCPs include a range of controls governing the location, dimensions, layout, landscaping and visual treatment of car parking areas, including garages. While there is some variation in the detail of controls, the general intent is consistent across all DCPs - to ensure the safe and efficient movement of traffic and minimising the visual impact and dominance of car parking areas. It is proposed to develop a clear and consistent set of controls that will apply across the whole LGA, consistent with this aim.

Key suggested controls include:

Requirements for dwelling houses/dual occupancies, including design of garages	Garages are to be a maximum of 6.3 metres wide, or 50% of the width of the street elevation of the building, whichever is the lesser. Garages and carports are to be recessed a minimum of 300mm behind the front façade of the building. Design of garages to integrate with the design of the dwelling so that they are less dominant in the streetscape. Parking forward of the building line (e.g. hard stand area) is allowed only where it is designed and landscaped to blend into the streetscape. Where slope conditions require a basement, they should not significantly exceed the area required to meet parking requirements. Additional basement area may be counted towards FSR.
Requirements for multi-dwelling housing	Preference for parking to be located at the rear of the site, behind the front row of buildings or in a basement. Minimise the number of driveways – no more than one driveway/kerb crossing per two dwellings, or alternatively two crossings every 18 metres.
Requirements for non-residential development	Off street parking shall be provided behind or at the side of buildings and away from street frontages. No more than 20% of the total parking requirement will be permitted in the front alignment. Vehicular access is not to be provided along the boundary adjacent to residential uses.
General landscaping requirements	Landscaping should be used to screen at-grade parking and loading areas and vehicle access points to minimise their visual impact. A 1 metre landscaped strip is to be provided along the side boundary of driveways.

	Security doors are to be provided to entries to underground/undercroft parking areas to avoid 'black holes' in the façade.
Remove duplication with Australian Standards	The technical requirements for car parking areas, such as the minimum dimensions of car parking spaces and the design of circulation areas are largely governed by Australian Standards, which Council routinely applies. The DCP will be reviewed to remove duplication with these standards.

6.3. Bicycle parking

Bicycle parking requirements vary across DCPs in terms of when and how much parking is required. Typically, bicycle parking is required in apartment developments and for business and commercial uses. Some DCPs also prescribe bicycle parking requirements for other land uses, including multi-dwelling development, industrial development and education facilities. Requirements for end of trip facilities, such as lockers and showers, also vary across DCPs.

A consistent set of controls is recommended for the consolidated DCP to support a shift towards more sustainable and active forms of transport. These are outlined below.

The suggested controls have been informed by the recommendations of the *Parramatta Bike Plan*, taking into account that they will be applied to locations outside of the Parramatta CBD where demand for bicycle parking for non-residential uses is likely to be lower. Specific rates for the CBD will be developed as part of work to support the Parramatta CBD Planning Proposal.

Key suggested controls are:

Minimum requirements for bicycle parking	Apartments: 1 space per dwelling plus 1 space per 10 dwellings for visitors Commercial premises (offices, business premises, restaurants, cafe, shops): Where GFA exceeds 600sqm, 1 space per 250sqm GFA and 1 space per 500sqm GFA for visitors Industrial premises: Where GFA exceeds 2,000sqm, a requirement of 1 space per 1,000sqm will apply Primary school: 1 space per 10 staff plus 1 space per 10 students over Year 4 Secondary school: 1 space per 10 staff plus 1 space per 10 students Tertiary institutions: 1 space per 10 staff plus 1 space per 10 students on campus at any one time Other land uses: All other uses to be compliant with *Austroads (2008) Guide to Traffic Management - Part 11: Parking (AGTM11-08)* OR 0.2 spaces per car parking space that would normally be required (whichever is greater).
Requirements for the design and location of bicycle parking and end of trip facilities	Bicycle parking will be required to be designed in accordance with *Australian Standard AS2890.3* (Class B lockers for residents/staff and Class C rails for visitors). Resident/staff parking will be required to be provided within 1 level of the ground floor to ensure it is convenient and accessible to users. Visitor parking should be provided at grade near entry points to the building. For non-residential developments where bicycle parking is required, it is proposed to require 1 shower/change space per 10 staff bicycle spots and 1 locker per staff bicycle parking spot. End of trip facilities will support workers cycling to commercial premises.

7. Environmental sustainability

This section covers key issues of importance relating to biodiversity and vegetation protection, floodplain risk management, and water and energy efficiency.

7.1. Protecting biodiversity

The LGA has 461 hectares of remnant bushland (approximately 5.5% of all land) comprising important remnant native vegetation and providing habitat to many native plant and animal species including endangered and threatened species, populations and ecological communities. In addition, approximately 33% of the LGA is covered with tree canopy, contributing to local character and amenity and helping keep our urban environment cool.

Protecting and enhancing our natural environment is a key ambition of both our *Community Strategic Plan 2018-2038* and *Environmental Sustainability Strategy 2017*.

Differences in controls for bushland

Much of our bushland is located in the north of the LGA along waterways, including Lake Parramatta, Toongabbie Creek, Darling Mills Creek, Hunts Creek and Terrys Creek. These bushland reserves are not consistently zoned across LEPs. Parramatta LEP zones them E2 Environmental Conservation, while Hornsby and The Hills LEPs zone them RE1 Public Recreation (with the exception of two sites under The Hills LEP, which are zoned E2). There is one site zoned E2 under the Auburn LEP, with no bushland reserves covered by the Holroyd LEP.

Outside of public reserves, ecologically significant vegetation can be found on privately owned land. All LEPs, with the exception of Auburn LEP, include a map that identifies significant vegetation on sites that do not have an environmental protection zoning. Proposed development is required to avoid, minimise or manage negative impacts on this vegetation.

Ecologically significant vegetation is not mapped consistently across LEPs. No land transferred from the former The Hills and Auburn LGAs is mapped on the respective LEP's Biodiversity Map, despite available evidence indicating that some sites in these parts of the LGA have high biodiversity value. Similarly, there are additional sites under Hornsby and Parramatta LEPs that have high biodiversity value that are not currently mapped.

It is suggested to:

Zone all public bushland reserves with ecological value as E2 Environmental Conservation	The E2 zone is considered to be more appropriate as it provides the highest level of protection for important bushland reserves and is consistent with Council's obligations under biodiversity conservation legislation. By contrast, the focus of the RE1 zone is the provision of open space and a wide range of public recreation activities. A broad range of uses, including community facilities, recreation facilities, restaurants and cafes are permitted. These land uses are not considered suitable for bushland reserves which are restricted to minimal infrastructure, such as walking and cycling tracks and associated facilities such as seating and signage. An E2 zoning would not preclude the ongoing provision of this infrastructure or reduce existing levels of public access to bushland. Bushland reserves proposed to be rezoned are identified in Figure 13. Retaining the status quo is not recommended as this would result in an

	inconsistent approach to zoning of ecologically significant bushland across the LGA. This risks diminishing their value by creating an uneven playing field and permitting incompatible uses on some sites.
Map all bushland and vegetation with ecological value on privately owned sites on the LEP Biodiversity Map	The current zoning of these sites will remain unchanged. This approach will apply where part of a site contains significant vegetation and it is not appropriate to zone the whole site for environmental conservation (e.g. E2). Inclusion on the Biodiversity Map is not intended as a prohibition on development. Instead it will provide clarity on sites where additional considerations may be needed to address potential environmental impacts on biodiversity, consistent with obligations under biodiversity legislation. If adverse impacts cannot be reasonably avoided, the proposal will need to demonstrate how the development has been designed, sited and managed to minimise or mitigate impact. Sites with vegetation that is proposed to be added to the LEP Biodiversity Map are listed in Appendix D.
Include a DCP requirement for a 10 metre buffer zone to E2 zoned sites or vegetation mapped on the LEP Biodiversity Map	To help avoid impacts on bushland and significant vegetation, a minimum 10 metre buffer will be required to be kept clear of buildings, structures and earthworks. Such an approach is consistent with the approach in Hornsby and Parramatta DCPs. A setback of 10m is considered appropriate to the LGA's urban context and subdivision pattern, and in most cases will be able to be accommodated within rear setback requirements. Larger setbacks are considered too onerous to be achieved on the average lot. This buffer will also ensure that significant bushland and other important ecological sites are protected from clearing under the NSW Rural Fire Service's (RFS) *10/50 Vegetation Clearing Code*.

Tree protection controls

Trees play an important role in the 'greening' of our city. They make our surroundings pleasant, reduce summer temperatures and reduce glare from pavements. They also increase the value of real estate, reduce stormwater runoff and improve the quality of the air we breathe. Council's *Environmental Sustainability Strategy 2017* includes the goal to increase tree canopy cover in the LGA to 40% by 2050 (from 33% in 2016). It is therefore important to carefully manage this precious resource and to preserve the existing urban forest within our City on private and public land.

All DCPs have controls for tree and vegetation protection. Council recently adopted amendments to the Hornsby DCP to increase the tree protection controls and align them with the Parramatta DCP, however differences remain between the other DCPs, particularly in the size of trees protected:

- Parramatta and Hornsby DCPs: Trees over 5 metres are protected.
  Plus, mangrove vegetation and any tree on public land is protected, irrespective of size. Any tree that is in a heritage conservation area, Aboriginal place or part of a heritage item or Aboriginal object is also protected, irrespective of size.
- Auburn DCP: Trees over 3.5 metres are protected (or with a copy spread over 4 metres/trunk width over 40cm). Plus, all heritage listed trees, mangroves and bushland.
- Holroyd DCP: Trees over 3.6 metres are protected.
- The Hills DCP: Trees over 6 metres are protected (or with a canopy spread over 3 metres/trunk width over 30cm).

It is suggested to:

Protect:

- **Trees over 5metres**
- **Any tree or mangrove vegetation on public land, irrespective of size**
- **Any tree that is part of heritage items, heritage conservation area, Aboriginal object or Aboriginal place, irrespective of size**

These thresholds for requiring approval to remove or pruning a tree are consistent with the Parramatta DCP and recently updated Hornsby DCP. Vegetation over the prescribed thresholds cannot be removed or pruned without approval from Council.

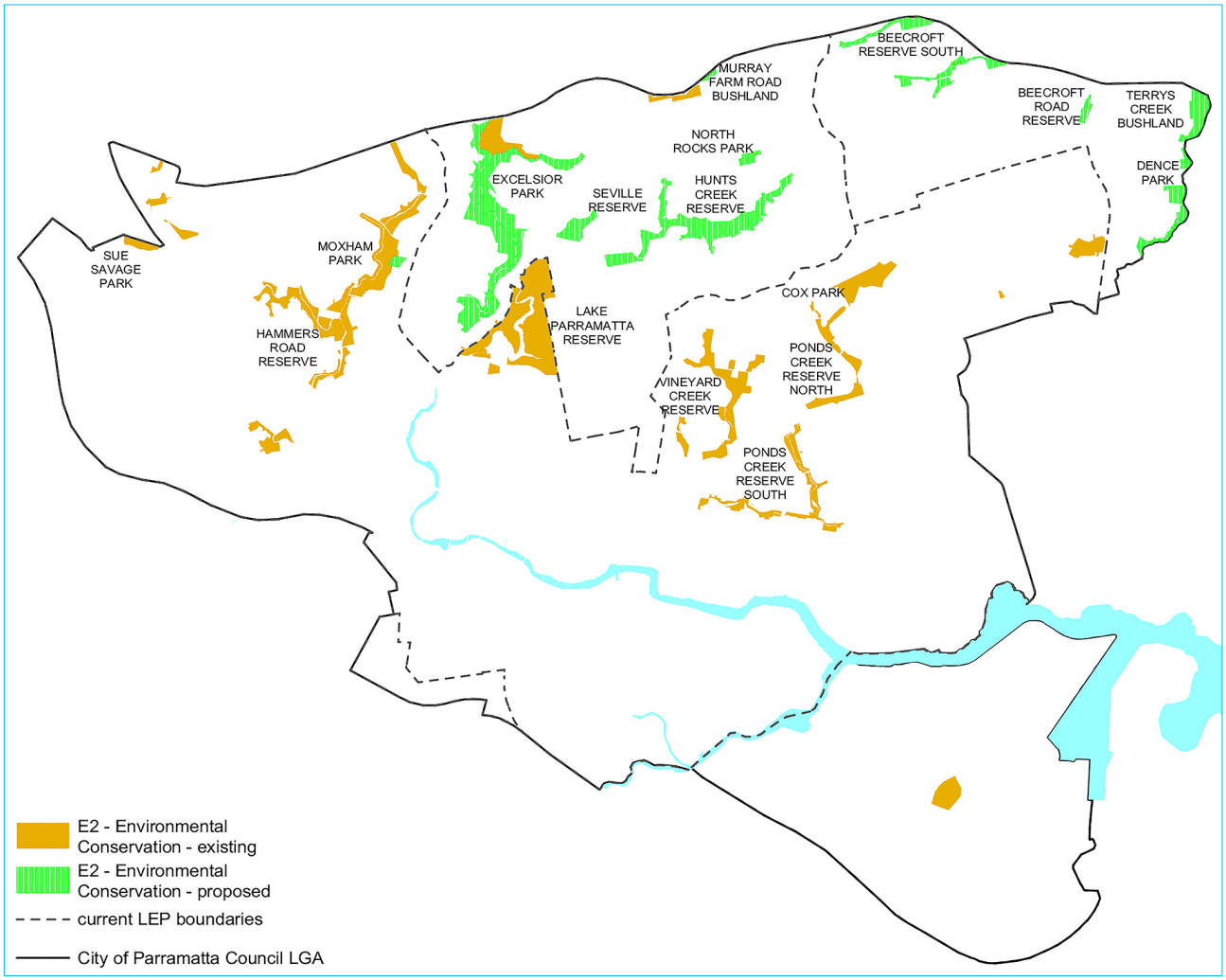
All vegetation that forms part of bushland, whether on public or private land, will also be protected and require a permit for removal.

The proposed threshold of 5 metres for trees on private properties will protect mature trees that contribute the most to amenity and tree canopy cover across the LGA. This threshold strikes a balance between protecting tree canopy cover and not placing an unreasonable burden on homeowners by requiring approval for tree works on minor vegetation that does not significantly contribute to canopy cover.

The consolidated DCP will seek replacement of any tree approved to be removed, as is Council's current practice. Other provisions of Parramatta/Hornsby DCP, such as those relating to removal of dead or dying trees and exempt tree works, will also be carried over into the consolidated DCP.

Council will also review recommended tree planting species lists in the DCP to ensure the right tree species are selected.

Figure 13 – Public bushland reserves



7.2. Protecting our waterways

The LGA has over 65km of creeks and rivers, including significant assets like Parramatta River and Lake Parramatta. Protecting and enhancing our natural environment and waterways are key ambitions of both our *Community Strategic Plan 2018-2038* and *Environmental Sustainability Strategy 2017*. This includes the goal of making the Parramatta River swimmable again. Land use plans play an important role in helping to achieve this.

Waterways are currently zoned inconsistently between LEPs. Parramatta and Auburn LEPs zone waterways as W1 Natural Waterways (with the exception of parts of Parramatta River which is zoned W2 Recreational Waterways under Parramatta LEP to reflect its range of uses). By contrast, waterways in the LGA under Hornsby or The Hills LEPs tend to be zoned the same as adjoining land, typically RE1 Public Recreation.

Where a waterway runs through privately owned land and is not zoned W1, the Parramatta LEP identifies these on a Riparian Land and Waterways Map. Proposed development is required to avoid, minimise or manage negative impacts on the waterway and the riparian corridors that run alongside them. Holroyd LEP also takes this approach, but no waterways in the LGA fall under this LEP. The Hills and Hornsby LEPs do not include similar provisions.

It is suggested to:

Zone all natural waterway corridors on public land W1 Natural Waterways	Waterways should be zoned consistently across the LGA. The W1 zone is considered to be the most appropriate zone for waterway corridors as it provides for better protection of ecology and water quality whilst allowing compatible recreation uses. Constructed channels or non-natural sections of waterways will retain their existing zoning.
Map all natural creek corridors on private land on the LEP Riparian Land and Waterways Map	The current zoning of these sites will remain unchanged. Inclusion on the LEP map is not intended as a prohibition on development. Instead it will provide clarity on sites that may require particular considerations relating to potential impact on waterways. Only natural creek corridors will be mapped. Constructed channels or non-natural sections of waterways will not be included. Sites with creek corridors that are proposed to be added to the LEP are listed in Appendix D.
Include a DCP requirement for a minimum 10 metres vegetated buffer zone to creeks (from top of the bank)	This will help preserve aquatic biodiversity, protect water quality, and maintain the stability of a creek and its bank. Such an approach is consistent with NSW Office of Water guidelines as well as Hornsby and Parramatta DCPs which require vegetated buffer areas to be maintained along waterways. A minimum setback of 10 metres is considered appropriate for development alongside smaller creek corridors, and in most cases will be able to be accommodated within rear setback requirements. For development along major waterways such as the Parramatta River, the NSW Office of Water will require larger setbacks.

There are differences in the uses permitted in W1 zones under Parramatta and Auburn LEPs. These are outlined in Appendix A along with proposals for bringing consistency across the LGA.

Stormwater management

DCPs also include controls for managing the impacts of stormwater runoff from development sites. The intent of the controls is broadly similar across DCPs, however there are some differences in the detailed requirements, such as the size of developments which are required to include stormwater treatment measures and the stormwater quality targets that are applied.

It is proposed to adopt controls consistent with Parramatta DCP, as these are considered to be reasonably comprehensive and appropriate to the type of development expected in the LGA. Some updates are being considered, including a requirement for development to reduce stormwater run-off by 10% and for three-year contracts for the maintenance of on-site water treatment technology to be put in place. These requirements will apply to schemes that are required to incorporate stormwater treatment measures (such as residential development of 5 or more dwellings on sites of 1,500sqm or more). Further information is outlined in Appendix C.

7.3. Planning for flooding

Flooding is an important issue that affects significant parts of the LGA. Our network of creeks and rivers is at risk of flooding at some point in the future. In the worst possible flood approximately 23% of the LGA could be covered in floodwater. A significant proportion of this falls within land to which Parramatta DCP applies.

The consequences of flooding can range from minor inconvenience through to major social, environmental and economic damage, with loss of life being the most serious of all possible consequences. Minimising the impact of flooding on the community is a key goal of the *Environmental Sustainability Strategy 2017*.

Differences between LEP provisions

All LEPs contain a clause that prescribes general considerations for development on flood prone land. These clauses are generally consistent, with the main difference being whether to include a map identifying flood prone land. It is proposed to retain a flood planning clause in the consolidated LEP. It is not proposed to include a map in the LEP as one is not required to operate the clause and consistent flood mapping for the whole LGA does not currently exist. Council has commenced detailed work to review and update the flood mapping for the LGA, however this is not expected to be finalised within the timeframes of preparing the new LEP.

Differences between DCP provisions

DCPs set out more detailed controls for addressing flood risk. Parramatta, Auburn, Holroyd and The Hills DCPs take a similar approach, applying detailed development controls to development based on land use type and a site's level of flood risk. The general principles and controls are broadly consistent across DCPs, however there is some variation in the detailed design requirements, such as those for car parking areas and emergency evacuation.

The DCPs generally limit the most sensitive and critical uses to locations with the lowest flood risk, however there are some differences. Parramatta DCP considers sensitive land uses such as child care centres, hospitals, schools and seniors housing unsuitable anywhere within the extent of the largest flood that could ever occur (known as the 'Probable Maximum Flood'). Holroyd DCP allows these uses in low flood risk areas, while The Hills and Auburn DCPs allow child care centres and seniors housing on low and medium flood risk land. The Hills DCP also allows hospitals on low and medium flood risk land.

It is suggested to:

Restrict child care centres, schools, hospitals and seniors housing within flood prone areas	These uses cater to vulnerable occupants and need to be sited and designed to provide safe and reliable access and minimise risks to occupants from flooding. As such, they are not considered appropriate on flood prone land below the Probable Maximum Flood level. This is consistent with Council's current *Floodplain Risk Management Policy*, which

	establishes Council's strategic approach to floodplain risk management for the whole LGA. It is noted that some strategic growth precincts, such as Camellia, have extensive areas of land potentially affected by low level flooding. In such cases, the precinct planning process will need to consider how necessary social infrastructure, such as schools and child care centres, could be provided to support the new community. Alternative option – allow some sensitive uses in flood risk areas An alternative option would be to allow some sensitive uses, such as child care centres and schools, in some flood risk areas, subject to additional design measures being met (such as higher floor levels and stricter controls over evacuation). This would increase opportunity for the provision of needed infrastructure, however this will not totally eliminate risk to occupants and it may be difficult to achieve safe and reliable evacuation from a site during a major flood event.

Generally, development within high flood risk areas will be limited to low intensity open space uses and one-off minor additions or alterations to existing properties. Further detail on suggested controls, including relating to basement car parks in flood prone areas, is outlined in Appendix C. It is noted that separate flood controls are being developed for the Parramatta CBD as part of the Parramatta CBD Planning Proposal.

7.4. Water and energy efficiency

Promoting energy and water efficiency and renewable energy sources are key ambitions of both the *Community Strategic Plan 2018-2038* and the *Environmental Sustainability Strategy 2017*. Land use plans can assist in achieving these objectives by setting performance targets and design requirements for new buildings.

Mandatory requirements for residential development

Energy and water efficiency targets for residential development are set by the State Government through the Building and Sustainability Index (BASIX). DCPs are not able to mandate performance above that prescribed by BASIX.

Suggested requirements for non-residential development

Most DCPs include objectives and controls relating to water and energy efficiency and renewable energy use, however the level of detail varies and some of the language and controls are out of date and do not reflect current industry standards and ratings systems. There is an opportunity to update these controls as part of the consolidation process to reflect current industry standards and assist in achieving Council's strategic objectives.

It is suggested to:

Apply energy efficiency targets to large scale non-residential development	Hotels: Minimum 4.5-star NABERS rating or equivalent (new hotels only) Office development over 1,000sqm NLA (including within mixed use schemes and significant alterations and additions valued at over $5m): Base building to achieve a minimum 5-star NABERS rating or equivalent (140kgCO2e/sqm/year) Shopping centres/retail development over 15,000sqm GLAR: Base building to achieve minimum 5-star NABERS rating or equivalent (100kgCO2e/sqm/year

	Industrial development over 20,000sqm GFA: Minimum 5-star Green Star rating or equivalent These targets are consistent with those being considered for the Parramatta CBD and reflect current industry accepted standards. These targets will be updated should higher standards be adopted following the review of the National Construction Code by the Federal Government (due to report in 2019).
Require large scale retail and industrial development to install solar PV	The greatest opportunity for increased installation of sizeable renewable energy in the LGA is the roofs of large scale industrial and retail development. As such it is proposed to include a specific requirement for such development to install solar PV, including increases in GFA of 5,000sqm or more. The outcomes based energy efficiency targets prescribed for other types of land uses will encourage take-up of renewable energy where appropriate.
Apply water efficiency targets to large scale non-residential development	Hotels: Minimum 4-star NABERS rating or equivalent (new hotels only) Office development over 1,000sqm NLA: Base building to achieve minimum 4-star NABERS rating or equivalent (0.65kL of water use/m2/year) Shopping centres/retail development over 15,000sqm GLAR: Base building to achieve minimum 4-star NABERS rating or equivalent (0.95kL/m2/year) Industrial development over 20,000sqm GFA: Minimum 5-star Green Star rating (or equivalent) These targets are consistent with those being considered for the Parramatta CBD and reflect current industry accepted standards.
Require new high density residential and large scale non-residential development to install dual piping for recycled water use	This is consistent with the approach being considered for the Parramatta CBD. Without recycled water pipes in buildings, it is unlikely that recycled water utility investment will occur across the region. Dual piping within buildings is relatively low cost (approx. $10/sqm) compared to retrofitting at a later stage, which is virtually cost prohibitive.

Non-residential development below the proposed thresholds will be required to incorporate energy and water efficiency measures consistent with those within Parramatta DCP. Further information is provided in Appendix C.

8. Design and heritage controls

This section covers key issues of relating to design excellence, heritage, archaeology and local character.

8.1. Design excellence

Design excellence requirements aim to ensure a high standard of architectural, urban and landscape design is achieved. Generally, within the City of Parramatta LGA, there are two possible pathways for proposed development to go through to demonstrate design excellence: an architectural design competition (otherwise known as a competitive design process) or referral to the Design Excellence Advisory Panel (DEAP) for feedback.

All LEPs, except Auburn LEP, include clauses setting out requirements for design excellence. These requirements vary between LEPs, as follows:

- Holroyd LEP: Applies to a specific site not in the City of Parramatta LGA.

  Proposals over 30 metres to demonstrate design excellence, including endorsement by a design excellence panel.

  Height and density bonus on offer to proposals demonstrating design excellence.

  No requirement for a design competition.

- Hornsby LEP: Applies to all land under the LEP.

  Proposals over 29.6 metres to demonstrate design excellence by assessment against a set of principles outlined in the clause.

  No requirement for a design competition.

- Parramatta LEP: Applies to specific precincts: Parramatta CBD, Parramatta North and land in Granville at the corner of Parramatta Road, Good Street and Cowper Street.

  Proposals in these precincts over a specified size or value threshold are required to go through an architectural design competition. The specific thresholds vary by precinct/clause.

  In the Parramatta CBD, height and density (FSR) bonuses are available via the competitive design process. This is not available in other precincts/clauses.

  Proposals in these precincts below the thresholds would be referred to the DEAP and would not receive a height or density bonus.

- The Hills LEP: Applies to all land under the LEP.

  Proposals over 25 metres to demonstrate design excellence, including review by a panel of three or more people (in the City of Parramatta LGA, this would be the DEAP).

  LEP includes clauses for specific precincts outside of the City of Parramatta LGA, which require an architectural design competition for development over a certain threshold.

Regardless of LEP design excellence provisions, Council encourages the following types of development to be referred to the DEAP, where a design competition is not required:

- Residential flat buildings and shop top housing
- Large medium density housing schemes
- New buildings or extensions to existing commercial buildings in B1 – B5 zones
- Places of public worship
- Any major building work or extensions

It is suggested to:

Adopt a precinct-based approach to design competition requirements	This approach is consistent with Parramatta, Holroyd and The Hills LEPs and will apply design excellence provisions, including requirements for design competitions, to specific locations rather than a blanket requirement across the LGA. This approach allows requirements to be targeted and tailored to locations where most large scale growth is expected. The provisions applying to specific locations already identified in the Parramatta LEP will be retained. Additional precincts can be added through future updates to the LEP as part of separate precinct planning processes.
Recognise the Design Excellence Advisory Panel through the LEP	Council intends to continue operating the DEAP to facilitate design excellence in developments across the LGA where a design competition is not required, including in areas where LEP design excellence provisions do not apply. It is proposed to recognise the DEAP process and requirement for referral to the panel through an LEP provision, consistent with the approach in The Hills and Holroyd LEPs. This would apply to development within a precinct to which an LEP design excellence clause applies that is below the threshold for a design competition. This will ensure all schemes are subject to a formal design excellence pathway.

8.2. DCP heritage controls

All of the DCPs have objectives and controls for heritage items. The intent of the provisions is broadly consistent and significant changes are not considered necessary to harmonise controls, though some updates are proposed to provide clarity and ensure that the terminology is consistent with current industry language.

Generally, it is proposed to use the Parramatta DCP as the basis for controls as these provisions are considered to be relatively strong and well established in the LGA, with some additional controls being included from other DCPs where these are stronger. Controls relating to specific heritage conservation areas within the LGA will be retained in the consolidated DCP. Further information is provided in Appendix C.

8.3. DCP Archaeology controls

There are substantial differences between DCP controls relating to archaeology, in particular those relating to Aboriginal heritage. Only Parramatta and Hornsby DCPs include controls for Aboriginal heritage.

The controls of both DCPs have a similar intent, but take a different approach to determining when an Aboriginal archaeological assessment is required, with Parramatta DCP making use of a 'Sensitivity Map' to identify sites that require a detailed archaeological assessment. This map was informed by a

strategic study for the former LGA boundary. By contrast, Hornsby DCP relies on a list of locational criteria to determine whether an archaeological assessment is required.

It is suggested to:

Extend the Aboriginal Heritage Sensitivity Map to all parts of the LGA	It is proposed to adopt the objectives and controls in Parramatta DCP, and extend the Sensitivity Map to the entire LGA. If this approach is taken, a suitably qualified consultant with experience in Aboriginal archaeology will be engaged to map the new areas of the LGA. A visual representation is clearer and easier to understand than set criteria alone. Land sensitivity maps are also widely used by Local Councils in NSW and are recommended under the draft *Aboriginal Cultural Heritage Bill 2018*.

8.4. Protecting local character

Council is concerned about the impact that development built through the Complying Development pathway is having on the character of local areas. These developments generally do not need to meet local controls in the LEP or DCP, but must meet particular standards in the *Codes SEPP* (which may differ from the LEP/DCP requirements).

Consequently, Council is seeking the support of the Minister for Planning to allow LEPs to identify Special Character Areas and for these areas to be exempt from the provisions of complying development (such as the *Codes SEPP*), as is the case for heritage conservation areas.

If such an approach is endorsed by the State Government, potential special character areas will be identified in the LEP, including those already identified within Parramatta DCP, such as Winston Hills.

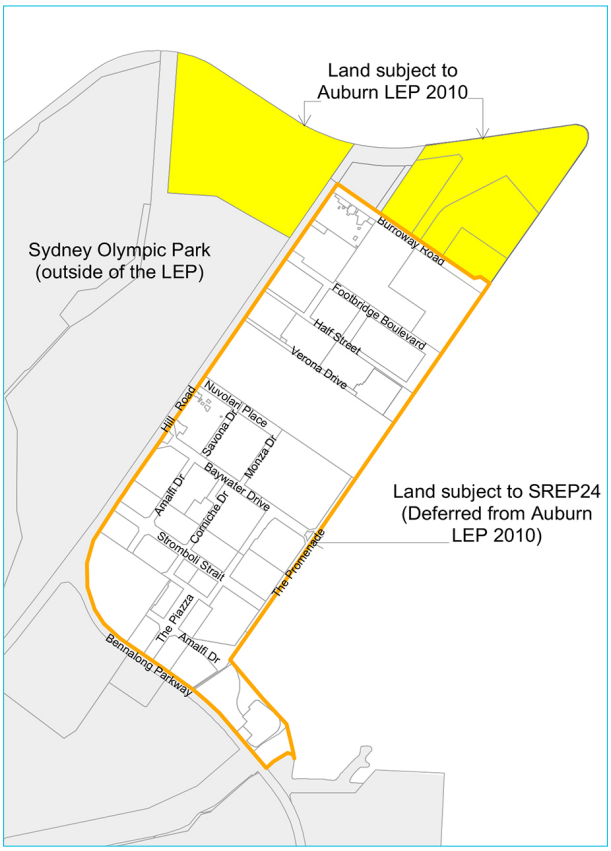
9. Rationalising land use zones

While the harmonisation process is not an extensive review of zoning or density across the LGA, some changes to LEP zones are proposed to reduce complexity and address anomalies in the land use planning framework across the LGA.

9.1. Wentworth Point

While Wentworth Point was part of the former Auburn LGA, Auburn LEP does not apply to land within parts of the precinct (refer to Figure 14). Instead, a State Government-created land use planning framework applies – *Sydney Regional Environmental Plan No. 24 - Homebush Bay Area* (SREP 24). *SREP 24* does not zone land or include development controls. Instead, key planning controls applying to Wentworth Point, such as those governing heights, density and permitted land uses, are contained within the Homebush Bay West DCP, not an LEP as is the case elsewhere. This creates additional complexity and inconsistency in the LGA's land use planning framework.

Figure 14 – Wentworth Point precinct



Council is working with the Department of Planning and Environment to transfer the existing development controls (including zoning, height and FSR) for Wentworth Point into the LEP and repeal *SREP 24*. The transfer will not result in significant policy changes as the purpose is to update the LEP to include similar provisions. As such, it is Council's intention that controls transferred into the LEP will match the current approved development outcomes and adopted planning controls for the area. Any provisions that do not need to be transferred into the LEP will remain in the DCP.

This process of transferring controls and repealing *SREP 24* is separate to developer-led proposals to amend controls for certain sites in the precinct, currently under consideration by Council.

9.2. R1 General Residential

The R1 zone is not widely used within the LGA. It is only applied to the former Channel 7 site at Epping (under the Parramatta LEP) and land within the Carlingford Precinct (under The Hills LEP). No other LEPs applying in the LGA adopt the R1 zone.

The aim of the R1 zone is to provide a variety of housing types and densities, compared to other residential zones (R2, R3 and R4) which tend to focus on a specific density. However, in practice, development of the R1 zones in the LGA has been predominantly for residential flat buildings, consistent with an R4 High Density Residential zone.

As such it is proposed to phase out the R1 zone and continue to use other residential zones to provide more certainty as to the desired mix of housing forms and densities sought in different locations.

The currently zoned R1 sites will be rezoned to a mix of R3 Medium Density Residential and R4 High Density Residential to reflect the built or approved development in these locations. Refer to Appendix D for more information.

9.3. RU3 Forestry zone

The RU3 zone is only applied to one site in the LGA at 102 Murray Farm Road, Carlingford (under The Hills LEP). This site is currently occupied by the North Rocks RFS.

The aim of the RU3 zone is to enable development for forestry purposes and other development that is compatible with forestry land uses. This zone is not considered appropriate given the urban context of the LGA and the current use of the site by the RFS. An SP1 Special Activities zone is considered more appropriate.

It is proposed to rezone the site to SP1 Special Activities and not include the RU3 zone in the consolidated LEP.

9.4. E3 Environmental Management

The E3 zone only is only applied to one site in the LGA at 166A Windsor Road, Northmead (former Moxham Quarry) under Parramatta LEP. The objective of the E3 zone is to protect, manage and restore areas with special ecological significance. A limited range of development, including dwelling houses and community facilities is permitted in the zone.

This zone is not considered the most appropriate for the site as it contains Sydney Turpentine-Ironbark Forest (classified as Endangered Ecological Community) and meets the definition of a 'wetland' under the NSW Wetlands Policy. The former quarry is also a listed heritage item under Parramatta LEP. An E2 Environmental Conservation zoning is considered more appropriate.

It is proposed to rezone the site to E2 Environmental Conservation, consistent with the adjoining bushland reserve, and not include this zone in the consolidated LEP.

9.5. E4 Environmental Living zones

The E4 zone is only applied to two sites in the LGA, under The Hills LGA – 11-13 Pye Avenue, Northmead and bushland adjoining the RFS site off Murray Farm Road, Carlingford (refer to maps in Appendix D). The E4 zone aims to provide for low-impact residential development in areas with special ecological, scientific or aesthetic values. This zone is not considered the most appropriate zone for these sites:

- **11-13 Pye Avenue, Northmead**: The site was developed for townhouses in 2001 under the former Baulkham Hills LEP 1991. The site adjoins bushland, but does not itself contain any substantial vegetation. A R2 Low Density Residential zoning is considered appropriate, consistent with the low density residential zoned land immediately to the north and overall low density of the development on the site (which has an estimated FSR of 0.3:1). It is not proposed to change the current HOB or MLS controls applying to the land. There is no current FSR applied to the site under the LEP – as such an FSR of 0.3:1 is suggested, to match the current built form on the site. Alterations or additions to the existing townhouses can be carried out under 'existing use rights'.
- **Bushland off Murray Farm Road, Carlingford**: This site contains substantial native vegetation - Coastal Enriched Sandstone Dry Forest - as such it is not considered suitable for housing development. An E2 zoning is more appropriate than an E4 zoning and is consistent with the approach taken to remnant bushland along the M2 corridor.

It is proposed to rezone the sites as outlined above and not include the E4 zone in the consolidated LEP.

10. Next steps

10.1. How to make a submission

This Discussion Paper is being exhibited from **Monday 21 January 2019 to Monday 4 March 2019**, inclusive. You can provide feedback during this time in one of the following ways:

- Email the project team at: planningharmonisation@cityofparramatta.nsw.gov.au with the subject line "*Land Use Planning – Harmonisation Feedback (F2018/03007)*"
- Submit a response online via Council's engagement portal: www.oursay.org/cityofparramatta
- Write us a letter, addressed to: City of Parramatta Council, PO Box 32, Parramatta NSW 2124, ATTN: Land Use Planning Harmonisation (Ref: F2018/03007)

All submissions are to be received by 5.00pm Monday 4 March 2019.

Contact us

You can contact the Land Use Planning Harmonisation Team on (02) 9806 5050.

If you have accessibility concerns, please contact the National Relay Service at *http://relayservice.gov.au* and provide them with the City of Parramatta contact number: (02) 9806 5050.

For non-English speakers, phone interpretation services are available by TIS National on 131 450.

10.2. What happens to my submission?

Letters of acknowledgment will be provided for written submissions.

All submissions will be carefully considered by staff and will inform the preparation of new land use plans by the City of Parramatta. The outcomes of the consultation will be reported to Council.

Persons making a submission should note the following regarding personal information included in your submission:

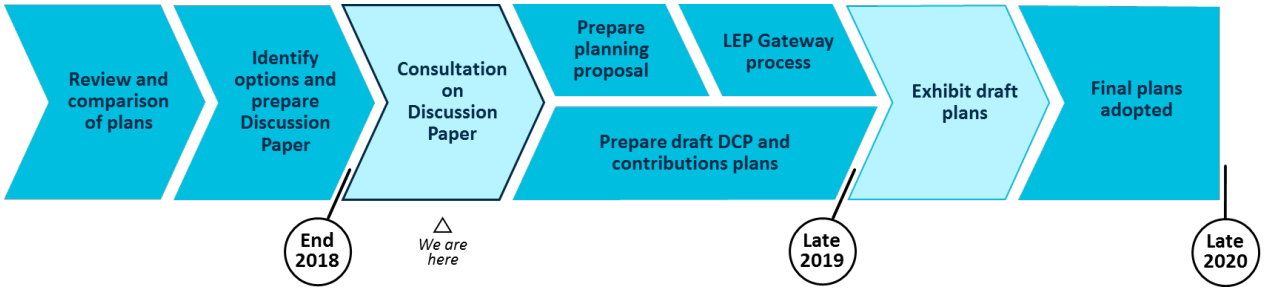
- Purpose of collection: Should you wish to make a submission on the publicly exhibited matter, Council will be collecting your personal information in order to enable Council to properly consider your submission (as required by law) and communicate further with you about this matter if required.
- Intended recipients: The intended recipient of the information is City of Parramatta Council.
- Supply: While the supply of this information is voluntary, the personal information you provide will enable Council to properly consider your submission (as required by law) and communicate further with you about this matter if required.
- Access/Correction: Your personal information can be accessed by you and may also be available to third parties in accordance with the City of Parramatta's Access to Information Policy and Privacy Management Plan. You may make an application for access or amendment to personal information held by Council. Council will consider any such application in accordance with the *Privacy and Personal Information Protection Act 1998*.
- Storage: Council is the agency that holds the personal information. Council may be contacted on 9806 5050 or at 126 Church Street, Parramatta NSW 2150.

10.3. Next steps

Council will consider all submissions and input received during the consultation period. This feedback will help us develop a draft consolidated LEP and DCP for the new City of Parramatta LGA. This process involves several steps before plans can be finalised, including further public consultation and approval of draft LEP proposals by the NSW Department of Planning and Environment.

Further information on next steps is outlined in the diagram below.

Until such time as the new plans are finalised, the existing controls and plans will continue to apply.



Appendix A – Comparison of Local Environmental Plans

Abbreviations used in this appendix:

ARHSEPP	State Environmental Planning Policy (Affordable Rental Housing) 2009
Coastal Management SEPP	State Environmental Planning Policy (Coastal Management) 2018
Codes SEPP	State Environmental Planning Policy (Exempt and Complying Codes) 2008
Draft Environment SEPP	Draft State Environmental Planning Policy (Environment)
LEP	Local Environmental Plan
LGA	Local Government Area
PLEP	Parramatta Local Environmental Plan
SEPP	State Environmental Planning Policy
SREP 24	Sydney Regional Environmental Plan No. 24 - Homebush Bay Area
Vegetation SEPP	State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

Key:

Generally consistent

Minor differences, but intent broadly consistent

Significant differences between LEPs

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
PART 1 - PRELIMINARY							
Name of Plan	Cl 1.1	Cl 1.1	Cl 1.1	Cl 1.1	Cl 1.1	LGA name differs.	Update LGA references throughout LEP.
Commencement	Cl 1.1AA	Cl 1.1AA	Cl 1.1AA	Cl 1.1AA	Cl 1.1AA	Different LEP commencement dates.	Update with relevant commencement date of new LEP.
Aims of Plan	Cl 1.2	Cl 1.2	Cl 1.2	Cl 1.2	Cl 1.2	Objectives differ across LEPs.	Review and update. Align with agreed LEP policies and Council strategic plans including Community Strategic Plan.
Land to which Plan applies	Cl 1.3 & map	Cl 1.3 & map	Cl 1.3 & map	Cl 1.3 & map	Cl 1.3 & map	All LEPs are consistent.	Update Land Application Map to reflect new LGA boundary. Include a note specifying any land in the LGA not subject to the LEP, such as Sydney Olympic Park.
Definitions	Cl 1.4	Cl 1.4	Cl 1.4	Cl 1.4	Cl 1.4	Clause is consistent across LEPs. However there are some differences in the terms and definitions included in the Dictionary .	Update Dictionary to reflect LEP provisions, once agreed. Definitions will be consistent with the Standard Instrument LEP.
Notes	Cl 1.5	Cl 1.5	Cl 1.5	Cl 1.5	Cl 1.5	All LEPs are consistent.	Retain clause in the consolidated LEP, unchanged.
Consent authority	Cl 1.6	Cl 1.6	Cl 1.6	Cl 1.6	Cl 1.6	All LEPs are consistent.	Retain clause in the consolidated LEP, unchanged.
Maps	Cl 1.7	Cl 1.7	Cl 1.7	Cl 1.7	Cl 1.7	Wording of clause consistent across LEPs. Individual maps reviewed separately.	Retain clause in the consolidated LEP, unchanged. Refer to recommendations below relating to specific maps.
Repeal of planning instruments applying to land	Cl 1.8	Cl 1.8	Cl 1.8	Cl 1.8	Cl 1.8	All LEPS are consistent.	Retain clause in the consolidated LEP, unchanged. Include note of any planning instruments to be repealed once new LEP is made.
Savings provision relating to DAs	Cl 1.8A	Cl 1.8A	Cl 1.8A	Cl 1.8A	Cl 1.8A	LEPs generally consistent.	Retain clause in the consolidated LEP, unchanged.
Application of SEPPs	Cl 1.9	Cl 1.9	Cl 1.9	Cl 1.9	Cl 1.9	LEPs generally consistent. Differences in specific SEPPs listed as repealed.	Retain clause in the consolidated LEP and update clause as necessary.
Suspension of covenants etc.	Cl 1.9A	Cl 1.9A	Cl 1.9A	Cl 1.9A	Cl 1.9A	All LEPs are consistent.	Retain clause in the consolidated LEP, unchanged.
PART 2 - PERMITTED OR PROHIBITED DEVELOPMENT							
Land use zones	Cl 2.1	Cl 2.1	Cl 2.1	Cl 2.1	Cl 2.1	This is an introductory clause listing land use zones included under the LEP. There are some differences between LEPs in the zones listed.	Update clause as needed to reflect zones included in the consolidated LEP.
Zoning of land to which Plan applies	Cl 2.2 & map	Cl 2.2 & map	Cl 2.2 & map	Cl 2.2 & map	Cl 2.2 & map	All LEPs are consistent.	Update Land Zoning Map to reflect new LGA boundary

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
Zone objectives & Land Use Table	Cl 2.3	Cl 2.3	Cl 2.3	Cl 2.3	Cl 2.3	LEPs are consistent, though minor differences to explanatory notes.	No changes to clause required. Explanatory notes will be updated as necessary to reflect final structure of the LEP.
Unzoned land	Cl 2.4	Cl 2.4	Cl 2.4	Cl 2.4	Cl 2.4	All LEPs are consistent.	Retain clause in the consolidated LEP, unchanged.
Additional permitted uses for particular land	Cl 2.5	Cl 2.5	Cl 2.5 & map	Cl 2.5 & map	Cl 2.5	Clause is consistent across LEPs. Schedule 1 of Parramatta LEP and Hornsby LEPs identify additional permitted uses for specific sites within the LGA. Schedule 1 of other LEPs do not include any sites within the LGA.	Retain current Schedule 1 provisions relating to sites within the LGA, unless no longer required. It is proposed to add the following items to Schedule 1: – 48A Oxford Street Epping: Permit with consent development for the purposes of a Residential Flat Building to the rear of the site. This provision is required as RFBs are proposed to be prohibited in the B2 zone and the site is considered too deep to accommodate retail premises across the whole of the ground floor. Ground floor active non-residential uses will be required to be provided to the primary frontage of the site. – 175 Burnett Street Mays Hills: Permit with consent development for the purpose of a boarding house. This provision is required as it is proposed to prohibit boarding houses in the B6 zone. However, this site is subject to an approval for this this use. The need for additional site-specific provisions may be identified during consultation on the Discussion Paper. Consideration of such sites and their potential inclusion under Schedule 1 will be considered as part of the preparation of planning proposal for the consolidated LEP and subsequent public consultation.
Subdivision - consent req'ts	Cl 2.6	Cl 2.6	Cl 2.6	Cl 2.6	Cl 2.6	All LEPs are consistent.	Retain clause in the consolidated LEP, unchanged.
Demolition req's dev. consent	Cl 2.7	Cl 2.7	Cl 2.7	Cl 2.7	Cl 2.7	All LEPs are consistent.	Retain clause in the consolidated LEP, unchanged.
Temporary use of land	Cl 2.8	Cl 2.8	Cl 2.8	Cl 2.8	Cl 2.8	The Hills and Holroyd LEPs apply this clause to temporary uses of up to 52 days. All other LEPs specify a duration of 28 days.	It is proposed to adopt a time limit of 52 days in the consolidated LEP. This is discussed further in Section 5.4 of the Discussion Paper and Clause 3.1 of this table (Part 3).

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
LAND USE TABLE							
Zone RU3 Forestry	N/A	N/A	N/A	N/A	Applies	This zone only applies to one small site transferred from the former The Hills LGA. The site is currently used by the NSW Rural Fire Service.	It is proposed to rezone this site to SP1 Special Activities and not include the RU3 zone in the consolidated LEP.
Zone R1 General Residential	N/A	N/A	N/A	Applies	Applies	This zone applies to two locations, one under Parramatta LEP and the other under The Hills LEP. There are some differences between the LEPs in the land uses permitted. The R1 zone is intended as a flexible zone to provide a mix of housing types and densities. In practice, the permitted use and development outcomes in the zones reflect those of the R4 zone.	It is proposed to rezone both sites and not include the R1 zone in the consolidated LEP. Despite the R1 zone permitting a mix of housing types and densities, development at these locations has been predominantly for apartments, mirroring the R4 zone. Council considers applying other land use zones would therefore provide more certainty as to desired development and housing mix outcome. This is discussed further in Section 9.2 of the Discussion Paper.
Zone R2 Low Density Residential	N/A	Applies	Applies	Applies	Applies	There are differences between LEPs in the land uses permitted in this zone, including dual occupancies, semi-detached dwellings, hostels, places of public worship, neighbourhood shops, veterinary hospitals, indoor and outdoor recreation facilities.	It is proposed to retain this zone. Refer to Appendix B of the Discussion Paper for proposed changes to the land use table for this zone.
Zone R3 Medium Density Residential	Applies	N/A	Applies	Applies	Applies	There are differences between LEPs in the land uses permitted in this zone, including dual occupancies, semi-detached dwellings, hostels, bed & breakfast accommodation, residential flat buildings, indoor and outdoor recreation facilities.	It is proposed to retain this zone. Refer to Appendix B of the Discussion Paper for proposed changes to the land use table for this zone.
Zone R4 High Density Residential	Applies	Applies	Applies	Applies	Applies	There are differences between LEPs in the land uses permitted in this zone, including dwelling houses, dual occupancies, attached and semi-detached dwellings, hostels, multi dwelling housing, residential flat buildings, hotel/motel accommodation, neighbourhood shops, bed & breakfast accommodation, indoor and outdoor recreation facilities.	It is proposed to retain this zone. Refer to Appendix B of the Discussion Paper for proposed changes to the land use table for this zone.
Zone B1 Neighbourhood Centre	Applies	N/A	Applies	Applies	Applies	There are differences between LEPs in the land uses permitted in this zone, including multi dwelling housing, residential flat buildings, shop top housing, tourist & visitor accommodation, office premises, pubs, small bars, garden centres, plant nurseries, hardware & building supplies,	It is proposed to retain this zone. Refer to Appendix B of the Discussion Paper for proposed changes to the land use table for this zone.

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
						amusement centres, registered clubs, mechanics and panel beaters, service stations and advertising structures.	
Zone B2 Local Centre	Applies	N/A	Applies	Applies	Applies	There are differences between LEPs in the land uses permitted in this zone, including multi dwelling housing, residential flat buildings, shop top housing, amusement centres, mechanics, panel beaters and advertising structures	It is proposed to retain this zone. Refer to Appendix B of the Discussion Paper for proposed changes to the land use table for this zone.
Zone B3 Commercial Core	N/A	N/A	N/A	Applies	N/A	This zone only applies to land in the Parramatta CBD under Parramatta LEP.	Retain zone in the consolidated LEP. No change to permitted uses are proposed as part of the Harmonisation Project.
Zone B4 Mixed Use	N/A	N/A	N/A	Applies	N/A	This zone only applies to land under Parramatta LEP.	Retain zone in the consolidated LEP. No changes to permitted uses proposed.
Zone B5 Business Development	N/A	Applies	Applies	Applies	N/A	There are differences between LEPs in the land uses permitted in this zone, including residential accommodation, tourist & visitor accommodation, major recreation facilities, business premises, office premises, entertainment facilities, function centres, registered clubs, restricted premises, light industry and advertising structures.	It is proposed to retain this zone. Refer to Appendix B of the Discussion Paper for proposed changes to the land use table for this zone.
Zone B6 Enterprise Corridor	Applies	Applies	N/A	Applies	Applies	There are differences between LEPs in the land uses permitted in this zone, including residential accommodation, tourist & visitor accommodation, office premises, specialised retail premises, entertainment facilities, function centres, registered clubs, advertising structures and panel beaters.	It is proposed to retain this zone. Refer to Appendix B of the Discussion Paper for proposed changes to the land use table for this zone.
Zone B7 Business Park	Applies	N/A	N/A	N/A	N/A	This zone only applies to land at Newington under Auburn LEP.	Retain zone in consolidated LEP, as recommended in the *Parramatta Employment Lands Strategy 2016*. No change to permitted uses are proposed.
Zone IN1 General Industrial	Applies	N/A	N/A	Applies	Applies	There are differences between LEPs in the land uses permitted in this zone, including tourist & visitor accommodation, business premises, food & drink premises, centre-based child care facilities, pubs, small bars, hazardous storage establishments, offensive storage establishments, function centres, registered clubs, restricted premises, health services facilities, veterinary hospitals and animal boarding or training establishments.	It is proposed to retain this zone. Refer to Appendix B of the Discussion Paper for proposed changes to the land use table for this zone.

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
Zone IN2 Light Industrial	N/A	N/A	N/A	Applies	N/A	This zone only applies to land under Parramatta LEP.	Retain zone in the consolidated LEP. It is proposed to prohibit centre-based child care facilities in this zone, to be consistent with proposals for the IN1 zone. Refer to Section 5.2 of Discussion Paper.
Zone IN3 Heavy Industrial	N/A	N/A	N/A	Applies	N/A	This zone only applies to land at Camellia under Parramatta LEP.	This zone will be retained in the consolidated LEP. It is proposed to make 'artisan food and drink industry' prohibited in this zone. This land use category was recently introduced into LEPs by the State Government through an amendment to the Standard Instrument LEP. The amendment permitted artisan food and drink industry wherever light industry is permitted under any LEP. However, while light industry is considered an appropriate use in the IN3 zone, artisan food and drink industry is not, given potential conflicts with heavy industrial uses.
Zone SP1 Special Activities	N/A	N/A	N/A	Applies	N/A	This zone currently only applies to land under Parramatta LEP.	Retain zone in the consolidated LEP. No changes to permitted uses are proposed. It is proposed to rezone all existing lawful places of public worship (PoPW) in the R2 zone to SP1 as new PoPW are proposed to be prohibited in the R2 zone. Refer to Section 2.2 of Discussion Paper for more information.
Zone SP2 Infrastructure	Applies	Applies	Applies	Applies	Applies	Generally consistent across LEPs, with some minor differences in land uses permitted. This zone has not been applied consistently to classified roads across the LGA. The Hills LEP zones them as per the adjoining zone (eg. R2, R3 or B6), compared to the other LEPs which zone them SP2 Infrastructure (Classified Road).	It is proposed to retain this zone. Refer to Appendix B of the Discussion Paper for proposed changes to the land use table for this zone. It is proposed to consistently zone all classified roads SP2 Infrastructure (Classified Road). This approach is consistent with Practice Note *PN 10-001 Zoning for Infrastructure in LEPs* released by the Department of Planning and Environment in 2010 that allows for the application of the SP2 zone for major roads outside retail centres carrying more than 40,000 vehicles per day. Parts of Pennant Hills Road, James Ruse Drive and Windsor Road not currently zoned SP2 under The Hills LEP will be rezoned.

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
Zone RE1 Public Recreation	Applies	Applies	Applies	Applies	Applies	There are differences between LEPs in the land uses permitted in this zone, including restaurants, cafes, takeaway food & drink premises, markets, function centres, child care centres, cemeteries, information & education facilities, advertising structures, signage, building identification signs, business identification signs, water recreation structures, boat launching ramps, boat sheds and jetties.	It is proposed to retain this zone. Refer to Appendix B of the Discussion Paper for proposed changes to the land use table for this zone.
Zone RE2 Private Recreation	N/A	N/A	N/A	Applies	Applies	There are differences between LEPs in the land uses permitted in this zone, including tourist & visitor accommodation, take-away food & drink premises, markets, centre-based child care facilities, entertainment facilities, function centres, registered clubs, and major recreation facilities.	It is proposed to retain this zone. Refer to Appendix B of the Discussion Paper for proposed changes to the land use table for this zone.
Zone E2 Environmental Conservation	Applies	N/A	N/A	Applies	Applies	There are a small number of inconsistencies between LEPs in the land uses permitted. The key differences relate to research stations and building and business identification signage. This zoning is not applied consistently across LEPs, with some significant public bushland sites given an RE1 zoning under The Hills and Hornsby LEPs.	It is proposed to retain this zone. It is proposed to apply the Parramatta LEP land use table across the LGA, which will prohibit research stations and signage, but permit environmental protection works and flood mitigation works without consent. It is proposed to zone all public bushland reserves E2 Environmental Conservation. Only bushland that contains vegetation that meets the definitions of native vegetation / bushland under the *Biodiversity Conservation Act 2016* will be zoned E2. Public parks and outdoor recreation areas would remain RE1. Significant bushland on privately owned sites will be identified on the Biodiversity Map. This is discussed in Section 7.1 of the Discussion Paper.
Zone E3 Environmental Management	N/A	N/A	N/A	Applies	N/A	This zone applies to only one site at 166A Windsor Road, Northmead under Parramatta LEP.	It is proposed to rezone this site to E2 Environmental Conservation, consistent with the adjoining reserve, and not retain the E3 zone in the consolidated LEP. This is discussed in Section 9.4 of the Discussion Paper.
Zone E4 Environmental Living	N/A	N/A	N/A	N/A	Applies	This zone only applies to two small sites transferred from the former The Hills LGA.	It is proposed to rezone one of these sites to E2 Environmental Conservation and the other to R2 Low Density Residential and not include the E4 zone in the consolidated LEP. This is discussed in Section 9.5 of the Discussion Paper.

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
Zone W1 Natural Waterways	Applies	N/A	N/A	Applies	N/A	There are a small number of inconsistencies between LEPs in the land uses permitted. The key differences relate to building and business identification signage. Natural waterways have not been zoned consistently across LEPs, with some being zoned RE1 under The Hills and Hornsby LEPs.	It is proposed to retain this zone. It is proposed to prohibit business and building identification signage and permit environmental protection works and flood mitigation works without consent. It is proposed to rezone all natural waterways on public land W1 Natural Waterways, with the exception of parts of Parramatta River currently zoned W2 Recreational Waterways. Refer to Section 7.2 of the Discussion Paper for more information.
Zone W2 Recreational Waterways	N/A	N/A	N/A	Applies	N/A	This zone only applies to part of the Parramatta River, which falls under Parramatta LEP.	It is proposed to retain this zone. No changes are proposed to the land use table. The zoning of this part of Parramatta River will be reviewed following the finalisation of the *Draft Environment SEPP* by the State Government, which is proposing an alternate W3 Working Waterways zone for this part of the River.
PART 3 - EXEMPT & COMPLYING DEVELOPMENT							
Exempt development	Cl 3.1	Cl 3.1	Cl 3.1	Cl 3.1	Cl 3.1	There are differences between LEPs in terms of the development identified as exempt in Schedule 2. Much of the development listed is covered by the *Codes SEPP*, including clothing bins and signage. The Hills and Holroyd LEPs also identify certain temporary events as exempt development, while Parramatta LEP identifies markets as exempt development. Holroyd LEP also lists the removal of dead trees as exempt development.	It is proposed to identify markets and temporary uses of land owned or managed by Council as exempt development. This is further in Section 5.4 of the Discussion Paper. Signage, security grills, screens and shutters or clothing bins are covered by the *Codes SEPP* and do not need to be identified in the LEP. The removal of trees will continue to be governed by Council's tree protection controls in the DCP, which identify when a tree permit is required, and is not considered appropriate as exempt development.
Complying development	Cl 3.2	Cl 3.2	Cl 3.2	Cl 3.2	Cl 3.2	Holroyd LEP permits the subdivision of approved dual occupancy development as complying development, while Parramatta LEP limits this to strata subdivision. Hornsby LEP identifies small dams as complying development. No other LEPs identify any complying development in Schedule 3.	It is not proposed to identify any development as 'complying development' in the consolidated LEP. The subdivision of dual occupancy development will be covered by the *Low Rise Medium Density Housing Code* in the *Codes SEPP* once these provisions come into effect in the LGA. It is not considered necessary to identify dams as complying development given the urban context of the LGA.

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
Environmentally sensitive areas excluded	Cl 3.3	Cl 3.3	Cl 3.3	Cl 3.3	Cl 3.3	This clause is consistent across LEPs with the exception of Holroyd LEP which includes a subclause that applies to 'Remnant Native Vegetation' identified on that LEP's Biodiversity Map.	No changes required. As Holroyd LEP Biodiversity Map does not identify any Remnant Native Vegetation within the LGA this subclause does not need to be included in the consolidated LEP.
PART 4 - PRINCIPAL DEVELOPMENT STANDARDS							
Minimum subdivision lot size	Cl 4.1 & map	Cl 4.1 & map	Cl 4.1 & map	Cl 4.1 & map	Cl 4.1 & map	Different LEPs have different objectives for this clause. There are also inconsistencies in the minimum subdivision lot size (MLS) requirement applied across the LGA - this controls what the minimum size a lot resulting from a subdivision can be. This helps establish the character and density of an area as well as control fragmentation of development sites. For example, the MLS requirements to subdivide a site in the R2 Low Density Residential Zone varies from 450sqm to 700sqm. Parramatta LEP applies the same MLS requirement to all residential zones, while The Hills and Holroyd LEPs vary the requirement by zone. Hornsby and Auburn LEPs do not apply a MLS to residential zones other than the R2 zone, though Auburn LEP includes a general MLS requirement of 450sqm for dwelling houses. The Hills and Auburn LEPs assign a MLS to non-residential zones, whereas the other LEPs do not. There are differences across LEPs in the application of MLS controls to battle-axe lots. Parramatta LEP requires a MLS of 670sqm (excluding the access handle). Hornsby and Auburn LEPs apply the MLs on the Lot Size Map to battle-axe lots, buts excludes the area of the access handle from the calculations. Other LEPs do not have any specific provisions. Across all LEPs, the MLS for subdivision controls do not apply to individual lots in a Community Title or Strata Title subdivision. Parramatta LEP does not apply the MLS requirement to dual occupancy subdivision in R2, R3 or R4 zones.	It is proposed to apply a general MLS for subdivision requirement of 550sqm across all residential zones. The exception will be low density neighbourhoods in the former The Hills LGA where it is proposed to apply a MLS of 700sqm, as currently applied under The Hills LEP. This is discussed further in Section 2.1 of the Discussion Paper. Dual occupancies will be subject to separate controls (discussed below). It is proposed to adopt the current Parramatta LEP minimum subdivision lot size of 670sqm for battle-axe lots (excluding access handle) as these sites are more constrained and more space is required to minimise amenity impacts on neighbouring properties, such as overlooking, and ensure suitable space is available for tree planting. Where a 700sqm MLS applies, this will continue to be the minimum size applying to battle-axe lots in these locations. Outside of residential zones it is generally considered that MLS controls are not necessary. However, it is proposed to retain existing controls for B6, B7 and IN1 zoned land under Auburn and The Hills LEPs, until further strategic investigations of employment lands are completed. Any site-specific LEP provisions that have been adopted to respond to specific local constraints, such as heritage conservation, will be retained in the consolidated LEP. The clause objectives will be reviewed to be consistent with the proposed policy approach.

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
Exceptions to minimum lot sizes for certain residential development	N/A	Cl 4.1A	N/A	N/A	Cl 4.1B	The Hills and Holroyd LEPs include similar clauses that provide exceptions to the minimum subdivision lot size for medium density housing forms. The Hills LEP applies to the R3 and R4 zones only and permits lots to be subdivided to a minimum of 240sqm if a development application is for both the subdivision of land and includes the plans for the dwellings that will be built on each proposed new lot. The Holroyd LEP clause applies to all zones and permits lots created from the subdivision of dual occupancy, multi-dwelling housing or a semi-detached dwelling to be smaller than the minimum size shown on the Lot Size Map. No minimum size is prescribed.	It is proposed to include a similar clause in the consolidated LEP, applying to only the medium and high density residential zones (R3 and R4 zones). The intention of the clause will be to allow medium density housing to be Torrens Title subdivided into lots smaller than that required by the Lot Size Map (as outlined above). This will only be permitted when the proposed subdivision forms part of the development application for the related housing on each lot. It is not proposed to specify a minimum lot size as per The Hills LEP clause, as this will be considered on merit based on achieving other development standards including setback, site width and landscaping requirements. It is not proposed to apply this clause to R2 zoned land to protect the amenity and character of low density neighbourhoods. Subdivision and minimum lot size controls for dual occupancies are proposed to be covered by a separate clause within the LEP.
Minimum subdivision lot size for community title schemes	N/A	Cl 4.1AA	Cl 4.1AA	N/A	Cl 4.1AA	The Hills, Holroyd and Hornsby LEPs require Community Title Scheme subdivisions in certain zones to comply with the minimum lot size map, as Clause 4.1 of LEPs does not typically apply to these forms of subdivision.	This application of this Clause is not mandated under the Standard Instrument. Council will consider the need for this clause, given most subdivisions that occur within the LGA are either Torrens or Strata Title.
Minimum subdivision lot size for strata plan schemes in certain zones	N/A	N/A	Cl 4.1A	N/A	N/A	Hornsby LEP includes a clause prohibiting strata subdivision of residential accommodation or tourist and visitor accommodation in certain zones unless it complies with minimum lot size shown on the LEP's Lot Size Map. In our LGA this clause only applies R2 zoned land.	It is not considered necessary to include this clause in the consolidated LEP as most housing forms that are typically strata subdivided are not permitted in the R2 zone. The strata subdivision of dual occupancy development in R2 zones will be covered by a separate clause (see below).
Subdivision of dual occupancies	Cl 6.6	N/A	N/A	Cl 4.1 & Cl 6.15	Cl 4.1C	There are significant differences in policy across LEPs. The subdivision of dual occupancies is permitted under both Holroyd and Parramatta LEPs (except within the South Parramatta Conservation Area, where Torrens Title subdivision is prohibited under Clause 6.15 of Parramatta LEP). Subdivision is generally not permitted under The Hills LEP, while Auburn LEP only permits Strata or Community Title	It is proposed to permit, with consent, the subdivision of dual occupancies. This will be subject to development of dual occupancies being permitted on a particular site and meeting other relevant provisions, such as minimum lot size requirements. In heritage conservation areas, it is proposed to restrict subdivision to Strata or Community Title, consistent with the approach in the South Parramatta Conservation Area. Refer to Section 3.1 of the Discussion Paper for more information.

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
						subdivision. There is no equivalent clause within Hornsby LEP as it does not permit dual occupancies anywhere.	Council will consider the need to retain the site-specific clause relating to the South Parramatta Conservation Area following feedback on the proposal to restrict subdivision across all HCAs.
Minimum lot sizes for multi dwelling housing and residential flat buildings	N/A	N/A	N/A	N/A	Cl 4.1A	The Hills LEP prescribes a minimum lot size control which requires sites to be a particular size to develop different types of housing. Generally, multi-dwelling housing requires a development site of at least 1,800sqm and residential flat buildings (RFBs) require a site of at least 4,000sqm. However, the clause allows smaller sized sites to be developed if certain design principles are met, including the development being compatible with adjoining buildings and retaining significant existing vegetation. No other LEPs includes a similar clause for multi-dwelling housing or RFBs. However some do prescribe minimum lot sizes for dual occupancy development - this issue is dealt with separately below.	Minimum lot size controls for multi-dwelling housing or RFBs are not proposed, with the exception of manor houses (two storey RFBs containing 3 or 4 dwellings) where a minimum lot size requirement of 600sqm is proposed. This is discussed in Sections 4.1 and 4.2 of the Discussion Paper. To address concerns with the impact of smaller lot medium density housing, such as manor houses, in certain areas currently covered by this clause, it is proposed to rezone some sites from R3 Medium Density Residential to R2 Low Density Residential. This issue is discussed in Section 4.1 of the Discussion Paper.
Height of buildings	Cl 4.3 & map	Cl 4.3 & map	Cl 4.3 & map	Cl 4.3 & map	Cl 4.3 & map	Clause objectives differ across LEPs, however the general intent of the clause is consistent - setting appropriate maximum heights for land using a Height of Buildings Map. There are some differences in heights assigned to zones, in particular the R2 Low Density Residential Zone which has a height limit of 9m across much of the LGA, except land covered by the Hornsby LEP which applies an 8.5m height limit. The Parramatta LEP also applies different height controls to certain land at Harris Park, Rosehill and in the South Parramatta Conservation Area, in response to heritage and urban design issues, and to the former Eastwood Brickworks site, which was redeveloped through a masterplan in the 2000's. Across the R3 Medium Density Residential Zone, height limits vary between 9m and 12m. Auburn and Parramatta LEPs also include site-specific height provisions applying to the Silverwater Road Precinct	It is proposed to apply a general height limit of 9m (2 storeys) across the majority of the R2 and R3 zones. The current height controls applying to R2 zoned land in the Harris Park/ Rosehill area, South Parramatta Conservation Area and former Eastwood Brickworks site will be retained, reflecting the unique circumstances at these locations. Within the R3 zone, any height controls that have been justified as part of a site-specific planning proposal or precinct planning (such as the Telopea masterplan) will be carried over into the consolidated LEP. It is proposed to apply a consistent height limit of 14m (4 storeys) to R4 High Density Residential zoned land along Boundary Road, Parramatta to match the FSR control applying to this land. This issue is discussed in Section 4.2 of the Discussion Paper. It is proposed to retain the site-specific provision applying to the Granville Precinct ('Area 1 under Parramatta LEP). However, the Auburn LEP provision applying to the

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
						(Auburn LEP) and Granville Precinct (identified as 'Area 1' on the Parramatta LEP HOB Map).	Silverwater Road Precinct is not considered necessary as it matches the height limit for this land shown on the current HOB Map. No other changes to height controls are proposed as part of the LEP harmonisation process.
Floor space ratio	Cl 4.4 & map	Cl 4.4 & map	Cl 4.4 & map	Cl 4.4 & map	Cl 4.4 & map	Clause objectives differ across LEPs, however the general intent of the clause is consistent - regulating bulk and scale of development by setting appropriate maximum floor space ratio (FSR) control through a Floor Space Ratio Map. There are differences in what zones have an FSR control applied, for example only Holroyd and Parramatta LEPs apply an FSR (of 0.5:1) to the R2 Low Density Residential Zone. Only Auburn and Parramatta LEPs apply an FSR to the R3 Medium Density Zone, and the control varies between the two LEPs. FSR controls across other zones also vary. Some LEPs also include site-specific FSR provisions relating to specific sites - being land within the Silverwater Road Precinct (Auburn LEP), Pennant Hills Road ('Area 5' under Hornsby LEP) and Granville Precinct ('Area 1' under Parramatta LEP). Auburn LEP also includes a subclause that sets a maximum FSR for multi-dwelling housing based on the size of the development site: 0.75:1 for sites less than 1,300sqm, 0.8:1 for sites between 1,300sqm and 1,800sqm and 0.85:1 for sites greater than 1800sqm.	It is proposed to apply a general FSR of 0.5:1 across the R2 Low Density Residential Zone. This is discussed further in Section 2.1 of the Discussion Paper. It is proposed to apply a general FSR of 0.6:1 across the R3 Medium Density Residential Zone, with the exception of Newington where the existing FSR of 0.75:1 will be retained given its distinct built form. This issue is discussed further in Section 4.1 of the Discussion Paper. The Auburn LEP provision allowing higher FSRs on larger sized sites is not considered appropriate to the LGA and is not proposed to be included in the consolidated LEP. It is proposed to apply an FSR to R4 zoned sites that do not currently have one. This will be matched to the site's current height limit. It is proposed to retain the site-specific provisions relating to Area 5 under Hornsby LEP, Area 1 under Parramatta LEP and the Silverwater Road Precinct under Auburn LEP. It is not proposed to apply an FSR to sites in the Harris Park/Rosehill area which do not currently have one, as future precinct-level investigations are required in this area to inform appropriate controls. No other changes to FSR controls are proposed as part of the LEP consolidation process
Calculation of FSR and site area	Cl 4.5	Cl 4.5	Cl 4.5	Cl 4.5	Cl 4.5	All LEPs are consistent.	Retain clause in the consolidated LEP, unchanged.
Exceptions to development standards	Cl 4.6	Cl 4.6	Cl 4.6	Cl 4.6	Cl 4.6	This clause is generally consistent across LEPs. Some LEPs identify additional development standards (under subclause 8) as being excluded from the application of clause 4.6:	It is proposed to retain the exclusion relating to contributions for state infrastructure provision within the Carter Street

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
						– Auburn LEP identifies clause 6.8, which requires satisfactory arrangements to be put in place for the delivery of State public infrastructure in the Precinct. – Parramatta LEP specifies that height and FSR controls in the Parramatta City Centre Precinct cannot be varied by more than 5%. – The Hills LEP also identifies additional provisions, but none of these relate to land within the LGA.	Priority Precinct, as this clause is proposed to be retained in the consolidated LEP. It is proposed to retain the exclusion relating to FSR and HOB controls in the Parramatta CBD Precinct.
Erection of dwelling houses or dual occupancies on land in certain rural and environmental protection zones	N/A	N/A	N/A	N/A	Cl 4.2A	Only The Hills LEP includes this clause, which applies only to sites in a rural zone or zoned E3 Environmental Management or E4 Environmental Living.	It is not proposed to retain this clause in the consolidated LEP as it is more relevant to rural areas. The LGA includes very few sites with a rural, E3 or E4 zone. These sites are either already built out with residential development or proposed to be rezoned to other zones not covered by this clause.
MISCELANEOUS PROVISIONS							
Relevant acquisition authority	Cl 5.1 & map	Cl 5.1 & map	Cl 5.1 & map	Cl 5.1 & map	Cl 5.1 & map	This clause is generally consistent across LEPs, with some minor differences in the naming conventions used for different land reservation types. The particular zones referenced in this clause also vary across LEPs, however this is determined by what land reservations are identified in each LEP and where they are located and does not reflect a difference in policy intent.	This clause will be retained in the consolidated LEP. Consistent terminology will be used to refer to each type of land reservation. This list of land reservation types (and their relevant zone) and the Land Reservation and Acquisition Map will be reviewed to include only those land reservations that are located within the new LGA boundary. Any land reservations that have been acquired or that are no longer needed will not be retained in the consolidated LEP.
Development on land intended to be acquired for public purposes	Cl 5.1A & map	Cl 5.1A & map	Cl 5.1A & map	Cl 5.1A & map	Cl 5.1A & map	This clause is generally consistent across LEPs, with the exception of The Hills LEP which adopts a shortened version.	It is proposed to adopt the version of the clause included in Auburn, Holroyd, Hornsby and Parramatta LEPs, which is more specific in terms of development considered appropriate on sites subject to a land reservation. The reservations types identified in this clause will be reviewed in line with Clause 5.1 above.
Classification and reclassification of public land	Cl 5.2	Cl 5.2	Cl 5.2	Cl 5.2	Cl 5.2	Clause is consistent across LEPs.	No change required to clause. Council will review the classification of public land that has been transferred from former Council areas and consider whether any needs to be reclassified as part of the LEP process.

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
Development near zone boundaries	Cl 5.3	Cl 5.3	Cl 5.3	Cl 5.3	Cl 5.3	There are differences across LEPs in the distance from a zone boundary to which the provision applies. It varies between 1m (Parramatta LEP), 10m (Holroyd LEP) and 20m (Auburn, The Hills and Hornsby LEPs). Holroyd LEP excludes the B4 Mixed Use zone and Hornsby LEP excludes the W2 Recreational Waterways zone from the clause, which other LEPs do not.	It is proposed to prescribe a distance of 1m from a zone boundary for the purposes of this clause. Given sites in some parts of LGA can be small, applying a greater distance is not considered appropriate as this could result in undesirable land uses being carried out where they are not intended. It is proposed to apply this provision to include B4 and W2 zones as per the Parramatta LEP version of the clause, as these zones only occur in the LGA under this LEP. This approach is also consistent with the Standard Instrument LEP version of the clause.
Controls relating to miscellaneous permissible uses	Cl 5.4	Cl 5.4	Cl 5.4	Cl 5.4	Cl 5.4	There are differences across LEPs in the prescribed maximum sizes of home business, home industry, industrial retail outlets, kiosks, neighbourhood shops, roadside stalls, secondary dwellings and artisan food and drink industry.	It is proposed to prescribe the following maximum sizes: – Home Business: Maximum 50sqm floor area (this is the size prescribed across majority of LEPs) – Home Industry: Maximum 50sqm floor area (proposed to be consistent with home business) – Industrial Retail Outlets: Maximum 5% of GFA of the industry or 400sqm, whichever is the lesser (to limit the amount of retail floor space in these uses) – Kiosks: Maximum 10sqm floor area (Kiosks are intended to be small businesses that sell convenience goods such as papers and refreshments. Permitting a larger floor area is not considered appropriate). – Neighbourhood Shops: Maximum 80sqm floor area (Neighbourhood shops are proposed to be permitted in residential and industrial zones to provide convenience retailing. As such a smaller size is considered appropriate to minimise potential amenity impacts) – Neighbourhood Supermarkets: Maximum 1,000sqm floor area (this is consistent across LEPs) – Roadside Stalls: Maximum 8sqm floor area (applied across the majority of LEPs) – Secondary Dwellings: Maximum 60sqm or 5% of the total floor area of the principle dwelling, whichever is the greater (this is consistent with the maximum size permitted in the *ARHSEPP*).

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
							– Artisan food and drink industry exclusion: Maximum 5% of GFA of the industry or 400sqm, whichever is the lesser (consistent with industrial retail outlets) Sizes for all other types of development subject to this clause are consistent across LEPs, and therefore no other changes are proposed.
Development within the coastal zone	Cl 5.5	Cl 5.5	Cl 5.5	Cl 5.5	Cl 5.5	This clause was repealed from Standard Instrument LEPs as part of the gazettal of the *Coastal Management SEPP* in March 2018.	LEP provisions have been replaced by the *Coastal Management SEPP*, which will apply to development within coastal management areas located in the LGA.
Architectural roof features	Cl 5.6	Cl 5.6	Cl 5.6	Cl 5.6	Cl 5.6	While the objectives of this clause vary across LEPs, its detailed provisions are the same.	Council will review the clause objectives as part of the harmonisation process. No other changes are required.
Development below mean high water mark	Cl 5.7	N/A	Cl 5.7	Cl 5.7	Cl 5.7	This clause is consistent across LEPs which have adopted it. The clause is not applicable within the former Holroyd LGA as it did not include any tidal waterways.	It is proposed to retain this clause, unchanged, within the consolidated LEP.
Conversion of fire alarms	Cl 5.8	Cl 5.8	Cl 5.8	Cl 5.8	Cl 5.8	This clause is consistent across LEPs.	Retain clause in the consolidated LEP, unchanged.
Preservation of trees or vegetation	Cl 5.9	Cl 5.9	Cl 5.9	Cl 5.9	Cl 5.9	Repealed by *Vegetation SEPP*, which now applies.	No changes required.
Trees or vegetation not prescribed by DCP	Cl 5.9AA	Cl 5.9AA	Cl 5.9AA	Cl 5.9AA	Cl 5.9AA	Repealed by *Vegetation SEPP*, which now applies.	No changes required.
Heritage conservation	Cl 5.10, map & list	Cl 5.10, map & list	Cl 5.10, map & list	Cl 5.10, map & list	Cl 5.10, map & list	The provisions of this clause are consistent across LEPs, with the exception of references to LGA names. Areas transferred to the LGA contain listed items and/or heritage conservation areas which will need to be reflected in the consolidated LEP.	No change to this clause is required, apart from updating reference to the LGA. All existing heritage items and heritage conservation areas identified in the various LEPs and located within the LGA will be transferred into the consolidated LEP and identified in Schedule 5 and on the Heritage Map.
Bush fire hazard reduction	Cl 5.11	Cl 5.11	Cl 5.11	Cl 5.11	Cl 5.11	This clause is consistent across the LEPs.	Retain clause in the consolidated LEP, unchanged.
Infrastructure dev. and use of existing Crown buildings	Cl 5.12	Cl 5.12	Cl 5.12	Cl 5.12	Cl 5.12	This clause is consistent across the LEPs.	Retain clause in the consolidated LEP, unchanged.
Eco-tourist facilities	N/A	N/A	Cl 5.13	N/A	Cl 5.13	Only The Hills and Hornsby LEPs adopt this clause, however it is not applicable in the LGA as eco-tourist facilities are not	It is not proposed to include this clause in the consolidated LEP as it is not applicable to the LGA as eco-tourist facilities are not permissible in anywhere in the LGA.

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
						permitted, or proposed to be permitted, anywhere in the LGA.	
Siding Spring Observatory	N/A	N/A	N/A	N/A	N/A	This clause is not adopted by any LEPs applying within the LGA.	It is not proposed to adopt this clause in the consolidated LEP, consistent with the current approach across all LEPs.
Defence communications facility	N/A	N/A	N/A	N/A	N/A	This clause is not adopted by any LEPs applying within the LGA.	It is not proposed to adopt this clause in the consolidated LEP, consistent with the current approach across all LEPs.
PART 6 - ADDITIONAL LOCAL PROVISIONS							
Dual occupancy development	N/A	N/A	N/A	Cl 6.11 & map	Cl 4.1A	Parramatta and The Hills LEPs include specific clauses relating to dual occupancy development in residential zones. The Parramatta LEP includes a Dual Occupancy Prohibition Map which identifies land on which dual occupancy development is not permitted, despite any other provision of the LEP. The LEP generally only permits attached forms of dual occupancy development, unless the site contains a heritage item or at least 2 street frontages. To build a dual occupancy, a minimum lot size of 600sqm is required in the R2, R3 or R4 zones. The Hills LEP requires R1 and R4 zoned sites to be a minimum of 1,800sqm to build dual occupancies. On R2 and R3 zoned sites, attached forms of dual occupancy need a minimum lot size of 600sqm and detached forms a minimum lot size of 700sqm.	It is proposed to adopt the approach taken in the Parramatta LEP. Dual occupancy development will be permitted within the R2, R3 and R4 zones, except for land identified on the Dual Occupancy Prohibition Map, where dual occupancies are not considered compatible. Suggested prohibition areas include those already identified in Parramatta LEP, plus R2 zoned land within the former Hornsby and The Hills LGAs and some additional parts of the LGA (refer to Figures 7A and 7B of the Discussion Paper). On sites where dual occupancy development is permitted, only attached forms will be allowed, unless the site contains a heritage item or at least 2 street frontages. DCP controls are proposed to require dual occupancies in heritage conservation areas to be sited behind the existing dwelling. A uniform minimum lot size of 600sqm is proposed across all residential zones in the LGA. This requirement will also apply to dual occupancy development approved through Complying Development. This matter is discussed further in Section 3.1 of the Discussion Paper.
Acid sulfate soils	Cl 6.1 & map	Cl 6.1 & map	Cl 6.1 & map	Cl 6.1 & map	Cl 7.1 & map	All LEPs have adopted a clause for acid sulfate soil management and a supporting map. This clause is generally consistent across LEPs, with the exception of Auburn LEP which includes additional wording in subclause 6(a) providing examples of works that could involve the disturbance of less than 1 tonne of soil.	It is proposed to adopt the version of the clause consistent with the majority of LEPs. The additional wording in 6(a) of Auburn LEP is considered inconsequential and not necessary for inclusion in the consolidated LEP. The Acid Sulfate Soil Map from each LEP will be combined into a new map for the consolidated LEP.

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
Earthworks	Cl 6.2	Cl 6.2	Cl 6.2	Cl 6.2	Cl 7.2	The intent of this clause is generally consistent across LEPs, with some minor wording differences. Auburn LEP includes an additional exemption, not requiring development consent for earthworks that alter the existing ground level by 600mm or less. Holroyd, The Hills and Hornsby LEPs also require consideration of appropriate measures to avoid, minimise or mitigate the impacts of the earthworks in addition to the other matters listed in all LEPs.	As this clause is broadly consistent across LEPs substantive changes are not required. Consideration will be given to including the additional requirement to consider appropriate mitigation measures.
Essential services	Cl 6.5	Cl 6.3	N/A	N/A	N/A	Only Auburn and Holroyd LEPs include this clause which requires that the consent authority must be satisfied that water, electricity, sewage, stormwater drainage and road access is available to support relevant development. The clause is identical in both LEPs.	It is proposed to adopt this clause in the consolidated LEP. This clause ensures that the availability of connections to essential services is considered at the development application stage.
Flood planning	Cl 6.3 & map	Cl 6.4	Cl 6.3 & map	Cl 6.3	Cl 7.3	This clause is generally consistent across LEPs, with only minor wording differences. The main difference is that Hornsby and Auburn LEPs include a Flood Planning Map, identifying land to which the flood planning provisions apply, in addition to land at or below the flood planning level. The definition of flood planning level is consistent across LEPs (being the 1:100 flood event level plus a 500mm freeboard).	It is proposed to adopt wording consistent with the Parramatta LEP, which is consistent with Auburn and The Hills LEP and currently applies to the majority of flood prone land in the LGA. The Flood Planning Level will be the 100 year (1% AEP) flood level plus 500mm freeboard, consistent with all LEPs. It is not proposed to include a Flood Planning Map in the LEP at this stage as one is not required to operate the clause and consistent mapping for the whole LGA does not currently exist. Council has commenced detailed work to review and update flood mapping for the LGA, however this is not expected to be finalised within the timeframes of consolidating the LEP. This matter is discussed further in Section 7.3 of the Discussion Paper.
Biodiversity protection	N/A	Cl 6.5 & map	Cl 6.4 & map	Cl 6.4 & map	Cl 7.4 & map	All LEPs except Auburn have adopted a biodiversity clause and supporting map. The objectives and operation of each clause are generally consistent across LEPs, and the detailed matters for	The detailed wording of this clause will be reviewed to provide a clear set of provisions, consistent with the current intent of the clause in the majority of LEPs and the *Biodiversity Conservation Act 2016*.

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
						consideration in subclauses 3 and 4 are consistent in intent, even though their wording differs. One key difference is that Holroyd LEP requires that development to which the clause applies not have any adverse impact on the condition, ecological value and significance of the fauna and flora on the land. Under the other LEPs measures to minimise or at the very least mitigate impacts may be considered if impacts cannot be reasonably avoided. There may be inconsistencies in the basis for identifying biodiversity sites on LEP maps. No transferred land from either the former The Hills or Auburn LGAs is mapped on the respective LEP's Biodiversity Map, despite available evidence indicating that some sites in these parts of the LGA have high biodiversity value. Similarly, there are additional sites under Hornsby and Parramatta LEPs that have high biodiversity value that are not currently mapped.	The stricter requirement of Holroyd LEP is not considered appropriate in our LGA given its urban context and the need for infill development and urban renewal. As this clause applies to sites which have not been zoned for environmental conservation, a more balanced approach to managing impacts on biodiversity is considered appropriate. It is noted that none of the land to which Holroyd LEP's clause applies to is within the LGA, and this land could be of a different nature to that found in the LGA. It is proposed to map all land in private ownership which has biodiversity value on the LEP Biodiversity Map, consistent with the NSW Office of Environment and Heritage's Native Vegetation of the Sydney Metropolitan Area mapping. The current zoning of these sites will remain unchanged. It is proposed to zone all significant public bushland reserves E2 Environmental Conservation. This matter is discussed further in Section 7.1 of the Discussion Paper.
Protection of riparian land and waterways	N/A	Cl 6.6 & map	N/A	Cl 6.5 & map	N/A	This clause is only adopted by Parramatta and Holroyd LEPs. There are differences in the wording of each clause, but the intent of both LEPs is generally consistent and applies only to land mapped on the relevant LEP map. The Holroyd LEP clause is more detailed and includes additional matters for consideration in subclause 3.	It is proposed to retain this clause in the consolidated LEP, adopting wording consistent with the Holroyd LEP which provides a more complete set of matters for consideration, including aquatic biodiversity. The LEP Riparian Lands and Waterways map will be reviewed and updated to include all natural creek corridors on privately owned land, consistent with the widths recommended in the NSW Office of Water *Guideline for riparian corridors on waterfront land*. This matter is discussed further in Section 7.2 of the Discussion Paper.
Stormwater management	N/A	Cl 6.7	N/A	N/A	N/A	Currently, only Holroyd LEP includes this clause.	It is proposed to include this clause within the consolidated LEP as it supports Council's goals to minimise the impact of flooding on the community and make the Parramatta River swimmable again by 2025, as identified within the *City of Parramatta Environmental Sustainability Strategy 2017*.

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
Development on landslide risk land	N/A	N/A	N/A	Cl 6.6 & map	Cl 7.6 & map	Parramatta and The Hills LEPs adopt a clause and supporting map that requires proposed development to be responsive to the constraints of landslide risk, where this exists. Both versions of the clause are consistent. The Hills LEP Landslide Risk Map does not identify any land within the LGA.	As the LEP clauses are broadly consistent, it is proposed to retain this clause and the supporting Landslide Risk Map, consistent with the provisions in Parramatta LEP. All land identified as 'landslide risk land' will be retained in the consolidated LEP. It is not proposed to map any new landslide risk sites at this time, but an amendment may be considered at a later date through future precinct planning.
Development on foreshore area	Cl 6.4 & map	N/A	Cl 6.5 & map	Cl 6.7 & map	Cl 7.5 & map	All of the LEPs, with the exception of Holroyd, have a clause relating to development in foreshore areas. Foreshore areas are typically identified along tidal waterways, such as the Parramatta River. The clause applies to land in the foreshore area as identified on the associated Foreshore Building Line Map. The LEPs are generally consistent, with only minor variations. The Hills and Auburn LEPs include an additional provision requiring consideration of sea level rise or change in flooding patterns as a result of climate change.	It is proposed to include a Foreshore Building Line clause within the consolidated LEP and to identify land to which the clause applies on a Foreshore Building Line Map. This map will comprise of foreshore areas in the LGA currently identified on relevant LEP maps. In addition, consideration will be given to the need to map additional foreshore land within the Wentworth Point precinct as part of proposals to bring this land is into the LEP (see below). Mapping will be consistent with the widths recommended in the NSW Office of Water *Guideline for riparian corridors on waterfront land*. It is proposed to include the provision requiring consideration of potential future sea level rise or change in flooding patterns in the consolidated LEP to ensure that development built today does not inadvertently impact foreshore areas in the future, such as blocking public access to them.
Salinity	N/A	Cl 6.8 & Salinity Map	N/A	N/A	N/A	This clause is only adopted by Holroyd LEP and applies to land identified on the associated Salinity Map as having potential for salinity. Proposed development on such land is required to appropriately manage salinity risk having regard to the matters for consideration prescribed in the clause. The area transferred to the City of Parramatta from the former Holroyd LGA is mapped as having 'Moderate Salinity' (the lowest possible category) on the LEP Map. This map is based on data from the *Map of Salinity Potential in Western Sydney* published in 2002 by the former Department of Infrastructure Planning and Natural Resources.	It is proposed to extend the application of the Parramatta DCP salinity provisions to the former Holroyd area. Given this, it is not proposed to adopt this clause in the consolidated LEP. An LEP provision relating to salinity is not considered necessary as this issue can be adequately managed through DCP controls and conditions of consent, as has been the practice across areas of the LGA under the Parramatta DCP. The *Map of Salinity Potential in Western Sydney* will be used to identify land with potential salinity risk, as is the practice under Parramatta DCP. Geotechnical reports are also

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
							usually required for certain developments, which identify any salinity problems and provide recommendations for its management/mitigation.
Restricted premises	N/A	N/A	N/A	Cl 6.8	N/A	This clause is only applied in Parramatta LEP and aims to provide adequate separation between restricted premises and sensitive land uses.	It is proposed to retain this clause, but amend subclauses 1 and 2(a) slightly to mandate that restricted premises are not permitted at ground floor level or within 100m of a residential zone or public recreation zone. Restricted premises should be sited away from sensitive land uses or places frequented by children to minimise land use conflicts and adverse amenity impacts. The proposed changes are necessary as the current wording of this clause is too ambiguous and can be easily varied. The proposed changes will not affect the overall intent of this clause, but will better establish what it is trying to achieve.
Location of sex services premises	Cl 6.7	N/A	Cl 6.7	Cl 6.9	Cl 7.9	All LEPs, except Holroyd LEP, adopt a clause to limit the provision of sex services premises (SSP) near sensitive uses such as schools, day care centres or places of public worship. The intent of the clause is generally consistent across LEPs, however there are differences in locational criteria and the matters for consideration. Parramatta and Auburn LEPs require a minimum distance of 200m between SSP and sensitive land uses, whereas The Hills only restricts SSP on sites adjoining sensitive uses. Hornsby LEP does not include any distance criteria. Auburn LEP does not allow SSP to be located within 50m of a public utility undertaking. Auburn, The Hills and Hornsby LEPs also have an objective to support this clause, which is consistent between the LEPs.	It is proposed to retain this clause in the consolidated LEP, in a form consistent with the Parramatta LEP as these provisions are considered to be the strongest. The minimum buffer requirement of 200m between SSP and sensitive uses will be retained. This will help ensure that SSP are discretely located and there is adequate separation from sensitive uses. The requirement in Auburn LEP for a 50m buffer zone from a public utility undertaking will not be adopted as it is considered to be excessive and will discourage patrons and staff from using public transport. It is also proposed to adopt the clause objective consistent with that in Auburn, The Hills and Hornsby LEPs. This will make the intent of this clause clear and justify what it is trying to achieve.
Design excellence	N/A	Cl 6.11 & map	Cl 6.8	Cl 6.12, Cl 6.13, Cl 7.10 & maps	Cl 7.7	All LEPs, except Auburn LEP, include a design excellence clause, but the approach taken varies. The provisions of Parramatta and Holroyd LEPs apply to development in specified locations (the Holroyd LEP provisions do not apply to any land in the LGA). By contrast	It is proposed to carry over the approach in Parramatta LEP into the consolidated LEP, which is to apply design excellence provisions, including requirements for architectural design competitions, to specific locations only. The provisions applying to locations already identified in the

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
						the design excellence provisions of The Hills and Hornsby LEPs apply to development anywhere in the LGA over a prescribed height limit. The LEP clauses are consistent in so far as they require development to which they apply to demonstrate they achieve design excellence. This is considered against a set of principles, which are broadly similar across LEPs. One difference between LEPs is that the clauses in Parramatta LEP also require development proposals over a set threshold to go through a design competition. No other LEP has a similar requirement. The Hills and Holroyd LEP clauses require referral of applications to a design excellence panel. This is not required by other LEPs, however City of Parramatta does operate a Design Excellence Advisory Panel that reviews a range of development applications to ensure a good design outcome is achieved.	Parramatta LEP will remain. The need for applying the design excellence provisions to additional locations will be considered through separate precinct planning processes, and updates made to the LEP as needed. Updates to the design excellence provisions relating to Parramatta CBD will be progressed separately through the Parramatta CBD Planning Proposal. Council intends to continue operating the DEAP to facilitate design excellence in developments across the LGA, where a design competition is not required, including in areas where formal LEP design excellence provisions do not apply. It is proposed to recognise the DEAP process and requirement for referral to the panel through an LEP provision, consistent with the approach in The Hills and Holroyd LEPs. This would apply to development within a precinct to which an LEP design excellence clause applies that is below the threshold for a design competition. This will ensure all schemes are subject to a formal design excellence pathway. This matter is discussed further in Section 8.1 of the Discussion Paper.
Development on certain land at Westmead	N/A	N/A	N/A	Cl 6.10, Cl 6.10A & map	N/A	These clauses only relate to land in Westmead and are not applicable to any of the transferred areas.	It is proposed to retain the clauses in the consolidated LEP. The continued need for the provisions will be considered as part of planning for the Westmead Precinct, and amendments, if required, will be progressed through a future separate planning proposal.
Underground power lines at Carlingford	N/A	N/A	N/A	N/A	Cl 7.8 and Key Sites Map	This clause only relates to land at Carlingford, which is now within the LGA boundary.	It is proposed to include this clause in the consolidated LEP. Part of the land to which this clause relates remains to be developed and undergrounding of power lines will achieve a better urban design outcome.
Contributions to State infrastructure in the Carter Street Precinct	Cl 6.8 & map	N/A	N/A	N/A	N/A	This clause only applies to land within the Carter Street Planned Precinct. It seeks to ensure that satisfactory arrangements are put in place for the delivery of State public infrastructure in the Precinct.	It is proposed to retain this clause in the consolidated LEP until a mechanism is in place to collect contributions towards state and regional infrastructure.

Clause/Issue	Coverage across LEPs					Summary of differences	Recommendation for consolidated LEP
	Aub	Hol	Hor	Par	Hil		
Development of certain land at Wentworth Point	Cl 6.10 & map	N/A	N/A	N/A	N/A	This clause only applies to land within the Wentworth Point Maritime Precinct and identifies additional permitted uses for this land.	It is proposed to retain this site-specific provision within the consolidated LEP. Consideration will be given to including the provision under Schedule 1 of the LEP, instead of within a separate clause.
Homebush Bay West Precinct	N/A	N/A	N/A	N/A	N/A	Land at Wentworth Point is deferred from the Auburn LEP. Instead relevant planning controls are contained within *SREP 24* and *Homebush Bay West Development Control Plan*. This creates additional complexity in the LGA's land use planning framework. Key land use controls, such as those governing heights, density and land use are contained within the DCP and not an LEP as with other areas of the LGA.	Council is working with the Department of Planning and Environment to transfer the existing development controls (including zoning, height and FSR) for Wentworth Point into the LEP and repeal *SREP 24*. Controls transferred into the LEP will match the current approved development outcomes and adopted planning controls for the area. Any provisions that do not need to be transferred into the LEP will remain in the DCP. This process of transferring controls and repealing SREP 24 is separate to proposals to amend planning controls for certain sites in the precinct, currently under consideration by Council.
Development of certain land at Granville	N/A	N/A	N/A	Cl 6.14	N/A	This clause only relates to land at Granville, under the Parramatta LEP. The clause restricts development for purposes other than residential accommodation to a maximum of 4000sqm.	It is proposed to include this site-specific provision within the consolidated LEP.
Additional local provisions relating to Parramatta City Centre	N/A	N/A	N/A	Part 7 & map	N/A	These provisions only relate to Parramatta CBD and will not affect any land from the incoming areas.	No change proposed as part of the LEP consolidation process. Provisions for the CBD are being considered separately through the Parramatta CBD Planning Proposal process.

Appendix B – Comparison of LEP Land Use Tables

The tables in this appendix identify land uses where there are inconsistencies between Local Environmental Plans (LEPs) applying in the City of Parramatta LGA in relation to what is permitted or prohibited in a particular zone.

Each table only compares the LEPs that apply a particular zone in the LGA. For example, no R2 Low Density Residential zoned land was transferred from the former Auburn LGA, as such the land use table for this zone from the Auburn LEP is not included in the comparison.

Generally, no changes are proposed where all relevant LEPs consistently permit or prohibit a particular land use in a zone. These land uses are generally not shown in the following tables.

Definitions of land uses

Definitions for land uses are standard across LEPs and can be viewed in the *Standard Instrument – Principal Local Environmental Plan* found at www.legislation.nsw.gov.au

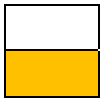
LEPs can refer to either an individual land use or the collective group of related land uses. For example, bed and breakfast accommodation is a type of tourist and visitor accommodation, which also includes hotels and motels. In some cases, the entire group of land uses may be permitted or prohibited, in others individual land uses may be – for example, tourist and visitor accommodation is generally prohibited in residential zones, with the exception of bed and breakfasts which are permitted.

Abbreviations used in this appendix:

ARHSEPP	State Environmental Planning Policy (Affordable Rental Housing) 2009
Education and Child Care SEPP	State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
Infrastructure SEPP	State Environmental Planning Policy (Infrastructure) 2007
LEP	Local Environmental Plan
LGA	Local Government Area
PLEP	Parramatta Local Environmental Plan

Key

O	permitted without consent
C	permitted with consent
X	prohibited



consistent across LEPs

inconsistent across LEPs

Land use	R2 Low Density Residential					R3 Medium Density Residential					R4 High Density Residential						Comments
	Current LEP Provision				Proposed	Current LEP Provision				Proposed	Current LEP Provision					Proposed	
	Hol	Hor	Par	Hil		Aub	Hor	Par	Hil		Aub	Hol	Hor	Par	Hil		
residential accommodation	x	x	x	x	**x**	x	x	x	x	**x**	x	x	x	x	x	**x**	Group term for a range of housing types. Housing types not listed below are treated consistently across LEPs and no changes are proposed.
attached dwellings	x	x	x	x	**x**	c	c	c	c	**c**	c	c	x	c	c	**c**	Permitted in R3 and R4 zones in majority of LEPs
dual occupancies	c	x	c	c	**c**	c	x	c	c	**c**	x	x	x	c	c	**c**	Refer to Section 3 of Discussion Paper.
dwelling houses	c	c	c	c	**c**	c	c	c	c	**c**	x	x	c	c	c	**c**	Recommend to permit in R4 zones to provide opportunity for a variety of housing types.
group homes	c	c	c	c	**c**	c	c	c	c	**c**	c	x	x	c	c	**c**	Permitted with consent in R2, R3 and R4 zones under the *ARHSEPP*. Permitted without consent if carried out by public authority and group home has less than 10 bedrooms.
hostels	c	x	c	x	**c**	x	x	c	x	**c**	c	c	x	c	x	**c**	Recommend to permit in R2, R3 and R4 zones to provide opportunity for a variety of housing types. 'Hostels' are generally of a similar size/scale to 'group homes' and are unlikely to have a substantial impact on amenity.
multi dwelling housing	x	x	x	x	**x**	c	c	c	c	**c**	c	c	x	c	c	**c**	Recommend to permit in R3 & R4 zones to provide opportunity for mix of housing types.
residential flat buildings	x	x	x	x	**x**	x	c	x	x	**x**	c	c	c	c	c	**c**	Refer to Section 4.2 of Discussion Paper.
semi-detached dwellings	c	x	x	x	**x**	c	c	c	x	**c**	c	x	x	c	x	**c**	Not considered appropriate in the R2 zone, but may be suitable in R3 and R4 zones.
seniors housing	x	x	c	x	**c**	c	c	c	c	**c**	x	c	x	c	x	**c**	Permitted with consent in R2, R3 and R4 zones under the *ARHSEPP*.
- residential care facilities	x	x	c	x	**c**	c	c	c	c	**c**	x	c	x	c	x	**c**	
home business	c	c	c	o	**c**	c	x	c	o	**c**	c	c	x	c	o	**c**	Recommend to permit 'home business' with consent and 'home occupations' without consent in all residential zones, consistent with majority of LEPs.
home occupations	o	o	o	o	**o**	c	c	o	o	**o**	c	o	c	o	o	**o**	
tourist and visitor accommodation	x	c	x	x	**x**	x	x	x	x	**x**	x	x	x	x	x	**x**	Only bed & breakfasts are considered to be an appropriate type of 'tourist and visitor accommodation' use in residential zones, due to potential amenity impacts.
backpackers' accommodation	x	x	x	x	**x**	x	x	x	x	**x**	x	x	x	x	x	**x**	
bed & breakfast accommodation	c	c	c	c	**c**	c	x	c	x	**c**	c	x	x	c	x	**c**	
farm stay accommodation	x	x	x	x	**x**	x	x	x	x	**x**	x	x	x	x	x	**x**	
hotel or motel accommodation	x	x	x	x	**x**	x	x	x	x	**x**	c	x	x	x	x	**x**	
serviced apartments	x	x	x	x	**x**	x	x	x	x	**x**	x	x	x	x	x	**x**	

Land use	R2 Low Density Residential					R3 Medium Density Residential					R4 High Density Residential						Comments
	Current LEP Provision				Proposed	Current LEP Provision				Proposed	Current LEP Provision					Proposed	
	Hol	Hor	Par	Hil		Aub	Hor	Par	Hil		Aub	Hol	Hor	Par	Hil		
kiosks	x	x	x	x	**x**	x	x	x	x	**x**	x	c	x	x	x	**x**	'Kiosks' and 'neighbourhood shops' are a type of 'retail premise'. All retail uses will be prohibited in residential zones, except 'neighbourhood shops' as these cater for day-to-day needs of residents or workers.
neighbourhood shops	x	x	c	x	**c**	c	c	c	c	**c**	c	c	c	c	c	**c**	
veterinary hospitals	x	c	x	x	**x**	x	x	x	x	**x**	x	x	x	x	x	**x**	Not considered appropriate in residential zones due to potential amenity impacts.
home industry	c	x	c	x	**c**	x	x	x	x	**x**	x	c	x	x	x	**x**	All industrial uses will be prohibited in residential zones, except home industries. This is consistent across the majority of LEPs.
water recycling facilities	x	x	c	x	**c**	x	x	c	x	**c**	x	x	x	c	x	**c**	Recommend to permit in all zones, as they will assist with achieving Council's sustainability objectives as outlined in our *Community Strategy Plan 2018-2038* and *Environmental Sustainability Strategy 2017*.
water reticulation systems	x	c	x	x	**c**	x	c	x	x	**c**	x	x	c	x	x	**c**	Permitted under the *Infrastructure SEPP*.
airstrip	x	x	x	x	**x**	c	x	x	x	**x**	c	x	x	x	x	**x**	These uses are not considered appropriate in residential zones.
helipad	x	x	x	x	**x**	c	x	x	x	**x**	c	x	x	x	x	**x**	
car parks	x	x	x	x	**x**	x	x	x	c	**x**	x	x	x	x	c	**x**	
truck depots	x	x	x	x	**x**	c	x	x	x	**x**	c	x	x	x	x	**x**	
educational establishments	x	c	c	c	**c**	c	x	c	c	**c**	c	x	x	c	c	**c**	Permitted under the *Education and Child Care SEPP*.
schools	x	c	c	c	**c**	c	x	c	c	**c**	c	x	x	c	c	**c**	
health services facilities	x	x	x	x	**c**	c	x	x	c	**c**	c	x	x	x	c	**c**	All types of 'health services facilities' are permitted in residential zones under the *Infrastructure SEPP*.
hospitals	x	x	c	x	**c**	c	x	x	c	**c**	c	x	x	x	c	**c**	
medical centres	x	x	x	x	**c**	c	x	x	c	**c**	c	x	x	x	c	**c**	
health consulting rooms	c	x	c	c	**c**	c	x	x	c	**c**	c	x	x	x	c	**c**	
early education and care facility	x	x	x	c	**c**	c	x	x	c	**c**	c	x	x	x	c	**c**	All 'early education and care facility' types will be permitted in R2, R3 & R4 zones. 'Centre based child care' is a mandatory permitted use in R2 zones under the *Education and Child Care SEPP*.
centre based child care facility	c	c	c	c	**c**	c	c	c	c	**c**	c	c	c	c	c	**c**	
school based child care	x	x	x	c	**c**	c	x	x	c	**c**	c	x	x	x	c	**c**	
home based child care	x	c	c	c	**c**	c	c	c	c	**c**	c	x	c	c	c	**c**	
emergency services facilities	x	c	c	c	**c**	c	c	c	c	**c**	c	x	c	c	c	**c**	'Information and education facilities' (e.g. a museum) are not considered appropriate in R2 zones, but will be permitted in R3 and R4 zones
information and education facilities	x	c	x	x	**x**	x	x	c	x	**c**	x	x	x	c	x	**c**	
public administration building	x	c	c	x	**c**	c	x	c	x	**c**	c	x	x	c	x	**c**	

Land use	R2 Low Density Residential					R3 Medium Density Residential					R4 High Density Residential						Comments
	Current LEP Provision				Proposed	Current LEP Provision				Proposed	Current LEP Provision					Proposed	
	Hol	Hor	Par	Hil		Aub	Hor	Par	Hil		Aub	Hol	Hor	Par	Hil		
places of public worship	c	c	x	c	**x**	c	c	c	c	**c**	c	c	c	c	c	**c**	Refer to Section 2.2 of Discussion Paper.
boat launching ramps	x	x	x	x	**x**	c	x	x	x	**x**	c	x	x	x	x	**x**	With the exception of 'environmental protection works', these uses are not considered suitable in residential zones, consistent with majority of LEPs.
environmental facilities	x	x	c	x	**x**	x	x	c	x	**x**	x	x	x	c	x	**x**	
jetties	x	x	x	x	**x**	c	x	x	x	**x**	c	x	x	x	x	**x**	
environmental protection works	c	o	c	c	**c**	c	o	c	c	**c**	c	c	o	c	c	**c**	
recreation facilities (indoor)	x	x	c	x	TBC	c	c	c	x	**c**	c	x	c	c	x	**c**	Outdoor recreation facilities will be permitted in R2, R3 and R4 zones. Council is seeking feedback on whether to permit indoor recreation facilities in R2 zones (refer Section 2.2 of Discussion Paper).
recreation facilities (outdoor)	x	c	c	x	**c**	c	c	c	x	**c**	c	x	c	c	x	**c**	
exhibition homes	c	c	c	c	**c**	c	x	c	c	**c**	x	c	x	c	c	**c**	Consistent with majority of LEPs. Flood mitigation works are permitted under the *Infrastructure SEPP* on any land, if undertaken by or on behalf of a public authority.
exhibition villages	c	x	c	c	**c**	x	x	x	c	**x**	x	x	x	x	x	**x**	
flood mitigation works	x	c	c	c	**c**	x	c	c	c	**c**	c	x	c	c	c	**c**	

Land use	B1 Neighbourhood Centre					B2 Local Centre					Comments
	Current LEP Provision				Proposed	Current LEP Provision				Proposed	
	Aub	Hor	Par	Hil		Aub	Hor	Par	Hil		
shop top housing	c	c	c	c	**c**	**c**	**c**	**c**	**c**	**c**	It is proposed to only permit shop top housing in the B1 and B2 zones, Refer Section 5.1 of Discussion Paper.
attached dwellings	x	c	x	c	**x**	**x**	**x**	**x**	**c**	**x**	
group homes	c	c	x	x	**x**	**c**	**c**	**x**	**x**	**x**	
hostels	x	x	c	x	**x**	**x**	**c**	**c**	**x**	**x**	
multi dwelling housing	x	c	x	x	**x**	**x**	**x**	**x**	**c**	**x**	
residential flat buildings	c	c	x	x	**x**	**c**	**x**	**x**	**c**	**x**	
home business	c	x	c	o	**c**	c	x	c	o	**c**	Considered appropriate in B1 and B2 zones as they are also permitted in residential zones.
home occupations	c	c	o	o	**c**	c	c	o	o	**c**	
tourist and visitor accommodation	c	x	x	x	**x**	c	c	c	c	**c**	Refer Section 5.1 of Discussion Paper.
backpackers' accommodation	c	x	x	x	**x**	c	c	c	c	**c**	
bed & breakfast accommodation	c	x	c	x	**c**	c	c	c	c	**c**	
hotel or motel accommodation	c	x	x	x	**x**	c	c	c	c	**c**	
serviced apartments	c	x	x	x	**x**	c	c	c	c	**c**	
commercial premises	c	c	c	x	**x**	c	c	c	c	**c**	'Commercial premises' is the group term for several land use types including 'business premises', 'office premises' and 'retail premises'. All types of 'commercial premises' are proposed to be permitted in B2 zones, consistent with the current approach across all LEPs. No changes are proposed. However, only certain commercial uses are considered appropriate in B1 zones as these are often located in low density residential areas. For example, pubs are not considered appropriate as these can vary in size creating the potential for amenity impacts on low density neighbourhoods. As such it is proposed to prohibit pubs in the B1 zone, consistent with the majority of LEPs. Small bars are proposed to be permitted as these are limited in size under the *Liquor Act 2007* and these uses are permitted under most LEPs. Other types of food and drink premises not listed in this table, such as restaurants, cafes and take-away food and drink premises are consistently permitted in B1 zones across LEPs, and no changes are proposed.
business premises	c	c	c	c	**c**	c	c	c	c	**c**	
- funeral homes	c	c	c	c	**c**	c	c	c	c	**c**	
office premises	c	x	c	x	**c**	c	c	c	c	**c**	
retail premises	c	c	c	x	**x**	c	c	c	c	**c**	
- specialised retail premises	x	x	x	x	**x**	c	c	c	c	**c**	
- cellar door premises	x	c	c	c	**c**	c	c	c	c	**c**	
- garden centres	c	x	x	x	**c**	c	c	c	c	**c**	
- hardware & building supplies	c	x	x	x	**c**	c	c	c	c	**c**	
- landscaping material supplies	c	x	x	x	**x**	c	c	c	c	**c**	
- plant nurseries	c	c	x	x	**c**	c	c	c	c	**c**	
- roadside stalls	x	c	c	c	**c**	c	c	c	c	**c**	
- rural supplies	x	x	x	x	**x**	c	c	c	c	**c**	
- timber yards	c	x	x	x	**x**	c	c	c	c	**c**	
- vehicle sale or hire premises	x	x	x	x	**x**	c	c	c	c	**c**	
- food & drink premises	c	c	c	x	**x**	c	c	c	c	**c**	
○ pubs	c	x	x	x	**x**	c	c	c	c	**c**	
○ small bar	c	c	c	x	**c**	c	c	c	c	**c**	
amusement centres	c	x	x	c	**x**	**c**	**c**	**x**	**c**	**c**	These uses are not considered appropriate in B1 zones due to potential amenity impacts.
registered clubs	c	x	x	x	**x**	c	c	c	c	**c**	

Land use	B1 Neighbourhood Centre					B2 Local Centre					Comments
	Current LEP Provision				Proposed	Current LEP Provision				Proposed	
	Aub	Hor	Par	Hil		Aub	Hor	Par	Hil		
service stations	x	c	c	c	**c**	c	c	c	c	**c**	Majority of LEPs permit.
vehicle body repair workshops	x	x	x	x	**x**	c	x	x	x	**x**	These uses are not considered appropriate in B1 and B2 zones, but will be permitted in all industrial zones.
vehicle repair stations	c	x	x	c	**x**	c	x	x	c	**x**	
warehouse or distribution centres	c	x	x	x	**x**	c	x	x	x	**x**	
local distribution centre	c	x	x	x	**x**	c	x	x	x	**x**	
self-storage units	c	x	x	x	**x**	c	x	x	x	**x**	'Storage premises' are not considered appropriate in B1 and B2 zones as they do not activate the street.
sewerage systems (including biosolids treatment facilities and sewage treatment plant)	x	c	x	x	**x**	x	c	x	x	**x**	Recommended to permit 'water recycling facilities' in all zones, as they will assist with achieving Council's sustainability objectives as outlined in our *Community Strategy Plan 2018-2038* and *Environmental Sustainability Strategy 2017*.
water recycling facilities	x	c	c	x	**c**	x	c	c	x	**c**	
waste or resource management facilities	**x**	**c**	**x**	**c**	**x**	**x**	**c**	**c**	**x**	**x**	These uses are not considered appropriate in B1 and B2 zones.
waste or resource transfer stations	**x**	**c**	**x**	**c**	**x**	**x**	**c**	**c**	**x**	**x**	
water reticulation systems	x	c	x	x	**c**	x	c	x	x	**c**	Permitted under the *Infrastructure SEPP*.
airstrip	c	x	x	x	**x**	c	x	x	x	**x**	Not considered appropriate in B1 and B2 zones.
helipad	c	x	x	x	**x**	c	x	x	x	**x**	
car parks	c	c	c	x	**c**	c	c	c	c	**c**	Only 'car parks' are considered to be appropriate in B1 and B2 zones, which is consistent with the majority of LEPs.
port facilities	x	c	x	x	**x**	x	c	x	x	**x**	
transport depots	x	x	x	x	**x**	x	c	x	x	**x**	
truck depots	c	x	x	x	**x**	c	x	x	x	**x**	
health consulting rooms	x	c	c	c	**c**	c	c	c	c	**c**	Permitted under the *Infrastructure SEPP*.
signage	c	x	x	x	**x**	c	c	x	x	**x**	Refer to Section 5.1 of Discussion Paper.
advertising structure	c	x	x	x	**x**	c	c	x	x	**x**	
building identification sign	c	c	c	c	**c**	c	c	c	c	**c**	
business identification sign	c	c	c	c	**c**	c	c	c	c	**c**	
boat launching ramps	c	x	x	x	**x**	c	x	x	x	**x**	These land uses are not considered appropriate, consistent with majority of LEPs. N.B. site-specific provisions apply to B1 zoned land at Wentworth Point, permitting 'boat building and repair facilities', 'boat launching ramps', 'boat sheds' and 'marinas'.
environmental facilities	x	x	c	x	**x**	x	x	c	x	**x**	
jetties	c	x	x	x	**x**	c	x	x	x	**x**	
recreation facilities (indoor)	c	c	c	c	**c**	c	c	c	c	**c**	

Land use	B1 Neighbourhood Centre					B2 Local Centre					Comments
	Current LEP Provision				Proposed	Current LEP Provision				Proposed	
	Aub	Hor	Par	Hil		Aub	Hor	Par	Hil		
recreation facilities (major)	x	x	x	x	**x**	x	c	x	x	**x**	Outdoor and indoor recreation facilities can provide services to workers and residents and are considered appropriate in B1 and B2 zones. Indoor recreation facilities will also continue to be permitted, consistent with all LEPs.
recreation facilities (outdoor)	c	c	c	x	**c**	c	c	c	c	**c**	
environmental protection works	c	o	c	c	**c**	c	o	c	c	**c**	Mortuaries are not considered appropriate in B1 or B2 zones, consistent with the majority of LEPs .
mortuaries	c	x	x	x	**x**	c	x	x	x	**x**	

Note: Only the Parramatta LEP zones land in the LGA B3 Commercial Core or B4 Mixed Use. As such there are no land use inconsistencies between LEPs and no changes are proposed. These zones have therefore been excluded from this appendix.

Land use	B5 Business Development				B6 Enterprise Corridor					Comments
	Current LEP Provision			Proposed	Current LEP Provision				Proposed	
	Hol	Hor	Par		Aub	Hol	Par	Hil		
boarding houses	x	x	x	x	x	c	x	x	x	Residential accommodation is not considered appropriate in B5 and B6 zones, as the focus of these zones is on business and office uses, consistent with the majority of LEPs.
group homes	x	c	x	x	x	c	x	x	x	
hostels	x	x	x	x	x	c	x	x	x	
multi dwelling housing	x	x	x	x	x	c	x	x	x	
residential flat buildings	x	x	x	x	x	c	x	x	x	
shop top housing	x	c	x	x	x	c	x	x	x	
home business	x	x	x	x	c	c	x	x	x	Not suitable given restrictions on residential accommodation.
home occupations	x	c	x	x	c	c	x	x	x	
tourist and visitor accommodation	x	x	c	c	x	c	c	x	c	With the exception of 'farm stay accommodation', all types of 'tourist and visitor accommodation' will be permitted in B5 and B6 zones as these tend to be located close to centres and transport corridors.
backpackers' accommodation	x	x	c	c	x	c	c	x	c	
bed & breakfast accommodation	x	x	c	c	x	c	c	x	c	
farm stay accommodation	x	x	c	x	x	c	c	x	x	
hotel or motel accommodation	x	c	c	c	c	c	c	c	c	
serviced apartments	x	x	c	c	x	c	c	c	c	
commercial premises	x	c	c	c	c	x	c	x	c	These uses are considered appropriate in B5 and B6 zones as they provide a range of employment opportunities and are generally permitted by the majority of LEPs.
business premises (e.g. banks)	x	c	c	c	c	c	c	c	c	
- funeral homes	c	c	x	c	c	c	c	c	c	
office premises	x	c	c	c	c	x	c	c	c	
retail premises	x	x	x	x	x	x	x	x	x	Only retail uses that provide services to workers or opportunities for large format retailing are considered appropriate in B5-B6 zones, consistent with the objectives of these zones. All other retail land uses not listed here, such as food and drink premises, are consistently permitted across LEPs in B5 and B6 zones and no changes are proposed.
- specialised retail premises (bulky goods premises)	c	c	c	c	c	c	c	x	c	
- cellar door premises	x	x	x	x	x	x	x	x	x	
- kiosks	x	c	c	c	c	x	c	x	c	
- markets	x	x	c	x	c	x	x	x	x	
- roadside stalls	x	x	x	x	x	x	x	x	x	
- rural supplies	x	x	x	x	x	x	x	x	x	
- shops	x	x	x	x	x	x	x	x	x	
- neighbourhood supermarket	x	x	x	x	x	x	x	x	x	
amusement centres	c	c	c	c	c	c	x	x	c	Proposals reflect majority of LEPs. 'Function centres' and 'entertainment facilities' are considered appropriate as they facilitate a range of uses, such as cultural events and business conventions, which are compatible with the objectives of the B5 and B6 zones.
entertainment facilities	x	c	c	c	c	x	x	x	c	
function centres	x	c	c	c	c	c	x	x	c	
highway service centres	x	x	x	x	x	c	x	x	x	
registered clubs	x	c	c	c	c	x	c	c	c	
restricted premises	x	c	x	x	x	x	x	x	x	

Land use	B5 Business Development				B6 Enterprise Corridor					Comments
	Current LEP Provision			Proposed	Current LEP Provision				Proposed	
	Hol	Hor	Par		Aub	Hol	Par	Hil		
industrial retail outlets	x	c	x	**c**	c	x	x	c	**c**	The retail component of this use is limited to 5% of total GFA / 400sqm, whichever is the lesser and will support employment opportunities (refer clause 5.4 of LEP).
veterinary hospitals	c	c	c	**c**	c	x	c	c	**c**	Unlikely to have adverse amenity impacts, due to no residential accommodation being permitted within these zones.
wholesale supplies	c	x	c	**c**	c	c	c	c	**c**	
light industries	c	c	x	**c**	c	c	c	c	**c**	All types of 'light industries' will be permitted in B5-B6 zones, consistent with the majority of LEPs and the objectives of these zones.
high technology industries	c	c	x	**c**	c	c	c	c	**c**	
home industry	x	c	x	**c**	c	c	x	c	**c**	
artisan food and drink industry	c	c	x	**c**	c	c	c	c	**c**	
vehicle body repair workshops	x	x	x	**x**	c	x	c	c	**c**	Limited to B6 and industrial zones, given potential amenity impacts.
storage premises	x	c	x	**x**	c	x	x	x	**x**	Recommendation consistent with majority of LEPs.
self-storage units	c	c	c	**c**	c	x	c	c	**c**	
depots	c	c	x	**x**	c	x	x	x	**x**	Not considered appropriate in B5-B6 zones; this use will be limited to B7 and industrial zones
sewerage systems (including biosolids treatment facilities and sewage treatment plants)	c	c	x	**x**	x	c	x	x	**x**	Recommended to permit in all zones, as they will assist with achieving Council's sustainability objectives as outlined in our *Community Strategy Plan 2018-2038* and *Environmental Sustainability Strategy 2017*
water recycling facilities	x	c	c	**c**	x	x	c	x	**c**	
waste or resource management facilities	**c**	**c**	**x**	**x**	**x**	**c**	**x**	**c**	**x**	'Waste or resource management facilities' are not considered appropriate in B5 or B6 zones. It is noted that 'waste or resource transfer stations' are permitted in B5 and B6 zones under the *Infrastructure SEPP*.
waste or resource transfer stations	c	c	x	**c**	x	c	x	c	**c**	
airstrip	x	x	x	**x**	c	x	x	x	**x**	Not considered appropriate in B5 or B6 zones.
helipad	x	x	x	**x**	c	x	x	x	**x**	
freight transport facilities	x	x	x	**x**	c	x	x	x	**x**	Proposals reflect majority of LEPs.
port facilities	c	c	x	**x**	x	c	x	x	**x**	
transport depots	c	c	x	**x**	c	c	x	x	**x**	
truck depots	c	x	x	**x**	c	x	c	c	**c**	
home based child care	c	c	x	**x**	c	c	x	x	**x**	Not considered appropriate due to restricted residential accommodation in these locations.
community facilities	x	c	c	**c**	c	c	c	c	**c**	Consistent with majority of LEPs.
industrial training facilities	c	c	x	**x**	x	c	c	x	**c**	
information and education facilities	x	c	x	**x**	c	c	x	c	**x**	

Land use	B5 Business Development				B6 Enterprise Corridor					Comments
	Current LEP Provision			Proposed	Current LEP Provision				Proposed	
	Hol	Hor	Par		Aub	Hol	Par	Hil		
signage	c	c	x	**x**	x	c	x	x	**x**	Only building and business identification signs that relate to the specific uses on a site are considered appropriate across the LGA.
advertising structure	c	c	x	**x**	x	c	x	x	**x**	
building identification sign	c	c	c	**c**	c	c	c	c	**c**	
business identification sign	c	c	c	**c**	c	c	c	c	**c**	
boat launching ramps	x	x	x	**x**	c	x	x	x	**x**	Consistent with majority of LEPs. B5 and B6 zones do not offer a good environment for these uses given their location on heavily trafficked roads.
environmental facilities	x	x	c	**x**	x	x	c	x	**x**	
jetties	x	x	x	**x**	c	x	x	x	**x**	
recreation facilities (indoor)	c	c	c	**c**	c	c	c	c	**c**	Recommendations are consistent with majority of LEPs.
recreation facilities (major)	x	c	c	**c**	x	x	x	x	**x**	
recreation facilities (outdoor)	x	c	c	**c**	c	x	c	c	**c**	
environmental protection works	c	o	c	**c**	c	c	c	c	**c**	
extractive industries	x	x	x	**x**	x	x	x	c	**x**	
mortuaries	x	x	x	**x**	c	x	x	x	**x**	

Note: Only Auburn LEP zones land in the LGA B7 Business Park. As such there are no land use inconsistencies between LEPs and no changes are proposed. These zones have therefore been excluded from this appendix.

Land use	IN1 General Industrial				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
horticulture	x	c	x	**c**	'Horticulture' is the only type of agricultural use permitted in IN1 zones across the LGA.
animal boarding or training establishments	x	c	x	**c**	Consistent with PLEP, which also permits in IN2 and IN3 zones. Not permitted in any other zone due to potential amenity impacts.
home business	c	x	x	**x**	Not considered appropriate as no residential accommodation permitted in IN1 zones.
home occupations	c	x	x	**x**	
hotel or motel accommodation	x	x	c	**x**	Refer Section 5.2 of Discussion Paper.
serviced apartments	x	x	c	**x**	
commercial premises	c	x	x	**x**	'Commercial premises' is the group term for 'business premises', 'office premises' and 'retail premises'. All business and office premises will be prohibited in IN1 zones, consistent with majority of LEPs. Most retail uses will be permitted in IN1 zones as they service workers or residents in nearby areas, including food and drink premises, kiosks, neighbourhood shops and hardware and building supplies. All other uses not listed here are consistently prohibited in B5-B6 zones and no changes are proposed, namely 'neighbourhood supermarkets', 'shops', 'roadside stalls', 'cellar door premises' and 'specialised retail premises' (formerly bulky goods premises).
business premises (e.g. banks)	c	x	x	**x**	
- funeral homes	x	x	x	**x**	
office premises	x	x	x	**x**	
retail premises	x	x	x	**x**	
- food & drink premises	x	c	c	**c**	
○ pubs	x	c	c	**c**	
○ restaurants or cafes	c	c	c	**c**	
○ take-away food & drink premises	x	c	c	**c**	
○ small bar	x	c	c	**c**	
- garden centres	c	c	c	**c**	
- hardware and building supplies	c	c	c	**c**	
- kiosks	c	c	x	**c**	
- landscaping material supplies	x	c	x	**c**	
- markets	c	x	x	**x**	
- plant nurseries	x	c	x	**c**	
- rural supplies	x	c	x	**c**	
- neighbourhood shops	c	c	c	**c**	
- timber yards	x	c	c	**c**	
- vehicle sales or hire premises	x	c	c	**c**	
function centres	c	x	x	**x**	Refer to Section 5.2 of Discussion Paper.
registered clubs	x	x	c	**x**	
restricted premises	x	c	x	**c**	These uses will have minimal amenity impacts in the IN1 zone, due to lack of residential accommodation.
veterinary hospitals	x	c	c	**c**	

Land use	IN1 General Industrial				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
industries	c	x	x	**x**	Group term for a number of uses. All types of 'light industries' and 'general industries' are consistently permitted. However, all types of 'heavy industries' will be restricted to IN3 zones, consistent with PLEP.
heavy industrial storage establishments	c	x	c	**x**	With the exception of 'liquid fuel depots', all types of 'heavy industrial storage establishments' will be limited to IN3 zones. Liquid fuel depots are consistently permitted in this zone across all LEPs.
hazardous storage establishments	c	x	c	**x**	
liquid fuel depots	c	c	c	**c**	
offensive storage establishments	c	x	c	**x**	
sewerage systems	c	c	x	**c**	Consistent with majority of LEPs and permitted under the *Infrastructure SEPP*.
biosolids treatment facilities	c	c	x	**c**	
sewage reticulation systems	c	c	x	**c**	
sewage treatment plants	c	c	x	**c**	
water recycling facilities	c	c	x	**c**	
air transport facilities	c	x	x	**x**	Consistent with the majority of LEPs. 'Heliport' is permitted under the *Infrastructure SEPP*, if carried out by or on behalf of a public authority, and means a place open to the public used for taking off and landing of helicopters.
airport	c	x	x	**x**	
heliport	c	x	c	**c**	
airstrip	c	x	x	**x**	Consistent with the majority of LEPs. 'Helipad' means a private place used for taking off and landing of helicopters. This use will be permitted in IN1 zones to be consistent with 'heliports', which are also permitted in IN1 zones.
helipad	c	x	c	**c**	
car parks	x	c	c	**c**	Consistent with the majority of LEPs.
passenger transport facilities	x	c	c	**c**	
health services facilities	x	c	x	**c**	These uses can provide services for workers and are permitted in most zones in the LGA.
hospitals	x	c	x	**c**	
medical centres	x	c	x	**c**	
health consulting rooms	x	c	x	**c**	
centre based child care facility	x	c	c	TBC	Refer to Section 5.2 of Discussion Paper.
home based child care	c	x	x	**x**	
community facilities	c	x	c	**c**	Consistent with majority of LEPs.
correctional centres	x	c	x	**x**	
information and education facilities	x	x	c	**x**	
public administration building	c	c	x	**c**	

Land use	IN1 General Industrial				Comments
	Current LEP Provision			Proposed	
	Aub	Par	Hil		
research stations	x	c	x	c	Consistent with IN2 Light Industrial zone, which also permits research stations.
respite day care centres	x	c	c	x	Not considered appropriate in industrial zones. This land use will be further considered in light of the feedback received on permitting child care centres in industrial zones.
boat launching ramps	c	x	x	x	Consistent with majority of LEPs .
environmental facilities	x	c	x	x	
jetties	c	x	x	x	
extractive industries	x	c	c	c	Permitted in industrial zones only.
open cut mining	c	x	x	x	Not considered appropriate in IN1 zones.

Note: Only Parramatta LEP zones land in the LGA IN2 Light Industrial and IN3 Heavy Industrial. As such there are no land use inconsistencies between LEPs and no changes are proposed. These zones have therefore been excluded from this appendix.

Land use	RE1 Public Recreation						RE2 Private Recreation			Comments
	Current LEP Provision					Proposed	Current LEP Provision		Proposed	
	Aub	Hol	Hor	Par	Hil		Par	Hil		
tourist and visitor accommodation	x	x	x	x	x	**x**	c	x	**c**	With the exception of 'farm stay accommodation', all types of 'tourist and visitor accommodation' will be permitted in RE2 zones, but will continue to be prohibited in RE1 zones as they are not considered appropriate on public open space.
backpackers' accommodation	x	x	x	x	x	**x**	c	x	**c**	
bed & breakfast accommodation	x	x	x	x	x	**x**	c	x	**c**	
farm stay accommodation	x	x	x	x	x	**x**	c	x	**x**	
camping grounds	x	x	c	x	x	**x**	x	x	**x**	Consistent with majority of LEPs.
caravan parks	x	x	c	x	x	**x**	x	x	**x**	
food and drink premises	x	x	x	x	x	**x**	x	x	**x**	Refer to Section 5.3 of Discussion Paper.
restaurants or cafes	c	x	x	c	c	**c**	c	c	c	
take-away food and drink premises	x	x	x	c	c	**c**	c	x	**c**	
markets	c	x	x	c	c	**c**	c	x	**c**	Refer to Section 5.3 of Discussion Paper.
entertainment facilities	x	**x**	**x**	**x**	**x**	**x**	**c**	**x**	**c**	These uses are not considered appropriate on public open space, but may support leisure activities or private recreation land. Car parks ancillary to recreation uses will still be allowed.
function centres	c	**x**	**x**	**x**	**x**	**x**	**c**	**x**	**c**	
registered clubs	x	**x**	**x**	**x**	**x**	**x**	**c**	**x**	**c**	
car parks	x	x	c	x	c	**x**	x	x	**x**	
depots	c	x	x	x	x	**x**	x	x	**x**	Permitted in B7 and IN1, IN2 and IN3 zones only. However, 'maintenance depots' are permitted in RE1 zones under the *Infrastructure SEPP*, if carried out by or on behalf of a public authority (on public reserves).
water recycling facilities	x	x	x	c	x	**x**	c	x	**x**	Not considered appropriate in these zones.
water reticulation systems	x	x	c	x	x	**c**	x	x	**c**	Permitted under the *Infrastructure SEPP* in RE1-RE2 zones
centre based child care facility	c	c	c	x	c	TBC	c	x	**c**	Council is seeking feedback on whether child care centres should be permitted in RE1 zones (Section 5.3 of Discussion Paper). School and home based child care facilities are prohibited, consistent with majority of LEPs.
emergency services facilities	x	x	c	x	c	x	c	x	c	Consistent with majority of LEPs. 'Emergency services facilities' and 'respite day care centres' are not considered appropriate on public open space, but may be suitable on private land. The permissibility of respite day care centres will be further considered in light of the feedback received on permitting child care centres in RE1 zones.
information and education facilities	c	c	x	c	c	**c**	c	x	**c**	
places of public worship	c	x	x	x	x	**x**	x	x	**x**	
public administration building	c	x	c	x	x	**x**	x	x	**x**	
respite day care centres	c	c	c	x	c	TBC	c	x	**c**	

Land use	RE1 Public Recreation						RE2 Private Recreation			Comments
	Current LEP Provision					Proposed	Current LEP Provision		Proposed	
	Aub	Hol	Hor	Par	Hil		Par	Hil		
signage	x	c	x	x	x	**x**	x	x	**x**	Only building and business identification signs that relate to the specific uses on a site are considered appropriate in RE1 and RE2 zones.
advertising structure	x	c	x	x	x	**x**	x	x	**x**	
building identification sign	x	c	c	x	c	**c**	c	c	**c**	
business identification sign	x	c	c	x	c	**c**	c	c	**c**	
boat launching ramps	x	x	x	c	c	**c**	c	c	**c**	These uses are considered suitable given the importance of waterways in the LGA and existing uses on RE1 and RE2 zoned land.
boat sheds	x	x	x	c	x	c	c	x	c	
charter & tourism boating facilities	x	x	x	c	x	**c**	c	c	**c**	
jetties	x	x	x	c	c	**c**	c	c	**c**	
recreation facilities (major)	c	c	c	c	c	c	c	x	**c**	
water recreation structures	c	c	x	c	c	**c**	c	c	**c**	
cemetery	x	x	c	x	x	**x**	x	x	**x**	Consistent with majority of LEPs.
environmental protection works	c	o	o	o	o	**o**	c	o	**c**	
flood mitigation works	x	x	c	o	x	**o**	c	x	**c**	Permitted under *Infrastructure SEPP*, if undertaken by or on behalf of a public authority and considered appropriate wherever there is a flood risk.

Note: The SP2 Special Infrastructure Zone is applied to large infrastructure, such as major roads and large education facilities. The purpose of the infrastructure will be annotated on the LEP Land Zoning Map. A limited range of additional uses maybe permitted where these do not detract from the main purpose of the infrastructure.

Land use	SP2 Special Infrastructure						Comments
	Current LEP Provision					Proposed	
	Aub	Hol	Hor	Par	Hil		
business premises (e.g. banks)	x	x	x	x	x	**x**	All types of 'business premises' will be prohibited in the SP2 zone.
funeral homes	c	x	x	x	x	**x**	
retail premises	x	x	x	x	x	**x**	'Kiosks' and 'markets' are a type of 'retail premises'. All other types of retail are consistently prohibited in the SP2 zone.
kiosks	c	x	x	x	x	**x**	
markets	c	x	x	x	x	**x**	
depots	c	x	x	x	x	**x**	Only permitted in industrial zones.
water reticulation systems	x	x	o	x	x	**c**	Permitted under the *Infrastructure SEPP*.
car parks	c	x	x	x	x	**x**	Consistent with majority of LEPs.
freight transport facilities	c	x	x	x	x	**x**	
passenger transport facilities	c	x	x	x	x	**x**	
roads	c	c	o	c	o	**c**	
environmental facilities	c	x	x	x	x	**x**	
recreation areas	c	c	x	c	x	**c**	
recreation facilities (indoor)	c	x	x	x	x	**x**	
recreation facilities (outdoor)	c	x	x	x	x	**x**	
environmental protection works	c	c	o	c	x	**c**	
mortuaries	c	x	x	x	x	**x**	
community facilities	c	x	x	x	x	**x**	Consistent with majority of LEPs. Refer to Section 2.2 of Discussion Paper
places of public worship	c	x	x	x	x	**x**	
signage	x	c	x	x	x	**x**	Only building and business identification signage that relate to specific uses on site (for example a school) are considered appropriate.
advertising structure	x	c	x	x	x	**x**	
building identification sign	c	c	x	x	x	**c**	
business identification sign	c	c	x	x	x	**c**	
flood mitigation works	x	x	x	c	x	**c**	Permitted under *Infrastructure SEPP*, if undertaken by or on behalf of a public authority.

Appendix C – Comparison of Development Control Plans

Abbreviations used in this appendix:

ARHSEPP	State Environmental Planning Policy (Affordable Rental Housing) 2009
BCA	Building Code of Australia
Codes SEPP	State Environmental Planning Policy (Exempt and Complying Codes) 2008
Education and Child Care SEPP	State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
EP&A Act	Environmental Planning & Assessment Act 1979
LEP	Local Environmental Plan
LGA	Local Government Area
SEPP	State Environmental Planning Policy
SEPP 19	State Environmental Planning Policy No 19 – Bushland in Urban Areas
SEPP 55	State Environmental Planning Policy No 55 – Remediation of Land
SEPP 64	State Environmental Planning Policy No 64 – Advertising and Signage
SOPA	Sydney Olympic Park Authority
Vegetation SEPP	State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

Key

✓	DCP includes provisions on this issue
×	DCP does not contain any provisions in this issue

Topic	Coverage across DCPs					Summary of differences	Recommendation
	Aub	Hol	Hor	Par	Hil		
Introductory sections and definitions	✓	✓	✓	✓	✓	All of the DCPs have an introduction chapter that sets out legislative information, definitions, previous amendments, aims and objectives and other administrative information.	A consolidated introduction chapter will be adopted in the DCP.
Notification procedures	✓	✓	✓	✓	✓	Notification requirements vary across the DCPs, particularly in regards to minimum exhibition times and notification requirements (e.g. adjoining vs adjacent land owners).	Under recent amendments to the *EP&A Act*, Councils are required to prepare a Community Participation Plan, which sets out when and how Council will engage with the community, including notification of development proposals. DCP notification requirements will be reviewed as part of work to prepare a Community Participation Plan.
Submission requirements	✓	×	×	×	×	Auburn DCP includes a section outlining the documents and information required to be submitted with a development application. Other DCPs do not, but provide the information instead through Council's website.	It is proposed to keep a list of submission requirements on Council's website as this allows them to most easily be kept up to date. A separate section in the DCP is not considered necessary. Submission requirements will be reviewed as necessary as part of the development of the consolidated DCP to reflect the policies and controls that will be included.
Hazard and Pollution Management							
Flooding	✓	✓	✓	✓	✓	Parramatta, Auburn, Holroyd and The Hills DCPs take a similar approach, applying detailed development controls to development based on land use type and a site's level of flood risk. General principles and controls are broadly consistent across DCPs, however there is some variation in the language used and in some of the detailed requirements, such as those for car parking areas and emergency evacuation. The DCPs generally limit the most sensitive and critical uses to locations with lowest flood risk, however there are some differences. Parramatta DCP considers sensitive land uses such as child care centres, hospitals, schools and seniors housing as unsuitable anywhere within the extent of the largest flood that could ever occur (the 'Probable Maximum Flood'). Other DCPs allow these uses in medium and/or low risk areas. Within the highest flood risk areas, most DCPs tend to only support open space uses and 'concessional development', being one-off small scale extensions to existing development (generally of no more than 10% in floor area). Holroyd DCP also specifies that larger	Detailed DCP controls will be reviewed to ensure a clear and consistent set of requirements are applied to development on flood prone land, consistent with the *NSW Floodplain Development Manual*. The controls will guide a merit based assessment of development to ensure that appropriate measures are taken to reduce or eliminate the risks from flooding to owners and occupiers of flood prone property and the wider community. It is proposed to use a matrix style approach, backed with clear and unambiguous controls, to clearly identify the specific design and siting controls that apply to development, based on the type of land use and degree of flood risk. Sensitive uses, such as child care centres, schools, seniors housing and hospitals are not considered suitable on flood prone land. This matter is also discussed in Section 7.3 of the Discussion Paper. Less sensitive uses, such as residential and commercial development, may be located within the flood planning area (the area covered by water in a 1 in 100-year flood plus freeboard of

Topic	Coverage across DCPs					Summary of differences	Recommendation
	Aub	Hol	Hor	Par	Hil		
						scale redevelopment may be supported in high flood risk areas where there is an economic imperative. By contrast to the other DCPs, Hornsby DCP provides a very limited set of controls.	500mm), but not in floodways, high hazard flowpaths or significant flood storage areas. Development within high flood risk areas will be limited to low intensity open space uses and 'concessional development', being one-off minor additions or alterations to existing properties of up to 10% of existing habitable floor area. Consistent with the current approach taken by DCPs, development will need to demonstrate that it will not expose people to unacceptable risk, or significantly increase flood affectation elsewhere, such as by altering flood flows, velocities or levels. It is proposed to adopt controls relating to the design of car parking consistent with those within the Parramatta DCP. These strongly discourage basement car parks within the floodplain. Where basement car parks are necessary they are required to be protected from all flooding and provide an adequate emergency response and evacuation plan. Over the longer term Council is undertaking new flood studies covering the new LGA, which will inform the preparation of a new floodplain risk management study and plan. Further review of DCP controls may be required once this work is completed.
Stormwater management	✓	✓	✓	✓	✓	All DCPs include controls aimed at managing the impacts of stormwater runoff from development sites which are broadly similar in intent, however there are some differences in detailed requirements. Auburn DCP has less of a focus on Water Sensitive Urban Design (WSUD) than the others. Generally, DCPs require development to not increase run-off from a site. In addition, certain development is required to incorporate treatment measures. One difference between DCPs is the development thresholds for when stormwater treatments controls are to be applied. For example, Parramatta DCP requires a WSUD Strategy for residential development as small as 5 dwellings on sites of 1,500sqm or more, whereas other DCPs set a larger site-area based threshold (Holroyd DCP: 2,500sqm+ and Hornsby DCP: 2,000sqm+).	It is proposed to include objectives and design principles consistent with those in Parramatta DCP as these are considered to be reasonably comprehensive. Stormwater management controls will be updated to ensure they reflect best practice. It is proposed to adopt thresholds for requiring stormwater treatment measures consistent with Parramatta DCP. Much of the development in Parramatta is on smaller sites, therefore adopting the larger site thresholds of other DCPs would result in very few developments being required to implement WSUD and achieve stormwater quality targets. For development that meets the thresholds, it is proposed to apply the stormwater treatment targets set out in Parramatta DCP as these are consistent with targets set by other Sydney councils and Sydney Olympic Park Authority (SOPA). However, it is recommended that the targets for hydrocarbons, oil and grease be updated to

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						Holroyd, Hornsby, and Parramatta DCPs (and The Hills DCP, in part) prescribe minimum stormwater quality targets that development requiring a WSUD Strategy needs to meet. There is some variation in these targets across DCPs. Some DCPs also include technical requirements for the design of drainage systems. There is opportunity to review the controls so that they better align with Council's vision of bringing back swimming to the Parramatta River by 2025. The Harmonisation process also presents an opportunity to update controls so that they are clearer, more effectively implemented and reflect latest best practice.	require a 90% reduction in the post development mean annual load, consistent with those set by SOPA. It is also proposed: – That development should use landscape based approaches to meet stormwater quality controls as these provide benefits beyond stormwater quality treatment, in line with the broader intentions of water sensitive urban design. – Where stormwater treatment measures are required, to require developers to provide evidence that they have put in place a minimum three-year contract for the maintenance of on-site water treatment technology. – Where stormwater treatment measures are required, to include a requirement for development to reduce storm-water runoff from a site (compared to current requirements for no net increase). This will assist with reducing pollutant loads of waterways and to encourage water collection and reuse. A reduction target of approximately 10% is proposed. – It is also proposed to adopt the Holroyd LEP clause for stormwater management in the consolidated LEP (refer to Appendix A of the Discussion Paper). – Technical specifications for the design of drainage can be covered by a companion document and do not need to be included in the DCP.
Protection of groundwater	×	×	×	✓	×	Parramatta DCP is the only document with a standalone section on groundwater protection. Holroyd DCP makes reference to groundwater, but these provisions are insubstantial and relate back to WSUD and salinity.	As detailed controls for groundwater protection are only found in Parramatta DCP, it is proposed to retain these provisions in the consolidated DCP.
Soil management (sedimentation, acid sulfate soils and salinity)	✓	✓	✓	✓	✓	All DCPs include controls for erosion and sedimentation. These controls are generally consistent and reference the guidelines in *Managing Urban Stormwater: Soils and Construction* (the 'Blue Book') published by Landcom. Hornsby DCP is generally clearer and more prescriptive than the other DCPs and sets out different submission requirements depending on the size of a development site. Controls for acid sulfate soils are only included in Parramatta and Hornsby DCPs. Both DCPs are generally consistent.	Where a site is disturbed, it is proposed to require development to provide appropriate erosion sedimentation control measures to control runoff, mitigate soil erosion and trap pollutants before they can reach downslope lands and receiving watercourses. Such measures are to be designed in accordance with the 'Blue Book', as per the current approach across most of the DCPs. Application requirements will be in accordance with the level of sensitivity and amount of disturbed area on the site.

Topic	Coverage across DCPs					Summary of differences	Recommendation
	Aub	Hol	Hor	Par	Hil		
						Salinity is addressed in Parramatta and Holroyd DCPs only. While Holroyd DCP is more detailed on this issue, both DCPs are consistent in that they adopt the *Western Sydney Salinity Code of Practice* as the basis for identifying when and what investigations and measures are needed to address potential salinity risk. The Holroyd DCP controls are applied in conjunction with the Salinity Map in Holroyd LEP to identify potential salinity risk. Parramatta DCP instead refers to the Salinity Study Map for Western Sydney. Both maps are based on the same source data.	It is proposed to retain the controls in Parramatta DCP for acid sulfate soils and apply these across the LGA, as these provisions reflect established procedures and are consistent with Hornsby DCP. It is proposed to retain the Parramatta DCP controls for salinity and apply these across the LGA. As the *Western Sydney Salinity Code of Practice* provides detailed guidance on salinity management additional DCP controls are not considered necessary to manage this issue in the LGA. Given the extension of the Parramatta DCP salinity controls to the former Holroyd area, it is proposed to remove the Holroyd LEP salinity clause from the consolidated LEP. It is noted that the BCA outlines technical requirements for the management of salinity and acid sulfate soils.
Sloping sites	✓	✓	✓	✓	✓	All DCPs have controls for sloping sites and cut and fill, which have a consistent aim to minimise disturbance to the natural topography of a site. Holroyd, Hornsby and The Hills DCPs prescribe maximums for how much cut and fill can occur. Parramatta and Auburn DCPs do not, applying more general provisions. Hornsby and The Hills DCPs mandate when a geotechnical report is required, which the other DCPs do not.	There is a need for clear and strong controls in the LGA. For sloping sites, it is proposed to retain the provisions in Parramatta DCP, with the addition of the Hornsby DCP requirement for a geotechnical report for development applications on sites with a gradient of 20% or greater. It is proposed to prescribe maximum cut and fill provisions, drawing on the controls in Holroyd, Hornsby and The Hills DCPs. Consideration will be given to the most appropriate controls to adopt. It is anticipated that the strongest controls will be retained.
Land contamination	×	✓	✓	✓	✓	Most DCPs have controls which aim to reduce potential land contamination and any associated risk to public health and the environment. The controls generally focus on when a contamination assessment is required or when a DA is needed for remediation work. Parramatta and Hornsby DCPs rely on the provisions of *SEPP 55* for investigating and managing land contamination. Parramatta and Holroyd DCPs have a supporting asbestos / contaminated land policy, which provide information for the local community and wider public about land contamination and Council's responsibilities. The Hills DCP only has controls for the Wright's Road precinct in Kellyville, which do not apply in the City of Parramatta LGA.	It is proposed to adopt the provisions in Parramatta DCP, as these controls are considered to be the strongest. The list of 'activities that may cause contamination' (Table 2.4.4.1 of Parramatta DCP) will be expanded to include works that may disturb asbestos on known James Hardie Legacy Contamination sites, which were once used for the disposal of asbestos products. Contaminated land will also be managed under the *Contaminated Land Management Act 1997*, the *EP&A Act* and *SEPP 55*, which supersede the provisions of the DCP where there is an inconsistency. The State Government has indicated it intends to replace *SEPP 55* with a new *Remediation of Land SEPP*. A further review of the DCP may be required once the new SEPP comes into effect.

Topic	Coverage across DCPs					Summary of differences	Recommendation
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Air quality	✓	✓	✓	✓	✓	All of the DCPs have controls for managing air quality. The intent is broadly consistent - to protect air quality and reduce pollution and odour emissions – but the matters for consideration differ, such as what reports are required to support a DA. Air quality controls in Auburn, Holroyd and The Hills DCPs apply to industrial development only, whereas Parramatta and Hornsby DCPs apply more generally. Hornsby DCP also has special considerations for sensitive land uses (e.g. child care centres) near major roads and requires an Air Quality Assessment in these cases. Holroyd DCP requires an assessment of air quality for industrial developments to be submitted with a DA.	It is proposed to adopt the approach in Parramatta DCP, which is to apply air quality controls to all development that may cause atmospheric pollution or odour. A new requirement will be inserted from Hornsby DCP that requires an Air Quality Assessment for air quality sensitive uses (e.g. child care centres) that are proposed within 100m of a major road. Updates will be made to reference current legislative requirements, including the need to for all development to be undertaken in accordance with the *Protection of the Environment Operations Act 1997*, the *Protection of the Environment Operations (Clear Air) Regulation 2010*, the *Infrastructure SEPP,* relevant Australian Standards and any other requirements of the NSW Environmental Protection Authority, such as *Approved Methods of Modelling and Assessment of Air Pollutants in New South Wales* and the *Technical Framework - Assessment and Management of Odour from Stationary Sources in NSW*.
Bush fire prone land	×	×	✓	×	✓	The City of Parramatta has inherited bush fire prone land from The Hills and Hornsby LGAs. Council is currently working with the NSW Rural Fire Services (RFS) to review and update the mapping of bush fire prone land in the LGA. Both The Hills and Hornsby DCPs have controls for bush fire management, which generally require compliance with the RFS publication *Planning for Bush Fire Protection 2006*. Hornsby DCP has a small number of additional matters for consideration relating to asset protection zones and minimising the need for bush fire hazard reduction.	It is proposed to adopt the provisions from Hornsby DCP. The *EP&A Act* requires all development on bush fire prone land to be undertaken in accordance with *Planning for Bush Fire Protection 2006*, which identifies best practice guidelines for developing in bush fire prone areas. As such, detailed additional DCP controls are not considered necessary.
Protection of the Natural Environment							
General landscaping controls	✓	✓	✓	✓	✓	All DCPs have landscaping controls for residential and non-residential development, which cover issues such as minimum dimensions, siting and planting requirements. These controls vary across DCPs, particularly minimum landscaping requirements and detailed design specifications. Holroyd and The Hills DCPs are generally more detailed and have a number of technical requirements not found in other DCPs,	It is proposed to adopt minimum landscaping and deep soil controls for all residential and non-residential development types. Refer to Sections 2-5 of the Discussion Paper for proposed residential controls. The remaining landscaping and deep soil controls will be reviewed further to develop a strong and concise set of controls. Key objectives will be enhancing the appearance of development, providing privacy and amenity to occupants, supporting tree canopy

Topic	Coverage across DCPs					Summary of differences	Recommendation
	Aub	Hol	Hor	Par	Hil		
						including for construction standards, maintenance, drainage and considerations during/after construction. All DCPs include objectives and/or controls seeking existing trees and vegetation to be considered in the design of development and retained, where possible. Controls for landscaping and deep soil areas are not clearly differentiated in DCPs. While 'landscaped areas' may include hard surfaces (e.g. driveways) or swimming pools, 'deep soil zones' are areas of natural ground with no impervious obstructions above or below. Deep soil is important as it promotes healthy growth of large trees, protects existing mature trees and allows water to infiltrate naturally to ground water. Green roofs and walls are poorly addressed across DCPs and their role should be considered further, as they can contribute to greening and cooling of our urban environments.	cover and biodiversity. Where possible, existing vegetation and natural features should be retained. Further consideration will be given to green roofs and walls, as they provide many environmental and community benefits, such as improved air quality, cooling temperatures and insulating buildings. Green roofs and walls are supported by Council's *Environmental Sustainability Strategy 2017*. It is not considered necessary to include technical specifications for landscaping design and construction in the DCP (such as pot sizes, tree stock standards, certification of completed works and maintenance periods), as many of these overlap with Australian Standards and are addressed through special conditions of consent. These provisions will be reviewed further to ascertain what level of detail is needed in the DCP. All new dwellings will be required to submit a landscape plan, consistent with The Hills and Hornsby DCPs.
Biodiversity	✓	✓	✓	✓	✓	All of the DCPs have general controls requiring consideration of the impact of development on biodiversity and waterways. The intent of the DCPs is broadly consistent, however there is some variation in the detailed requirements. Most of the DCPs refer back to requirements under biodiversity legislation, however a number of these references are out of date and need to be updated. Of the DCPs, Hornsby DCP has the most detailed controls, which include prescriptive measures covering landscaping adjacent to bushland, roadside vegetation, land adjoining public open space and provisions for aquatic biodiversity (wetlands, salt marshes, and fish habitats). The DCP requires buffer zones (setbacks) of 10m - 20m to be maintained to significant bushland and vegetation. Parramatta and The Hills DCPs also include requirements for development to consider potential impacts on adjoining bushland, but do not prescribe specific setbacks. However, Parramatta DCP does require development to consider the need for buffer zones to be protect adjoining bushland.	Consideration will be given to incorporating additional detailed controls from Hornsby DCP to ensure the strongest provisions for biodiversity are adopted. Otherwise, it is proposed to generally retain the controls in Parramatta DCP. References to repealed policy will be removed/updated to ensure the controls are consistent with current legislation and State policy. It is proposed to require development sites to incorporate a buffer zone of at least 10m from all significant bushland and ecological sites (E2 zoned sites and sites mapped on the LEP Biodiversity Map). This will help prevent bushland being cleared under the RFS's 10/50 Vegetation Clearing Code. It will also assist with implementing *SEPP 19* which requires Councils to take into account the impact of development on adjoining public bushland. This proposal is discussed further in Section 7.1 of the Discussion Paper. It is proposed to review and update the list of native vegetation communities and plant species so that it encompasses the new LGA boundary. This will be informed by current mapping published by the NSW Office of Environment and Heritage.

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						Parramatta, The Hills and Hornsby DCPs include a list of tree and vegetation native to the local area to assist with species selection for landscaping and tree replacement. The lists of species differ somewhat.	It is not proposed to adopt a recommended planting list for street trees, as street tree planting should be undertaken in consultation with council staff and take into account the characteristics of each site (e.g. overhead powerlines vs underground lines).
Tree and vegetation protection	✓	✓	✓	✓	✓	All DCPs have controls for tree and vegetation protection. There are differences in the criteria for when a tree or vegetation is protected, and the exemptions that may apply. For instance, the height threshold for trees ranges from 3.6m or above under Holroyd DCP to 6m or above under The Hills DCP. Auburn and The Hills DCPs also include canopy spread and trunk widths as criteria for protection. A number of the DCPs also protect tree and mangrove vegetation on public land and trees on heritage conservation areas or heritage items, regardless of their size. In February 2018 Council adopted amendments to Hornsby DCP to increase the level of protection of trees to land that was formerly within the Hornsby LGA. These amendments increased protection of trees by extending controls consistent with the Parramatta DCP to this area. Hornsby DCP also includes additional protections for all bushland and vegetation on heritage listed properties.	It is proposed to apply tree protection controls consistent with those within Parramatta and Hornsby DCPs to the remainder of the LGA, including the list of exempt tree works. This will ensure a consistent approach to tree and vegetation protection is achieved. The DCP provisions will be updated to ensure they are consistent with current legislation and the *Vegetation SEPP*. The proposed threshold for protected trees and vegetation are: – Any tree or palm with a height equal to or exceeding 5 metres – Any tree or mangrove vegetation located on public land, irrespective of size – Any tree or plant, irrespective of size, that is or forms part of a heritage item, heritage conservation area, Aboriginal object or is within an Aboriginal Place of heritage significance – All vegetation in bushland areas The proposed threshold of 5m for trees of private properties will protect mature trees that contribute the most to amenity and tree canopy cover across the LGA. This threshold strikes a balance between protecting tree canopy cover and not placing an unreasonable burden on homeowners by requiring approval for tree works on minor vegetation that does not significantly contribute to canopy cover. This matter is also discussed in Section 7.1 of the Discussion Paper.
Natural waterways and riparian zones	✓	✓	✓	✓	✓	Most DCPs include some objectives and/or controls relating to natural waterways, but Parramatta and Hornby DCPs are the only documents with a standalone section. The intent of the Parramatta and Hornsby DCP controls are similar, but Hornsby DCP controls are more detailed. Both DCPs require provision of vegetated buffers along waterways. Development within 40m of the bank of a waterway, with the exception of dwellings and dual occupancies and other minor works, needs to be referred to the NSW Office of Water for	It is proposed to include controls seeking the retention and, where appropriate, the enhancement of natural watercourses and riparian vegetation to ensure our waterways are adequately protected. These will be based on the principles and controls in Hornsby and Parramatta DCPs. It is proposed to include a requirement that development must maintain a vegetated riparian zone along waterways, consistent with NSW Office of Water guidelines and Parramatta and Hornsby DCPs.

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	Aub	Hol	Hor	Par	Hil		
						approval. The NSW Office of Water requires development to maintain or rehabilitate vegetated riparian corridors along waterways. Also see above discussion on flooding and stormwater management and in Section 7.3 of the Discussion Paper.	For sites fronting creeks a vegetated buffer zone of at least 10m (measured from the top of the bank) will be required to maintain the environmental integrity of the riparian zone. A minimum buffer zone will allow for some development to occur (i.e. minor structures), but the rest must be vegetated. This proposal is also discussed in Section 7.2 of the discussion paper. The NSW Office of Water will require larger setbacks to major waterways such as the Parramatta River, as per the Guidelines for Riparian Corridors on Waterfront Land. Development will also need to comply with any applicable LEP foreshore building line and riparian land controls (refer to Appendix A of the Discussion Paper).
Environmental Performance							
Passive design measures	✓	✓	✓	✓	✓	All DCPs have passive design controls which are based on established principles that promote solar design, daylight access and natural ventilation. There are some minor differences in the requirements, otherwise the provisions are broadly consistent.	As the controls are mostly consistent and based off well-established industry standards, it is proposed to retain the controls in Parramatta DCP, including a floor to ceiling height requirement of 2.7m for all residential floors (excluding attics).
Energy efficiency and renewables	✓	✓	✓	✓	✓	All DCPs include objectives and controls seeking to reduce energy use in development. Mandatory energy efficiency targets for residential development are set by the State Government through the Building and Sustainability Index (BASIX) and are not required to be included in DCPs to have effect. Residential apartment buildings are also required to take into consideration the criteria and guidance in the *Apartment Design Guide*, published by the State Government. Some DCPs include performance targets for non-residential development. Parramatta and The Hills DCPs require certain non-residential development to achieve a minimum of 4-star rating under the Australian Building Greenhouse Rating Scheme, which has since been replaced by the National Australian Built Environment Rating System (NABERS). Hornsby DCP encourages non-residential development to achieve a 4-star rating under the Green Building Council of Australia's Green Star Rating tool.	All development will be required to incorporate measures to reduce energy use, consistent with well-established principles of passive solar design, natural ventilation and the use of efficient fittings and appliances. Energy efficiency targets for residential development will continue to be mandated through BASIX requirements. For large non-residential development, it is proposed to adopt updated performance targets. Large scale retail and industrial developments will also be required to install solar PV. These proposals are outlined in Section 7.4 of the Discussion Paper. Higher outcomes focused energy efficiency targets will encourage uptake of renewable technologies, such as solar HW, heat pump and PV. Non-residential development below the proposed thresholds will be required to incorporate energy efficiency measures for mechanical heating and cooling, lighting and hot water systems, consistent with

Topic	Coverage across DCPs					Summary of differences	Recommendation
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						DCPs also include design principles for development that Is not required to meet a specified performance target. A common requirement is for the use of solar hot water systems that have a minimum 3.5-star energy efficiency rating. Auburn DCP encourages the use of renewable energy to power lighting in commercial and industrial schemes. Some of the language and controls in DCPs are now out of date and don not reflect current industry standards and ratings systems. There is therefore an opportunity to update controls as part of the DCP harmonisation process to reflect current industry standards and assist in achieving Council's strategic objectives.	those within Parramatta DCP (Section 3.2.4 design principles P3 to P5). It is proposed to require documentation to be submitted with development applications to demonstrate how developments comply with the relevant controls including requiring architectural plans to be marked up with BASIX certificate (where required) commitments and specifications. This is consistent with current Parramatta DCP controls and will improve compliance, leading to better energy efficiency outcomes.
Water efficiency and reuse	✓	✓	✓	✓	✓	All DCPs include some objectives and controls relating to water efficiency or reuse, however many of these are focused on the collection and reuse of rainwater. Mandatory water efficiency targets for residential development are set by the State Government through the Building and Sustainability Index (BASIX) and are not required to be included in DCPs to have effect. Residential apartment buildings are also required to take into consideration the criteria and guidance in the Apartment Design Guide, published by the State Government. Parramatta and Hornsby DCPs include detailed requirements for water efficiency in non-residential development. These controls are broadly similar and include a target for 80% of non-potable water demand to come from rainwater/alternative water sources. The Hills DCP includes requirements for water efficient fittings and appliances for industrial development, but does not include water use targets. Auburn DCP requires commercial and industrial development to connect to recycled water systems if serviced by a dual reticulation system. Some of the language and controls within DCPs are out of date and do not reflect current industry standards and ratings systems. There is therefore an opportunity to update controls as part of the DCP harmonisation process to reflect current industry standards and assist in achieving Council's strategic objectives.	All development will be required to include water savings measures consistent with those already required by Parramatta and Hornsby DCP controls, including the use of highly efficient fixtures and appliances. Water efficiency targets for residential development will continue to be mandated through BASIX requirements. It is proposed to insert a control requiring the BASIX certificate, marked up plans and specifications are to be submitted with applications, consistent with current Parramatta DCP controls. This will improve compliance, leading to better water efficiency outcomes. For large non-residential development, it is proposed to adopt updated performance targets. It is also proposed to require large scale residential and commercial schemes to provide dual piping for recycled water use. These proposals are outlined in Section 7.4 of the Discussion Paper. Smaller non-residential development will be required to comply with water saving measures, similar to those prescribed in Parramatta DCP (Section 3.3.6.2 control C3). Applicants will be required to demonstrate compliance with the relevant controls by submitting a water efficiency report demonstrating how water saving measures have been incorporated into the design.

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Waste management	✓	✓	✓	✓	✓	All DCPs have controls for waste, but the provisions vary regarding management, storage and collection. In September 2017, Council secured a new seven-year contract for waste collection and resource recovery services, which applies to the entire LGA. Council also introduced new Waste Management Guidelines in Parramatta DCP to reflect the new waste contract. These provide information on waste management plans, demolition and construction, performance criteria for DAs involving demolition/construction and bin sizes, storage and collection.	The Waste Management Guidelines in Appendix 8 of Parramatta DCP will be retained and extended to the entire LGA. Some amendments may be necessary to fix minor errors or to improve the wording, but the adopted controls will be broadly consistent with the current provisions in Parramatta DCP. No changes are proposed to the current waste collection services; kerb side collection will continue to operate as per the agreed contract.
Heritage and Archaeology							
General heritage controls (including signage controls)	✓	✓	✓	✓	✓	All of the DCPs have objectives and controls for development on and in the vicinity of heritage items and heritage conservation areas. The intent of the provisions is broadly consistent; however, there are some differences in language and the level of detail of controls. For instance, Hornsby DCP is very detailed and has separate controls for heritage items and heritage conservation areas, whereas Auburn DCP only includes brief controls for residential development within the vicinity of a heritage item. All DCPs, except Auburn, have objectives and controls for signs on heritage items/buildings. The intent of each DCP is broadly consistent, however the provisions vary and some DCPs are more prescriptive than others, particularly The Hills and Hornsby DCPs. A consistent approach is needed to ensure any new signage is sympathetic to heritage items. There is also a need for new controls to address more recent issues, such as placement of solar panels and satellite dishes and automatic gates.	Given the intent of controls across LEPs is broadly consistent, significant changes are not considered necessary to harmonise controls. It is proposed to generally retain the objectives and controls in Parramatta DCP as these provisions are considered to be relatively strong and well established in the LGA. Though some controls from other DCPs will be used where these are stronger or supplement those within the Parramatta DCP, such as those relating to: – Civic, commercial development and adaptive reuse (Holroyd and Hornsby DCPs) – Landscaping and gardens (Holroyd, The Hills and Hornsby DCPs) – Signs on heritage items (Holroyd, The Hills and Hornsby DCPs) Some amendments may be necessary to ensure controls are clear and terminology is consistent with current industry language. This may result in the modification or deletion of some controls that are considered to be outdated or superfluous. It is also proposed to insert new controls relating to: – Provide controls about visible elements of new technologies on heritage items and in conservation areas – Restrict mechanical and automated opening mechanisms on gates – Retain at least 50% of sites as garden spaces for heritage houses in residential use

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Archaeology	×	×	×	✓	✓	Specific controls for archaeology are only prescribed in Parramatta and The Hills DCPs. The DCPs generally have the same intent - to protect sites of archaeological significance - but the requirements differ. The controls in The Hills DCP only apply to sites identified as an 'archaeological site' in Schedule 5 of the LEP, requiring an Archaeological Assessment for development/disturbance of these sites. Five of these sites now fall within the City of Parramatta LGA. Under Parramatta DCP, all development that may affect archaeology must comply with the legal obligations set out in legislation, such as the Heritage Act. If development is proposed on a site in the Parramatta Historical Archaeological Landscape Management Study (PHALMS), it must also comply with the relevant management recommendations set out in this Study. It is noted that PHALMS only applies to particular sites in the LGA, including Parramatta City Centre, Harris Park, North Parramatta, Westmead, Rydalmere and Camellia. A permit from NSW Office of Environment and Heritage may also be required for excavation work.	It is proposed to adopt the controls in Parramatta DCP, as these provisions are considered to be stronger and offer more protection for archaeology than those in The Hills DCP. All DAs on land that contains archaeology must comply with relevant legislation. Minor amendments may be required to ensure the terminology used is consistent with current industry language, otherwise the controls will be consistent with the provisions in Parramatta DCP. The archaeological sites identified in The Hills LEP that are now located within our LGA will be transferred into the consolidated LEP. The additional requirements in The Hills DCP for these sites will be given further consideration.
Aboriginal cultural heritage	×	×	✓	✓	×	Controls for Aboriginal heritage are prescribed in Parramatta and Hornsby DCPs only. Both DCPs require appropriate consideration of the impact of development on known or potential Aboriginal archaeological sites or sites of cultural significance. However, the trigger for when an Aboriginal archaeological assessment is required vary. Parramatta DCP has both set criteria and a 'sensitivity map' which identifies sites more likely to have Aboriginal heritage. This map, in conjunction with the set criteria, is used to determine whether an Aboriginal Heritage Assessment is required. Hornsby DCP does not have a sensitivity map, relying on a list locational criteria to determine whether an Aboriginal Heritage Assessment is required.	It is proposed to adopt the objectives and controls in Parramatta DCP, as these provisions are considered to be the strongest. It is proposed to retain the 'Sensitivity Map' approach and extend this across the entire LGA. A visual representation is clearer and easier to understand than set criteria alone. Land sensitivity maps are widely used by Local Councils in NSW and are also recommended under the draft *Aboriginal Cultural Heritage Bill 2018*. Should this approach be taken, Council will engage a suitably qualified consultant with experience in Aboriginal archaeology to map the new areas of the LGA.
Heritage conservation areas	×	✓	✓	✓	✓	All land transferred to the City of Parramatta LGA contain some heritage conservation areas (HCA). Most DCPs include controls for these areas.	Any existing HCA-specific controls applying to land in the LGA will be carried over into the consolidated DCP.

Topic	Coverage across DCPs					Summary of differences	Recommendation
	Aub	Hol	Hor	Par	Hil		
						Holroyd, Hornsby and Parramatta DCPs include specific controls for each HCA, as well as general controls that apply more broadly to all HCAs. By contrast, The Hills DCP applies the general controls in its heritage section and does not include individual controls for each HCA. Auburn DCP does not include any HCA controls.	Controls relating to Granville and South Granville HCAs will be excluded from the consolidated DCP, as these areas no longer fall within the LGA. Consideration of general controls applying to HCAs will be included in the review of general heritage controls discussed above.
General Design Controls							
Views and vistas	×	✓	✓	✓	×	Three DCPs have controls that require new development to be designed in a way that minimises the obstruction of significant views or vistas. The intent of the DCPs is broadly consistent - to preserve and enhance significant views - and there is a lot of overlap across the controls. Parramatta DCP's provisions apply generally and are not specific to any particular development type. Holroyd only prescribes controls for residential development, and Hornsby DCP has controls for view sharing which only apply to dwelling houses. Holroyd is the only DCP that has an objective about protecting views to and from public places, however Parramatta DCP has a development control to this effect. Parramatta DCP identifies protected views and vistas in an appendix (Appendix 2 – Views and Vistas). Other DCPs do not.	It is proposed to apply the provisions in Parramatta DCP, as these are considered to be clearer than those in other DCPs. It is also proposed to insert the Holroyd DCP objective about protecting public views and vistas to support the DCP controls and to make it clear these views are to be preserved where possible. The protected views and vistas in Appendix 2 of Parramatta DCP will also be retained as these views are considered to be important to the LGA and will assist with the implementation of the policy. Additional views may be identified through future updates to the DCP, such as part of precinct planning.
General building form and massing controls	✓	✓	✓	✓	✓	All DCPs have general controls and principles to guide the built form of new buildings, with the common purpose of ensuring development is of a high quality design compatible with its context. A range of matters are addressed including façade design (e.g. articulation, materials, proportions and position of entries), roof design, balustrade design, how the design responds to context/climate and the relationship between the building and the public domain. The approach and level of detail varies across the DCPs depending on the proposed use and building typologies. Built form is also determined by height, floor space and permitted land uses, which are controlled by the LEP as well as other more detailed DCP design controls.	As these controls are general in nature they will be reviewed to ensure a set of clear and succinct provisions are included in the consolidated DCP and remove duplication with other controls. Generally, it is anticipated that general controls will be adopted for both residential and non-residential development in regards to: – Overall design quality – Façade design – Building siting – Building materials – Landscaping, deep soil, parking and fencing

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						In addition, many design matters are addressed by the ADG for residential apartments (including shop top housing).	A standalone section for 'massing' or 'bulk and scale' is not considered necessary, as the size of a building will ultimately be determined by height, setback and landscaping controls.
FSR/site coverage	✓	✓	✓	×	✓	Some DCPs prescribe floor space ratios, gross floor area and/or site coverage controls for different land uses. For example, The Hills DCP prescribes floor space ratio controls for dual occupancy developments (0.5:1) and maximum site coverage controls for single dwellings.	It is not proposed to carry over these controls into the consolidated DCP. It is considered more appropriate to include FSR controls in the LEP where they will have maximum weight. Controls for site coverage/floor area are unnecessary as FSR, in conjunction with setbacks and deep soil controls, will ultimately determine the maximum size of developments.
Fences	✓	✓	✓	✓	✓	All DCPs have controls for fencing, but the detailed requirements vary. Controls for fencing in heritage conservation areas or special character areas will be addressed separately in the DCP.	As many forms of fencing can be carried out as exempt or complying development under the *Codes SEPP*, detailed provisions in the DCP are not considered necessary and the current design principles in Parramatta DCP will be retained.
Visual and acoustic amenity	✓	✓	✓	✓	✓	The intent of DCPs is broadly consistent – to provide a high level of visual and acoustic privacy for residents - but there are differences in the detailed design requirements. All DCPs have controls for residential development, but only some have provisions for non-residential development. Some of the key differences include balcony design, noise restrictions, fence treatments and design of building elements (e.g. location of windows). All of the DCPs have considerations for acoustic amenity, which overlap somewhat with privacy controls. Parramatta and Holroyd DCPs prescribe maximum internal noise levels for particular developments, whereas others refer back to relevant legislation. Hornsby DCP has specific requirements for construction noise, noise sensitive development and noise generation development. The *Infrastructure SEPP* also includes requirements for development near major roads and rail corridors, including for internal sound levels for residential development.	It is proposed to adopt the approach in Parramatta DCP, which is to have general controls applying to all development and then additional controls specific to each development type. The controls in Parramatta DCP will be substantially retained, as these provisions are considered quite strong. Appropriate controls for noise generating business and industrial developments will be adopted from other DCPs to ensure these developments do not have any adverse impacts on nearby residential development. Internal noise level requirements will be amended so they are consistent with the *Infrastructure SEPP* requirements. The additional considerations in Hornsby DCP for noise sensitive uses and noise generating uses are considered superfluous, as these are already provided for under legislation, including the *Infrastructure SEPP* and *Protection of the Environment Operations Act 1997*. Likewise, construction noise is managed through conditions of consent, which means DCP controls are not necessary.
Public domain, culture and public art	✓	✓	✓	✓	×	Most DCPs contain provisions relating to various aspects of the public domain, including the interface of buildings with the street and the provision of street trees and other landscaping elements.	It is proposed to include a clear set of prescriptive controls relating to the public domain in the consolidated DCP. The controls will

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						Parramatta DCP is supported by the recently updated Public Domain Guidelines, which sets the protocol for all public domain improvements in the LGA. The provisions in other DCPs are written more as principles, not controls. Auburn DCP requires development to consider public domain plans where these have been prepared for specific precincts, such as Newington. Hornsby DCP also contains masterplans for a number of its town centres. Holroyd DCP makes reference to a Landscape Masterplan. Public art is addressed in most DCPs, but Parramatta DCP is generally the most prescriptive and is the only DCP that requires consideration of social and cultural elements, including buildings, archaeological features or sub-groups in the community. Auburn and Holroyd DCPs refer back to a supporting art policy to provide guidance for art installation.	require compliance with Council's Public Domain Guidelines (PDG) which are kept up to date and apply to the whole LGA. All development that meets the specific threshold in the PDG (as described in part 2.3.5) will be required to prepare and submit a public domain plan. These will include controls relating to: – interface between ground floor of shop top housing/mixed use development and the public domain – awning design – street trees Duplication of controls in other sections of the DCP (such as landscaping requirements) will be removed. Precinct specific controls will be carried over into the new DCP. It is proposed to adopt the current Parramatta DCP provisions relating to public art in the consolidated DCP.
Disabled Access	✓	✓	✓	✓	✓	The provisions for disabled access are consistent in intent, but the level of detail of controls varies. Parramatta DCP is the least prescriptive and simply requires compliance with relevant legislation and government standards, whereas the other DCPs are more detailed and have specific provisions for particular zones/development types. All of the DCPs refer back to Australian Standards, legislation or the BCA.	It is proposed to adopt the approach in Parramatta DCP, which is to require compliance with Australian Standards, the BCA and other relevant legislation. It is not necessary to include detailed controls in the DCP, as per the approach in some DCPs, as these duplicate the requirements of the aforementioned documents (which supersede the DCP controls). This includes requirements for parking for people with disabilities as rates are prescribed through the BCA.
Pedestrian Access	✓	✓	✓	✓	✓	The controls for pedestrian access differ across the DCPs. Parramatta DCP focuses on pedestrian site-through links, whereas other DCPs focus on access to and within buildings.	It is proposed to retain the controls from Parramatta DCP. The additional matters for consideration in other DCPs are generally covered in Australian Standards, the BCA or legislation, or are addressed in other parts of the DCP (such as disabled access or building design).
Safety and security	✓	✓	✓	✓	✓	All DCPs have a consistent aim to minimise opportunities for crime and to increase community safety. The controls cover issues such as lighting, dwelling orientation, entries/access and casual surveillance. These are based on well-established principles. All DCPs include controls for different types of residential development, but the level of detail varies, particularly in regards to building design, fencing and landscaping. The Parramatta DCP	The safety and security controls will be reviewed further to ensure the strongest and clearest provisions are adopted. This review will take into account established principles and standards. Generally, it is anticipated that controls will be adopted for both residential and non-residential development types.

Topic	Coverage across DCPs					Summary of differences	Recommendation
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						include controls for all types of residential development with the exception of multi dwelling housing. A number of DCPs also have provisions for non-residential development, including industrial areas. Hornsby and Parramatta DCPs require a Crime Prevention Through Environmental Design (CPTED) report for large scale developments.	It is proposed to mandate a CPTED assessment for large-scale or crime sensitive developments, such as new commercial buildings or brothels.
Controls Specific to Residential Development							
Desired future character	×	×	✓	✓	×	Hornsby DCP has 'desired future character statements' for multi-dwelling housing and apartments, which outline expectations for particular residential zones, including density, design quality, bulk and scale and car parking. Similarly, Parramatta DCP has 'neighbourhood character areas' which identify traditional residential patterns and design features for dwelling houses, including roofs, entries, car parking, windows, doors and materials and finishes.	The character profiles within DCPs are quite generic and do not allow for much flexibility or reflect variations in local character across the LGA. These profiles will be reviewed further to identify whether they are the most effective way of outlining expectations about how new development should contribute to local character across the LGA. This review will consider work currently being undertaken by the Department of Planning and Environment on how local character can be embedded in land use plans, including the potential for LEP character overlays. Any existing controls relating to specific precincts in the LGA, such as those for town centres, heritage conservation areas and special character areas will be retained and included in the new DCP.
Dwellings and dual occupancies	✓	✓	✓	✓	✓	All DCPs have design controls for dwelling houses, which cover issues such as building height, lot size, floor to ceiling heights, frontage and setbacks, landscaping and dwelling / bedroom size. All DCPs except Hornsby have controls for dual occupancies. Holroyd DCP takes a slightly different approach by having specific controls for attached and detached dual occupancies, as well as special considerations for dual occupancies facing laneways, culs-de-sac, corner lots and arterial roads/transit ways. Key differences between controls relate to minimum setbacks, landscaping and deep soil.	Proposed controls relating to minimum setbacks, landscaping, deep soil and open space requirements are outlined in Sections 2.3 and 3.2 of the Discussion Paper. Controls relating to minimum lot sizes and restrictions of the form of dual occupancies are outlined in Section 3.1 of the Discussion Paper. Following feedback on these proposals, Council will consider the need for any additional design controls for dwellings and dual occupancies to support good design outcomes, such as those for site layout and configuration. This will include controls requiring dual occupancies in heritage conservation areas to be located behind the existing dwelling. These will be consulted on as part of the draft consolidated DCP.
Secondary dwellings (granny flats)	✓	✓	×	✓	×	DCP controls are somewhat consistent, particularly in regards to setbacks, landscaping and deep soil. Auburn and Holroyd DCPs have additional considerations not addressed in Parramatta DCP,	It is proposed to generally retain the provisions in Parramatta DCP, as these controls are considered to be the strongest. The additional considerations in other DCPs are considered superfluous as these

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						such as clothes drying areas, rainwater tanks and dwelling / bedroom size. Granny flats may also be lodged under the *ARHSEPP* which has a number of development standards, including lot size, floor area and parking, which take precedence over the controls in a DCP.	are addressed in other sections of the DCP, such as energy and water efficiency or solar amenity. Granny flats proposed under the *ARHSEPP* will be also be assessed against the relevant standards in this instrument (Division 2 of Part 2).
Multi dwelling housing	✓	✓	✓	✓	✓	All DCPs have design controls for multi dwelling housing, which cover issues such as height, frontage, setbacks, floor to ceiling heights, building separation, landscaping, deep soil and private open space. DCPs currently apply one set of controls to all multi dwelling housing types (e.g. townhouses, villas and terraces). Key differences relate to setbacks, lot size requirements and minimum landscaping.	Proposed controls relating to setbacks, separation between dwellings, minimum dwelling widths, landscaping and deep soil and open space are outlined in Section 4.4 (Table 3) of the Discussion Paper. Separate controls are proposed for townhouses/villas and terrace style development. Following feedback on these proposals, Council will consider the need for any additional design controls to support good design outcomes, such as those for site layout, building orientation and elevations and storage. These will be consulted on as part of the draft consolidated DCP.
Manor houses	×	×	×	×	×	The State Government recently introduced a new category of housing known as manor houses, which are defined as a form of small residential flat building, up to two storeys high, with only 3 or 4 dwellings. A manor house may be carried out as complying development or through a DA. From 1 July 2019 manor houses are scheduled to become permitted in the LGA in medium and high density residential zones, following recent changes to the *Codes SEPP*.	As none of the DCPs have controls for manor housing, it is proposed to adopt appropriate development controls to ensure a good built form outcome is achieved. Suggestions for key controls are outlined in Section 4.4 (Table 4) of the Discussion Paper.
Apartments (residential flat buildings)	✓	✓	✓	✓	✓	All DCPs have design controls for apartments, which cover issues such as height, frontage, setbacks, floor to ceiling heights, building separation, landscaping, deep soil, private open space and building length/depth. Hornsby DCP has separate controls for apartments depending if they are 3, 5 or 6+ storeys, whereas the other DCPs apply one set of controls to all apartment sizes. Apartment development in the LGA tends to be for buildings of 3 or more storeys with at least 4 dwellings, and so the provisions of *SEPP 65* and the associated Apartment Design Guide will apply.	Key proposed controls for apartments are outlined in Section 4.4 (Table 4) of the Discussion Paper. For issues such as visual privacy, solar and daylight access, common circulation and spaces, apartment size and layout, ceiling heights, private open space and balconies, natural ventilation and storage, the provisions of the State Government's *Apartment Design Guide* (ADG) will override DCP controls. As such it is proposed to align the DCP controls with the ADG for these matters.

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Shop top housing	✓	✓	✓	✓	✓	Shop top housing refers to a building with dwellings located above ground floor retail or business premises. All DCPs include controls for shop top housing. Key differences between DCPs relate to minimum frontage, setbacks, building separation, landscaping and deep soil. It is noted the provisions of *SEPP 65* and the State Government's *Apartment Design Guide* will also apply to the shop top housing where the building is 3 or more storeys and contains at least 4 dwellings.	It is proposed to retain separate provisions for shop top housing, to take into account the commercial environments in which they are located. These controls will be generally consistent with the ADG. Additional controls proposed include: – floor to ceiling heights: 2.7m (4m for ground floor commercial) – site frontage: min. 6m wide (to retain fine grain) – setbacks: as per Parramatta DCP – landscaping: as per Parramatta DCP – noise mitigation: as per Parramatta DCP
Housing diversity and choice	✓	✓	✓	✓	✓	All DCPs have controls seeking a mix of dwelling sizes to be provided in apartment developments. These controls are broadly consistent and generally require at least 10% of each size of dwelling (1, 2 and 3 bedrooms) to be provided. Auburn, The Hills and Hornsby DCPs also include dwelling mix and/or minimum internal dwelling size requirements for multi-dwelling housing schemes. All DCPs also include requirements for accessible or adaptable housing to be included in multi-dwelling housing and apartment developments. These generally require 5-15% of dwellings to be built to relevant Australian Standards for accessible or adaptable housing. Hornsby DCP also seeks 20% of dwellings in large schemes to meet Universal Design standards (silver level) under the Livable Housing Guidelines. Auburn and The Hills DCPs include additional controls and guidance focusing on accessibility, e.g. minimising physical barriers, requiring elevators and designing for mobility impaired people. By contrast, Parramatta, Holroyd and Hornsby DCPs place a stronger focus on residential mix and adaptability/flexibility. Adaptable and flexible design enables the community to respond to and accommodate the changing life cycle needs of residents over time and ensures accessibility for all people regardless of their age or mobility. Ensuring that development provides adaptable dwellings and employs universal design principles will also minimise retro-fitting costs that may be required at a later date.	Dwelling mix It is proposed to adopt the following dwelling mix requirements to provide for a range of household types: – Medium density housing: For schemes of 10+ dwellings, 20% must have 3 or more bedrooms – Apartments (10+ dwellings): 10-20% of dwellings to be 3+ bedrooms, 60%-75% of apartments to be 2 bedrooms, 10%-20% of bedrooms to be 1 bedroom/studios It proposed to include a control seeking the majority of family-sized units to be located on the ground/lower levels of apartment blocks to support family-living in higher density housing. Holroyd and The Hills DCPs already include a similar requirement. Adaptable housing It is proposed to adopt the following requirements to enable inclusion and accessibility for all people in the LGA: – Multi dwelling housing, apartments and shop top housing with less than 10 dwellings: require at least 1 dwelling to meet *Livable Housing Guidelines (2012)* silver level design. – Multi dwelling housing, apartments and shop top housing with 10 or more dwellings: require at least 15% of dwellings to meet *Livable Housing Guidelines (2012)* silver level design. – Ground floor dwellings in buildings with no lift: must be 'visitable' by people with a disability in accordance with *AS 1428 1:2001.* – All dwellings in buildings with lift access: must be 'visitable' by people with a disability in accordance with *AS 1428 1:2001.*

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							The proposed adaptable housing requirements are consistent with Council's *Disability Inclusion Action Plan (2017-2021)* and Council's commitment to ensuring social sustainability within our community through the *Sharing the Opportunities of Growth for All – Socially Sustainable Parramatta Framework (2017).* The need for additional or amended controls will be considered following the completion of the Local Housing Strategy.
Attics	✓	✓	✓	✓	×	Most DCPs include controls for attic design, which cover issues such as roof pitch, cross ventilation and design of windows. There is some overlap between the DCPs, however the level of detail and design requirements vary, particularly in regards to wall/roof heights and dormer windows. Attic conversions in dwelling houses can also be undertaken as complying development under the *Codes SEPP*.	It is proposed to include attic controls in the DCP to ensure appropriate design measures are in place to assess DA proposals received. Key controls proposed include: – Attics to be designed to fit within the building envelope (excluding dormer windows) and are not to increase the bulk and height of the roof – Attics to be designed to allow good light and ventilation – Attics to be no greater than 25sqm in floor area – A minimum floor to ceiling height of 2.4m will be required Controls for roof pitch, dormer window specifications and wall heights will also be included.
Traffic and Parking							
Car parking rates	✓	✓	✓	✓	✓	There are differences in car parking rates across the LGA, particularly for non-residential uses, with differences in both the amount of parking required, whether maximums and/or minimums are prescribed, and the basis for working out the required rate. There is no DCP that is consistently higher or lower than the others, with the relative differences between rates varying use by use. The common uses that all DCPs prescribe car parking rates for are residential, business and offices premises, retail, restaurants, industrial, child care centres, sex service premises, and places of public worship. Some DCPs also include site-specific rates for certain precincts, such as Epping Town Centre and Parramatta North in addition to generic LGA-wide rates.	Proposed car parking rates for common land uses are outlined in Section 6.1 of the Discussion Paper. The need to specify rates for other land uses will be considered as part of the preparation of the draft consolidated DCP. Where rates are not specified in the DCP, Council will use established Roads and Maritime Services guidelines to determine appropriate provisions and/or a traffic and parking assessment submitted with the application. Where DCPs contain precinct-specific rates, these will be carried over into the consolidated DCP.

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Bike parking rates	✓	✓	✓	✓	✓	Bicycle parking requirements vary significantly across the DCPs in terms of when and how much parking is required. All DCPs require bike parking for apartment development and for business and commercial uses. Some DCPs also prescribe requirements for other land uses including multi-dwelling development, industrial development and education facilities. DCPs also include different requirements for end of trip facilities, such as lockers and showers.	Proposed bike parking rates are outlined in Section 6.3 of the Discussion Paper. The proposed rates will help to facilitate a shift towards sustainable transport, consistent with the objective of the *Parramatta Bike Plan*. All bicycling parking must also be consistent with AS 2890.3:2015 Parking Facilities- Bicycle Parking.
Motorcycle parking	×	×	✓	✓	✓	Hornsby, Parramatta and The Hills DCPs include parking requirements for motorcycles. Both The Hills and Hornsby DCPs require on-site motorcycle parking at a rate of 1 motorcycle parking space per 50 car spaces. Parramatta DCP only includes requirements for boarding houses, reflecting the *ARHSEPP*.	It is proposed to adopt the following motorcycle parking rates in the consolidated DCP: – Boarding houses: Min. 1 space per 5 boarding rooms – All other developments: Min. 1 space per 50 car parking spaces or part thereof.
Loading bay rates	✓	×	×	✓	✓	Some DCPs prescribe loading bay requirements for non-residential uses. Rates vary across DCPs. Parramatta DCP prescribes the same rate for all land uses and these tend to be highest across DCPs. Auburn and The Hills DCPs apply different rates to different uses and are considerably higher than other DCPs. Holroyd and Hornsby DCPs determine required provision on a case by case basis.	A generic rate for all land uses is not considered appropriate given loading requirements will vary by use. Consideration will be given to different rates that could be prescribed for different uses. An alternative approach would be to not prescribe rates and instead determine appropriate provision on a case by case basis, taking into account the demand, type and size of the commercial and/or retail developments and the frequency and type of delivery vehicle. This could be addressed through a Traffic Impact Assessment report submitted with applications.
Design of parking areas	✓	✓	✓	✓	✓	All DCPs applying within the City of Parramatta LGA have a consistent aim to reduce the visual impact and dominance of car parking, however the level of detail of controls varies. Common requirements across the DCPs include: – Garages and parking areas must be setback from the front of a building and limited to a maximum width of 6m or 50% of the building's street elevation – The number of driveways and vehicle crossings should be minimised and appropriately spaced apart in multi dwelling housing – Landscaping should be used to minimise visual impact	Controls relating to the visual appearance of car parking areas will be reviewed to select those that help reinforce our aim to minimise the visual impact of garages and car parking areas and ensure they do not dominate the street, without unreasonably impacting the development. Refer to Section 6.2 of the Discussion Paper. Technical requirements for car parking areas, such as the minimum dimensions of car parking spaces and the design of circulation areas are largely governed by Australian Standards, which council routinely applies. The DCP will be reviewed to remove any duplication with these standards.

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Sustainable transport	×	×	✓	✓	×	Only Parramatta and Hornsby DCPs include controls for car share schemes and travel plans. Outside of Epping Town Centre, car share is only encouraged and not a prescribed requirement under Hornsby DCP. By comparison, Parramatta DCP prescribes a minimum rate for large residential and business developments. Both DCPs require Travel Plans for large scale developments.	New developments should provide opportunities to support and encourage the use of sustainable transport through car share parking and developing travel plans. Car sharing discourages personal car ownership and use, while offering the benefits of a car for occasional trips. As such it is proposed to adopt the controls in Parramatta DCP for car share and travel plans, as these provisions are generally stronger than those in Hornsby DCP.
Controls Specific to Other Development							
Business development	✓	✓	✓	✓	✓	All DCPs have provisions for business/commercial development, which cover issues such as height, site frontage, setbacks, separation, wind mitigation and building design (e.g. awnings). Some of these controls overlap with other DCP controls, such as those relating to shop top housing, parking and visual and acoustic amenity. Holroyd DCP includes additional specific controls for laneways, arcades and corner buildings, plus specific controls for malls, health consulting rooms and arcade centres. Key differences between DCPs relate to floor-to-ceiling height requirements, setbacks, building frontages and landscaping. In addition to the general controls for business development, some DCPs have specific controls for town centres and strategic precincts, including Carlingford, Epping, East Rydalmere and Newington. These cover the majority of business areas outside of the Parramatta DCP area.	As business zones are diverse and take many shapes and size, it is considered that overly detailed development standards are not appropriate. Rather, the individual characteristics of each centre should be considered before a development application is determined. Existing DCP controls specific to town centres or commercial precincts will be retained in the consolidated DCP, incorporating any updates or amendments made through ongoing precinct planning processes. For centres not covered by specific controls, it is proposed to apply controls consistent with those in Parramatta DCP. The following floor to ceiling heights is suggested to improve design outcomes: – Floor-to-ceiling heights: For ground floor storeys, the minimum floor to ceiling height shall be 4m. For all other commercial floors, the minimum floor to ceiling height shall be 3.5m.
Industrial development	✓	✓	✓	✓	✓	All DCPs have general controls for industrial development, which cover issues such as built form, setbacks, hours of operation, noise, landscaping and pollution. Some of these controls overlap with other DCP controls, such as those relating to energy and pollution and acoustic amenity and LEP controls, such as those relating to height and subdivision. DCPs also include provisions for specific industrial areas, including Newington Business Park and North Rocks Employment Precinct.	Existing site-specific controls will be carried over into the DCP. General industrial controls will be reviewed to ensure appropriate controls are adopted for development that requires approval, particularly in regards to landscaping and setbacks. Strong controls are needed to provide sufficient screening and softening of the built form or at grade car parking areas and to ensure significant trees and vegetation are retained, particularly on sites adjoining bushland. As such, it is suggested to include a control requiring at least 15% of the site to be landscaped in industrial areas and for landscaping to

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						It is noted that under the *Codes SEPP*, certain development including the construction of new industrial buildings and warehouses up to 20,000sqm (other than heavy industry) can be carried out as complying development. DCP controls would not apply in these cases.	be provided along boundary setbacks. This is consistent with the Auburn DCP. The proposed 10m buffer zone to bushland, waterways and significant vegetation will also apply to industrial sites. Height and FSR will continue to be mandated through the LEP.
Advertising and signage	✓	✓	✓	✓	✓	All DCPs have objectives and controls for signage, which cover issues such as sign treatment, siting and maximum dimensions and size. Some DCPs are more detailed than others, including controls for specific types of signs such as real estate signs, business identification signage and temporary signage, as well as more general controls applying to different zones. Auburn DCP is the least prescriptive and relies on the provisions of *SEPP 64*. Key differences between DCPs generally relate to maximum dimensions/size, finishes and permitted sign types. It is noted that all advertising and signage must comply with *SEPP 64*, which has assessment criteria for signage proposals, as well as development standards for a number of sign types, such as wall signs, bridge signs and roof and sky advertisements. Some common forms of signage, such as wall signs, fascia signs, window signs and real estate signs, can be undertaken outside of conservation areas through exempt or complying development under the *Codes SEPP*. DCP controls would not apply in these cases.	Given the application of *SEPP 64* and the *Codes SEPP* to signage, it is not considered necessary to have additional detailed controls in the DCP. On this basis, the provisions of Parramatta DCP are generally considered sufficient, and will form the basis of controls in the consolidated DCP. However, two additional controls are proposed to address issues being experienced with signage in the LGA: – Requirement for a signage plan to be submitted with proposals for multi-tenancy buildings to ensure a coordinated approach is taken to signage across tenancies. – For ground floor retail or commercial uses, no more than 40% of windows can be obscured by signage and advertising material in order to prevent visual clutter and maintain activation of the street. Signs on heritage items and in heritage conservation areas will be addressed separately in the heritage and archaeology section of the consolidated DCP.
Subdivision of land and site consolidation	✓	✓	✓	✓	✓	All of the DCPs have provisions for residential subdivision, but the requirements and level of detail varies. Holroyd DCP also includes subdivision controls for business and industrial zones. Key differences between controls relate to requirements for minimum lot sizes, frontage, access and lot orientation. Holroyd and Hornsby DCPs also include detailed considerations for road and lot design as well as other matters that overlap with controls elsewhere in the DCP (such as open space and landscaping) or LEP (in the case of minimum lot size controls). Most of the DCPs have controls which aim to reduce the creation of isolated lots (i.e. sites that will not be able to meet minimum frontage or lot size requirements and therefore would have limited development potential). These provisions are generally consistent	Most subdivision applications in the LGA are for small-scale residential uses and for these proposals the existing controls within Parramatta DCP, in conjunction with minimum lot size controls in the LEP and standard conditions of consent, are generally considered sufficient. Where comprehensive redevelopment of large brownfield precincts is being considered, such as at Camellia and Melrose Park, subdivision will be informed separately by a detailed master planning process. Consideration will be given as to whether additional controls are needed to support subdivision applications in these precincts. Consideration will also be given as to whether subdivision controls for business and industrial land are needed. It is intended that this

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	Aub	Hol	Hor	Par	Hil		
						across DCPs, requiring applicants to make a genuine attempt to purchase/amalgamate isolated lots. Where this is not possible, applicants must demonstrate that an orderly and economic use of the site can be achieved. Most DCPs apply this control to higher density residential development. Some, such as Hornsby and Holroyd DCPs, also apply the controls in business areas.	will be informed by the strategic work currently being undertaken by the Greater Sydney Commission. It is proposed to apply controls for development on isolated lots to multi-dwelling housing and apartments, consistent with the approach in Parramatta DCP. These controls are based on well-established planning principles.
Places of public worship	×	✓	✓	✓	✓	The intent of controls across DCPs is broadly consistent – to ensure Places of Public Worship do not have adverse impacts on nearby development - however the level of detail varies. Common controls for Places of Public Worship relate to locational requirements, bulk and scale, acoustic privacy, open space, setbacks, amenity and traffic and parking. It is noted that The Hills DCP only has controls for places of Places of Public Worship in rural zones, which do not apply in the City of Parramatta LGA.	A clear and consistent set of controls will be developed for Places of Public Worship, drawing on the strongest controls from across DCPs, to ensure they are appropriately designed and located. Concerns with traffic, parking and noise are the most common issues raised with applications for Places of Public Worship. It is proposed to require a Noise Impact Assessment for all applications to help address potential acoustic impacts on nearby areas. An Operational Plan of Management will also be required for all DAs for places of public worship. Proposed car parking rates are outlined in Section 6.1 of the Discussion Paper.
Child care centres	✓	✓	✓	✓	✓	Provisions for child care centres are found in all of the DCPs, however many of these controls have now been superseded by State Government provisions introduced by the *Education and Child Care SEPP* and supporting *Child Care Planning Guidelines*, which take precedence over development controls in the DCP, with the exception of controls for building height, car parking rates and side and rear setbacks.	DCP controls will be reviewed to remove any duplication with provisions in the *Education and Child Care SEPP* and *Child Care Planning Guidelines*. Height controls will continue to be defined through the LEP. Consideration will be given to appropriate setback controls, given the different contexts within which child care centres can be located. Proposed parking requirements are outlined in Section 6.1 of the Discussion Paper.
Educational establishments	×	×	✓	✓	×	Only Hornsby and Parramatta DCPs include controls for educational establishments. These cover issues such as landscaping, privacy, bulk, scale and traffic and parking. Since September 2017, certain education-related development, such as libraries, portable classrooms and kiosks, have been able to be carried out as exempt development under provisions in the *Education and Child Care SEPP*. The SEPP also prescribes design quality principles that must be considered when determining applications for development that still needs consent.	In light of the *Education and Child Care SEPP*, it is anticipated that fewer development applications for educational establishments will be lodged. In this regard, it is proposed to retain the current controls in Parramatta DCP until the implications of the *Education and Child Care SEPP* are better understood.

Topic	Coverage across DCPs					Summary of differences	Recommendation
	Aub	Hol	Hor	Par	Hil		
Sex services premises	✓	✓	✓	✓	✓	All DCPs have controls for sex services premises, which aim to reduce any negative impact of these operations on the amenity, privacy and character of surrounding areas. Common requirements across the DCPs include: – Requiring a minimum buffer from particular sensitive land uses (e.g. schools), – Limiting the size and number of advertising signs, and – Requiring appropriate safety measures to protect staff and patrons There are some additional controls in other DCPs that Parramatta DCP does not address, such as fire safety, disabled access and waste.	It is proposed to apply controls consistent with those in Parramatta DCP, as these provisions are considered to be the strongest. Updates will be made to make controls less ambiguous, including adding some controls from other DCPs: – Restrictions on side and rear lane access (Auburn DCP) – Limiting initial consent to a 12-month trial period (The Hills DCP) – Not permitting spruikers, public address /sound amplifications systems or preparation and serving of food and alcohol on site (The Hills DCP) – Requiring adequate amenities to be provided for staff and visitors (The Hills DCP) – Requiring a crime prevention audit with all proposals, and installation of security surveillance (Auburn and The Hills DCPs) While some of these controls may be addressed through Plans of Management and/or conditions of consent, it is considered helpful to include these items in the DCP to help the community and applicants better understand Council's requirements. It is proposed to introduce a definition for the "operator" of a business, as it is currently unclear who this refers to. The additional matters for consideration in other DCPs are adequately covered under another policy or government standard (e.g. BCA) and do not need to be included in the consolidated DCP.
Restricted premises	×	×	×	✓	×	Parramatta is the only DCP that has specific objectives and controls for restricted premises. Restricted premises are buildings that restrict access to patrons under 18 years of age and include sex shops and adult book stores, but do not include sex services premises or home occupations (sex services).	As controls for restricted premises are only found in Parramatta DCP, it is proposed to retain these provisions in the consolidated DCP.
Telecommunications facilities	×	✓	✓	✓	✓	There are differences across DCPs, however Council receives very few DAs for telecommunications facilities, as in many circumstances they can be carried out without consent under provisions of the *Telecommunications Act 1997*. Any DA that is received for telecommunications facilities must consider the *Telecommunications Guideline 2010* published by the State Government.	As most telecommunication facilities are undertaken without the need for a DA, and those that do are assessed against the *Telecommunications Guideline 2010*, additional detailed DCP controls are not considered necessary. In this regard, the current provisions in Parramatta DCP are considered sufficient.

Topic	Coverage across DCPs					Summary of differences	Recommendation
	Aub	Hol	Hor	Par	Hil		
Boarding houses	×	×	✓	✓	×	Boarding house proposals can either be lodged under an LEP or the *ARHSEPP* (providing they meet the SEPP's criteria). The *ARHSEPP* sets out a number of development standards that take precedence over the controls in a DCP, including solar access, private open space, parking and maximum floor area. Detailed objectives and controls are only prescribed in Parramatta DCP, which cover issues such as access, building envelope, privacy and acoustic amenity. Hornsby DCP has one control for boarding houses, which is that they must comply with the provisions in the *ARHSEPP*.	Boarding house proposals lodged under the LEP will be assessed against controls in the DCP. As detailed controls are only prescribed in Parramatta DCP, it is proposed to retain these provisions moving forward. Boarding house proposals lodged under the *ARHSEPP* will be assessed against the standards in this Instrument (Part 2, Division 3).
Precinct-specific controls	✓	✓	✓	✓	✓	A number of DCPs have controls specific to certain precincts, strategic centres, special character areas or HCAs. Controls for Carlingford Town Centre are split across Parramatta, The Hills and Hornsby DCPs. Similarly, controls for Epping Town Centre are split across Parramatta and Hornsby DCPs. The Parramatta DCP controls for the Granville Town Centre precinct are now split across two LGAs – City of Parramatta and Cumberland.	Existing site-specific controls for precincts located within the LGA will be retained in the consolidated DCP. Controls pertaining to sites in the former Woodville Ward will be excluded, as this area no longer falls within the CoP LGA. The current precinct controls for the Granville Town Centre will be retained. These will be reviewed as part of work to implement the Parramatta Road Urban Transformation Strategy. Controls for the Carlingford Precinct will be reviewed and combined into one document so that one set of clear and consistent controls apply. Controls for Epping Town Centre will be also be combined into a consolidated set, incorporating any amendments identified separately through the Epping Planning Review project.

Appendix D –Site specific proposals

D.1 Sites proposed to be rezoned from R1 General Residential to R3 Medium Density Residential and R4 High Density Residential

It is proposed to rezone the following sites to R3 Medium Density Residential and R4 High Density Residential and amend any applicable development standards to reflect the predominant built forms that have been developed on these sites as outlined in Section 4 of the Discussion Paper.

Site(s)	Suggested change
Land zoned R1 General Residential within the 'Epping Park' precinct, off Mobbs Lane, Epping 	*Rezone to a mix of R3 Medium Density Residential and R4 High Density Residential* Redevelopment of this site is complete. It has been built-out for predominantly residential flat buildings with some townhouses, consistent with an R4 and R3 zoning. The R1 zone is not widely used within the LGA and is proposed to be phased out as other residential zones can provide more certainty as to desired housing mix outcomes. An FSR of 0.6:1 and HOB of 9m would be applied to the R3 zoned land, consistent with what is proposed across the LGA. No changes are proposed to the existing FSR and HOB controls applying to the land proposed to be rezoned to R4.
R1 zoned land within the Carlingford Town Centre Precinct 	*Rezone to R4 High Density Residential* As above, precinct has been predominately developed for, or has approval for, residential flat buildings, more consistent with an R4 zoning. No changes are proposed to the existing FSR and HOB controls applying to the land.

D.2 Sites proposed to be rezoned to R2 Low Density Residential

The Hills LEP requires sites to be a minimum of 1,800sqm to be developed for multi-dwelling housing. Some R3 zoned areas to which this requirement applies have maintained a low density residential character. Once the *Low Rise Medium Density Housing Code* comes into force in the LGA, manor houses will be able to be built in R3 zones on lots as small as 600sqm through complying development, overriding any LEP controls. This has the potential to change the character of some R3 zoned areas where the 1,800sqm minimum lot size requirement currently applies.

To address concerns over the impact of small lot medium density housing (such as manor houses), it is proposed to rezone the following sites to R2 Low Density Residential. These sites also have other site constraints which do not make them ideal for medium density housing.

Refer to Section 4.1 of the Discussion Paper.

Site(s)	Suggested change
Properties at 2-4 Speers Road and 1-8 Jean Street, North Rocks 	*Rezone from R3 Medium Density Residential to R2 Low Density Residential* Lots are irregular-shaped and located within a cul-de-sac. Redevelopment for medium density housing would result in inferior residential amenity outcomes. Rezoning to R2 would bring consistency with all sites in the cul-de-sac. Controls relating to FSR and HOB will be consistent with other R2 zoned land (0.5:1 and 9m, respectively).
Properties fronting Lawndale Avenue, Riviera Avenue and 327-353 North Rocks Road, North Rocks 	*Rezone from R3 Medium Density Residential to R2 Low Density Residential* This precinct retains a low density residential character, despite its current zoning. The subdivision pattern and irregular-shaped lots would make it difficult to achieve well-designed medium density housing. There are concerns with the impact of small-lot manor house development on the character of the area. Controls relating to FSR and HOB will be consistent with other R2 zoned land (0.5:1 and 9m, respectively).

D.3 Proposed zone changes to sites with environmental values and infrastructure uses

The following table provides a list of sites where a zoning change is suggested to reflect the current uses as outlined in Section 10 of the Discussion Paper. Where applicable, it is proposed to remove the development standards relating to HOB and FSR to sites being rezoned to E2 Environmental Conservation consistent with the application of this zone under the Parramatta LEP 2011.

Site(s)	Suggested change
Property at 102 Murray Farm Road, Carlingford (North Rocks RFS site) 	*Rezone from RU3 Forestry to SP1 Special Activities to be consistent with the current use.* The RU3 Forestry zone is only applied to this one site in the LGA, under The Hills LEP. The RU3 zone is not considered appropriate given its urban context and does not reflect its current use by the NSW Rural Fire Service. An SP1 Special Activities zone is considered more appropriate.
166A Windsor Road, Northmead (*Former Moxham Quarry*) - Lot 939 & Part Lot 940 DP 117657  It is noted this site was previously subject to a site-specific planning proposal to rezone the site to part R4 High Density Residential and part E2 Environmental Conservation. The planning proposal was refused as it was not completed within the required timeframes provided by the Department of Planning and Environment. Options for a residential zoning on the site would need be considered through a new site-specific planning proposal which would be undertaken separately from the Harmonisation Project which is focusing on rationalising LEP zones.	*Rezone site from E3 Environmental Management to E2 Environmental Conservation.* This site is the only site in the LGA that is zoned E3. The E2 zone is considered more appropriate for the site as it currently contains Sydney Turpentine-Ironbark Forest (classified as Endangered Ecological Community). The application of the E2 zone is also consistent with the E2 zoning of the adjoining sites to the west. The former quarry is also a listed heritage item under Parramatta LEP 2011. Any potential development would need to conserve the heritage significance of the site. The E2 zone will only be applied to part of the site that is currently zoned E3 on Lot 940 DP 117657. It is also proposed to remove the current HOB and FSR as limited development is permitted on this zone. This is consistent with the approach under the Parramatta LEP 2011 for the E2 zone. The existing heritage listing of the site will be retained.

Site(s)	Suggested change
Bushland off Murray Farm Road, Carlingford 	*Rezone from E4 Environmental Living to E2 Environmental Conservation consistent with the current use.* The site contains substantial native vegetation comprising of Costal Enriched Sandstone Dry Forest and is not considered suitable for housing development. An E2 Environmental Conservation zone is consistent with the approach applied to the remnant bushland along the M2 corridor. It is proposed to remove the current HOB and FSR as limited development is permitted on this zone. This is consistent with the approach under the PLEP 2011.
11-13 Pye Avenue, Northmead 	*Rezone from E4 Environmental Living to R2 Low Density Residential.* It is not proposed to retain the E4 zone in the consolidated LGA. The site was developed for townhouses in 2001 under the former Baulkham Hills LEP 1991. The site adjoins bushland, but does itself not contain any substantial vegetation. It is not proposed to change the current HOB or MLS controls applying to the land. There is no current FSR applied to the site - an FSR of 0.3:1 is suggested, to match the current built form on the site. While townhouses are not permitted in the R2 zone, alterations and additions to the existing townhouses on the site will be able to be carried out through 'existing use rights' under planning legislation. This is currently the situation on the site as townhouses are not permitted in the E4 zone under The Hills LEP.

Site(s)	Suggested change
Redeemer Baptist Christian School, 61 Pennant Hills Road, North Parramatta 	*Rezone part of the site from R2 Low Density Residential to SP2 Infrastructure (Education Establishment)* This site is split between Parramatta and The Hills LEPs. It is proposed to provide a consistent zoning across the site that reflects it current use.

The following changes are suggested in response to policy suggestions relating to sites in the R2 Low Density Residential, B1 Neighbourhood Centre and B2 Local Centre.

Site(s)	Suggested change
Various *Places of Public Worship* sites across the LGA. – 120 Carlingford Road, Epping – 30 Downing Street, Epping – 32 Moseley Street, Carlingford – 36 Moseley Street, Carlingford – 56 Norfolk Road, Epping – 132 North Rocks Rd & 2 Alkira Road, North Rocks – 391B North Rocks Road, Carlingford – 543 North Rocks Road, Carlingford – 56A Oxford Street, Epping – 735-739 Pennant Hills Road, Carlingford – 2-8 Statham Avenue, North Rocks	Rezone these sites from R2 Low Density Residential to SP1 Special Activities, if the proposal to prohibit places of public worship in R2 zones is adopted. Refer to Section 2.2 of the Discussion Paper.
48A Oxford Street, Epping	Insert a site-specific provision into Schedule 1 of the LEP permitting residential flat buildings as an additional permitted use on the rear of this site. Refer to Section 5.1 of the Discussion Paper.

D.4 Site specific changes to development standards

The following table identifies sites in the R4 High Density Residential and B1 Local Centre zones on which it is proposed to introduce a height or FSR control to a site where one is currently not applied. These changes are suggested to ensure both a height and FSR is consistently applied across the LGA in these zones. This is discussed further in Sections 4.2 and 5.1 of the Discussion Paper.

Site(s)	Existing		Proposed	
	FSR	HOB	FSR	HOB
Shops at 482-500 North Rocks Road, Carlingford	0.5	None	No change	9m
Properties at 25 Steven Street & 2-24 Ferntree Place, Epping (if land rezoned to R3 Medium Density Residential) ('Epping Park' precinct)	0.89	20m	0.6	9m
1 Russell St, Baulkham Hills	None	10-20m	1	No change
173-175 Pennant Hills Rd, Carlingford	None	12m	0.8	No change
8-26 Campbell Street, Northmead	None	16m	1.2	No change
23-25 North Rocks Rd, North Rocks	None	36m	1.2	No change
27 North Rocks Road, North Rocks	None	26m	1.2	No change
Properties at 2 - 2A Hepburn Avenue, 199 - 247 Carlingford Road and 30 - 78 Keeler Street Carlingford (refer to map below) 	None	17.5m	1.3	No change
Properties in Eastwood bounded by Blaxland Road, Ball Avenue, and the railway line (refer to map below) 	None	12m	0.8	No Change

Site(s)	Existing FSR	Existing HOB	Proposed FSR	Proposed HOB
Properties in Northmead bounded by Fletcher Street, Campbell Street, Murray Street & Windsor Road (refer to map below). 	None	16m	1.2	No change
Properties in South Parramatta bounded by Boundary Road, Railway Street, the M4 Motorway, Church Street and Pitt Street (refer to map below) 	1.2	15m	No change	14m (to make consistent with the R4 zoned land to the north)

D.5 Suggested additions to the LEP Biodiversity Map

Refer to Section 7.1 of the Discussion Paper.

The mapping will be based on ecological significant vegetation identified on the NSW Office of Environment and Heritage's *Native Vegetation of the Sydney Metropolitan Area* mapping. The following sites have been identified as having vegetation proposed to be mapped in the LEP. In most cases the vegetation only comprises part of the lot. Accompanying maps are included as Figures D.1 to D.5.

Site	Legal Description	Vegetation classification
32A, 32B, 34B & 34A Caloola Road, Constitution Hill	Lots 4, 5 & 6 DP632775 and Lot 1 DP859468	Cumberland Shale Plains Woodland
48 Dremeday Street, Northmead	Lot 2 DP1219003	Coastal Enriched Sandstone Moist Forest
Duncan Place, North Rocks	Lot 1 DP286168	Coastal Shale-Sandstone Forest
15 Eyles Avenue, Epping	Lot 12 DP28247	Blue Gum High Forest
4 Farnell Avenue, Carlingford	Lot 1 DP748981	Blue Gum High Forest, Sydney Turpentine-Ironbark Forest
26 Kissing Point Road, Parramatta	Lot 1 DP128413	Sydney Turpentine-Ironbark Forest
28 Knox Avenue, Epping	Lot 2 DP774397	Sydney Turpentine-Ironbark Forest
42 Lamonerie Street, Toongabbie	Lot X DP409978	Cumberland Shale Plains Woodland
1 & 3 Lenton Place, North Rocks	Lots 3 & 4 DP263454	Coastal Enriched Sandstone Dry Forest

Site	Legal Description	Vegetation classification
5 & 6 Lenton Place, North Rocks	Lot 2 DP263454 and Lot 18 DP700610	Coastal Shale-Sandstone Forest, Coastal Enriched Sandstone Dry Forest
12 & 12A Loyalty Road, North Rocks	SP71292, Lot 211 DP1054078	Coastal Enriched Sandstone Dry Forest
14 - 16 Masons Drive North, Parramatta	Lot 3 DP857976	Coastal Shale-Sandstone Forest, Coastal Enriched Sandstone Dry Forest, Sydney Turpentine-Ironbark Forest
Midson Road, Beecroft	Lot 4 DP844151	Coastal Enriched Sandstone Moist Forest
Millennium Court, Silverwater	Lot 222 DP1012954	Estuarine Saltmarsh, Estuarine Mangrove Forest
Murray Farm Road, Carlingford	Lot 4 DP877235	Coastal Enriched Sandstone Dry Forest
219A North Rocks Road, North Rocks	Lot 2 DP1143379	Coastal Enriched Sandstone Dry Forest
361 - 365 North Rocks Road, North Rocks	Lot 3001 DP1115866	Coastal Shale-Sandstone Forest, Coastal Enriched Sandstone Dry Forest
61 Pennant Hills Road, North Parramatta	Lot 103 DP1046771	Sydney Turpentine-Ironbark Forest, Coastal Enriched Sandstone Dry Forest
Pennant Hills Road, North Parramatta	Lot A DP321595	Coastal Shale-Sandstone Forest, Coastal Enriched Sandstone Dry Forest
87 - 129 Pennant Hills Road, North Parramatta	Lot 10 DP812772 and Lot 1 DP57491	Coastal Shale-Sandstone Forest, Coastal Enriched Sandstone Dry Forest, Sydney Turpentine-Ironbark Forest
Pennant Hills Road, North Parramatta	Lot 1 DP581960 and Lot A DP329288	Coastal Shale-Sandstone Forest, Coastal Enriched Sandstone Dry Forest, Sydney Turpentine-Ironbark Forest
Pennant Hills Road, North Parramatta	Lot B DP329288	Coastal Shale-Sandstone Forest, Sydney Turpentine-Ironbark Forest
Pennant Hills Road, North Parramatta	Lot 2 DP235857	Coastal Shale-Sandstone Forest, Coastal Enriched Sandstone Dry Forest, Sydney Turpentine-Ironbark Forest, Coastal Enriched Sandstone Moist Forest, Coastal Sandstone Gallery Rainforest
5 Rickard Street, Carlingford	Lot 12 DP864495	Blue Gum High Forest
Russell Street, North Rocks	Lot 170 DP1151136	Coastal Enriched Sandstone Dry Forest, Coastal Enriched Sandstone Moist Forest, Coastal Sandstone Gallery Rainforest
19 Whitehaven Road, Northmead	Lot 156 DP20782	Sydney Turpentine-Ironbark Forest
37, 39 & 41 Windermere Avenue, Northmead	Lots 5, 6 & 7 DP19173	Coastal Enriched Sandstone Moist Forest

D.6 Suggested additions to the LEP Riparian Land and Waterways Map

The width of the riparian corridor mapped will be based on the Office of Water's *Strahler Stream Order Classification System*. The following sites have been identified as having vegetation proposed to be mapped in the LEP as outlined in Section 7.2 of the Discussion Paper. In most cases the riparian buffer is only applicable to part of the lot. Accompanying maps are included as Figures D.6 to D.10.

Site	Legal Description
62, 64, 67, 69, 71 & 73 Baker Street, Carlingford	Lots 1 & 2 DP807347, Lot 5 & 6 DP203211, Lot 1 DP31010 and SP36315
Land near intersection of Beecroft Road and Kandy Avenue, Epping	Lot 19 & 23 DP1024862
240 - 244 Beecroft Road, Epping	Lot 22 DP1180959
15 - 19 Blaxland Street, Silverwater	Lot 1 DP126789 and Lot 2 Sec 3 DP978498
1, 9, 13, 17 Boundary Road, Northmead	Lot 1 & 2 DP212136, Lot 1 DP128588, Lot 1 DP618782, Lot 2 DP541003 and Lot 1 DP86836

Site	Legal Description
2, 4, 6,8, 10, 22, 24, 40 Brodie Street, Rydalmere	Lots 1 & 2 DP631710, Lot 3 DP549428, Lots 147-152, 157, 163 & 164 DP14244, Lot 1 DP537195 and Lot 100 DP622959
20 Burnham Place, North Parramatta	Lot 1 SP80598
28 Campbell Street Northmead	Lot 101 DP1128357
Land located at north west point of Carnarvon Street, Silverwater	Lot 3 DP794496
113 Carnarvon Street, Silverwater	Lot 162 DP549912
607, 625, 629, 635, 637, 639-641 Church Street, North Parramatta	Lot 1 DP88609, Lot 1 DP85203, Lot 1 DP660424 and Lots 1 -3 DP1022209
2, 3 Coal Street, Silverwater	Lots 2 & 3 DP605618
20, 33 Daking Street, North Parramatta	Lot 1 DP114168 and SP75023
2 Deniehy Street, Clyde	Lot 2 DP612308
83, 105, 106, 107 Derby Street, Silverwater	Lot 2 DP1009427, SP69589, Lot 4 DP794496, Lot 303 DP1033425 and Lot 1 DP320284
9 Devon Street, Rosehill	Lot 100 DP1168951
2-4, 6-8, 10-12, 14, 18, 24-32, 34-40 Edensor Street, Epping	SP9988, SP13510, SP14465, SP14840, SP13662, SP6277 and SP8725
81, 83, 85, 87 Egerton Street, Silverwater	Lots 2 & 3 DP737117, Lots 41 & 42 DP775473 and Lot 431 DP862103
1A, 1C, 5A Fleet Street, North Parramatta	Lots 1 & 2 DP862127 and Lot 3 DP808447
12, 42 Giffard Street, Silverwater	Lot 15 DP237731 and Lot 200 DP1170611
1 Hainsworth Street, Westmead	Lot 1 DP808447
3, 5, 7, 9 Harbord Street, Clyde	Lot 5 DP72182, Lots 71 and 72 DP584940 and Lot 1 DP87576
178 Hawkesbury Road, Westmead	Lot 101 DP1119583
52A, 52B Holker Street, Silverwater	Lots 101 & 102 DP1000370
16A Hunt Street, North Parramatta	Lot 5 DP227137
2-26, 28-34 Jenkins Road, Carlingford	Lot 1 DP524452, Lot 5 DP25932, Lot A DP342097 and Lot 1 DP849651
5 Junction Street, Auburn	Lot 1 DP1083388
1, 4A, 3-5, 6, 8A, 8B, 10B, 10A, 12B, 16, 20B Kandy Avenue, Epping	SP68693, Lot 252 DP1007148, SP7723, SP45784, Lots 50 & 51 DP866368, Lots 2 & 3 DP1031883, Lot 3 DP1088632, SP50452, Lot 333 DP1056658 and Lot 34 DP7531
7 Kay Street, Clyde	Lot 3 DP805263
1, 1B, 2, 4, 5 Kay Street, Clyde	Lot 1 DP1160433, Lot 70 DP800279, Lot B DP344102, Lots C & D DP349610, Lots 6-10 DP263068, Lot 4 DP805263 and Lot 9 DP263068
2 Macquarie Street, Parramatta	Lot 362 DP752058
2-8, and 14 Martha Street, Clyde	Lot 11 DP817718 and Lot 1 Sec 5 DP192323
14-16 Masons Drive North, Parramatta	Lot 3 DP857976
8, 15, 16-19 Millennium Court, Silverwater	Lots 207 & 222 DP1012954, SP86395 and Lot 100 DP1079715
1-2 Motorway M4, Clyde	Lot 20 DP808070 and Lot 100 DP809033
2, 6, 8, 11-25, 25, 27 North Rocks Road, North Parramatta	Lot C DP421228, Lot 12 DP771749, Lots 3 & 4 DP19113, Lot 5 DP247452, Lot 101 DP617754, SP93048, Lot 2 DP1158967
160-162, 164, 166, 168, 170, 172, 174, 176A, 176B, 178, 180. 182, 219, 219A North Rocks Road, North Rocks	Lot 1 DP90091, Lots 1-4 DP102147, Lots 1 & 2 DP209262, Lots 1 & 2 DP1010949, Lot 4 DP209262, Lots 23 & 24 DP209263 and Lots 1 DP1143379
22A, 73, 73B, 73C, 73D O Connell Street, North Parramatta	Lot 34 DP1206876, Lot 1 DP734689 and Lots 2-4 DP1226110
191Z Old Windsor Road, Old Toongabbie	Lot 1 DP780050
Parramatta Park Land, Parramatta	MS 80 Sy
1 Parramatta Road, Clyde	Lot 41 DP777665
61, 87-129 Pennant Hills Road, North Parramatta	Lot 103 DP1046771, Lot 1 DP57491, Lot 1 DP59169, Lot 1 DP64765, Lot 1 DP581960, Lots A & B DP329288 and Lot 2 DP235857

Site	Legal Description
2-18, 20-24 Picken Street, Silverwater	SP75942 and Lot 1 DP862939
11B Railway Lands, Dundas	Lot 1 DP1021694
6 Ray Road, Epping	SP14182
17, 28 River Street, Silverwater	Lot 5 DP1008768 and Lot 1 DP714160
Western point of Holker Street, Silverwater	Lot 397 DP752058
2, 3-11 Shirley Street, Rosehill	Lot 1 DP520478 and Lot 2 DP864567
24-100 Speers Road (western side), North Rocks	Lots 94-96, 98 & 99 DP23462, Lot 89 Lots 78-93 DP24542, Lots 61, 64- 77 DP24826, Lots A & B DP390589
1, 3, 5, 7, 9 Sun Valley Place, Carlingford	Lots 6-10 DP228453
1, 3, 5, 7, 9, 11-13 Tennyson Street, Clyde	Lots 47, 48, 51-56, 58 Sec 6 DP5944, Lots A & B DP385416, Lot 10 DP712049, Lot 9 DP242917, Lots 44-46 DP855702
81-83, 85, 87 Thomas Street, Parramatta	SP56877, Lot 13 DP1239 and Lot 142 DP537053
4, 6, 8, 10, 12, 14, 16 Treeview Place, Epping	Lots 12-17 DP236512 and Lot 1 DP1128007
1, 1A, 1B Unwin Street, Clyde	Lot 50 DP791656, Lot 21 DP817742 and Lot 201 DP870298
171 Victoria Road, Parramatta	Lot 100 DP816829
21, 23, 26A, 32, 50-54 Wentworth Street, Clyde	Lot 2 & 4 DP1116474, Lot 1 DP803418, Lot 71 DP800279, Lot 1 DP1180007 and Lot 2 DP567736
3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29 William Place, North Rocks	Lots 71-84 DP225547
2 Windsor Road, Northmead	Lot 401 DP1008274
1 Windsor Road, North Rocks	Lot 6 DP247452 and Lot 1 DP112482

Parramatta Local Environmental Plan

Figure D.1 —
Existing and Proposed Biodiversity Lands, E2 and E3 zones

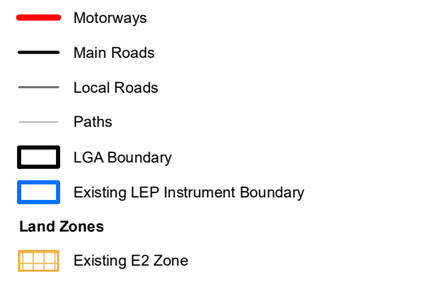
- Suggested additions to Biodiversity Map
- Existing land identified on the Biodiversity Map

Roads

- Motorways
- Main Roads
- Local Roads
- Paths
- LGA Boundary
- Existing LEP Instrument Boundary

Land Zones

- Existing E2 Zone
- Proposed E2 zone



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Projection GDA 1994
MGA Zone 56

Map identification number
6250_COM_BIO_LZN-E2/E3_D1_020_20181130

Parramatta Local Environmental Plan

Figure D.2 —
Existing and Proposed Biodiversity Lands, E2 and E3 zones

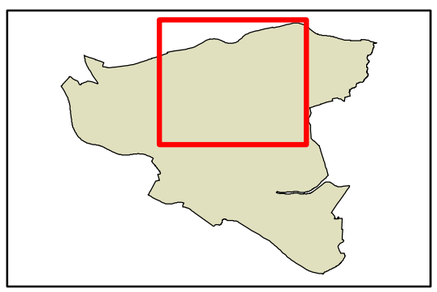
- Suggested additions to Biodiversity Map
- Existing land identified on the Biodiversity Map

Roads

- Motorways
- Main Roads
- Local Roads
- Paths
- LGA Boundary
- Existing LEP Instrument Boundary

Land Zones

- Existing E2 Zone
- Proposed E2 zone



N

0 200 400 600 800 metres

1 : 20,000 @ A3

Projection GDA 1994
MGA Zone 56

Map identification number
6250_COM_BIO_LZN-E2/E3_D2_020_20181130

Parramatta Local Environmental Plan

Figure D.3 —
Existing and Proposed Biodiversity Lands, E2 and E3 zones

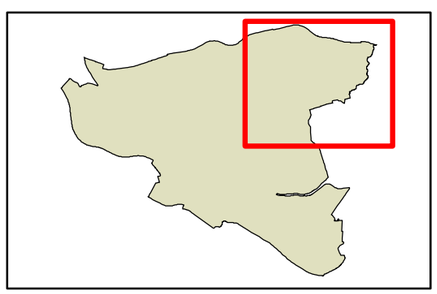
- Suggested additions to Biodiversity Map
- Existing land identified on the Biodiversity Map

Roads

- Motorways
- Main Roads
- Local Roads
- Paths
- LGA Boundary
- Existing LEP Instrument Boundary

Land Zones

- Existing E2 Zone
- Proposed E2 zone



N

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1 : 20,000 @ A3

Projection GDA 1994
MGA Zone 56

Map identification number
6250_COM_BIO_LZN-E2/E3_D3_020_20181130

Parramatta Local Environmental Plan

Figure D.4 —
Existing and Proposed Biodiversity Lands, E2 and E3 zones

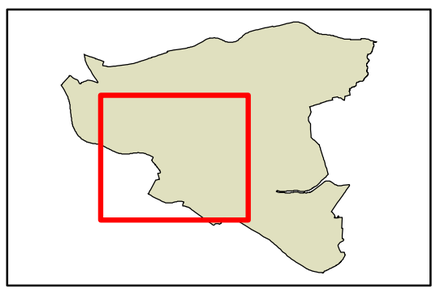
- Suggested additions to Biodiversity Map
- Existing land identified on the Biodiversity Map

Roads

- Motorways
- Main Roads
- Local Roads
- Paths
- LGA Boundary
- Existing LEP Instrument Boundary

Land Zones

- Existing E2 Zone
- Proposed E2 zone



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1 : 20,000 @ A3

Projection GDA 1994
MGA Zone 56

Map identification number
6250_COM_BIO_LZN-E2/E3_D4_020_20181130

Parramatta Local Environmental Plan

Figure D.5 —
Existing and Proposed Biodiversity Lands, E2 and E3 zones

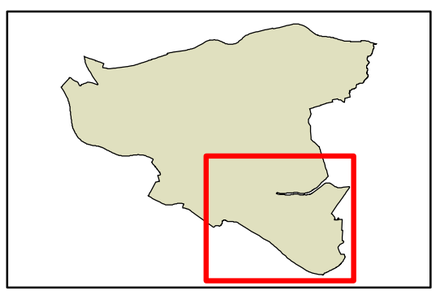
- Suggested additions to Biodiversity Map
- Existing land identified on the Biodiversity Map

Roads

- Motorways
- Main Roads
- Local Roads
- Paths
- LGA Boundary
- Existing LEP Instrument Boundary

Land Zones

- Existing E2 Zone
- Proposed E2 zone



N

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1 : 20,000 @ A3

Projection GDA 1994
MGA Zone 56

Map identification number
6250_COM_BIO_LZN-E2/E3_D5_020_20181130

Parramatta Local Environmental Plan

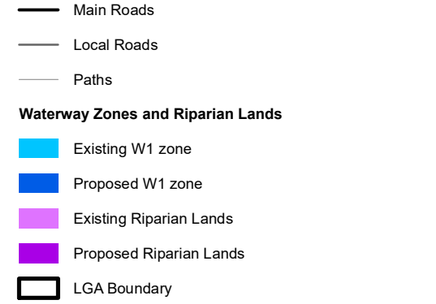
Figure D.6 —
Existing and Proposed Waterway Zones and Riparian Corridors

Roads

- Motorways
- Main Roads
- Local Roads
- Paths

Waterway Zones and Riparian Lands

- Existing W1 zone
- Proposed W1 zone
- Existing Riparian Lands
- Proposed Riparian Lands
- LGA Boundary
- Existing LEP Instrument Boundary



N

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1 : 20,000 @ A3

Projection GDA 1994
MGA Zone 56

Map identification number
6250_COM_WCL_LZN-W1/W2_010_020_20181024

Parramatta Local Environmental Plan

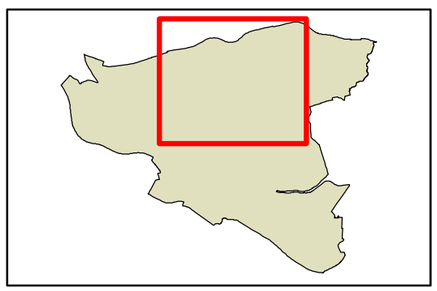
Figure D.7 —
Existing and Proposed Waterway Zones and Riparian Corridors

Roads

- Motorways
- Main Roads
- Local Roads
- Paths

Waterway Zones and Riparian Lands

- Existing W1 zone
- Proposed W1 zone
- Existing Riparian Lands
- Proposed Riparian Lands
- LGA Boundary
- Existing LEP Instrument Boundary



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Projection GDA 1994
MGA Zone 56

Map identification number
6250_COM_WCL_LZN-W1/W2_011_020_20181024

Parramatta Local Environmental Plan

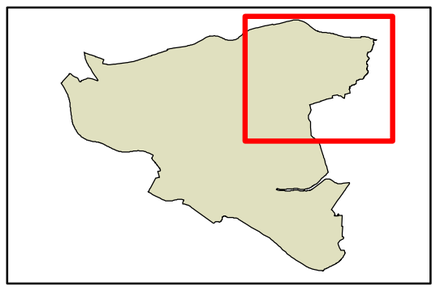
Figure D.8 —
Existing and Proposed Waterway Zones and Riparian Corridors

Roads

- Motorways
- Main Roads
- Local Roads
- Paths

Waterway Zones and Riparian Lands

- Existing W1 zone
- Proposed W1 zone
- Existing Riparian Lands
- Proposed Riparian Lands
- LGA Boundary
- Existing LEP Instrument Boundary



N

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1 : 20,000 @ A3

Projection GDA 1994
MGA Zone 56

Map identification number
6250_COM_WCL_LZN-W1/W2_012_020_20181024

Parramatta Local Environmental Plan

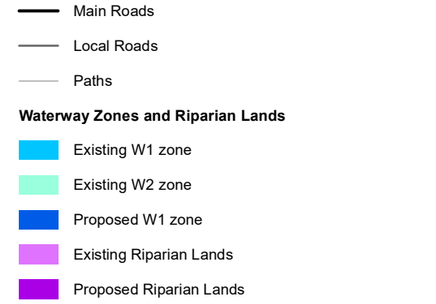
Figure D.9 —
Existing and Proposed Waterway Zones and Riparian Corridors

Roads

- Motorways
- Main Roads
- Local Roads
- Paths

Waterway Zones and Riparian Lands

- Existing W1 zone
- Existing W2 zone
- Proposed W1 zone
- Existing Riparian Lands
- Proposed Riparian Lands
- LGA Boundary
- Existing LEP Instrument Boundary



N

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1 : 20,000 @ A3

Projection GDA 1994
MGA Zone 56

Map identification number
6250_COM_WCL_LZN-W1/W2_013_020_20181024

Parramatta Local Environmental Plan

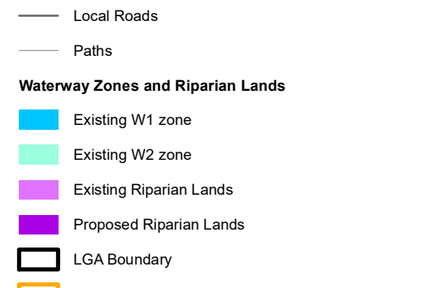
Figure D.10 —
Existing and Proposed Waterway Zones and Riparian Corridors

Roads

- Motorways
- Main Roads
- Local Roads
- Paths

Waterway Zones and Riparian Lands

- Existing W1 zone
- Existing W2 zone
- Existing Riparian Lands
- Proposed Riparian Lands
- LGA Boundary
- Existing LEP Instrument Boundary



N

0 200 400 600 800 metres

1 : 20,000 @ A3

Projection GDA 1994
MGA Zone 56

Map identification number
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